

MIRROR C LIVESTOCK & LAND



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*A Working Ranch overlooking the beautiful Payette River
Horseshoe Bend, Idaho*

EXECUTIVE SUMMARY

The "Mirror C Livestock & Land" is a true, working cattle ranch that the seller rates up to 100[±] AU's with excellent water rights for 100[±] acres of productive, irrigated ground supplied by one of the best water sources in the state. Offering beautiful scenery and serene privacy, the **2222⁺ gross acre** Mirror C is nestled just above the Payette River at the eastern-edge of Gem County, between Sweet, Montour and Horseshoe Bend, Idaho. The views from the hilltops of its 478[±] deeded acres offer vistas overlooking the ag-based valley. Fronting State Highway 52 it affords immediate access to bring cattle to market, recreational pursuits, or fine dining or shopping in the Treasure Valley. Emmett County is still cattle country with fertile croplands, lush pastures and mountain grass that provides spring-to-fall grazing to mother cows and their calves.



EXCLUSIVELY REPRESENTED BY:

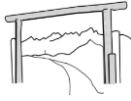
Lon Lundberg, CLB, CCIM

Land, Farm & Ranch Brokerage since 1995

208-559-2120



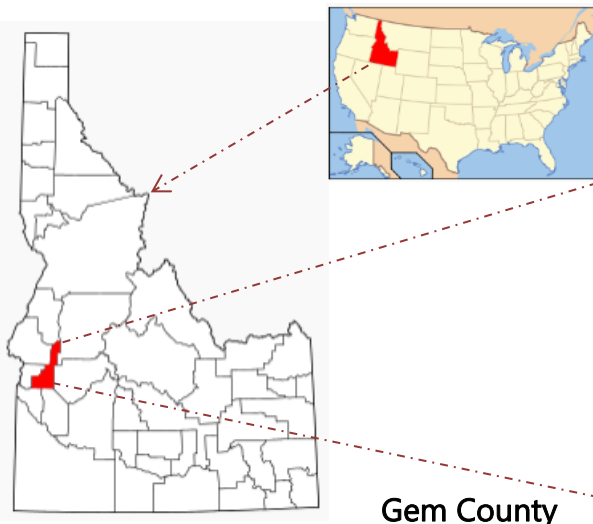
lon.gateway@gmail.com



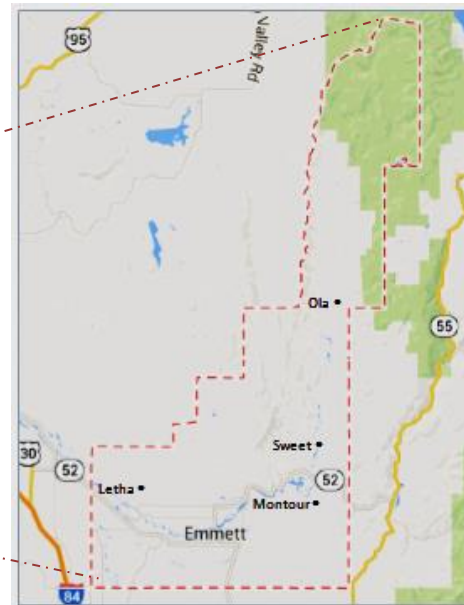
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LOCATION

The Mirror C Livestock & Land home place sits at an elevation of 2600 feet above sea level overlooking the Payette River with valley-bottom hay and pasture grasslands, which then rise up the slopes of South Mountain Range. The Ranch straddles two counties: Gem & Boise. It is 5 miles to Horseshoe Bend, 6 miles west to either Sweet or Montour, 16 miles west to Emmett, 55 miles north to the city of Cascade and 24 miles south to Eagle in the Boise/Treasure Valley with its modern, full-service airport. Boise Airport (BOI) offers regularly scheduled flights from six major air carriers (Southwest, Alaska, Delta, Horizon, United, and US Airway) to all regions in the nation. Emmett, McCall and Cascade offer municipal airport services for private and charter aircraft.



Gem County



Boise County





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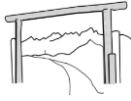


Google-view looking northwest...

PROPERTY DESCRIPTION

The Mirror C Livestock & Land offering is for land, improvements and working facilities required to operate it. However, cows, calves, bulls & horses, plus all the equipment are available by private treaty. The home base and irrigated ground sits in Gem County with a growing season running upwards of 170 days and summer weather starting in May. The ranch is a balanced operation producing all the hay it needs to feed the livestock, plus excess hay for sale. The irrigated ground grows alfalfa and grass hay by pivot & hand irrigation.





MIRROR C LIVESTOCK & LAND



ACREAGE, WATER RIGHTS & PRODUCTION

The Mirror C Livestock & Land contains 478[±] deeded acres with 90[±] irrigated acres under three pivots. In addition, the current rancher leases 1,744[±] acres from two parties for both grazing and production.

The Mirror C is blessed in that it is located in "basin 65 – the Payette River", which has been considered by many to be *(year-after-year and decade-after-decade)* the most reliable source for irrigating in SW Idaho.

The property has Payette River water rights for 90[±] acres to irrigate crops, hay fields or for pasture grazing (134[±] irrigated acres total with leased land). Hay production is typically running 4 to 6 tons per acre with alfalfa.

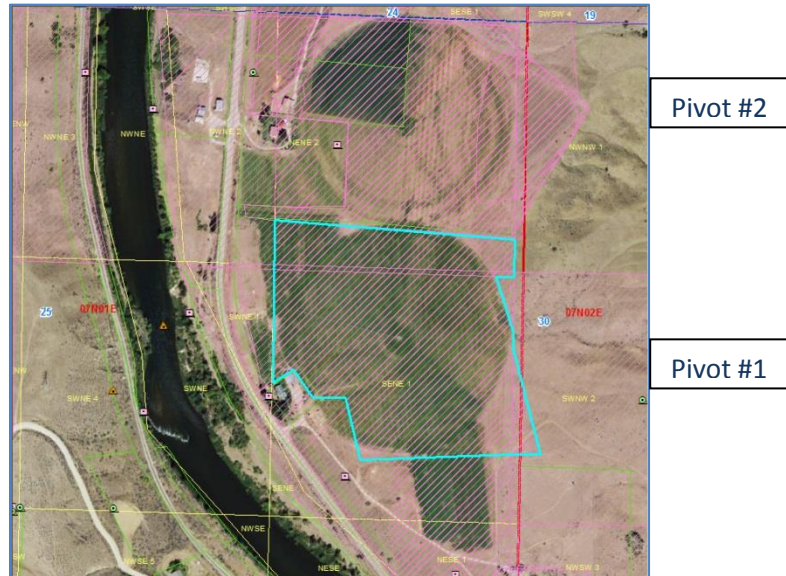
Mirror C Livestock & Land - Water Right Inventory												
Basin	No.	Basis	Status	Priority Date	Div Rate (cfs)	Source River	Tributary of	Use	From	To	Acres	Point of Diversion / Place of Use
65	23296	Dec.	Act.	6/22/66	0.22	Payette	Snake	Irrig	1-Apr	1-Nov	23.7	T7N R1E Sec 24 Lt1 SE1/4SW1/4SE1/4
65	23298	Dec.	Act.	4/19/54	0.53	Payette	Snake	Irrig	1-Apr	1-Nov	6.5	T7N R1E Sec 25 Lt1 NE1/4SW1/4NE1/4
											20	T7N R1E Sec 24 Lt1 SW1/4SE1/4
Pivot #1											37.4	TOTAL ACRES
65	22972	Lic.	Act.	6/30/83	0.21	Payette	Snake	Irrig	1-Apr	1-Nov	10.5	T7N R1E Sec 24 Lt3 SW1/4NE1/4
	22974	Dec.	Act.								20	T7N R1E Sec 24 Lt1 SW1/4SE1/4
Pivot #2											26.5	TOTAL ACRES
65	23295	Dec.	Act.	6/22/66	0.25	Payette	Snake	Irrig	1-Apr	1-Nov	12.8	T7N R1E Sec 24 Lt1 SW1/4SE1/4 Sec 25 Lt2 NE1/4NE1/4 Sec 30 Lt2 NW1/4NW1/4
65	23297	Dec.	Act.	4/19/54	0.65	Payette	Snake	Irrig	1-Apr	1-Nov	32.3	T7N R1E Sec 24 Lt1 SW1/4SE1/4 Sec 25 Lt2 NE1/4NE1/4
Pivot #3											26	MAX TOTAL ACRES
											89.9	TOTAL DEEDED ACRES UNDER IRRIGATION:
65	2327	Dec.	Act.	2/10/25	0.62	Payette	Snake	Irrig	15-Mar	15-Nov	31	T7N R1E Sec 27 Lt3 SW1/4NW1/4 Sec 27 SE1/4NW1/4
Pivot #4 (future pivot by lease - not owned)											44	TOTAL LEASED ACRES
											133.9	TOTAL ACRES UNDER IRRIGATION (Deeded & Leased):



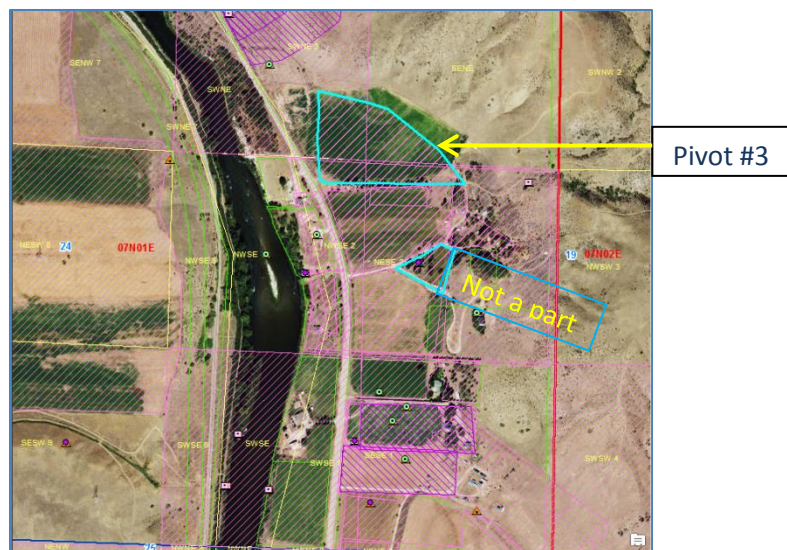


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Pivot number one is immediately adjacent to the home place and covers 37.4[±] acres (**bright-blue outline**) with pivot two sitting to the north, covering 26.5[±] acres.

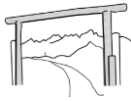


Pivot three covers 26[±] acres and sits at the base of the foothill leading up South Mountain.



Bright-blue lines indicate location & perimeter of irrigation water right





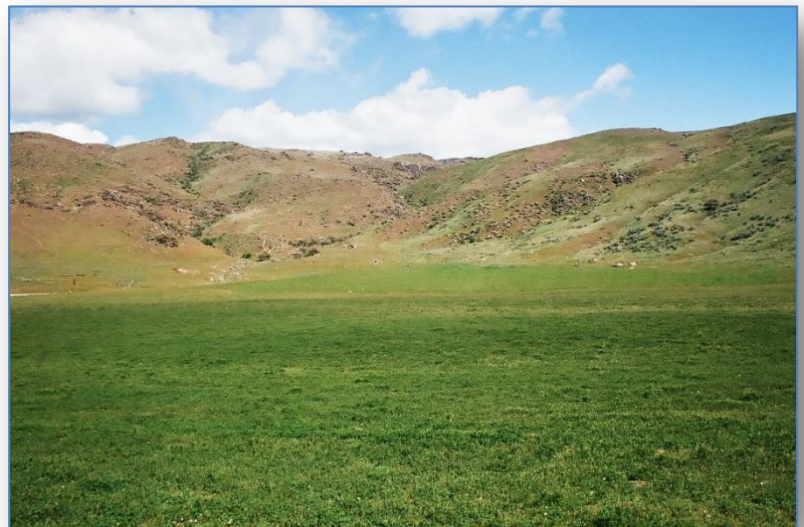
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Overlooking pivots #2 & #3

The Zimmatic mini-pivots are each fairly new and fit well. There is also an irrigated 44-acre lease that the seller is contemplating an additional pivot for greater hay production. However, by running 90-100 AU's the seller has sold two full cuttings as excess for income. *[Using: cow+calf=1au, bull or horse=1.25 au, yearling=0.85au, 8 goats/sheep=1 au]*

The owner believes that if a buyer had the capital to acquire or lease some of the available neighboring grasslands and add more cows and bulls, the ranch could support in the range of 125 to 150 mother cows, which would greatly enhance the ranch's production capability and economics. There are 1700+ of rangeland acres adjacent or nearby of which this broker is aware that may be acquired.





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OPERATIONS

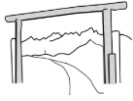
The Mirror C Livestock & Land has historically run 95-100 animal units (80-85 cows, even up to 105 pair), plus sold two cuttings of alfalfa hay. The owner has adjusted each year's operation to weather conditions, running as many as 105 cows in wet seasons and under 70 in drought. The ranch is running Black Angus or Black Angus/Simmental crosses. Cows are wintered and calve-out at the home base. Calves are branded in April and turned out with cows for grazing. They are brought down through summer and return to graze the hills in fall. There are three springs feeding the deeded mountain grazing pastures with water in every pasture and seven springs on the lease. The property is fenced and cross fenced with good pens and working facilities just off the highway.

The owner would entertain a private treaty sale for all current livestock (3 bulls, 50+ cows, xx calves, 5 ranch horses) and all the equipment that currently runs the ranch year round: two John Deere tractors (5425 & 420), two heavy duty trailers (Charmac gooseneck & a flatbed), two balers, two swathers, loading chute, ground-working implements (*disc, KKK, harrows, ditcher, blade, post hole digger*), pens, scale, pumps and pivots – everything that a new owner would need to step in and run the ranch.



Everyone loves to help at spring branding.





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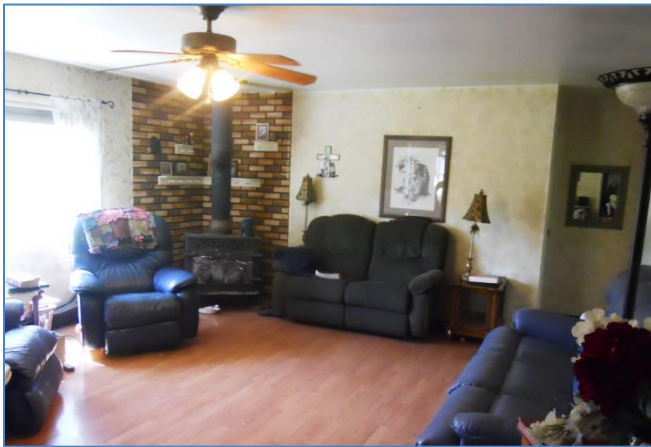


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IMPROVEMENTS

The Mirror C home & improvements are neither extravagant, nor lacking, but are appropriately suited for a ranch this size. Everything is in good condition and works well with plenty of storage.

The 2200 square foot home is a comfortable, modest ranch home with four bedrooms, two baths, living & dining and the all-important mud room, plus a 2-bed guest-apartment in the shop. It utilizes oil heat, a wood stove and an efficient Hansel-Hut. The shop is large enough for all tack and tools to work on ranch equipment.



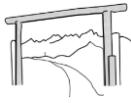


LOCALE & GEM AND BOISE COUNTY AMENITIES

Gem County is a rural, agricultural county located to the north of the Treasure Valley. Established in 1915, it was named after Idaho's nickname: Gem State. Fur trappers worked the area from 1818 with prospectors and miners traversing through in 1862 heading for gold mining in Idaho City. Irrigation along the Payette River began as early as 1863 with the Black Canyon Dam being built in the early 1920's. The county land use is predominantly agricultural and residential, being a popular area for smaller acreage homesteads. The average size of 802 farms is 276 acres. Hay or crop production plus livestock are the most prevalent sights seen on larger acreages with fruit trees galore covering the hillsides in the Emmett Valley. Historically, timber & fruit processing have been strong staples, as well. The land is so fertile it's been labeled by early 1920's fruit packers as the "Valley of Plenty".

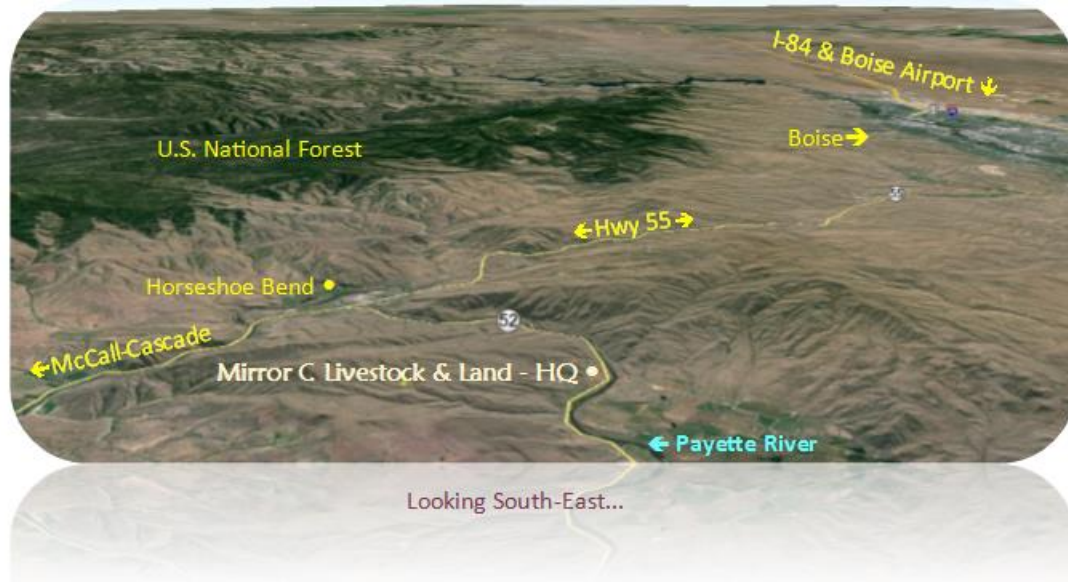
Even though considered a bedroom community to Boise-Meridian-Nampa, the population has grown only by about 10,000[±] over the course of the past 100 years, so growth has not been a huge factor, growing from 6,400[±] to 16,700[±]. The county seat and its largest city is Emmett. The county has a total area of only 566[±] square miles. Emmett has most of the basic necessities required of a small community with Boise-Eagle-Nampa just to the south with all the major amenities one may desire.





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Boise County, named by French trappers after the Boise River, is a mountainous, timbered county located to the east & northeast of the Boise/Treasure Valley. Established in 1864 during the gold rush as one of the richest gold mining areas in the nation, its largest city, Idaho City, was the original Capital for the state of Idaho and boasted a population near 50,000. The eastern portion of the County includes part of the Sawtooth Wilderness and Sawtooth National Recreation Area. The county's largest city is Horseshoe Bend, which has the lowest elevation of the county at 2631 feet.



Google-view looking southeast...

CLIMATE

This southwest region of Idaho enjoys a true, four-season climate. The Mirror C is in the Payette River drainage, which is a transitional location from the arid high desert south of the Snake River and the wetter, snowier and colder conditions experienced deeper in the mountainous areas of the state.



The climate in the mountain valleys is moderate, yet with a range that will climb above 100 degrees in summer and can drop below zero in winter. The average growing season is approximately 170 days in Gem County and precipitation averages from 10 inches at the westerly-most side of the county up to 22 inches in the mountain areas. Total Average Annual Precipitation for Horseshoe Bend, ID is 18.64 inches, which is five miles away.

Snowfall is not very heavy in this area and every bit is welcomed to recharge the aquifer and the soil. Average standing snow may accumulate for a month or so at a time, so is not a big issue. Most snowfalls open up within a few days.

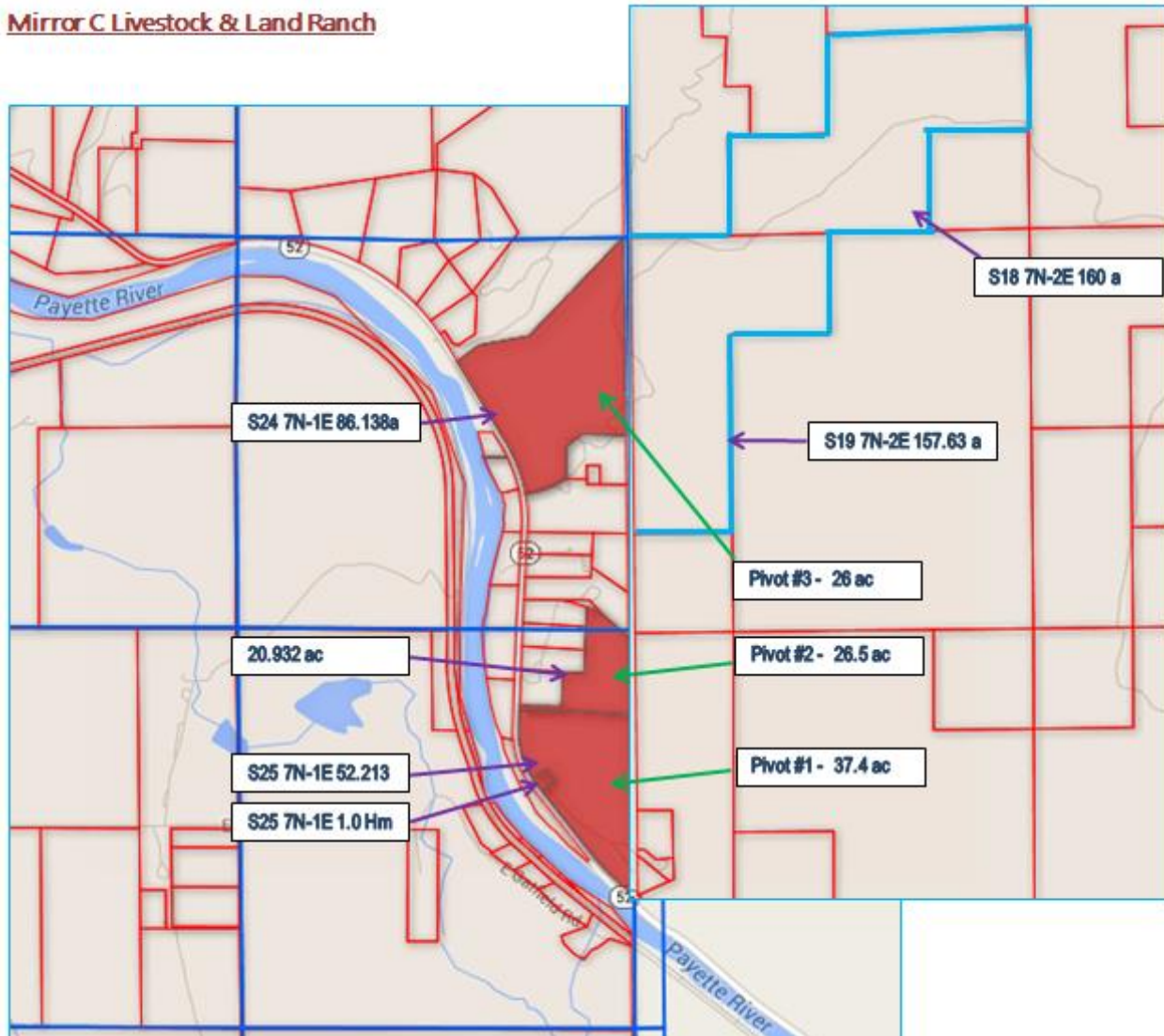




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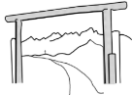
PROPERTY TAX INFORMATION & PARCEL LAY-OUT

Mirror C Livestock & Land Ranch



Property Tax Info : APN	Ass'd Value	Prop Tax	Acres
GEM APN: RP00407906	\$ 23,748.0	\$241.49	52.213
GEM APN: RP00408100	\$129,900	\$738.92	1.000
GEM APN: RP00407905	\$ 1,130.0	\$ 11.58	20.932
GEM APN: RP00407806	\$19,100.0	\$ 81.38	86.138
BOISE APN: RP07N02E193050	\$3,941.00	\$ 49.96	157.630
BOISE APN: RP07N02E186650	\$4,000.00	\$ 50.72	160.000
TOTALS of Deeded Acres	\$ 180,689	\$1,174.05	477.913



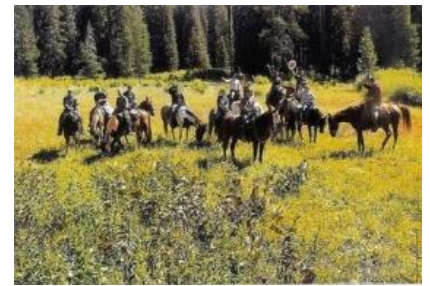


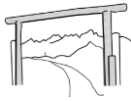
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RECREATIONAL ATTRIBUTES

There is such an abundance of things to do and year-round recreation to enjoy in these and neighboring counties, as depicted in the photo-collage that follows:

Fall, winter, spring & summer fun for the whole family and friends...





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BROKER'S COMMENT

The Mirror C Livestock & Land is a solid working ranch in a picturesque setting overlooking a beautiful river valley of beauty, history, recreational attributes and timeless values. It offers the best of two worlds: a country lifestyle that feels almost like time has stood still, while the other realizes the benefits of access to city amenities. Only three-quarters hour to the Boise Valley, it is easily accessible, yet private and remote enough for those longing for a simpler lifestyle.

PRICE

\$ 1,200,000 cash

Subject to conducting an IRC §1031 exchange



Contact:

Lon Lundberg, CLB, CCIM

Land, Farm & Ranch Brokerage since 1995

For info or to schedule a tour contact: Lon Lundberg 208.559.2120 lon.gateway@gmail.com

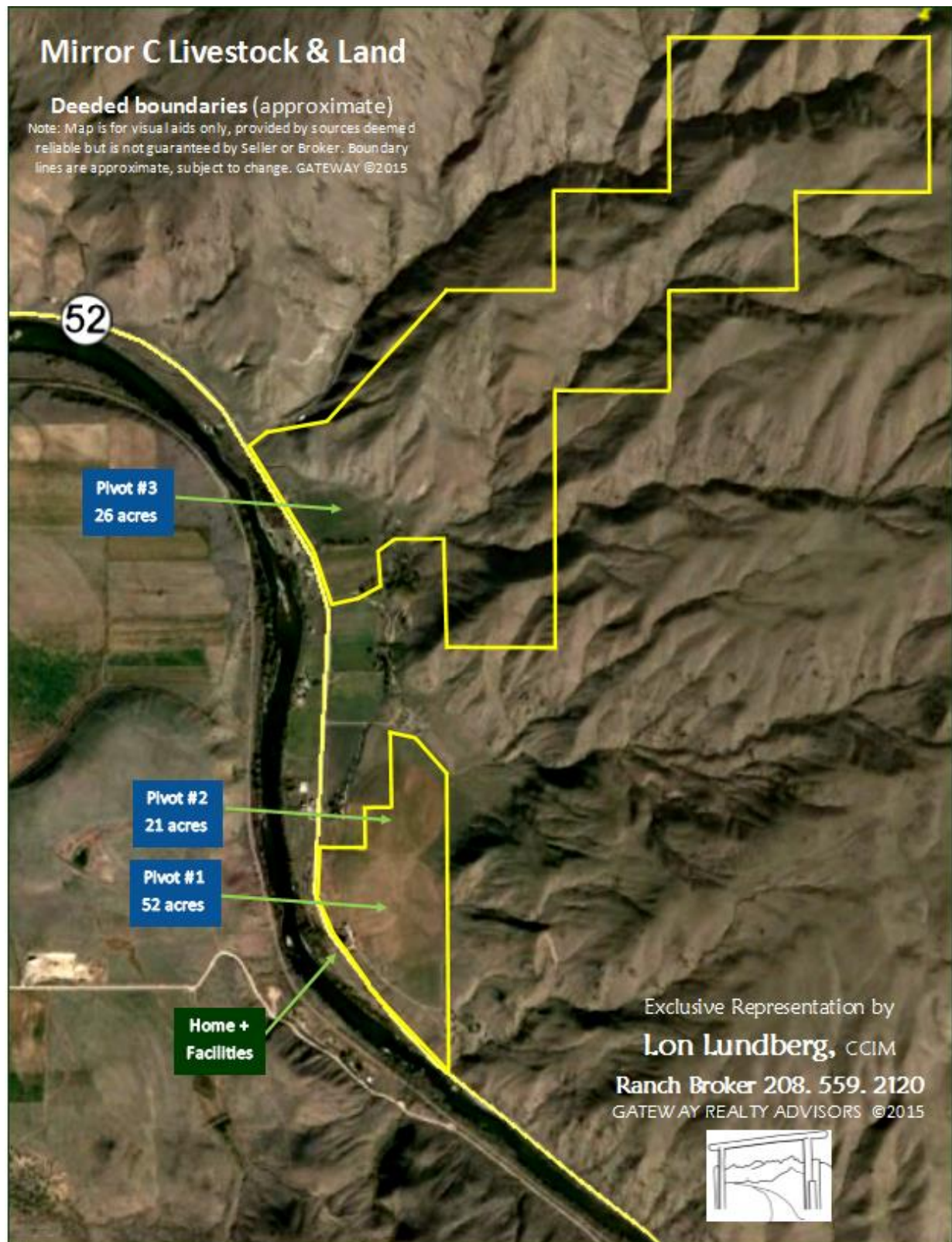
Listing Broker must be present on all showings. Please do not drive on property.





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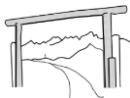
TOTAL: 478± DEEDED ACRES
2,222± TOTAL ACRES, INCLUDING 1744± LEASED



Note: Yellow lines are only an approximation of property boundaries and not to be construed as accurate. GATEWAY ©2016



GATEWAY Realty Advisors ♦ Eagle, ID ©2016 ♦ contact **Lon Lundberg, Ranch Broker** lon.gateway@gmail.com



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Note: Yellow lines are only an approximation of property boundaries and not to be construed as accurate. **GATEWAY ©2016**

Disclosures:

Gem & Boise County Noxious Weed Control – Noxious Weeds –

Control and managing Idaho's 56 noxious weed species requires an understanding of the problem, and that begins with detection and identification of noxious weeds. More information can be obtained at:

<http://www.co.gem.id.us/weed/noxious.htm> or http://www.boisecounty.us/Noxious_Weeds.aspx

Booklets are available with information about the 56 noxious weeds in Idaho, University of Idaho – Extension Office. The spread of noxious weeds in Idaho may signal the decline of entire ecological watersheds. They severely impact the beauty and create widespread economic losses. Noxious weeds are huge problems for our urban as well as rural areas, and for private, state, and federal lands. Gem & Boise County noxious weed species spare no segment of society – rancher, hunter, hiker's and fisherman alike – and when unmanaged they spread rapidly and unceasingly, and silently.

Earthquake activity:

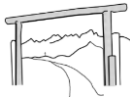
Idaho is subject to earthquake activity, which is more than the overall U.S. average.

Idaho Real Estate Agency: Lon Lundberg represents the Seller exclusively in this transaction.

The State of Idaho requires that each party to a real estate transaction be given the State's Agency Disclosure Brochure, describing the types of agency available (following).

Notice: Offering is subject to change, errors, omissions, withdrawal or prior sale without notice, and approval of any purchase offer by owner. Information is presented as believed to be reliable, but not guaranteed or warranted for any level of accuracy by either Broker or Owner. Information regarding water rights, carrying capacities, production & capabilities, potential profits, or any similar data is intended only as a general guideline as to what one (but not every) operator may produce and are provided by sources deemed reliable, but not guaranteed. Any prospective buyer should verify all information independently to their own satisfaction and seek own legal counsel & representation. **GATEWAY ©2015**





Agency Disclosure Brochure



A Consumer Guide to Understanding Agency Relationships in Real Estate Transactions

Duties owed to Idaho consumers by a real estate brokerage and its licensees are defined in the "Idaho Real Estate Brokerage Representation Act." Idaho Code 54-2082 through 54-2097.

This informational brochure is published by the Idaho Real Estate Commission.



Effective July 1, 2015

Right Now You Are a Customer

"Agency" is a term used in Idaho law that describes the relationships between a licensee and the parties to a real estate transaction.

Idaho law says a real estate brokerage and its licensees owe the following "Customer" duties to all consumers in real estate transactions:

- Perform necessary and customary acts to assist you in the purchase or sale of real estate;
- Perform these acts with honesty, good faith, reasonable skill and care;
- Properly account for money or property you place in the care and responsibility of the brokerage; and
- Disclose all "adverse material facts" which the licensee knows or reasonably should have known. These are facts that would significantly affect the desirability or value of the property to a reasonable person, or facts establishing a reasonable belief that one of the parties cannot, or does not intend to, complete obligations under the contract.

If you are a Customer, a real estate licensee is not required to promote your best interests or keep your bargaining information confidential. If you use the services of a licensee and brokerage without a written Representation (Agency) Agreement, you will remain a Customer throughout the transaction.

A Compensation Agreement is a written contract that requires you to pay a fee for a specific service provided by a brokerage, and it is not the same as a Representation Agreement. If you sign a Compensation Agreement, you are still a Customer, but the brokerage and its licensees owe one additional duty:

- Be available to receive and present written offers and counter-offers to you or from you.

You May Become a Client

If you want a licensee and brokerage to promote your best interests in a transaction, you can become a "Client" by signing a Buyer or Seller Representation (Agency) Agreement. A brokerage and its licensees will owe you the following Client duties, which are greater than the duties owed to a Customer:

- Perform the terms of the written agreement;
- Exercise reasonable skill and care;
- Promote your best interests in good faith, honesty, and fair dealing;
- Maintain the confidentiality of your information, including bargaining information, even after the representation has ended;
- Properly account for money or property you place in the care and responsibility of the brokerage;
- Find a property for you or a buyer for your property, and assist you in negotiating an acceptable price and other terms and conditions for the transaction;
- Disclose all "adverse material facts" which the licensee knows or reasonably should have known, as defined above; and
- Be available to receive and present written offers and counter-offers to you or from you.

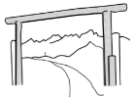
A "Sold" price of property is not confidential client information, for either buyers or sellers, and may be disclosed by a licensee.

The above Customer or Client duties are required by law, and a licensee cannot agree with you to modify or eliminate any of them.

If you sign a Representation Agreement or Compensation Agreement with a licensee, the contract is actually between you and the licensee's brokerage. The Designated Broker is the only person authorized to modify or cancel a brokerage contract.

Idaho Real Estate Commission; (208) 334-3285, TRS (800) 377-3529; irec.idaho.gov





These Are Your Agency Options

Agency Representation (Single Agency)

Under "Agency Representation" (sometimes referred to as "Single Agency"), you are a Client and the licensee is your Agent who represents you, and only you, in your real estate transaction. The entire brokerage is obligated to promote your best interests. No licensee in the brokerage is allowed to represent the other party to the transaction.

If you are a seller, your Agent will seek a buyer to purchase your property at a price and under terms and conditions acceptable to you, and assist with your negotiations. If you request it in writing, your Agent will seek reasonable proof of a prospective purchaser's financial ability to complete your transaction.

If you are a buyer, your Agent will seek a property for you to purchase at an acceptable price and terms, and assist with your negotiations. Your Agent will also advise you to consult with appropriate professionals, such as inspectors, attorneys, and tax advisors. If disclosed to all parties in writing, a brokerage may also represent other buyers who wish to make offers on the same property you are interested in purchasing.

Limited Dual Agency

"Limited Dual Agency" means the brokerage and its licensees represent both the buyer and the seller as Clients in the same transaction. The brokerage must have both the buyer's and seller's consent to represent both parties under Limited Dual Agency. You might choose Limited Dual Agency because you want to purchase a property listed by the same brokerage, or because the same brokerage knows of a buyer for your property. There are two kinds of Limited Dual Agency:

Without Assigned Agents The brokerage and its licensees are Agents for both Clients equally and cannot advocate on behalf of one Client over the other. None of the licensees at the brokerage can disclose confidential information about either Client. The brokerage must otherwise promote the non-conflicting interests of both Clients, perform the terms of the Buyer and Seller Representation Agreements with skill and care, and other duties required by law.

With Assigned Agents The Designated Broker may assign individual licensees within the brokerage ("Assigned Agents") to act solely on behalf of each Client. An Assigned Agent has a duty to promote the Client's best interests, even if those interests conflict with the interests of the other Client, including negotiating a price. An Assigned Agent must maintain the Client's confidential information. The Designated Broker is always a Limited Dual Agent for both Clients and ensures the Assigned Agents fulfill their duties to their respective Clients.

What to Look For in Any Written Agreement with a Brokerage

A Buyer or Seller Representation Agreement or Compensation Agreement should answer these questions:

- How will the brokerage get paid?
- When will this agreement expire?
- What happens to this agreement when a transaction is completed?
- Can I cancel this agreement, and if so, how?
- Can I work with other brokerages during the time of my agreement?
- What happens if I buy or sell on my own?
- Under an Agency Representation Agreement, am I willing to allow the brokerage to represent both the other party and me in my real estate transaction?

Real Estate Licensees Are Not Inspectors Unless you and a licensee agree in writing, a brokerage and its licensees are not required to conduct an independent inspection of a property or verify the accuracy or completeness of any statements or representations made regarding a property. To learn about the condition of a property, you should obtain the advice of an appropriate professional, such as a home inspector, engineer, or surveyor.

The licensee who gave you this brochure is licensed with: Gateway Realty Advisors, Meridian Idaho

Name of Brokerage: Lon Lundberg, CLB, CCIM, Broker DB38541

Phone: 208-559-2120

RECEIPT

Rev 07/01/16

By signing below, you acknowledge only that a licensee gave you a copy of this Agency Disclosure Brochure. This document is not a contract, and signing it does not obligate you to anything.

Printed Name/Signature _____ Date _____

Printed Name/Signature _____ Date _____

