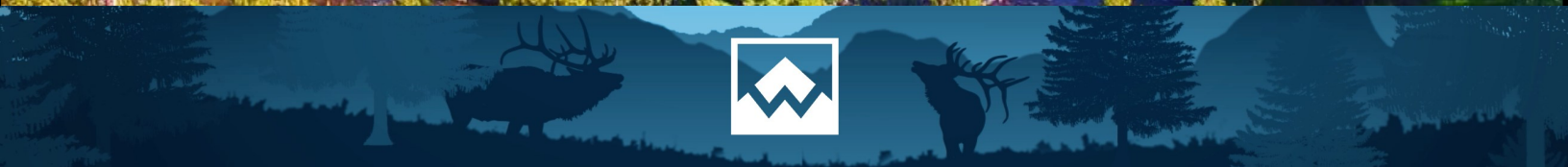
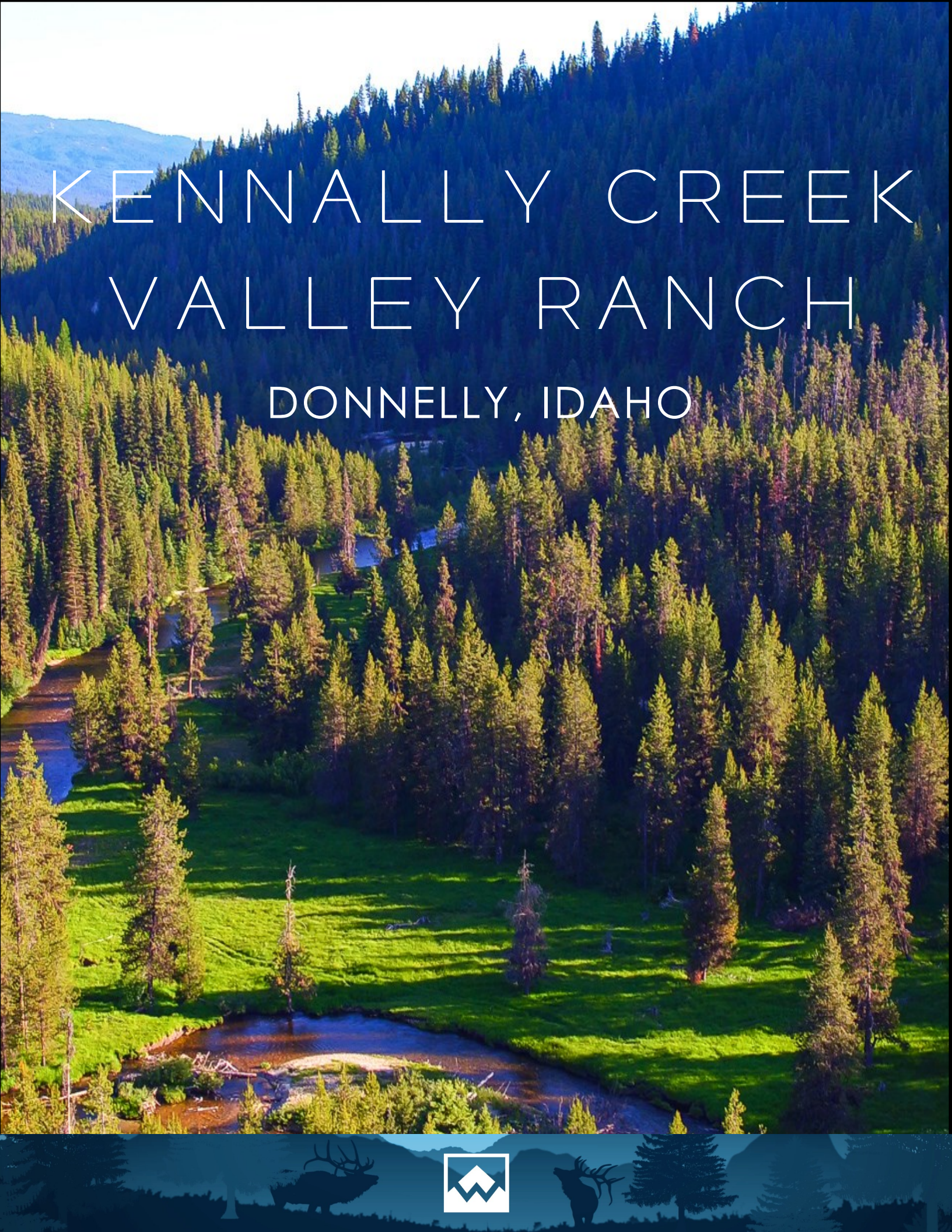


KENNALLY CREEK VALLEY RANCH DONNELLY, IDAHO





KENNALLY CREEK VALLEY RANCH

Kennally Creek Valley Ranch is being offered for the first time for sale as 5,722 ± acres. Rarely are there opportunities to own an entire major trout stream valley including both valley sides mountain ranges and within minutes of a major resort town. This is a great opportunity to own a ranch that is geographically positioned with spectacular mountain views and numerous creeks throughout the property. Lush creek valley meadows to the top of timbered mountain peaks all just minutes from a major resort town offering the finest of accommodations.





Water is abundant. Rapid Creek, Kennally Creek, Laffinwell Creek, and Sloans Creek all flow through the property. Rapid Creek and Kennally Creek join and flow from the mountains on the property down through the ranch. Approximately 1,000 feet of elevation change ranging from 5,200 near the valley floor up to 6,271 at the tallest peak. Mixed in are many canyons with springs and unique variations. Mountain peaks offer 360-degree views overlooking McCall, Payette Lake, Long Valley, Cascade Reservoir, Paddy Flat, and numerous mountains. Timbered throughout with a mix of fir and pine. There are many great locations to build a lodge or year-round home with views that will leave you in awe.





Wildlife

Elk and deer are abundant on this ranch. Being the mountain range adjacent to the valley floor provides for the perfect habitat for wildlife to abound. Wildlife includes elk, deer, black bear, turkey, grouse, and many other species.

Fishing

Kennally Creek and Rapid Creek are major year-round streams resembling a river more than a creek. These private waters running through the ranch offer excellent trout fishing undisturbed by outside pressure. In addition to these waterways Laffinwell Creek and Sloans Creek also offer fishing on the ranch. With this many private major trout streams flowing through a ranch it provides an abundance of undisturbed mountain stream fishing that is truly unique.





Location

At only 15 miles from McCall, Kennally Creek Ranch is just minutes from fine restaurants, shopping, resort hotels, and other fine accommodations. Great access via Baker Lane Rd frontage. This area provides opportunities to explore the many mountain alpine lakes, hot springs, wilderness areas and unlimited places that will take your breath away. Idaho supports approximately 34,807,000 total public acres, thus providing unlimited exploration for wildlife and other recreational uses. The area offers unlimited fishing for trout and other species in many nearby streams and lakes. McCall offers many summer and winter recreation activities including snow skiing, mountain trails, snowmobile trails, river kayaking, and more.





A ranch of such beauty and only minutes from a major tourist resort destination is truly a unique opportunity. Being realistically priced for sale, this property can be viewed as both an economic asset as well as a key to all the benefits and enjoyment that ownership can provide.

PRICE PER ACRE: \$1,995 | TOTAL PRICE: \$ 11,415,390.00

FOR MORE INFORMATION, CONTACT:



WILKS RANCH BROKERS, LLC
17018 IH-20, CISCO, TX 76437

Jimmy Williams | Designated Broker
Licensed Broker in TX, NE, KS, ME, OK, MO, NM,
TN, CO, ID, OR, GA, WY, MT

www.WilksRanchBrokers.com | (817)850-3610

Disclaimer: Seller makes full disclosure that they have common ownership in a licensed real estate entity. All the above information was provided by various sources and has not been verified for accuracy. Any of the above information used or relied upon for decisions should be verified by buyer.



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, 2016

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 "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, TRS (800) 377-3529; 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.

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: Wilks Ranch Brokers, LLC Jimmy D. Williams Phone: 817-850-3610

RECEIPT ACKNOWLEDGED

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 _____