

WAHLEN GRANDVIEW RANCH



WAHLEN GRANDVIEW RANCH

*A Hunting & Working Ranch bordering U.S. National Forest
Ola, Idaho*

EXECUTIVE SUMMARY

The "**Wahlen GRANDVIEW RANCH**" is a ranch that operates as a part-time working cattle ranch and affords a lot of sporting opportunities for the hunter and horseman. Offering incredibly beautiful scenery and serene privacy adjacent to national forest, the 242[±] gross acre **WAHLEN GRANDVIEW RANCH** is nestled in the Wilcock Gulch basin at the eastern-edge of Gem County above Ola, Idaho. The views from its picturesque acreage offer vistas overlooking the ag-based Ola Valley that are not too much different from views of 100 years ago. As the **WAHLEN RANCH** (241.6[±] acres) borders national forest on two sides, this ranch is a hunter's paradise with magnificent mule deer, elk, black bear, turkey and upland bird. The fertile cropland, lush pastures and mountain grasses that provide spring-to-fall grazing makes this ranch and Gem County good livestock country. An outstanding ranch property for hunter, retiree, cattleman, sportsman or investor!



GATEWAY
Realty Advisors

EXCLUSIVELY REPRESENTED BY:

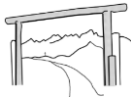
Lon Lundberg, CLB, ABR, CCIM

Land, Farm & Ranch Brokerage since 1995

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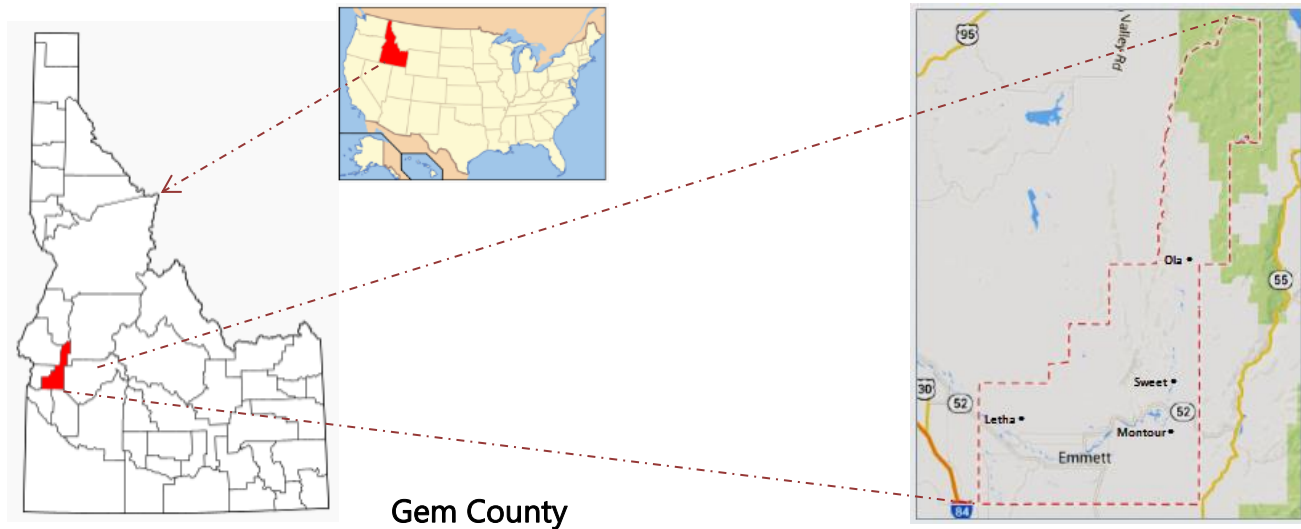




WAHLEN GRANDVIEW RANCH

LOCATION

The Wahlen Grandview Ranch home place sits at an elevation of 3640 feet above sea level after climbing from its low point of 3389 feet, then rises up the slopes of Whitlock Gulch to top out at 4300 feet above sea level (911[±] feet of elevation gain). The Ranch sits on the eastern side of Gem County. It is 2.2 miles down to Ola, 18 miles south to Sweet, 34 miles west to Emmett or 30 miles SE to Horseshoe Bend, and 50 miles south to Eagle/Boise in the 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 21 major markets in the nation.

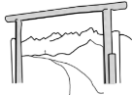


Gem County



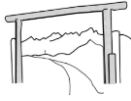
Google-view looking northeast...





WAHLEN GRANDVIEW RANCH





WAHLEN GRANDVIEW RANCH

PROPERTY DESCRIPTION

The Wahlen Grandview Ranch offering is for land only as there are no improvements. The 241.6[±] acre Wahlen Ranch has both timbered hills and grasslands with rock outcroppings and very diverse features. It is bordered by national forest on two sides. The west-facing mountain slopes produce an abundance of tall rye, bluegrass and assorted other grasses that horses & cows love.

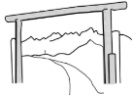


The 81-acre Jackson Ranch sits inside the Wahlen Ranch and has been recently sold.



The ranches currently are leased annually to a High Valley guest ranch that utilizes the grass for grazing their long-horn cattle and there are plenty of ranchers that would love to lease the pastures. The rolling hills and varied terrain allow for many opportunities. A natural spring-fed pond provides water for domestic animals and wildlife. Two sides of this property border public land, creating a gateway for hunting and horseback riding adventures. This property has a beauty all its own.





ACREAGE & PRODUCTION

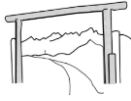
The Wahlen Grandview Ranch is a total of **241.6[±] gross acres**. The home base sits in Gem County with a natural growing season running upwards of 130-150 days and summer weather starting in May. The ranch put up a healthy stand of mountain grasses, which feed livestock from spring through fall (May-November) typically.



OPERATIONS

Both ranches together have typically grazed 80 cow-calf pair spring into fall, though the number depends on the seasonal precipitation and could go higher some years. The owner has adjusted each year's operation to weather conditions, running more cows in wetter seasons and somewhat less in droughty years. Currently, the ground is leased to a High Valley Guest Ranch to graze their long-horn cattle. Other neighbors would also have an interest in such a grazing lease, which would benefit the owner. Lease rates in this country can run from a low of \$16/AU/mo. (one animal unit [1 AU] equals one cow with its new calf; a yearling is considered 0.85AUs, and a bull or horse = 1.25AUs) and as high as \$30+/AU/month. The average is probably in the \$20/AU/month range. So, as an example if a place could run 80 pair (cow-calf) for five (5) months, that could mean $5 \times 80 \times \$20 = \$8,000$ income. Future grazing plans are to be determined.





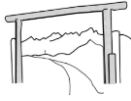
WAHLEN GRANDVIEW RANCH

HUNTING & GAME



The big game and bird hunting opportunities on the Grandview Ranch are significant. The mule deer are solid, black bear are fairly abundant and elk are beautiful. Upland bird hunting is reliable, as is the turkey population. Cougar and wolves (one may pass through at times) are elusive and not easily spotted. To the west of Grandview Ranch (over the next ridge) there are even antelope. Off the ranch to the east in the national forest would be good prospects for harvesting elk; whether bulls or cows.





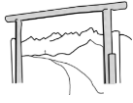
WAHLEN GRANDVIEW RANCH

The game bird populations are abundant in the Ola area with Quail, Chukar, Hungarian Partridge, Pheasant and Turkey all prevalent. But look at the muleys off this mountain range...



When it comes to summer weather, even the horses know how to cool off...





WAHLEN GRANDVIEW RANCH



SO, WHAT DO YOU THINK THE ELK & MULE DEER

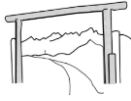


HUNTING WOULD BE LIKE IN THIS TERRAIN?



HOW MUCH FUN WOULD THIS BE?



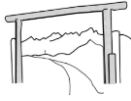


GEM AND BOISE COUNTY HISTORY, AMENITIES & LOCALE

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.





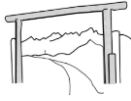
CLIMATE

This southwest region of Idaho enjoys a true, four-season climate. The Grandview Ranch 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 can climb above 100 degrees in summer and can drop below zero in winter. The average growing season is approximately 150 days in northern Gem County and precipitation ranges up to 22 inches/year in the mountain areas. Total Average Annual Precipitation for Horseshoe Bend, ID is 18.64 inches, which is quite a bit lower.

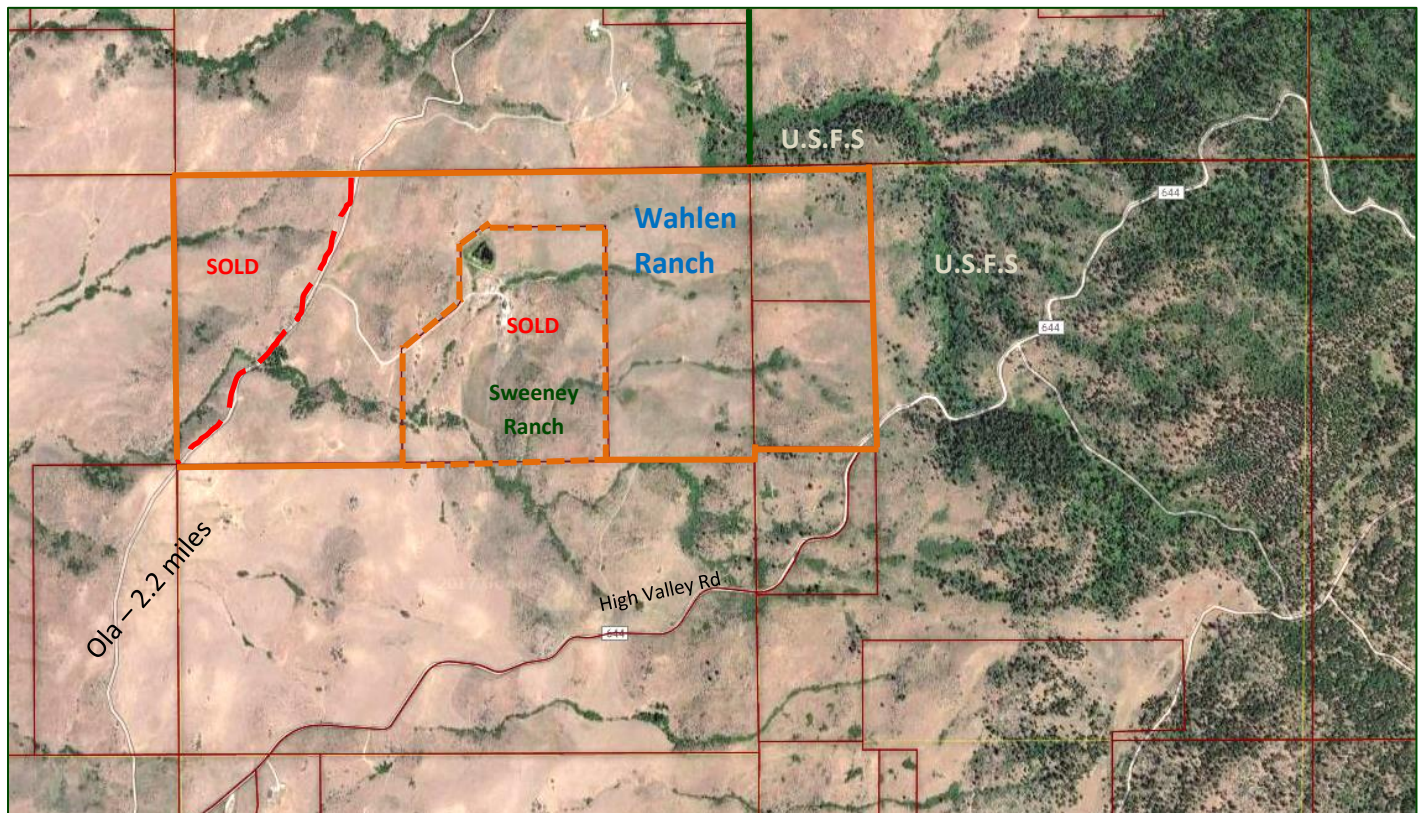
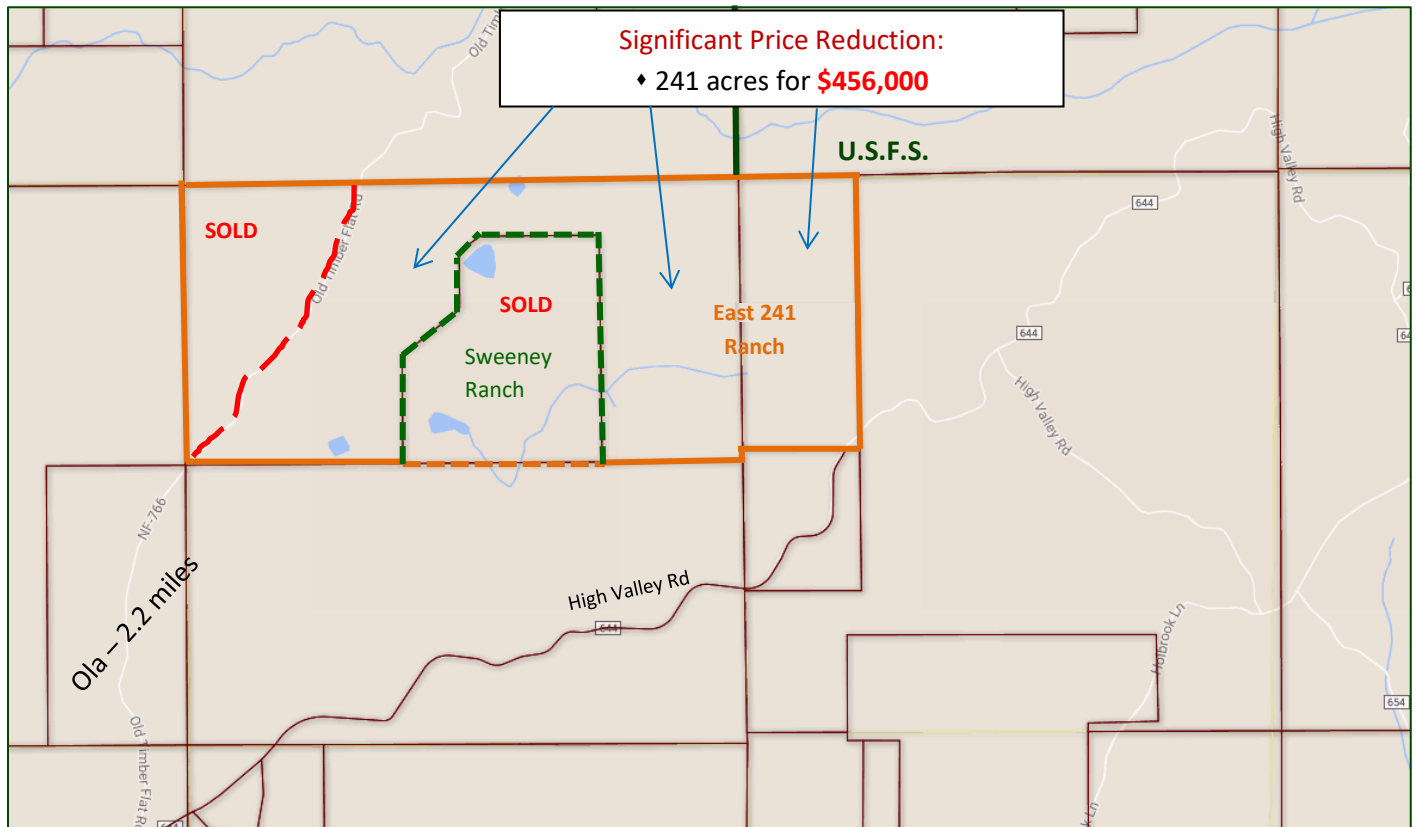
Snowfall is not very heavy in this area and every bit is welcomed to recharge the aquifer and the soil. Average standing snow may accumulate for a month or so at a time, so is not a big issue. Most snowfalls open up within a few days.

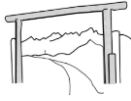




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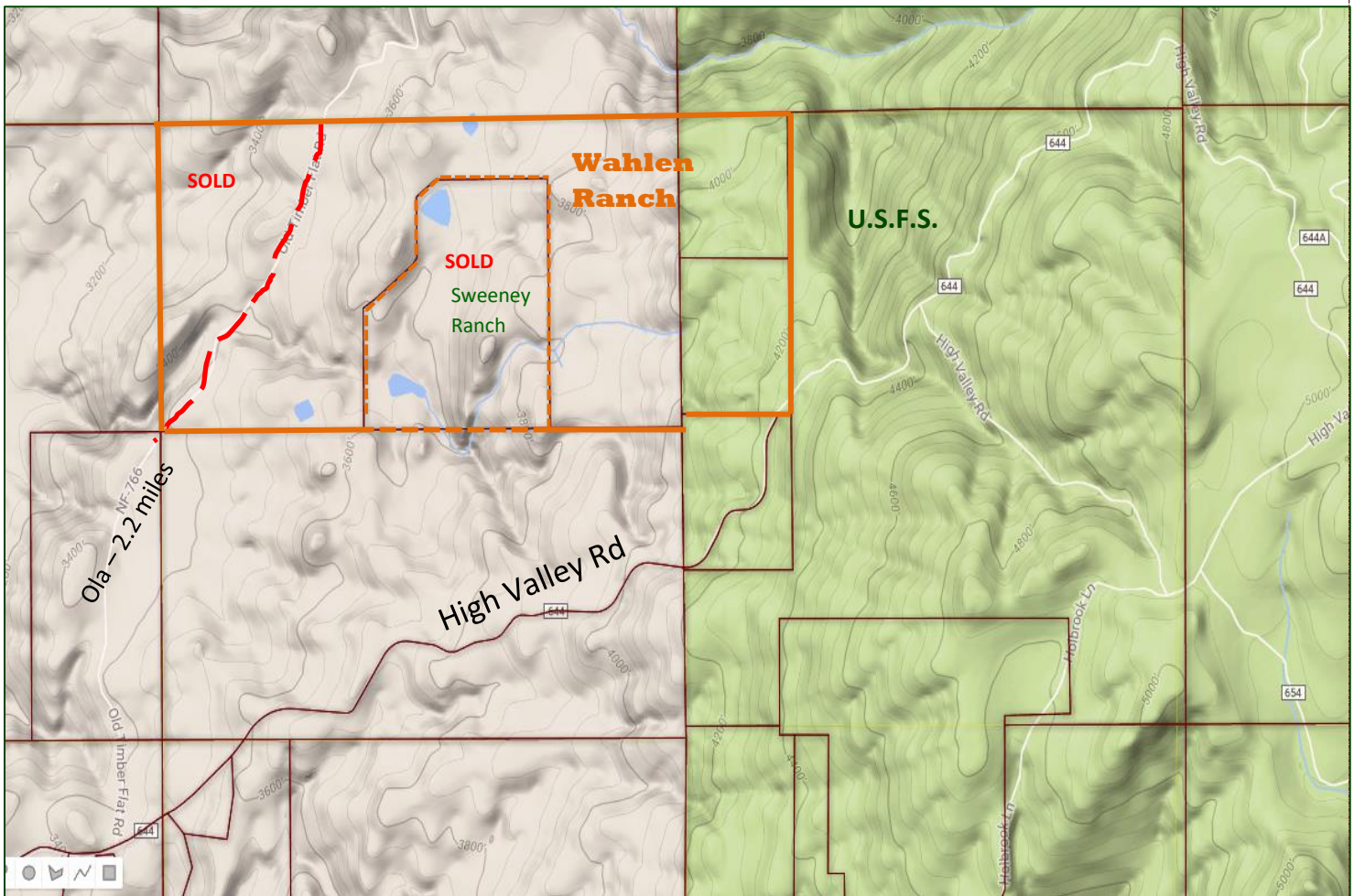
RANCH MAPS





WAHLEN GRANDVIEW RANCH

RANCH MAP



WATER – STOCKWATER & DOMESTIC

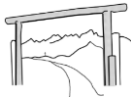
DOMESTIC WELL LOGS

There is no well on the Wahlen Ranch, but there are springs the owner says can be developed.

LIVESTOCK WATER

There are excellent springs and seasonal creeks for water for livestock, although the water rights have not been filed on. Both domestic and wildlife benefit with all the water on the ranch.



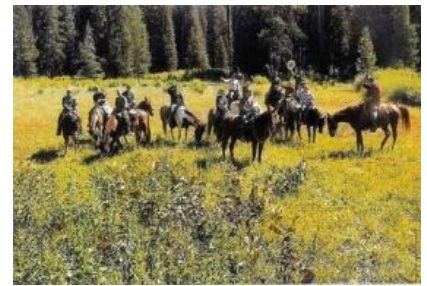


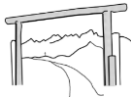
WAHLEN GRANDVIEW RANCH

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...





WAHLEN GRANDVIEW RANCH



BROKER'S COMMENT

The **WAHLEN GRANDVIEW RANCH** is a working & pleasure ranch in a very picturesque setting overlooking a beautiful creek-bottomed 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 reasonable access to city amenities. Only an hour to the Boise Valley or up to Cascade & McCall, it is easily accessible, yet private and remote enough for those longing for a simpler lifestyle. Very well priced now at \$1900 per deeded acre.

PRICE

241.6[±] acres \$456,000

Contact:

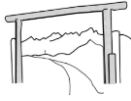
Lon Lundberg, CLB, CCIM

Land, Farm & Ranch Brokerage since 1995



For info or to schedule a tour contact: Lon Lundberg 208.939.0000 or 208.559.2120 lon@gatewayra.com
Listing Broker must be present on all showings. Please do not drive on property. www.gatewayra.com





WAHLEN GRANDVIEW RANCH

TOTAL: 241.6[±] gross acre GRANDVIEW RANCH
bordering public land on two sides



PROPERTY TAX INFORMATION & LEGAL DESCRIPTION

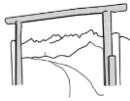
Grand View Ranches - Tax Parcels							
Co.	Owner	APN	Acres	Assessed Value	Tax 2016	Description	Legal Description
Gem	Wahlen	RP10N02E 180000	235.470	\$ 15,760.00	\$ 140.10	dry grazing land	10N 02E Sec 18 Tax 5569
Gem	Wahlen	RP10N02E 173600	32.540	\$ 1,840.00	\$ 16.20	dry grazing land	10N 02E Sec 17 Lot 5
Gem	Wahlen	RP10N02E 173000	32.530	\$ 1,720.00	\$ 15.14	dry grazing land	10N 02E Sec 17 Lot 4
			300.540	\$ 19,320.00	\$ 171.44		

NOTE: THE ABOVE LISTED TAXES WERE BASED ON PARCEL SIZES PRIOR TO READJUSTMENTS. THERE ARE NO TAX ESTIMATES CURRENTLY FOR THE REMAINING TWO PARCELS TOTALLY 241.6 ACRES.

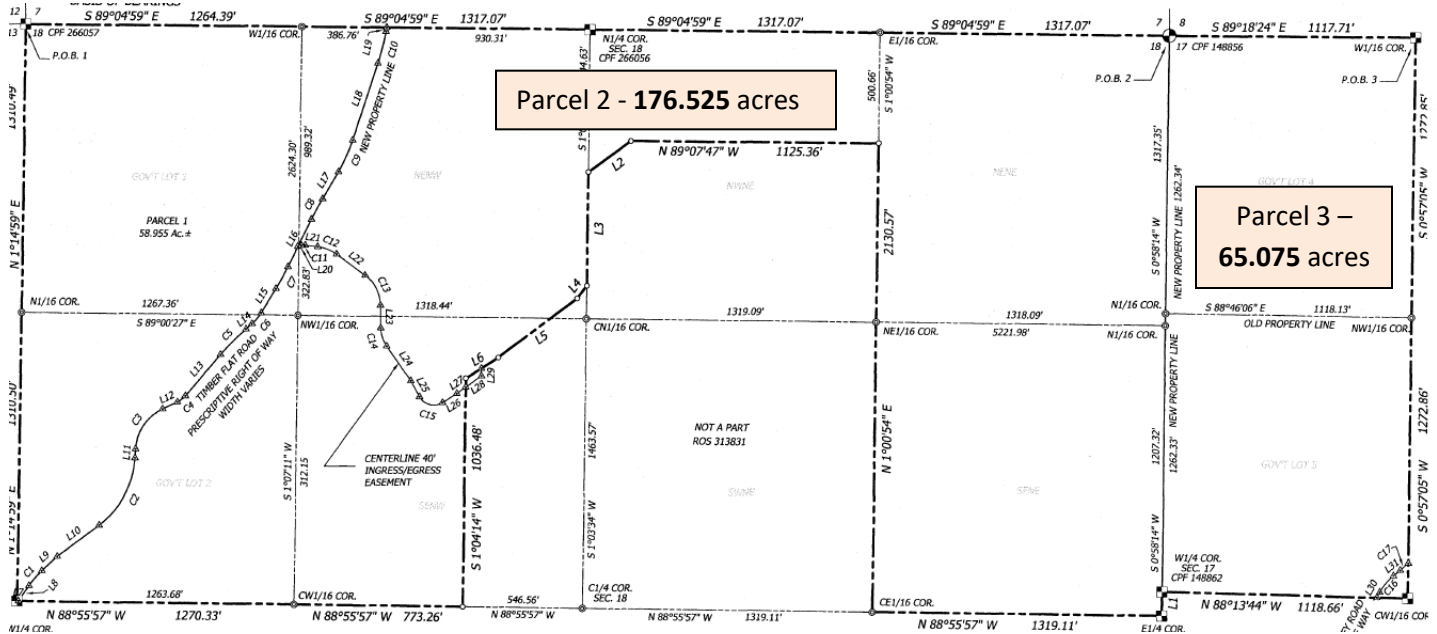
MUTUAL CROSS EASEMENTS

The Wahlen and Sweeney Ranches each have mutual easements across each other's property for access.





WAHLEN GRANDVIEW RANCH



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. <http://www.co.gem.id.us/weed/noxious.htm> or <http://www.boisecounty.us/NoxiousWeeds.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(s) exclusively in this transaction.

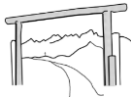
The State of Idaho requires that each party to a real estate transaction be given the State's Agency Disclosure Brochure, describing the types of agency available (following).

Open Range: As Idaho law defines it, "Open range" means all uninclosed lands outside of cities, villages and herd districts, upon which cattle by custom, license, lease, or permit, are grazed or permitted to roam."

Water Rights: Idaho's water usage is subject to the state's water rights laws. A water right is the right to divert the public waters of the state of Idaho and put them to a beneficial use, in accordance with one's priority date. A priority date is the date the water right was established. In order to use water on land, one must gain a permitted "water right" for the intended use. See: <https://www.idwr.idaho.gov/WaterManagement/WaterRights/>

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** ©2019





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, 2017

Right Now You Are a Customer

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

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

- 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 "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:

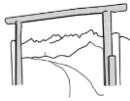
- Perform the terms of the written agreement;
- Exercise reasonable skill and care;
- Promote your best interests in good faith, honesty, and fair dealing;
- Maintain the confidentiality of your information, including bargaining information, even after the representation has ended;
- Properly account 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.

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

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

If you have any questions about the information in this brochure, contact:
Idaho Real Estate Commission
(208) 334-3285
irec.idaho.gov





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 client 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 your 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 a 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.

Audio/Video Surveillance Use caution when discussing *anything* while viewing a property; audio or video surveillance equipment could be in use on listed properties.

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.

The licensee who gave you this brochure is licensed with:

Name of Brokerage: **GATEWAY REALTY ADVISORS** Phone: **208-939-0000**

RECEIPT ACKNOWLEDGED

Rev 07/01/17

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.

Signature _____ Date _____

Signature _____ Date _____

