

## **HONEST EDGE RANCH**

*A Picturesque Retreat & Horse Ranch  
Indian Valley, Idaho*

### **EXECUTIVE SUMMARY**

The “**HONEST EDGE RANCH**” is an “off-the-grid” retreat that affords a great lifestyle for someone seeking self-reliance & solitude with verdant native grasses for horses and views of all the surrounding mountains. Offering beautiful scenery, the 209.5± acre Honest Edge Ranch is nestled in the Weiser River basin in southern Adams County, equidistant between Council and Midvale, ID; each about 30 minutes. The home, the shop & horse barn are all of log construction. Views of its neighboring mountain ranges (Cuddy, Council, Hitt, Indian & West Mountains) are awe-inspiring. The fertile, lush, mountain grasses that provide spring-to-fall grazing makes Adams County good cow country. Also evident is that this county is a hunter’s paradise with magnificent mule deer, elk, black bear, wolf, turkey, pheasant, upland bird and even antelope. An excellent ranch for horseman, cattleman, sportsman & family! An incredible place to call home.

*Disclaimer: this brochure cannot do the property justice. It must be seen to be fully appreciated.*



**EXCLUSIVELY REPRESENTED BY:**

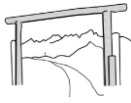
**Lon Lundberg, CLB, ABR, CCIM**

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

[www.gatewayra.com](http://www.gatewayra.com) 208-549-5000 cell 208-559-2120

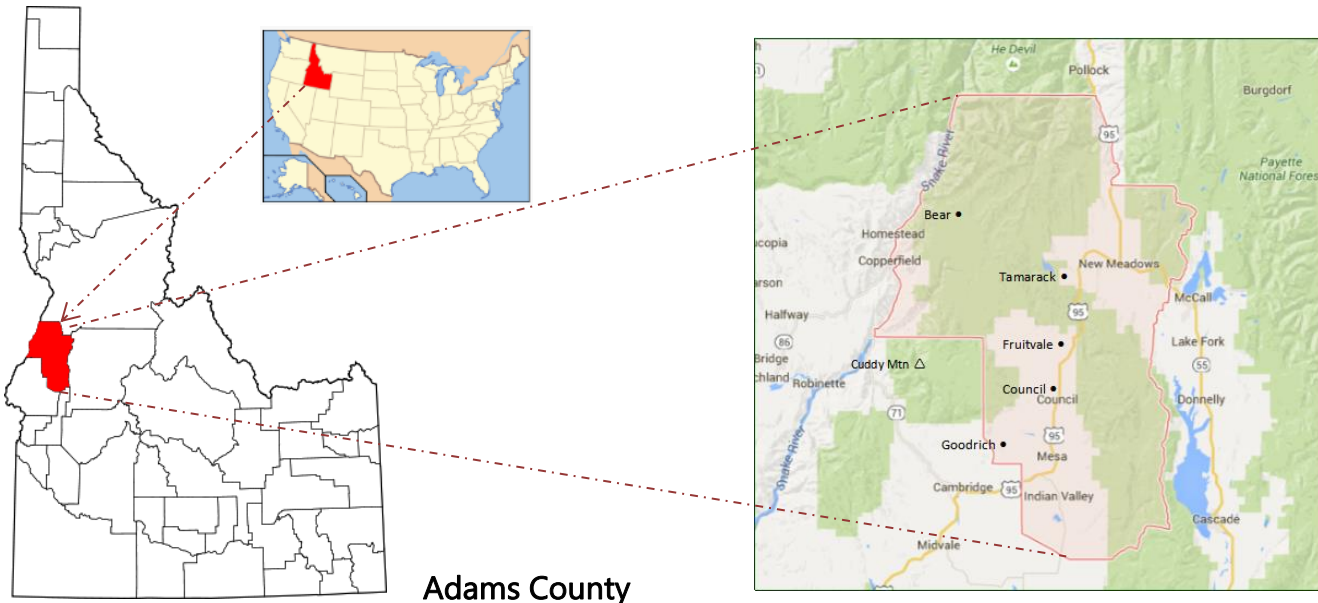


[lon@gatewayra.com](mailto:lon@gatewayra.com)



## LOCATION

The Honest Edge Ranch home place sits at an elevation of 3400 feet above sea level enjoying the grassland pastures. Indian Valley sits between the timbered slopes of the Cuddy and West Mountain Ranges. Each town being just one-half hour away, Council is 19 miles north and 20 miles north & west to Cambridge (in Washington County). Weiser is 45 miles south and the Boise/Treasure Valley is 111+ miles south 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. Council and Weiser offer municipal airport services for private and charter aircraft.



Adams County

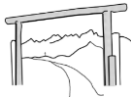
**Adams County** is served by U.S. Highways 55 and 95; Hwy 95 coming from the south via Weiser, running through Council and New Meadows to Riggins and points north and Hwy 55 coming from the east thru McCall, ID. The county covers an area of 1376 square miles with a significant portion being U.S. Forest Service and State of Idaho lands. Less than 60 miles south and west via highway 71 is Brownlee Dam and the Snake River



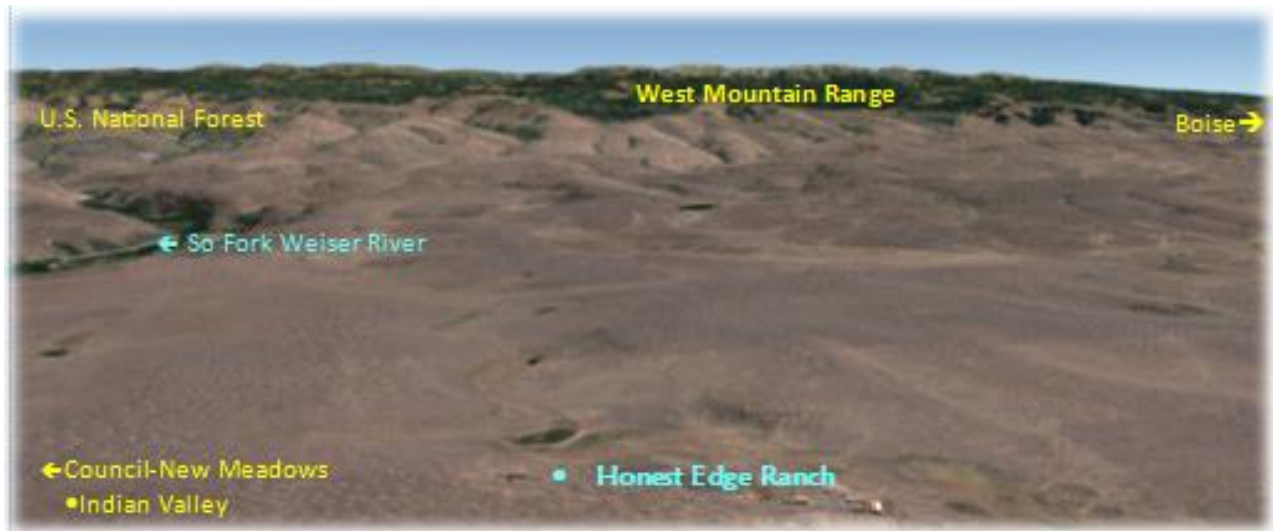
Canyon with excellent reservoir fishing, boating and other water-oriented activities. Life is good and people are wonderful in the Weiser River Valley, stretching from Midvale on the south to New Meadows on the north. This is farm & cattle country with fertile croplands and lush mountain grass providing grazing for mother cows, their calves, horses and plenty of room for the entire family to roam and recreate. Interestingly, established in 1910 an apple orchard of nearly 1400 acres, thought to be the largest in the United States under one management, operated for more than a half-century near present-day Mesa on the 'mesa' near Highway 95. Population: near 4,500.







# HONEST EDGE RANCH



*Google-view looking due east...*

## PROPERTY DESCRIPTION

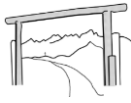
Honest Edge Ranch offering is for land, log home, log-faced horse barn & shop and the working facilities to run both horses and cattle. The solar-powered home is a comfortable, custom-built log with covered decks front & back, providing cool protection from summer sun lessening the need for air conditioning. It is a 2014-built, 2-bed, 2-bath, home of 1,792<sup>±</sup> square feet with a nice upstairs all-purpose room that could be made into bedrooms, office, theater or recreation rooms. The main attraction is the great room-dining-kitchen area that are all open with vaulted ceiling. There is both a pellet stove and fire place in the great room, which can comfortably keep the home in the mid-70's through the cold of winter at low cost. There is also a propane heater and a summertime cooling system.



The home is a warm and inviting spot -- a great place to gather with friends, neighbors and family or enjoy in solitude! The downstairs is 1,176 square feet. The upstairs 616 square foot bonus room is currently a bedroom, but could be converted for additional bedrooms, a theater-entertainment center, kids' play room and much more. Walls are 6" and windows are double-paned.



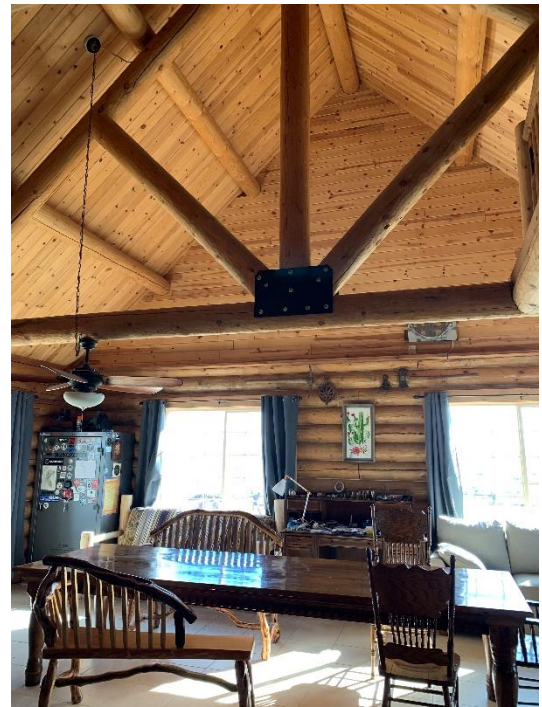




# HONEST EDGE RANCH



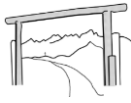
A great river-rock fireplace & pellet stove



A very comfortable & functional kitchen







# HONEST EDGE RANCH



Open plan for main bedroom



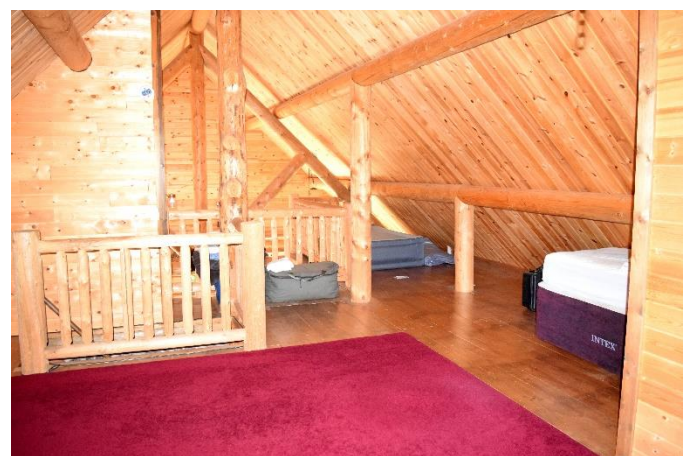
Loft bed area upstairs



Bedroom with closet & bath



Second bath



Upstairs loft area







## ACREAGE & FACILITIES

The HONEST EDGE RANCH contains 209.5± deeded acres, which are mostly native rangelands. There are several paddocks to hold horses and cows, plus a squeeze chute for working cows and another for roping practice in the arena. The arena is well set up and a good size, but needs to be finished with proper soil or sand for good footing.



## IMPROVEMENTS

The HONEST EDGE RANCH includes a log-faced horse barn with four stalls and outside runs, plus tack room. There is also a nice, large shop with upstairs office or private room. Overall, it is a very functional livestock facility, but does have some deferred maintenance, which is accounted for in the price. There are two frost-free water spigots and underground watering. The horse barn is 36'x36' with sliding doors at either end and the shop is 28'x70' with two large roll-up doors.







# HONEST EDGE RANCH

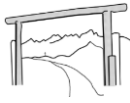
## DOMESTIC WELL LOGS

The home is supplied water by a 2012 well, 333 feet deep producing 15 gallons per minute when drilled. The well first encountered water at 262 feet deep with static water at 210 feet deep. It has 6.6" steel casing down to 148 feet, then 4.5" pvc pipeline to 317 feet.

## SOLAR POWER & DIESEL BACK-UP

The home is mostly independent of external sources, being supplied by its own solar-powered electricity, backed-up by a diesel motor, if ever needed, plus has a propane tank (filled by local firm).





# HONEST EDGE RANCH

## CLIMATE

This central-west region of Idaho enjoys a true, four-season climate. The HONEST EDGE RANCH is between the Hitt & Cuddy and West Mountain Ranges, which feed 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.



The climate in the mountain valleys is moderate, yet with a range that will climb above 90 degrees in summer and can drop 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 12 miles away and sits at about the same elevation.

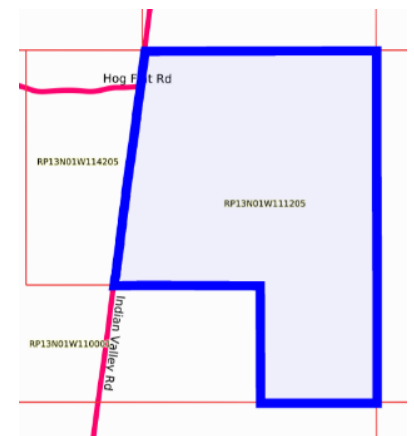
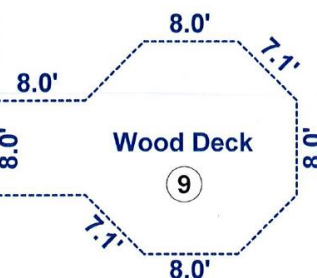
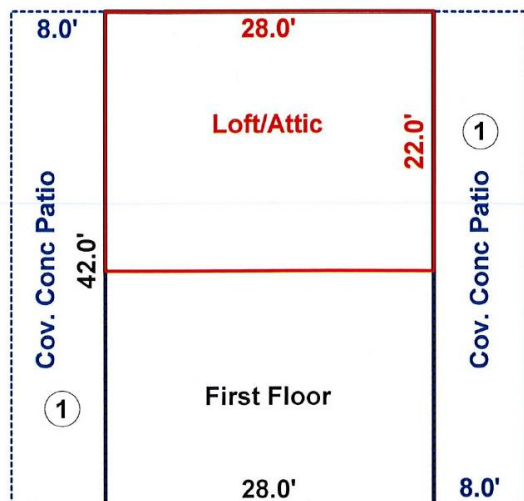
Blue=min temp, Red=max temp, Blue=rainfall inches

Snowfall can vary from very heavy in this area (like 2016/17) to mild some years, but every bit is welcomed to recharge the aquifer, the soil and the streams. Average standing snow may accumulate some years up to three-to-four feet in the mountains, but not down in the valley bottoms.

## PROPERTY ACREAGE & TAXES

Assessor's Parcel No.	Acres	2021 Taxes	Legal
RP13N01W111205	209.5	.00	(See below)
<b>TOTAL</b>	<b>209.5</b>	<b>\$ 1,774.90</b>	<b>for 2021</b>

Legal Desc: T13N R1W SEC 11 S2NE4 SE4NW4 NE4SW4 N2SE4 SE4SE4 LYING EAST OF RD 209.50 AC



HOME & DECK DIMENSIONS



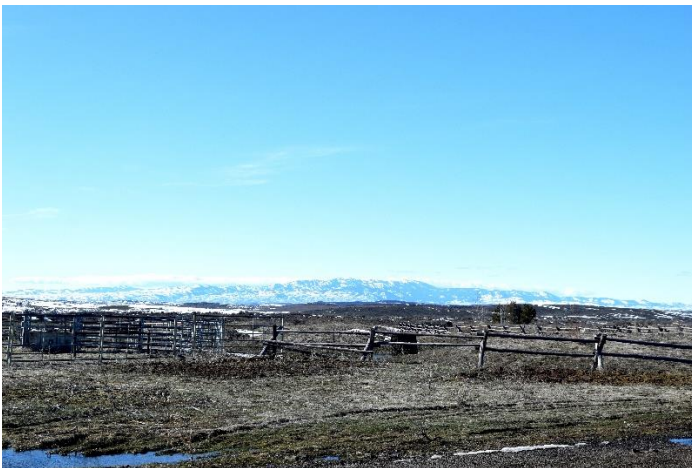




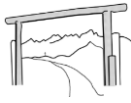
## RANCH AERIAL PHOTOS & MAPS



The pasture ground is fully-fenced and the home & buildings are fenced with jack-leg fencing. The property has seasonal streams providing good spring-time moisture. There is a seasonal pond that can fill from winter snowfall and spring rains. Livestock are watered with ranch-provided troughs.



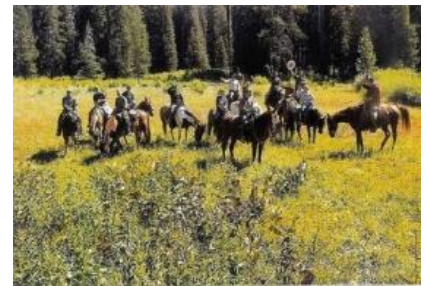




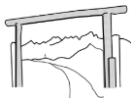
## RECREATIONAL ATTRIBUTES

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...*







# HONEST EDGE RANCH



## BROKER'S COMMENT

The HONEST EDGE RANCH is a wonderful, self-sufficient private retreat and an efficient working ranch in a picturesque setting in the beautiful Weiser River valley of history, recreational attributes and timeless values. It offers the best of two worlds: a country lifestyle that feels almost like time has stood still with neighbors to befriend, while the other realizes the benefits of reasonable access to city amenities. Only two hours to the Boise Valley, it is easily accessible, yet private and remote 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' remote ranch. Thank you for the courtesy of your time.

## PRICE

~~\$ 950,000~~ now **\$795,000**

Subject to conducting an IRC §1031 exchange

Contact:

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

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



For info or to schedule a tour contact: Lon Lundberg 208.549.5000 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.



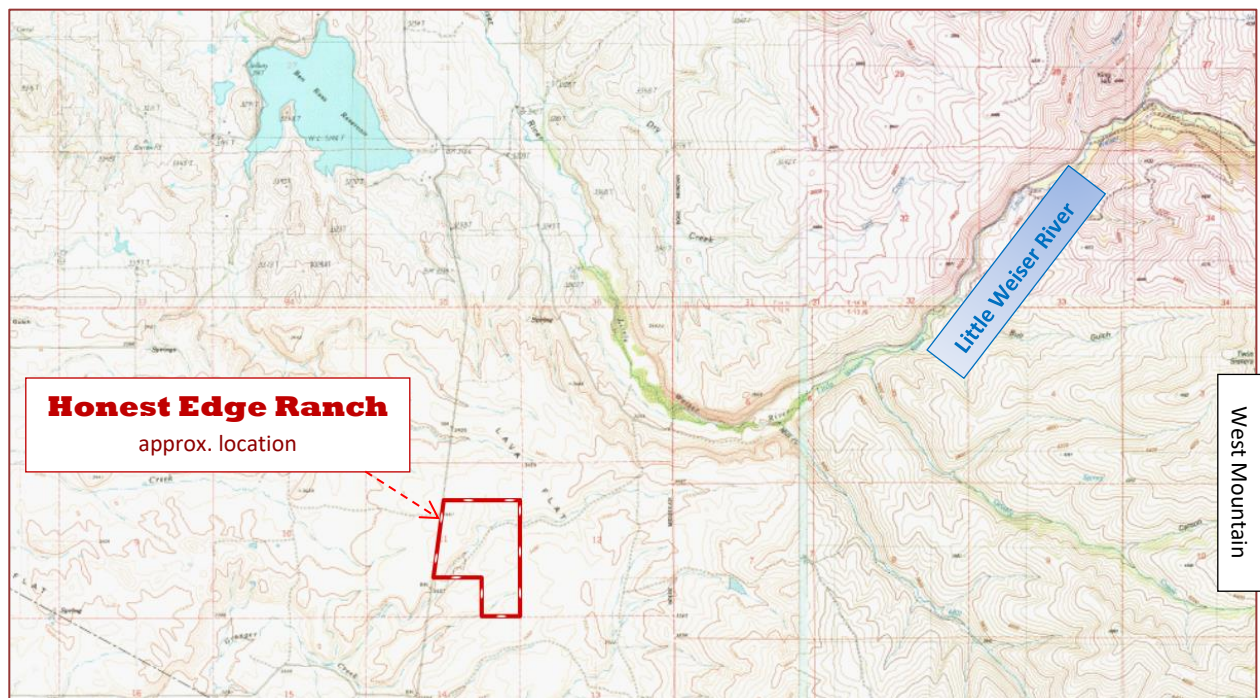
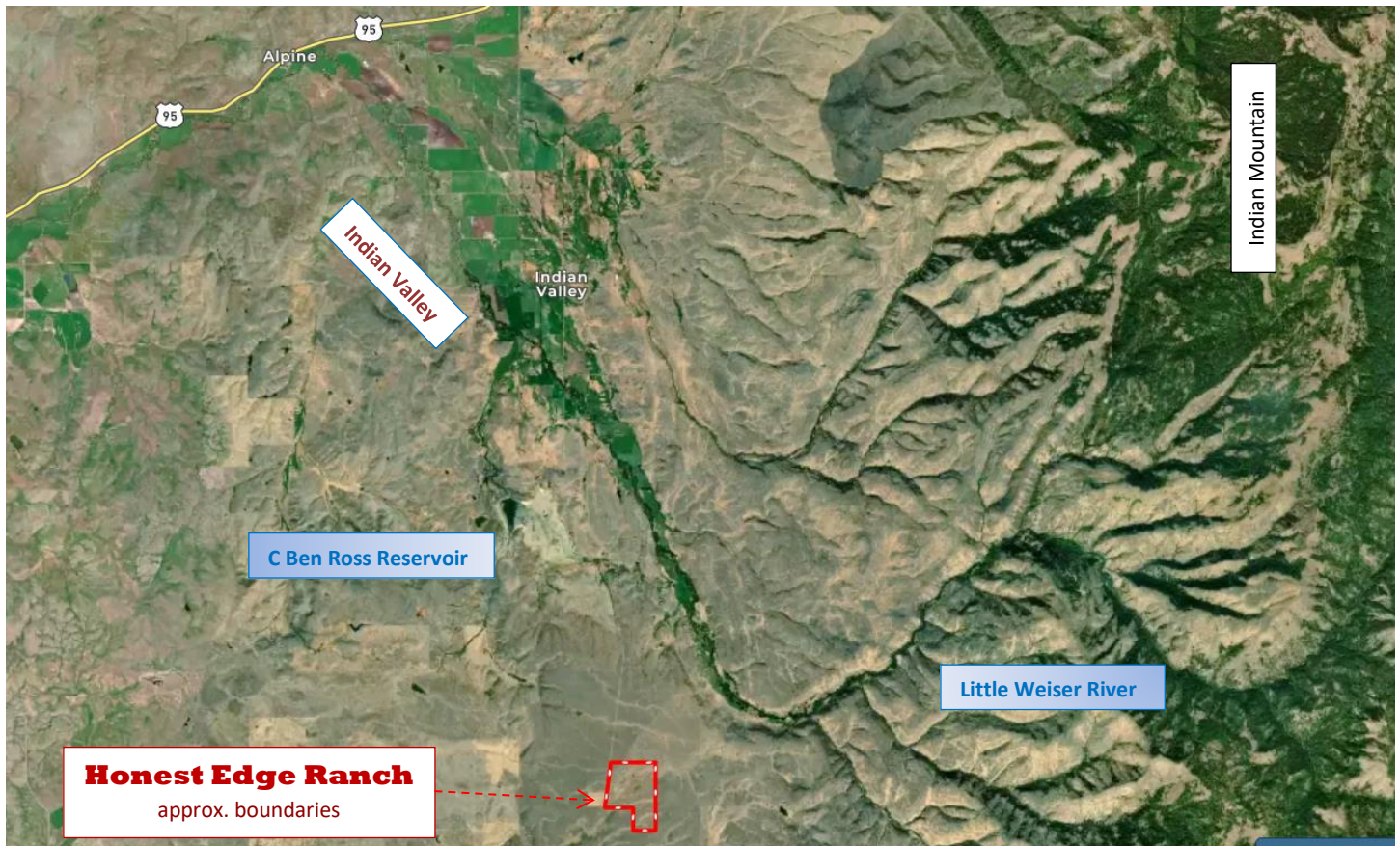




# HONEST EDGE RANCH

## MAPS

TOTAL: 209.5± DEEDED ACRES



GATEWAY ©2022



GATEWAY Realty Advisors ♦ Weiser, ID ©2022 ♦ contact **Lon Lundberg**, Ranch Broker

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





# HONEST EDGE RANCH



Left is overhead view of home place with drive & deck. Right is overhead view of barn, shop & facilities. **GATEWAY** ©2022

## 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:

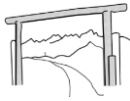
As Idaho law defines it, "Open range" means all unclosed lands outside of cities, villages and herd districts, upon which cattle by custom, license, lease, or permit, are grazed or permitted to roam."

### 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** ©2022





**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:

## 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 Division of Occupational and Professional Licenses – Real Estate Commission.

Effective July 1, 2021

"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:

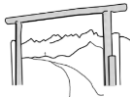
- Perform the terms of the written agreement;
- Exercise reasonable skill and care;
- Promote your best interests in good faith, honesty, and fair dealing;
- Maintain the confidentiality of your information, including bargaining information, even after the representation has ended;
- Properly account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

If you have any questions about the information in this brochure, contact:  
Idaho Division of Occupational and Professional Licenses – Real Estate Commission  
(208) 334-3285  
[irec.idaho.gov](http://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:

- 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: **GATEWAY REALTY ADVISORS, Weiser, ID ♦ 208.549.5000 ♦ (Midvale) 208.355.3000**

## RECEIPT ACKNOWLEDGED

Rev 07/01/21

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 \_\_\_\_\_

