



# MUSTANG LANE RANCH



## MUSTANG LANE HORSE RANCH

*A Wonderful Equine Ranch in the picturesque Payette River Valley  
of Emmett, Idaho*

### EXECUTIVE SUMMARY

The "Mustang Lane Ranch" is a very-well set up horse ranch that affords a great lifestyle for the equine enthusiast. The fertile, irrigated pastures provide excellent seasonal livestock grazing, which is especially enhanced by its automatic-timed, buried sprinkler system. Offering beautiful views and yet privacy, the 6<sup>±</sup> acre **MUSTANG LANE RANCH** is nestled on a hillside overlooking the Payette River basin at the southern-edge of Gem County, Idaho. Not far from State Highway 52, it offers good access to get kids to school, recreational pursuits, or medical, dining and shopping in the Treasure Valley. This area is a known hunter's paradise with magnificent mule deer, elk, black bear, turkey and upland bird. An excellent ranch for horseman, sportsman, retired or building a family! An incredible horse property to call home.



EXCLUSIVELY REPRESENTED BY:

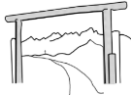
**Lon Lundberg**, CLB, ABR, CCIM

Land, Farm & Ranch Brokerage since 1995

[www.gatewayra.com](http://www.gatewayra.com) 208-939-0000 cell 208-559-2120



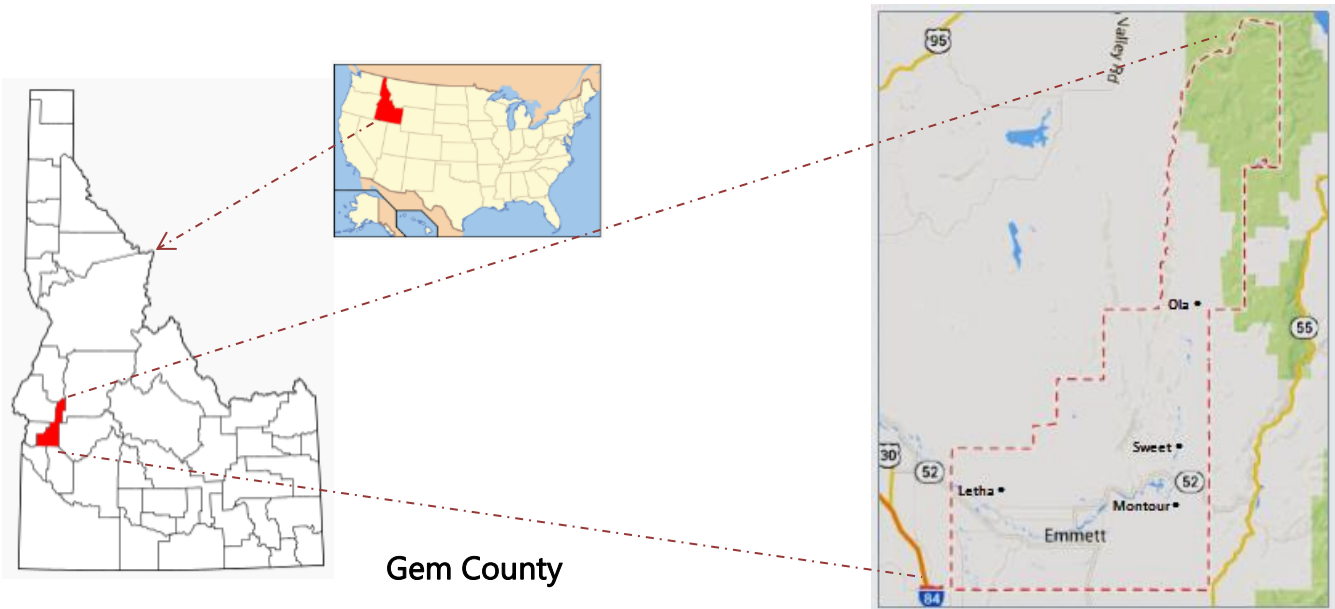
[lon@gatewayra.com](mailto:lon@gatewayra.com)



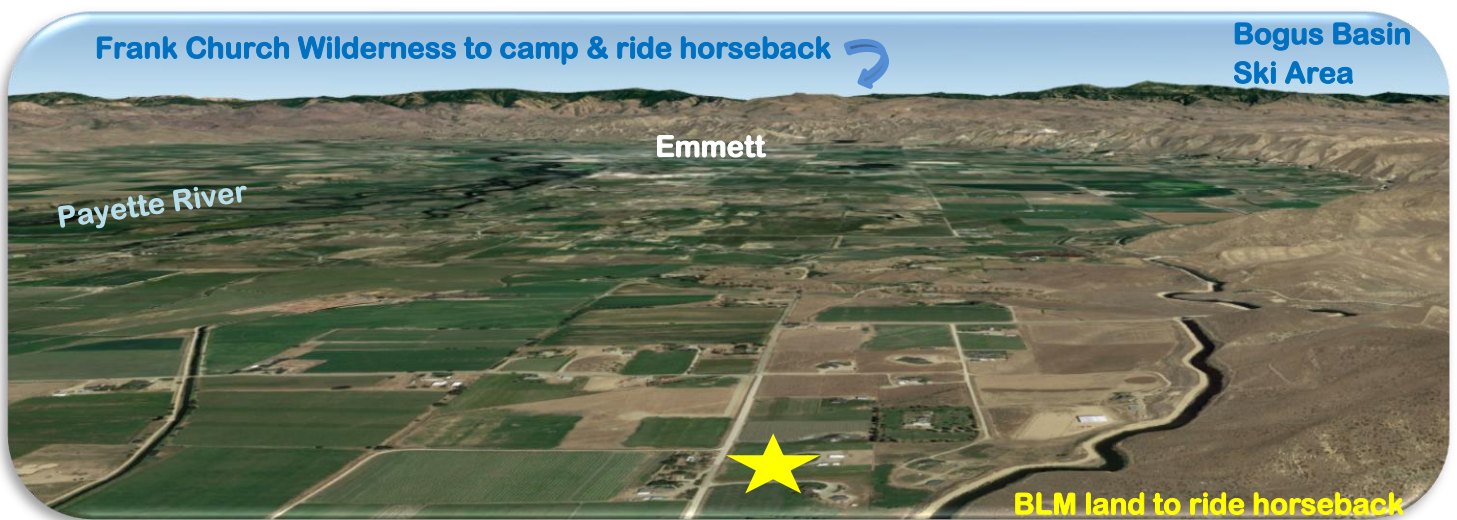
# MUSTANG LANE RANCH

## LOCATION

The Mustang Lane Ranch home place sits at an elevation of 2400 feet above sea level, which is up a slope overlooking the Payette River Valley. The Ranch sits in Gem County and is 9 miles to Emmett, 27 miles south to Eagle, 37 miles south to Boise in the Treasure Valley with its modern, full-service airport (42 miles). 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. Just south of the Ranch are thousands of acres of Bureau of Land Management lands, which are open to the public for recreation.



Gem County



Google-view looking northeast...







# MUSTANG LANE RANCH

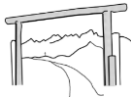


## PROPERTY DESCRIPTION

The Mustang Lane Ranch offering is 6 acres with irrigated land, a beautiful, custom-built, 2356 square foot home, a 52 x 36-foot horse barn with 36' x 17' hay storage, plus a 40' x 16' and 16-foot-tall RV building with 14-foot roll-up door, 10 x 19-foot shop, 8 x 10 lawn mower room all with concrete floors; plus a separate, exterior "dog-mahal" that is 21 x 22 feet on a covered, concrete pad. The tack room is also conveniently located in the horse barn. There is a large rectangular area with plenty of room that could be developed into an outstanding arena.



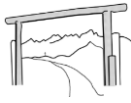




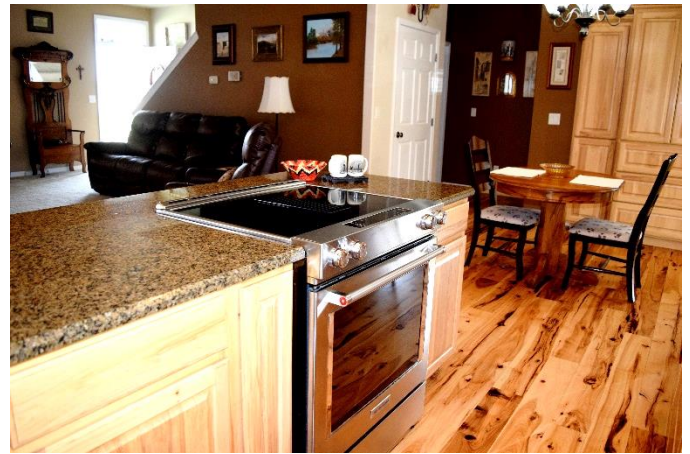
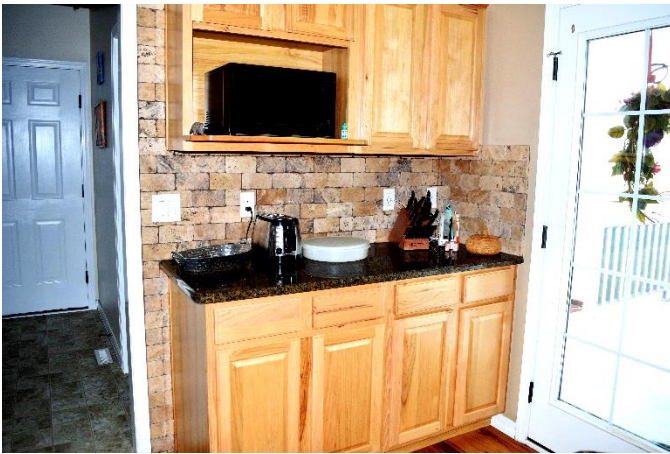
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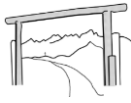
## MUSTANG LANE RANCH



The home base and irrigated ground sits in Gem County with a growing season running upwards of 160-170 days and summer weather starting in May. The two irrigated pastures grow thick grass, which is sufficient to feed more than four horses. In fact, with only four horses, the owner needs to mow the excess, so more animals is good. The irrigation is an entirely underground sprinkler system on a timer with pop-up sprinklers within the pasture: a real time-saver! The property is fenced and cross fenced with very good horse stalls and working facilities.







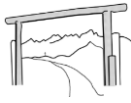
## MUSTANG LANE RANCH



The home is warm and inviting --- a great place to gather with friends, neighbors and family! The kitchen offers granite counters and hickory flooring. With 2"x6" exterior walls of insulation, it is very cozy & efficient. There is a spacious laundry off the kitchen with two pantries. The spacious two-car attached garage is convenient to the mud-room & laundry and offers a second garage beside it that could be a shop, reloading room, man-cave or (even better) a wonderful tack room with a refrigerator. Plus on the back-side of the second garage, the hot tub sits on its own covered, concrete pad.



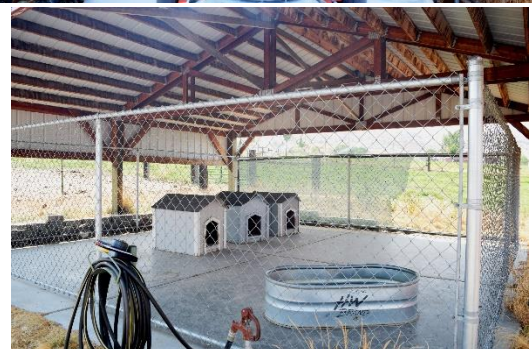
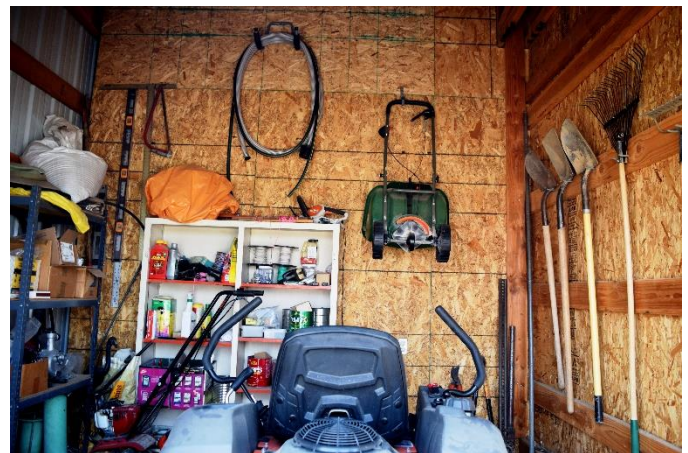




# MUSTANG LANE RANCH



HORSES FED FROM INSIDE BARN







## GEM 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 growing, bedroom community to Boise-Meridian-Nampa (Treasure Valley), the population has grown only by about 13,000<sup>±</sup> over the course of the past 110 years. Growth has not been a huge factor, but it has grown from 6,400<sup>±</sup> to 19,162<sup>±</sup> by the 2021 estimate (less than 3% per year or 14.8% for the past 10 years). The county seat and its largest city is Emmett with a population of 7400<sup>±</sup>. The county has a total area of only 566<sup>±</sup> 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.

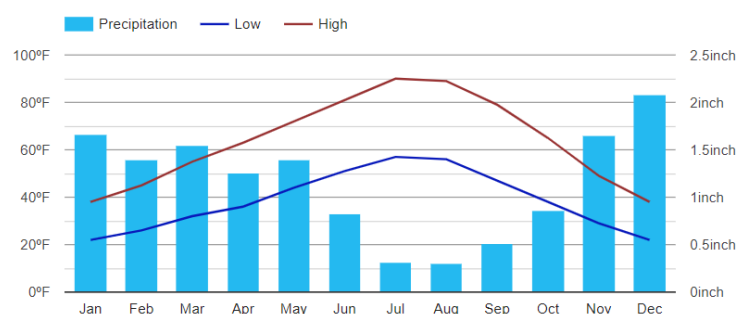
## CLIMATE

This southwest region of Idaho enjoys a true, four-season climate. The Mustang Lane Ranch is in the Payette River drainage, which is a transitional location from the semi-arid high desert south to the Snake River and the wetter, snowier and colder conditions experienced deeper in the mountainous areas of the state. The average high temp for Emmett is 64 degrees and average low is 38 degrees.

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 Emmett, ID is 13.81 inches. 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.

Emmett Climate Graph - Idaho Climate Chart







## WATER – IRRIGATION, STOCKWATER & DOMESTIC

Irrigation water is provided by Emmett Irrigation District with rights for 5.26 acres of water. The 2020 assessment was \$192.28 plus \$15.00 fees and is subject to change each year per the Board of Directors.



## DOMESTIC WELL LOGS

The home & yard are supplied water by a well that yields 75 gallons per minute, is 184 feet deep and has standing water at 75 feet below ground surface. It was permitted for domestic use in July of 2005 and was completed August 05, 2005.

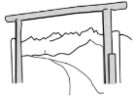
WELL ID	405459	PERMIT ID	834936	METAL TAG #	D0039548
DRILLER	RICE BROTHERS CONSTRUCTION USE			DOMESTIC [RESIDENCE]	PROD RATE 75.0 GPM
STATIC WATER	75 FEET	CASING DEPTH	181 FEET	TOTAL DEPTH	184 FEET
PERMIT	834936	DRILLED	8-2-05		STEEL CASING DIAM 6"
					PVC CASING DIAM 4.5"

## PROPERTY TAX INFORMATION & LEGAL DESCRIPTION

Assessor Parcel	Zoning	School District	Assessed Value 2021	\$ 522,811
RP06N02W186000	A2 Rur Transit Ag	Emmett Schools	Tax Assessment 2020	\$ 1815.82
Legal description:	T06N R02W SEC 18 SW1/4 TAX1211		Size:	6.00 acres (261,360 sf)





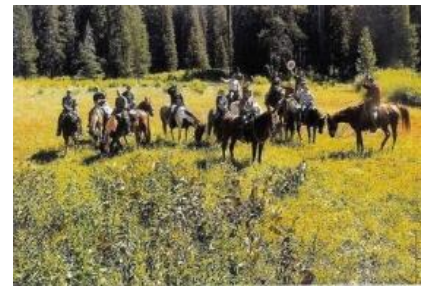


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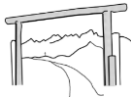
## RECREATIONAL ATTRIBUTES

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...*







# MUSTANG LANE RANCH



## BROKER'S COMMENT

The Mustang Lane Ranch is both a beautiful home and a beautiful, efficient equine ranch in a picturesque setting in the Payette River valley of history, recreational attributes and timeless values. It offers the best of two worlds: a country lifestyle with neighbors to befriend, while the other realizes the benefits of easy access to city amenities. Only 3/4 hour to the Boise Valley, it is readily accessible, yet private enough for those longing for a simpler lifestyle. In a valley of wonderful ranching families, this is an incredible opportunity for someone looking for a 'pride of ownership' horse ranch.

## PRICE

**\$ 1,125,000**

cash (or loan, if buyer desires)



Contact:

**Lon Lundberg, CLC, CLB, ABR, CCIM**

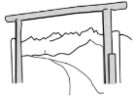
**Land, Farm & Ranch Brokerage since 1995**

For info or to schedule a tour contact: Lon Lundberg 208.939.0000 or 208.559.2120 [lon@gatewayra.com](mailto:lon@gatewayra.com)

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







# MUSTANG LANE RANCH

MAPS  
TOTAL: 6.0± DEEDED ACRES



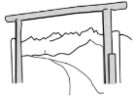
Note: Red lines are only an approximation of property boundaries and not to be construed as accurate. GATEWAY ©2021



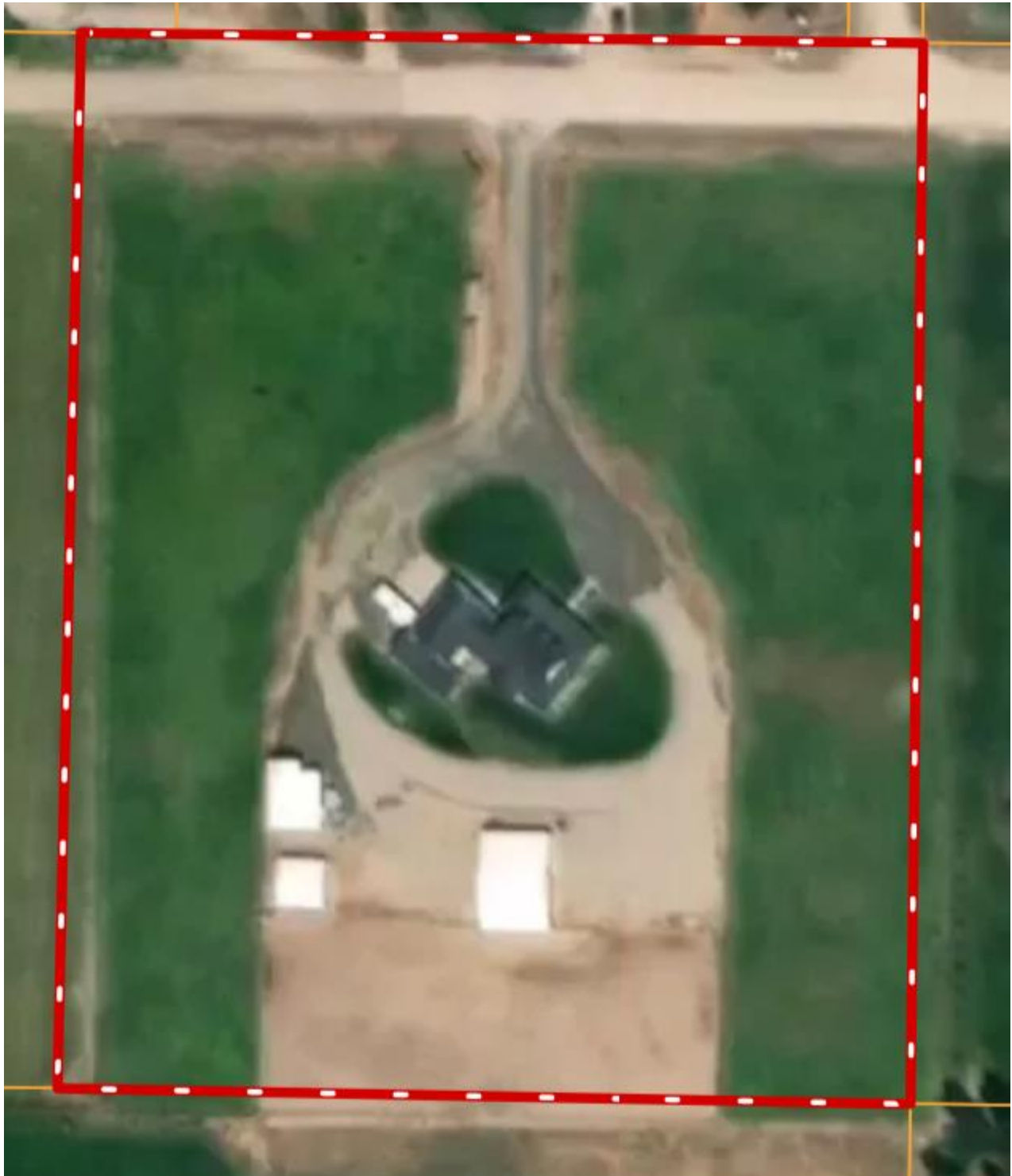
GATEWAY Realty Advisors ♦ Eagle, ID ©2021 ♦ contact **Lon Lundberg**, Ranch Broker

[lon@gatewayra.com](mailto:lon@gatewayra.com)





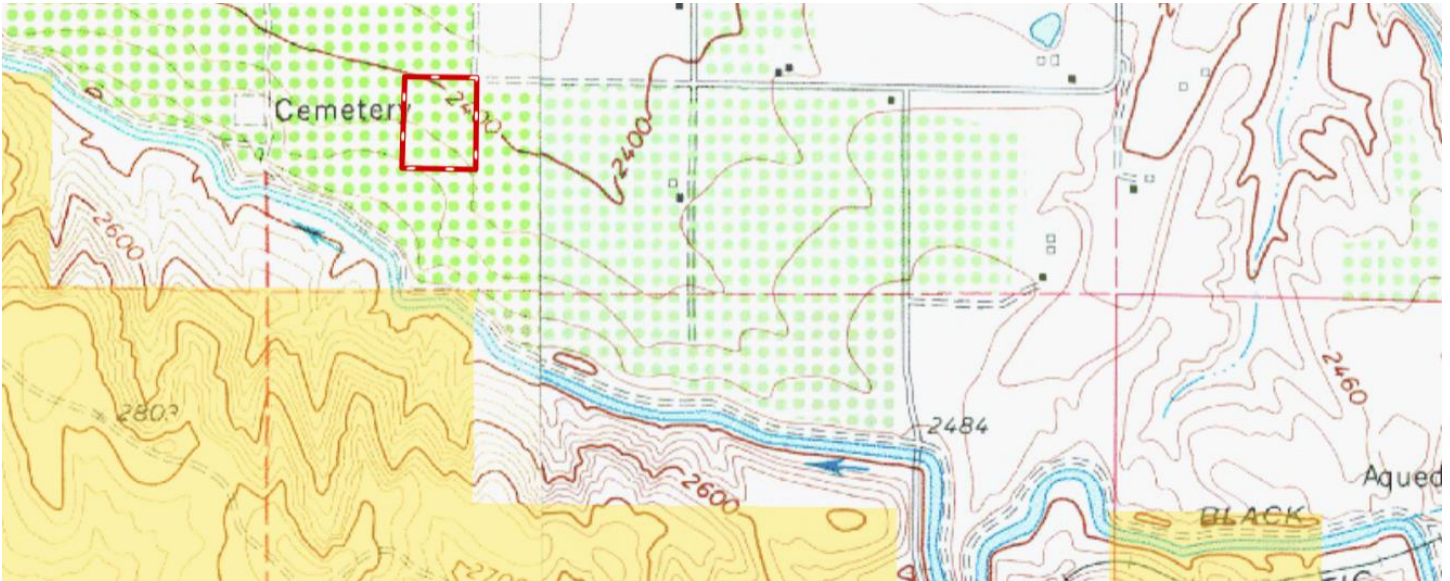
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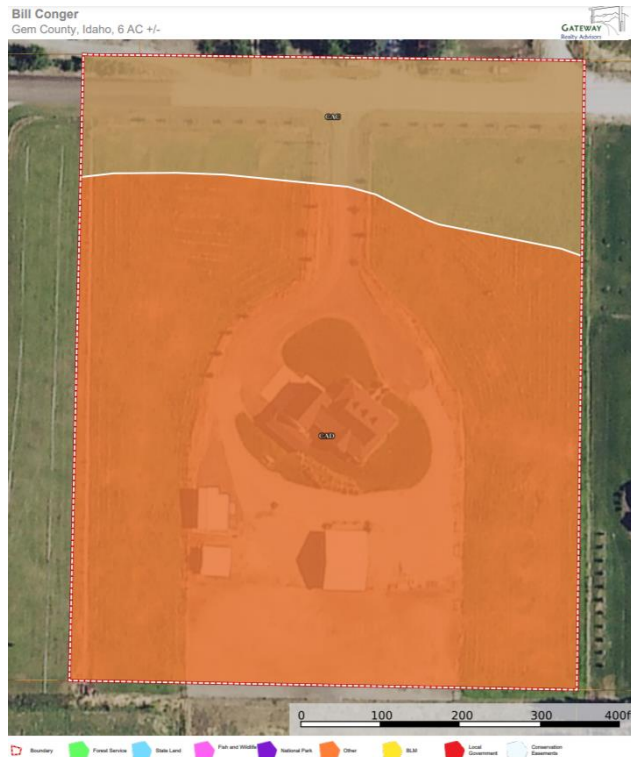


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The elevation is at 2400 feet above sea level.

## SOILS MAPS & REPORTS

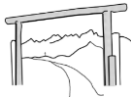


Boundary 6.0 ac

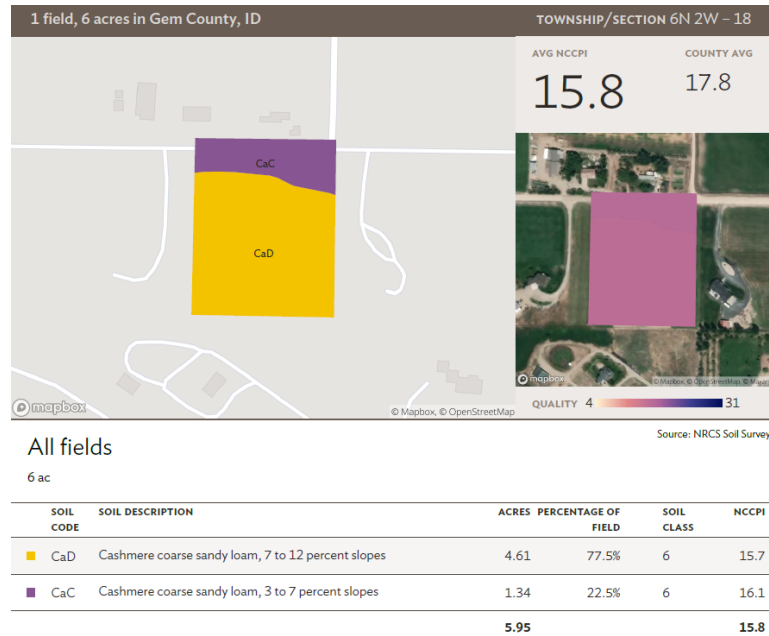
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
CaC	Cashmere coarse sandy loam, 3 to 7 percent slopes	1.3	22.53	6c
CaD	Cashmere coarse sandy loam, 7 to 12 percent slopes	4.6	77.47	6c
TOTALS		6.0	100%	6.0







# MUSTANG LANE RANCH



## Disclosures:

### Gem 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>

*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.

**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/>

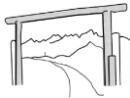
**Notice:** Offering is subject to change, errors, omissions, withdrawal or prior sale without notice, and approval of any purchase offer by owner. Information is presented as believed to be reliable, but not guaranteed or warranted for any level of accuracy by either Broker or Owner. Information regarding 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** ©2021

**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, 2020

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

#### 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:

- 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

**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

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

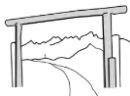
**The above Customer or Client duties are required by law, and a licensee cannot agree with you to modify or eliminate any of them.**

If you have any questions about the information in this brochure, contact:

Idaho Real Estate Commission  
(208) 334-3285  
[irec.idaho.gov](http://irec.idaho.gov)







## Agency Representation (Single Agency)

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:

- When will this agreement expire?
- What happens to this agreement when a transaction is completed?
- Can I work with other brokerages during the time of my agreement?
- Can I cancel this agreement, and if so, how?
- How will the brokerage get paid?
- 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: \_\_\_\_\_ Phone: \_\_\_\_\_

## RECEIPT ACKNOWLEDGED

Rev 07/01/20

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 \_\_\_\_\_

