

J-BAR RANCH

Picturesque Ranch or Farm land in Payette River Valley

EXECUTIVE SUMMARY

J-BAR RANCH offers lots of water, beautiful mature trees, abundant irrigation for hay fields & grazing lands and 200[±] days of gorgeous sunsets! Seller says the sunsets here are spectacular! Artesian water flows year-round and provides lots of opportunities for great water uses, in addition to irrigating for hay fields and grazing livestock with potential pond development (check with IDWR for permitting). Seller loves the beaver activity on the ranch. Privacy from highway with heavy tree cover. Previous owner lived in house, but Seller now considers it un-inhabitable. Nice open-face livestock or hay barn (28 x 28), shop with concrete floor, and numerous outbuildings and car port. Well for house works fine, as does the septic system. Seller operates cattle, horses and chickens year-round. Great access, yet private. An excellent ranch parcel for livestock, horse-people, farming, gardening & family! And an incredible parcel to build a home.



EXCLUSIVELY REPRESENTED BY RANCH BROKER:

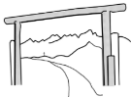
Lon Lundberg, CLC, CLB, ABR, BROKER ♦ cell 208-559-2120

Brokerage since 1995 www.gatewayra.com

Weiser: 208-549-5000

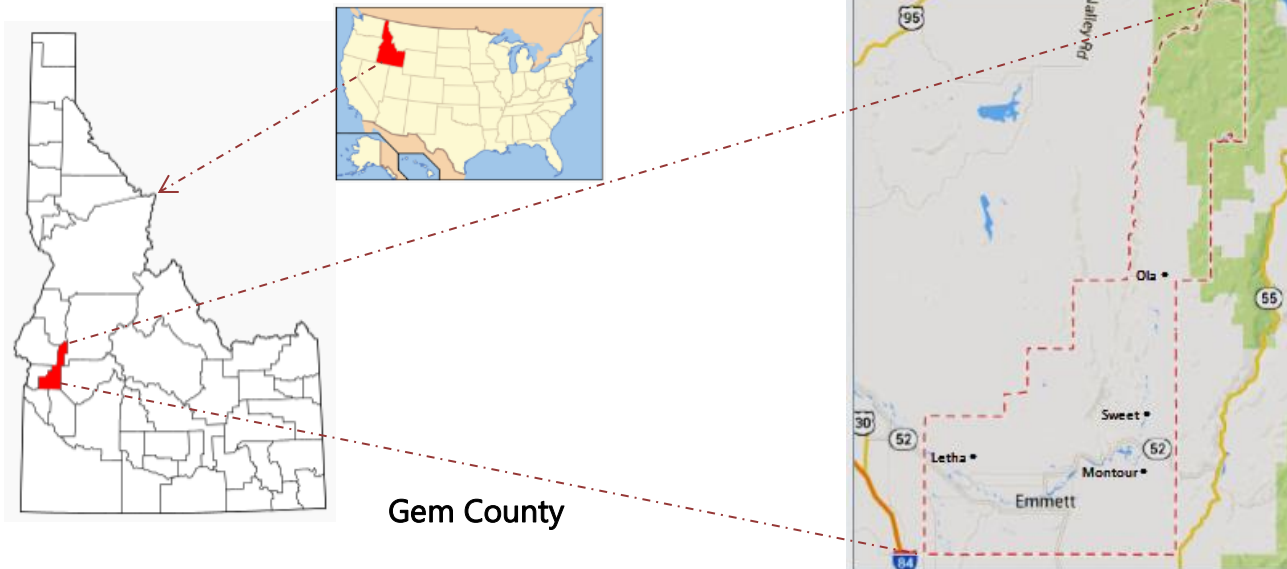


lon@gatewayra.com



LOCATION

Offering beautiful scenery and great access, the **J-BAR RANCH** home place sits at an elevation of 2600 feet above sea level with Payette River valley-bottom hay and pasture grasslands. The Ranch site in Gem County is 8.8 miles east to Emmett where Hwy 52 turns north up Washington Ave., 9.3 miles west to New Plymouth and 28 miles southeast to Boise/Eagle 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 all regions in the nation. Emmett, Payette and Ontario, OR offer municipal airport services for private and charter aircraft.

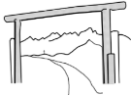


Gem County has long been known for its abundance of fruit growers, U-pick berry fields, apples orchards and fruit galore. From strawberries to cherries, apricots, blueberries, and apples, Gem County is the perfect place for fruit growers to set up shop. And in recent grapes and vineyards have been added to the fruitful production in the valley. But don't let that take anything away from its livestock.

Since the 1930s, the community of Emmett and all of Gem County has gathered each June to celebrate the abundance of our valley. We celebrate with the region's longest continually running festival, "The Emmett Cherry Festival."

The Emmett Cherry Festival is always held during the second full week of June. The traditional Cherry Festival events, concerts and carnival all happen in the Emmett City Park starting on Wednesday and running through Saturday. Other celebrations and events take place throughout the community during the week of the Emmett Cherry Festival.

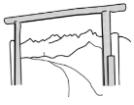




PROPERTY DESCRIPTION

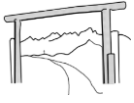
The J-BAR Ranch offers several fields that are irrigated for either hay production or livestock grazing by horses & cattle. The ranch parcels are currently fenced and cross-fenced for animals. The property is along Highway 52, so it offers excellent, all-weather access and a sense of "arrival" with its magnificent entrance 'gateway'. With an abundance of water many possibilities could be considered to utilize the water to its full appreciation.





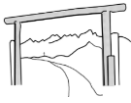
J-BAR RANCH





J-BAR RANCH

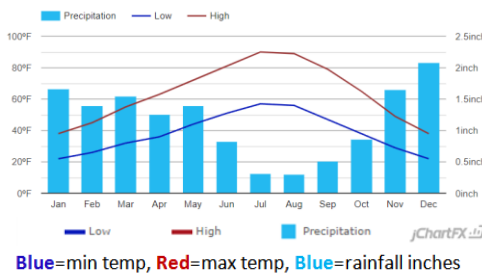




CLIMATE

This central-west region of Idaho enjoys a true, four-season climate. The J-BAR RANCH is just west of Emmett where the the Payette River comes through the Black Canyon Dam. This is a transitional location from the arid high desert south and west of the Snake River and the wetter, snowier and colder conditions experienced in the more northerly and 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 170 days in Gem County and precipitation averages from 11-13 inches at the westerly side of the valley up to 22 - 25 inches in the mountain areas. Total Average Annual Precipitation for Emmett, ID is 12 inches, which is 10 miles away. According to AcreValue, "precip" at the property averages 23.82 inches/yr.

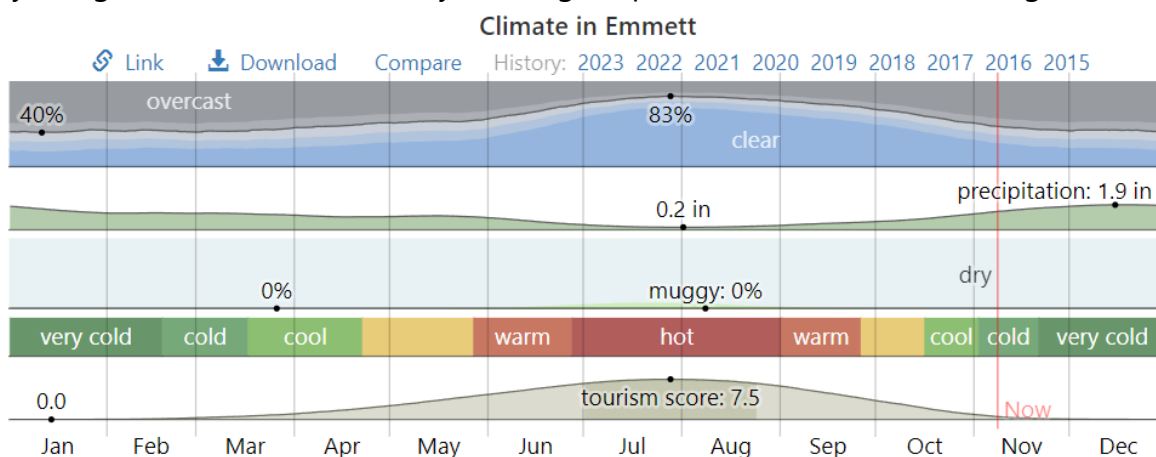


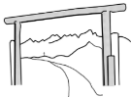
Snowfall can vary from very heavy in this area (like 2016/17) to mild some years, but every bit is welcomed to recharge the aquifer, the soil and the streams. Average standing snow may accumulate some years up to three-to-four feet in the mountains, but not down in the valley bottoms. When parts of the Boise Valley may be covered in a winter "inversion" the J-BAR RANCH stays open

and clear.

The average snowfall is 8" through the winter months on an average year. And the sun shines 210 days per year on average.

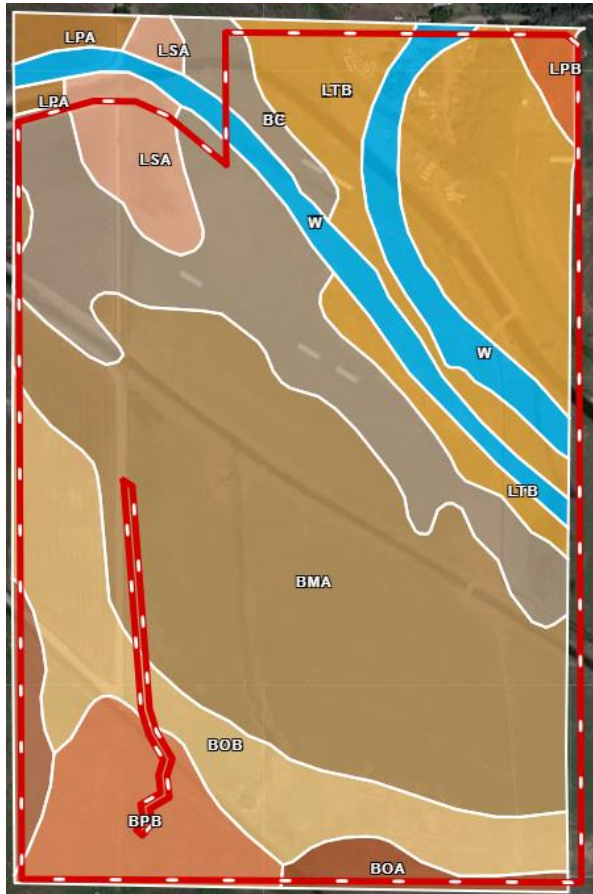
Throughout the year, the temperature in Emmett varies from a low of 22.8°F in winter months to a peak of 90°F during the summer. Relative humidity oscillates from a low of 31% in the hotter months of July and August to a high of 82% during the coldest month of January. It has very mild, pleasant weather. Perhaps the nicest aspect is the number of sunny days experienced at the J-Bar Ranch! Even when the storms may bring rain or snow, often they clear right up and the sun shines once again.





SOILS

The soils are considered a high-quality as evidenced by the soils map (inserted), which shows the best soils in dark purple. The soils are mainly Bowman silty loam & Letha fine sandy loam with some Bramwell & Baldock silt loams; deep, well-drained soils.



FSA: 61.43 ac

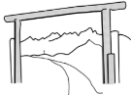
Code	Description	Acres	%	CPI	NCCPI	CAP
BmA	Bowman silt loam, 0 to 1 percent slopes	20.32	33.08%	-	25	4w
LtB	Letha fine sandy loam, deep, strongly saline-alkali, 1 to 3 percent slopes	10.2	16.6%	-	7	6s
Bc	Baldock silt loam, moderately alkali	9.62	15.66%	-	16	6s
BoB	Bramwell silt loam, 1 to 3 percent slopes	7.14	11.62%	-	14	6c
W	Water	4.57	7.44%	-	-	-
BpB	Bramwell silt loam, strongly saline-alkali, 1 to 3 percent slopes	3.9	6.35%	-	10	6c

WATER – IRRIGATION, STOCKWATER & DOMESTIC

As can be seen in the aerial photos, the ranch has significant waterways traversing it. The irrigation water right on this property is fifty (50) shares in the Reed Ditch Company, which comes from the Payette River out of Black Canyon Dam. The domestic well is permitted and works well. In addition, there is an artesian spring that produces a tremendous flow of water that the owner has allowed to 'pond-up' at times, creating a significant water basin. Then, he's let it flow off the property and enters the Payette River.

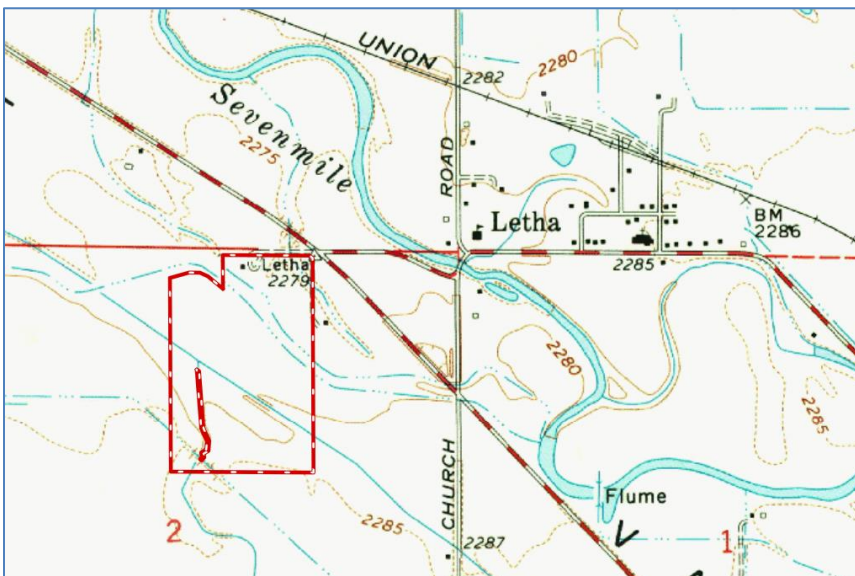
Learn more about water rights: <https://research.idwr.idaho.gov/apps/Adjudication/OcLogin>



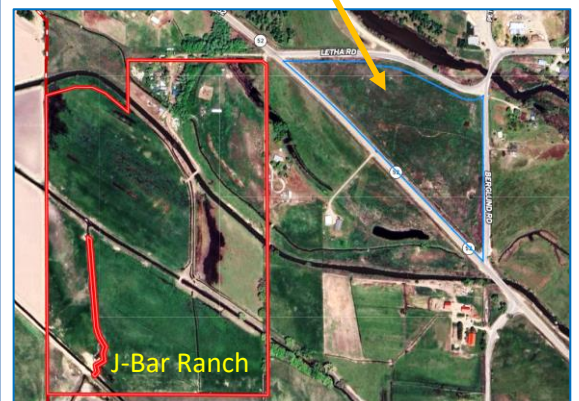


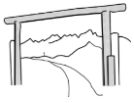
ACREAGE & OPERATIONS

The J-BAR RANCH contains 58.573[±] deeded acres in two legal parcels. There are NO CC&Rs (covenants, conditions & restrictions) in place, as well as no building restrictions (other than county regs). Gem County Planning & Zoning has confirmed that the parcels are zoned A-2, which allows for subdivision into a minimum of five (5) acres, and a neighbor across the highway was just approved for a subdivision in 2-acre parcel size (future value). The owner has grazed livestock (horses & cattle) on this and puts up both alfalfa and grass hays. All irrigation is ditch flood irrigation. Elevation is 2285 feet above sea level.



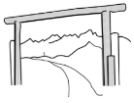
Neighbor's project has been approved for sub-division of 2-acre parcels across hwy.





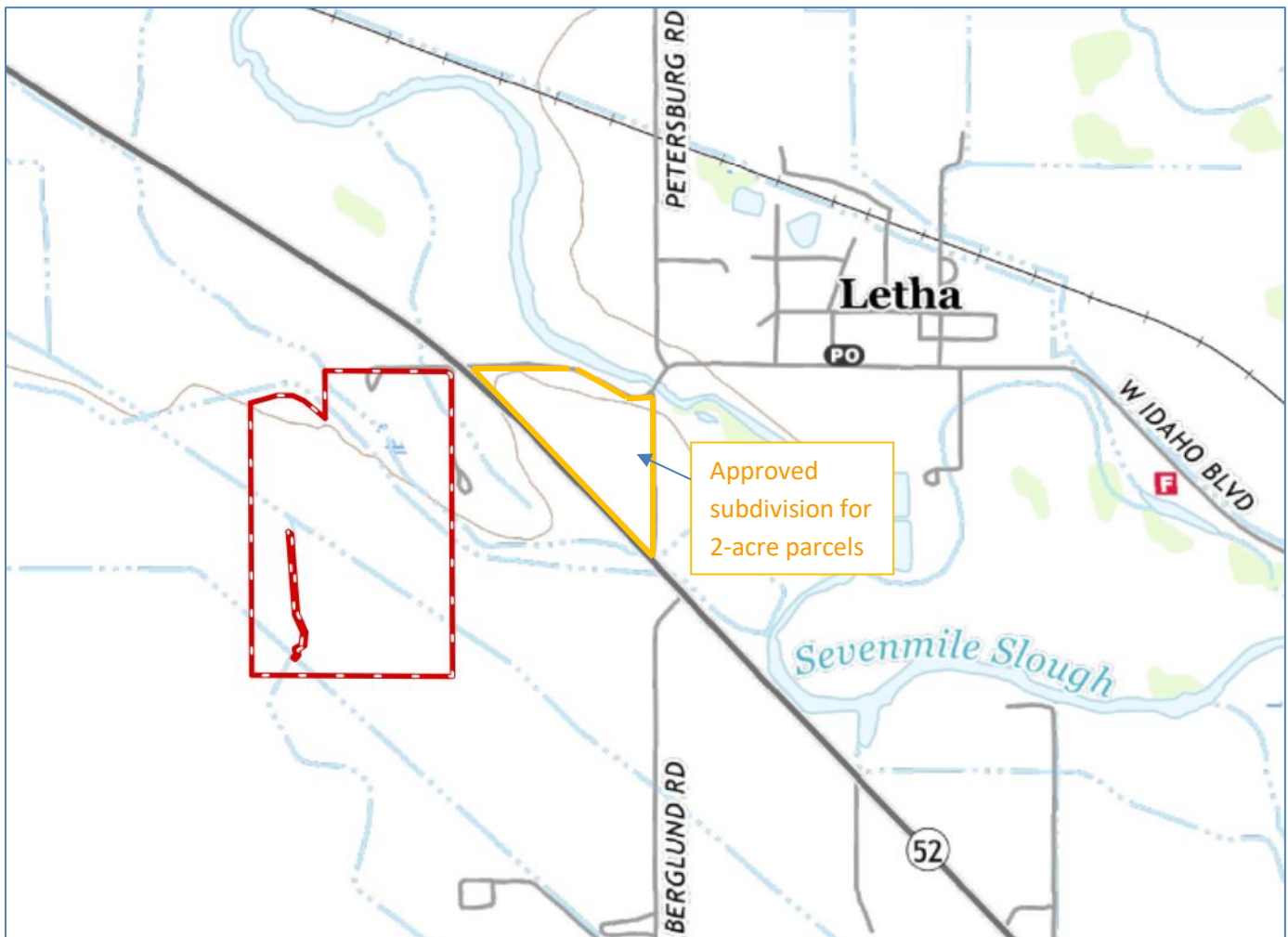
RANCH AERIAL PHOTOS & MAPS

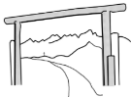




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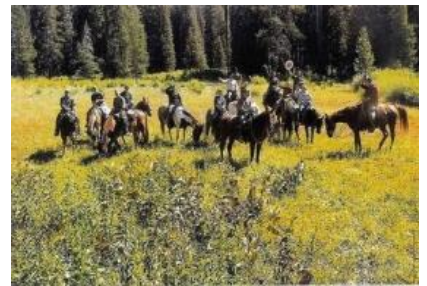


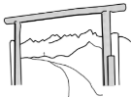


RECREATIONAL ATTRIBUTES

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...





J-BAR RANCH



BROKER'S COMMENT

The J-BAR RANCH is a beautiful acreage property in a picturesque setting in the beautiful Payette River valley of history, recreational attributes and timeless values. With an incredible building site for a home, plus livestock facilities and views of Squaw Butte, it is a pretty ideal setting. It offers the best of two worlds: a country lifestyle of open space, serenity and quietness with neighbors to befriend, while the other realizes the benefits of reasonable access to city amenities.



PRICE

\$1,250,000 SUBJECT TO IRC §1031

Contact Ranch Broker:

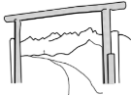
Lon Lundberg, CLB, ABR, CCIM 208.559.2120 lon@gatewayra.com

Land, Farm & Ranch Brokerage since 1995



For info or to schedule a tour contact: Office: 208-549-5000

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



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:

https://www.gemcounty.org/how_do_i/find_learn_about/noxious_weed.php

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 unenclosed 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/>

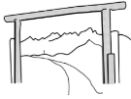
Radon levels: Idaho land is subject to radon presence, which is found in every county in some rocks and soils. Radonidaho.org

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. **GATEWAY** ©2024

Idaho Real Estate Agency: **Lon Lundberg represent 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 54-2002 through 54-2007.

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

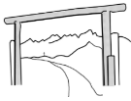
If you want a licensee and brokerage to promote your best interests in a transaction, you can become a "Client" by signing a Buyer or Seller Representation (Agency) Agreement. A brokerage and its licensees will owe you the following Client duties, which are greater than the duties owed to a Customer:

- 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) 334-3295
rec.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?
- Can I cancel this agreement, and if so, how?
- 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?
- What happens to this agreement when a transaction is completed?
- How will the brokerage get paid?
- Can I work with other brokerages during the time of my agreement?
- What happens if I buy or sell on my own?

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: **208.549.5000**

RECEIPT ACKNOWLEDGED

Rev 17/01/21

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 _____

