

KEYHOLE RANCH ELK HAVEN



KEYHOLE RANCH ELK HAVEN

Picturesque, Recreational Ranchland surrounded by National Forest

EXECUTIVE SUMMARY

The **KEYHOLE RANCH ELK HAVEN** is a beautiful small piece of paradise totally surrounded by national forest that could be a base for a great spring-fall hunting lodge & retreat or even a year-round, off-grid home site for the more adventurous. It affords a great lifestyle in the mountains with beautiful wildflowers, verdant wild, native grasses and spring water. Offering beautiful scenery, the **120.7[±] acre** Keyhole Ranch Elk Haven is nestled on the mountain top above Indian Valley in southern Adams County, equidistant between Council & Cambridge, Idaho – each 26 miles away. The fertile, lush native pastures and mountain grasses that provide spring-to-fall grazing makes for great livestock country. Also evident is that this county is a sportsman's paradise with magnificent mule deer, elk, black bear, turkey, pheasant, upland bird and trout. It would be a great place to call home; even for just a few months each year.



GATEWAY
Realty Advisors

EXCLUSIVELY REPRESENTED BY:

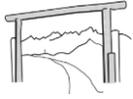
Lon Lundberg, CLB, ABR, CCIM

Land, Farm & Ranch Brokerage since 1995

www.gatewayra.com 208-939-0000 cell 208-559-2120



lon@gatewayra.com



KEYHOLE RANCH ELK HAVEN



The views in every direction are spectacular!

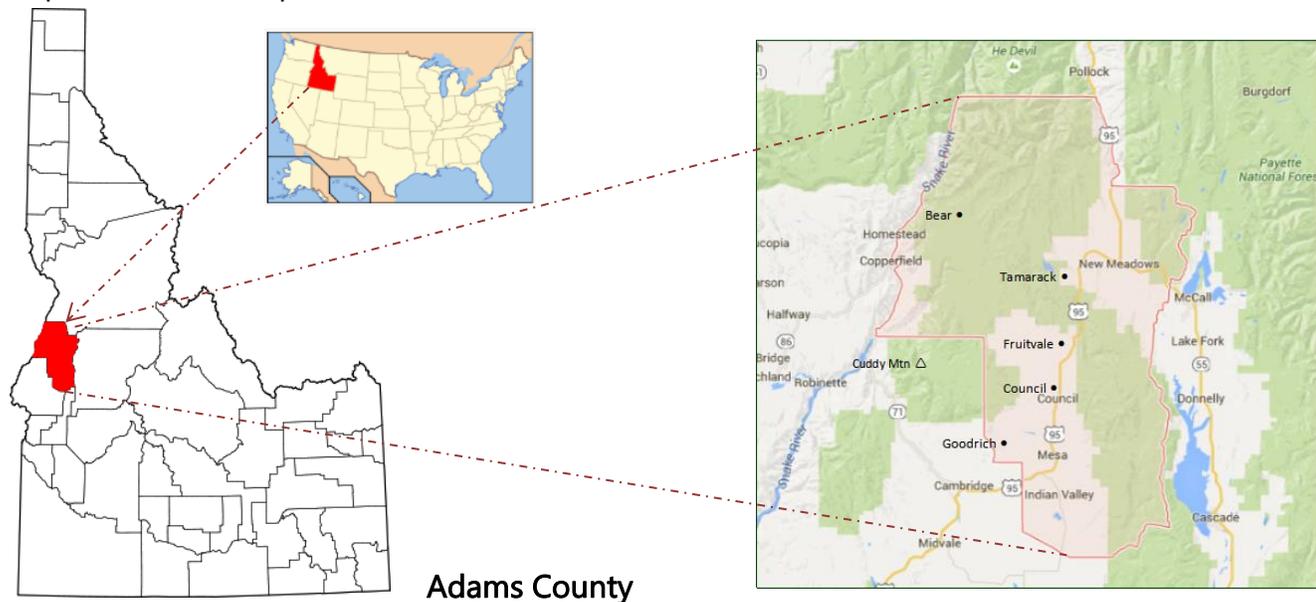




KEYHOLE RANCH ELK HAVEN

LOCATION

The Keyhole Ranch Elk Haven starts at an elevation of 5000 feet above sea level with the high point rising to 5515 feet. The Haven sits atop Indian Mountain above the Little Weiser River drainage before it enters Indian Valley. The little community of Indian Valley is approximately 15 miles to the north, Cambridge or Council, ID are equidistant at 26 miles, Weiser is 55 miles south, and the Boise/Treasure Valley is 130+ miles south with full retail, medical & entertainment services and 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. Boise, Council and Weiser offer municipal airport services for private and charter aircraft.



Adams County

Adams County is served by U.S. Highways 55 and 95; Hwy 95 coming from the south via Weiser, running through Council and New Meadows to Riggins and points north and Hwy 55 coming from the east thru McCall, ID. The county covers an area of 1376 square miles with a significant portion being U.S. Forest Service and State of Idaho lands. In the early 20th century, Mesa was home to the Mesa Orchards Company which was best



known for its apple production. To combat the naturally dry area, a seven-mile-long wooden flume was constructed to transport water from the Middle Fork of the Weiser River. The final irrigation system was completed in 1911. In 1920, a tramway was built to convey fruit over three miles north to the railroad.

The company changed ownership due to debt in 1936. After 63 days of below zero temperatures in the winter of 1949, many of the fruit trees produced poorly and were eventually cleared for pasture. Today, the area is home to private residences, range, cattle pastures and great elk and mule deer hunting, not to forget Trout fishing in the rivers!



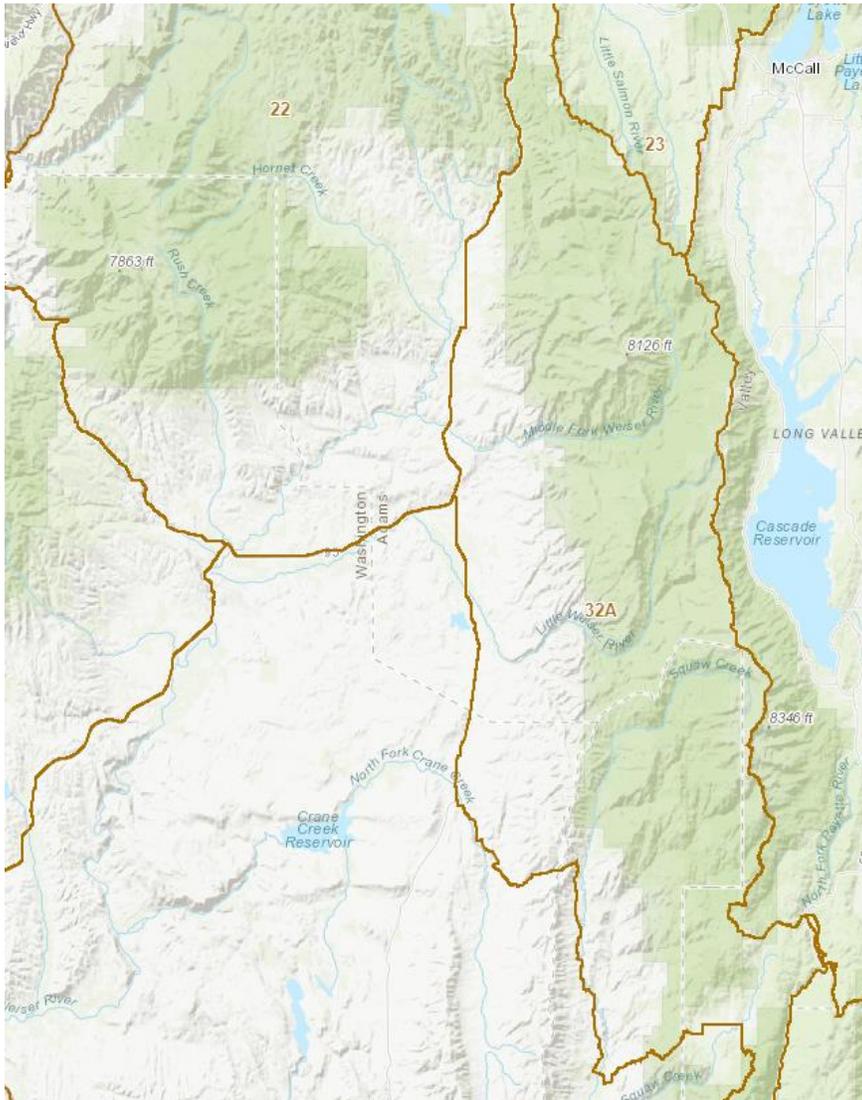


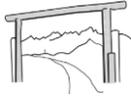
PROPERTY DESCRIPTION & AREA

The Keyhole Ranch Elk Haven sits atop Indian Mountain overlooking Indian Valley, which is bordered by Cuddy & Hitt Mountains to the west and Council & West Mountains to the north & east. The Salubria Valley (also known as the Weiser River Valley) was first settled in the early 1860's when President Lincoln was in office and has been great farming and cattle ranching country ever since. The landscape below the ranch offers vistas of lush green center pivots putting up hay and providing forage for livestock. Cambridge (in Washington County) offering many services has a population of over 300 persons and Council (County seat for Adams County) has a population nearing 900.

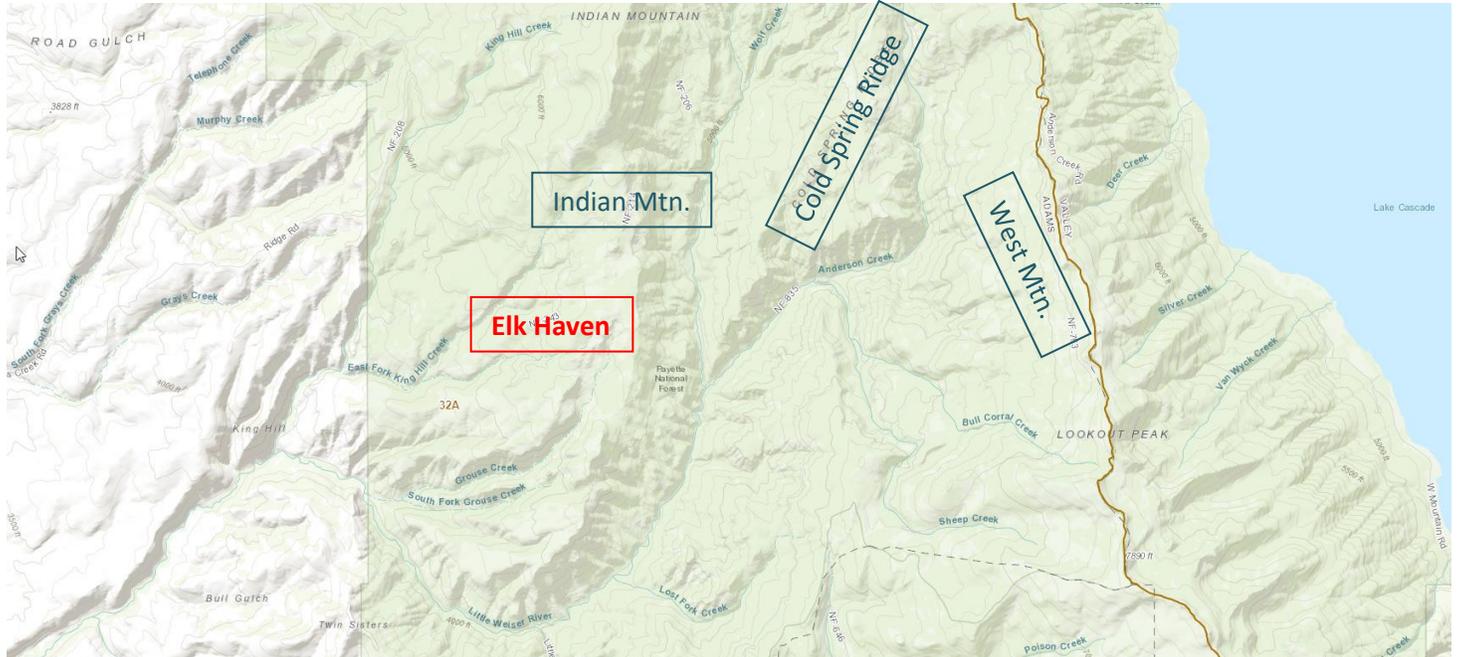
HUNTING & FISHING

Keyhole Ranch Elk Haven is located in Hunting Unit 32A (Weiser River zone), which takes in most all of West Mountain separating the Indian Valley from McCall, Cascade & the Long Valley.





KEYHOLE RANCH ELK HAVEN



The Weiser River zone is managed in three units (units 22, 32 & 32A). Generally, there are open seasons for in-state and out-of-state hunters and closed season for certain species and genders. Please consult the most current Idaho Department of Fish & Game website or catalog for the most up-to-date regulations and dates of hunts available.

The hunting afforded in this region is a veritable treasure trove: Rocky Mountain elk, mule deer, black bear, wolf, mountain lion/cougar, pronghorn antelope, pheasant, chukar, turkey, Bobwhite & California quail, Gray partridge, Sharptail, Forest & Sage-grouse, and even more.

Most notably, the elk and mule deer have been plentiful in this region and have been hunted from this property successfully. The West Mountains separate the Indian Valley from the Cascade-McCall areas and the elk move back and forth readily.

There are ample fishing opportunities here, as well. Fly-fishing on the Little Weiser River and spin-cast fishing the local lakes and high mountain lakes provide excellent feed and sources of recreation.





ACREAGE, WATER

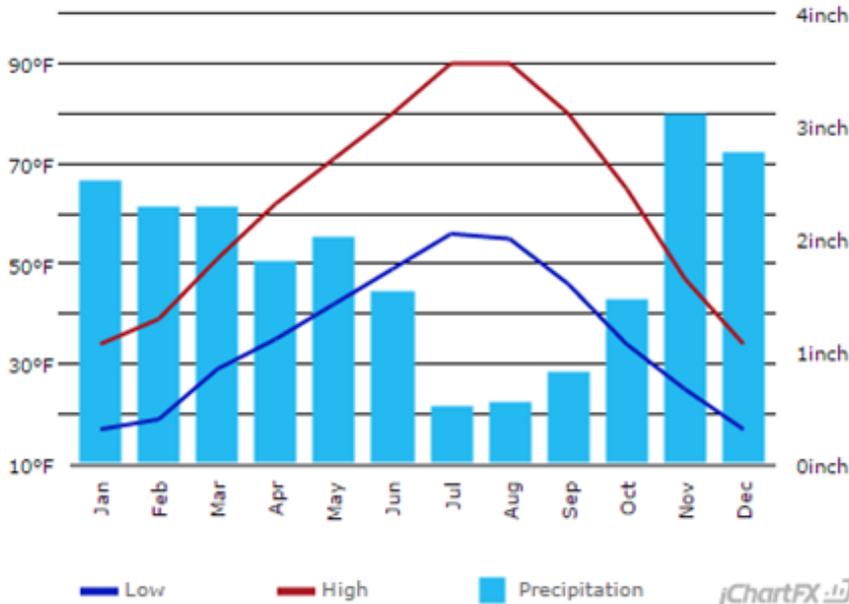
The property has good springs for livestock and is one of the significant attributes of the Keyhole Ranch Elk Haven. There was an old homestead located in the middle of the property with some logs still in place.

OPERATIONS

With the good ground water, the Keyhole Ranch Elk Haven has good production of native grasses and introduced grasses planted years ago. Seller has grazed this ground along with his forest service permit for decades. Evidently, the altitude, quality soils & good grass bring out the best.

CLIMATE

This central-west region of Idaho enjoys a true, four-season climate. The Keyhole Ranch Elk Haven is atop Indian Mountain south of Cuddy Mountain and just west of the West Mountain Range, which feeds the Weiser River drainage. This is somewhat of a transitional location from the arid high desert south of the Snake River and the wetter, snowier and colder conditions experienced in the more easterly, mountainous areas of the state. However, one should expect good snow every winter in this region.

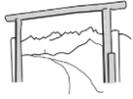


The climate in the mountain valleys is moderate, yet with a range that will climb above 90 degrees in summer and drops below zero in winter. The average growing season is approximately 129 days in Council and precipitation averages from 14-16 inches in the valley-bottoms up to 22 inches in the mountain areas. Total Average Annual Precipitation for Council, ID is 20.98 inches, which is 26 miles north but sits at a lower elevation.

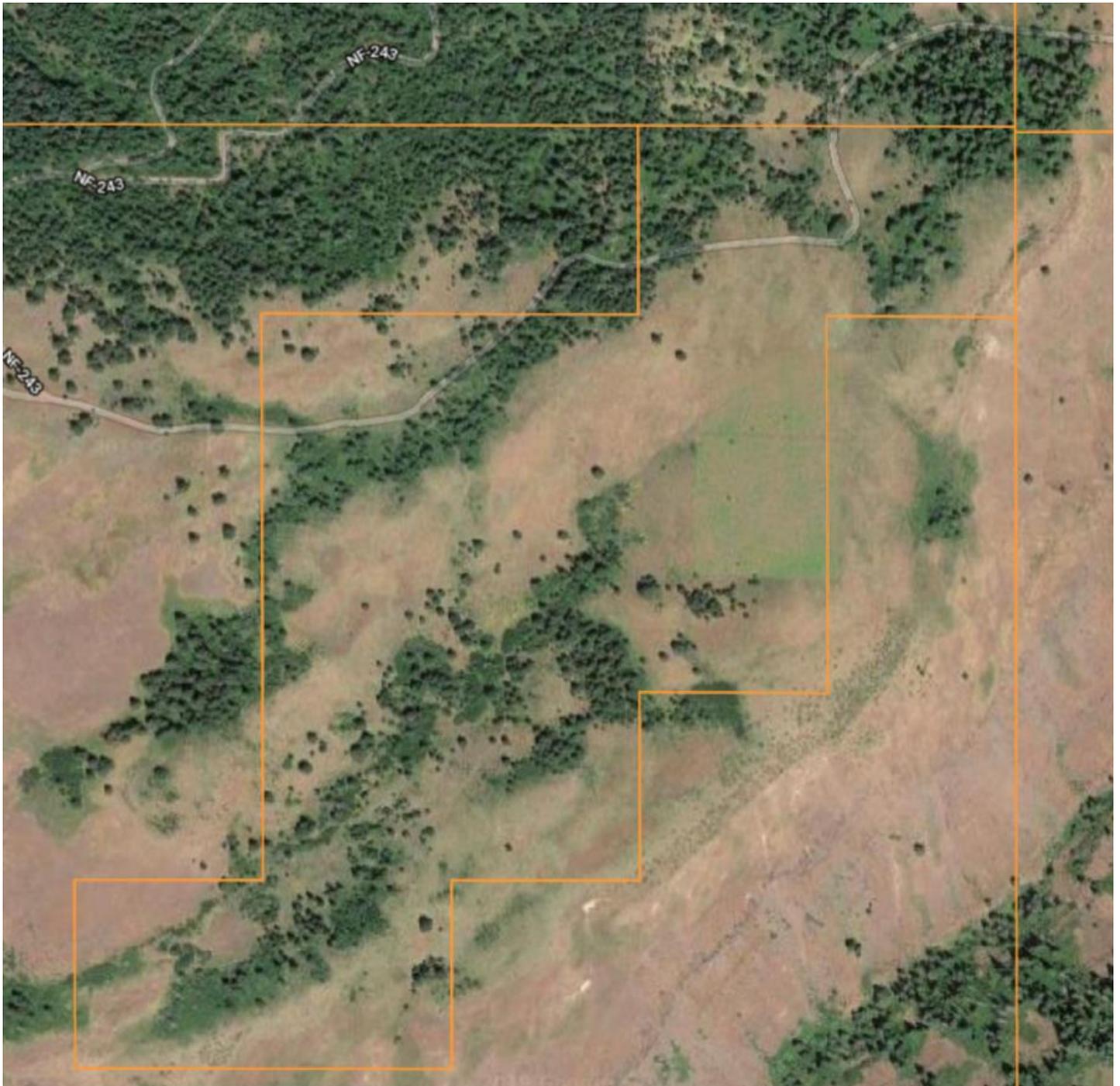
Blue=min temp, **Red**=max temp, **Blue**=rainfall inches

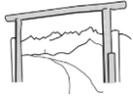
Snowfall can vary from very heavy in this area (like 2016/17) to milder some years, but every bit is welcomed to recharge the aquifer, the soil and the streams. Average standing snow may accumulate up to three-to-four feet or more in these mountains, so access in winter is via snowmobile or snow-cat.



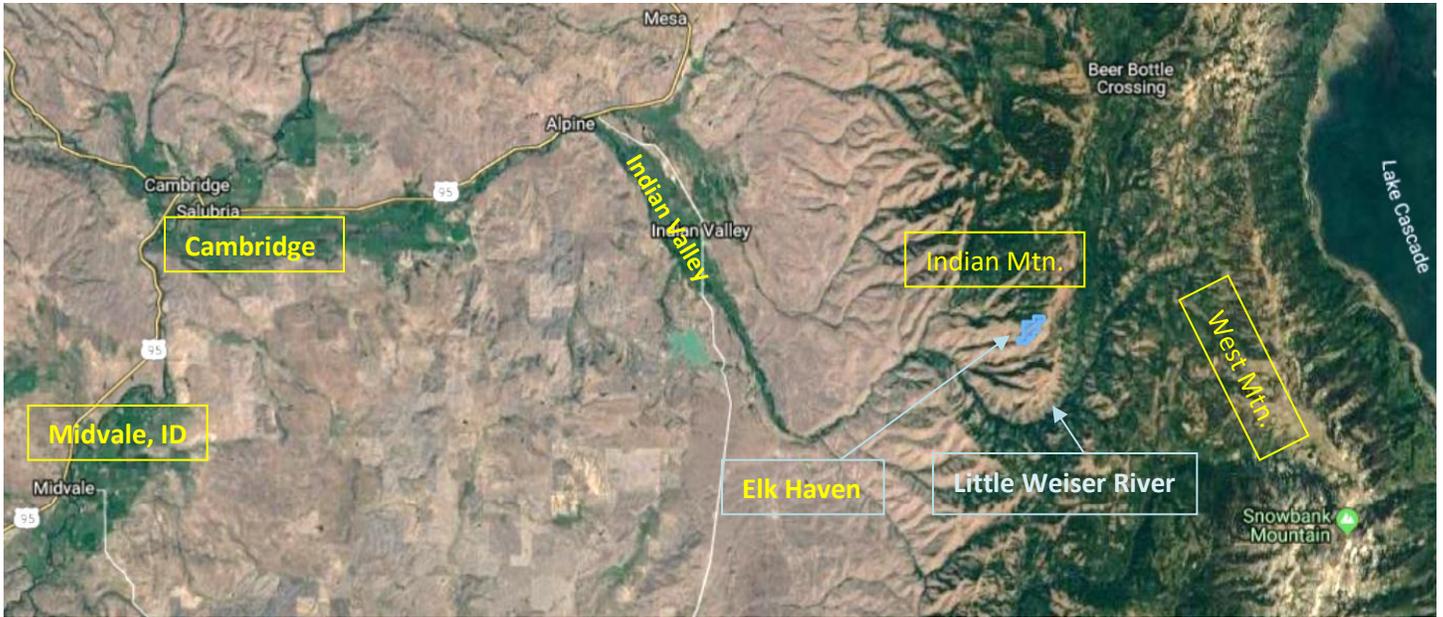


RANCH AERIAL PHOTOS & MAPS



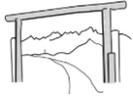


KEYHOLE RANCH ELK HAVEN



KEYHOLE RANCH ELK HAVEN SITS ATOP INDIAN MOUNTAIN



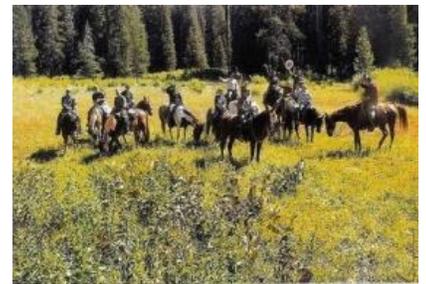


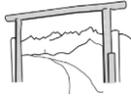
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RECREATIONAL ATTRIBUTES

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...





KEYHOLE RANCH ELK HAVEN



BROKER'S COMMENT

Keyhole Ranch Elk Haven is a gorgeous mountain ranchland in a picturesque setting above the beautiful Little Weiser River Valley offering wonderful views over Indian Valley. It can offer the best of two worlds: a location for a tremendous seasonal hunting lodge or a fantastic western, recreation getaway/retreat, while realizing the benefits of reasonable access to city amenities. Just over two hours to the Boise Valley, it is easily accessible, yet private and remote enough for those longing for adventure. This is an incredible opportunity in an area where property of this quality and features can be hard to find. Come see it soon.

PRICE **\$ 240,440** cash
(was \$480,000)

Contact:

Lon Lundberg, CLB, ABR, CCIM

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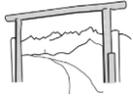


GATEWAY
Realty Advisors

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.

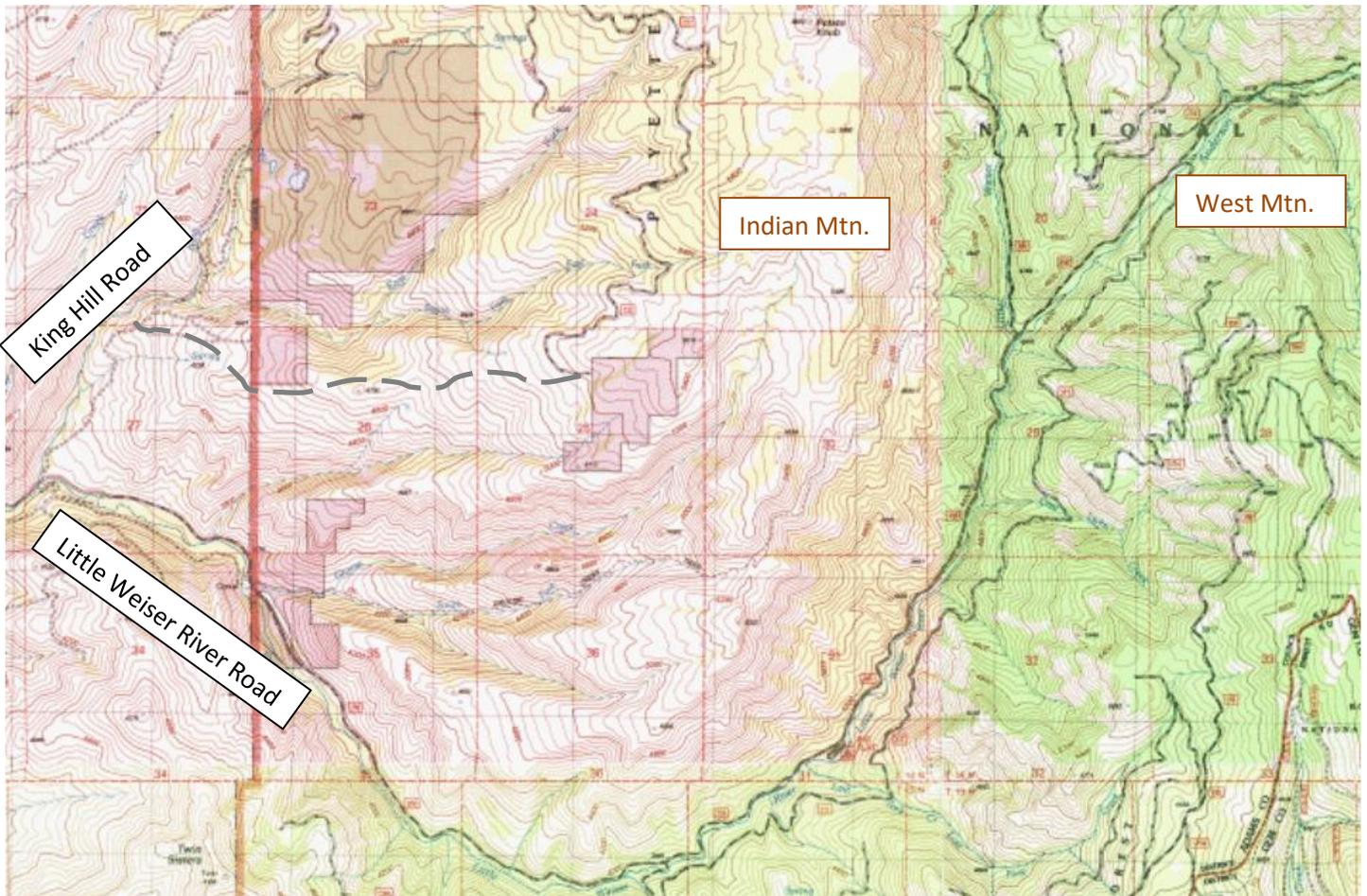




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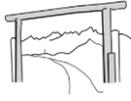
TOPO MAP

TOTAL: 120.7± DEEDED ACRES



TWO POINTS OF ACCESS: THERE IS A FOREST SERVICE ROAD COMING FROM GRAYS CREEK FROM THE NORTH LEADING TO THE PROPERTY AND A JEEP/ATV TRAIL FROM THE WEST COMING UP FROM KING HILL ROAD, WHICH TAKES OFF FROM THE LITTLE WEISER RIVER ROAD.





Disclosures:

Adams 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://co.adams.id.us/community-resources/weed-control/>

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. Adams 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.

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/>

Radon levels:

Idaho land is subject to radon presence, which is found in every county in some rocks and soils. Radonidaho.org

Residences allowed:

Idaho Counties each determine their own planning policies with regard to number of residences allowed on a parcel. Please check with each property's county authority.

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.

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):





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, 2018

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:

Important Notice:
Never wire money without double-checking that the wiring instructions are correct. Cyber criminals are hacking email accounts and sending fake wiring instructions. Always independently confirm wiring instructions in person or via a telephone call TO a trusted and verified phone number.

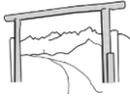
- Perform the terms of the written agreement;
- Exercise reasonable skill and care;
- Promote your best interests in good faith, honesty, and fair dealing;
- Maintain the confidentiality of your information, including bargaining information, even after the representation has ended;
- Properly account 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, Eagle, ID** Phone: 208-939-0000

RECEIPT ACKNOWLEDGED

Rev 07/01/18

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 _____

