



COMPTON RANCH

*A Picturesque Lifestyle Ranch on Pete Kriger Rd.
Just off Farm to Market Road, Midvale, Idaho*

EXECUTIVE SUMMARY

The **COMPTON RANCH** is a ranch or farm property that affords a great lifestyle for someone wanting to raise crops and graze native grass pastures. Offering majestic scenery, the **37.28[±] acre COMPTON RANCH** is nestled in the Dutch Flats basin just minutes east of Midvale, ID. The main home is a nice, two-story ranch house, the garage is oversized with multiple rooms, and the organic garden grows a large variety of vegetables. The home is equipped with three wells and a solar system supplementing electrical power, plus has a propane & wind generator. Views of its neighboring mountain ranges (Cuddy, Council, Indian & West Mountains) are awe-inspiring. The fertile foothill grasses provide spring-to-summer grazing that makes Washington County good cow country. This county is also a hunter's paradise with magnificent mule deer, elk, black bear, turkey, pheasant, upland bird and even antelope. An excellent ranch for horseman, cattleman, & family!



EXCLUSIVELY REPRESENTED BY RANCH BROKERS:

Ryan Barton, CLC, ABR, EX ♦ cell 208-477-9161

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



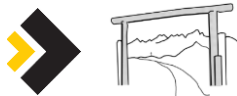
ryan@gatewayra.com



lon@gatewayra.com

Land, Farm & Ranch Brokerage since 1995 www.gatewayra.com

Weiser: 208-549-5000



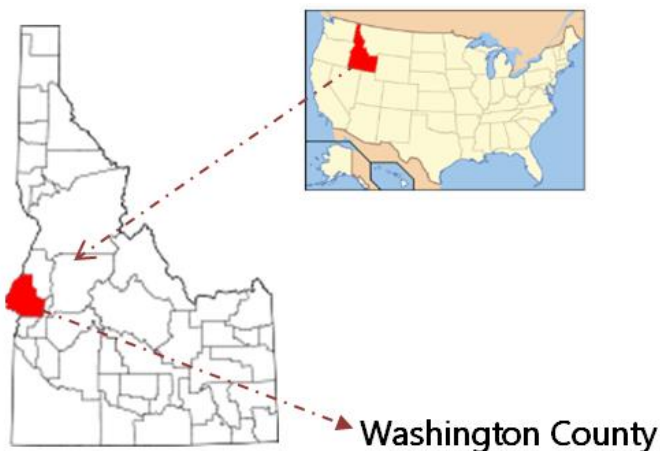
LOCATION

Offering beautiful scenery and great access, the Compton Ranch is nestled atop the foothills above the Little Weiser River valley basin just southeast of Midvale in Washington County, Idaho. The dining room views from the ranch offer vistas northwest to Cuddy Mountain and northeast to West & Council Mountains. U.S. Highway 95 affords excellent access to get hay and cattle to market, kids to lessons or games, recreational pursuits, fine dining or shopping in the Weiser River Valley, Treasure Valley or Ontario, OR and north to New Meadows, Riggins or McCall.

The property is just 10 minutes southeast of Midvale (named from 'Middle Valley'), which established its first store in 1899, the same year the P&IN Railroad (Pacific & Idaho Northern) began. By 1906 the town had grown substantially and its 2010 population was listed at 171 with 635 people in the immediate zip code. Midvale has services, including the Midvale Market Groceries, a public park & pool, library, a nice cafe and more. The school district was formed in 1876 with the first school building in 1883. It is just a charming, small, well-established community.

From the ranch it is 30 miles south to Weiser, and 100 miles south to the Boise/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. Council and Weiser offer municipal airport services for private and charter aircraft. Emmett, McCall and Cascade offer municipal airport services for private and charter aircraft.

Washington County shows a population of 10,198 and covers 1,474 square miles with 21 of those in bodies of water. Weiser is the County seat and home of the *National Oldtime Fiddlers Contest*®.

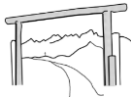


There are two main rivers in or along Washington County, which are the famous Snake River, winding its way out of southwestern Wyoming to match up with the mighty Salmon River before forming the Columbia River, and the Weiser River, which begins near New Meadows, ID. Both rivers offer plenty of outstanding recreational opportunities,



from fly-fishing, boat & cast fishing, waterfowl (ducks & geese) and an assortment of water activities in Brownlee Dam, part of the Snake River, which can be accessed via highway 71 from Cambridge.





PROPERTY DESCRIPTION

The Compton Ranch offering is for land, the home, garage, shed and established organic garden. The main home is a two-level, 2240 square foot, 1998-built ranch home with nice deck and views over the property's pastureland. It is a 3-bed plus office, 2-bath home with a nice project or hobby room. The main attraction is the vaulted-ceiling living room with the Quadra-fire wood stove open to the dining room and kitchen. Aurora Power established the solar system with battery backup. It has an electric HVAC with two window AC units, propane stove downstairs & propane water heater.

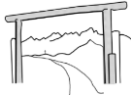


ACREAGE, PRODUCTION & OPERATIONS

The Compton Ranch contains 37.28[±] deeded acres (according to County records). The owner has allowed a neighbor to graze his cattle in the pasture for approx. two (2) months, which helps keep the grass healthy and minimize wild fire. There are two organic gardens for growing vegetables of many types, one of which has a tall "deer-proof" fencing. In the past they've had over 40 deer come enjoy the watermelon, squash, and many other delicacies to a mule deer.

The property is fully fenced and cross-fenced to keep the cattle or horses out of the landscaping. The property would easily be converted for livestock (horses, sheep, goats, cattle) as the sellers have had many horses in the past.





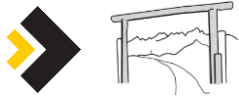
COMPTON RANCH



IMPROVEMENTS

The Compton Ranch home is a 2,240[±] square foot two-level home, built in 1998 with a Quadrafire wood stove upstairs and a propane stove downstairs, plus electric HVAC system that does a great job heating the home. It also has two window units that keeps it cool for summer. With three (3) bedrooms and an office, plus extra family room, there is ample room. It has spacious dining area and an efficient kitchen with nice pantry for storage. The master bath is split in three units: sink &

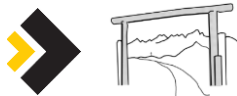




COMPTON RANCH

tub/shower, wash room and walk-in closet. The garage has a two-car bay with electric rollup door, a large shop or project room with wood stove, a side room/shed and lockable panty/storage room with well & pressure tank. The ranch address is 1730 Pete Kriger Road, Midvale, ID 83645.



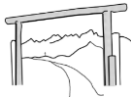


COMPTON RANCH



The home uses the propane stove in the living room for heating that keeps the home very comfortable. There is also a split system heat pump for HVAC. The main well pumps water at 25 gpm with the backup well at 5gpm. The third well hasn't been used, but the seller was planning on using it with a hand pump.



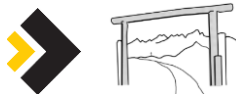


COMPTON RANCH



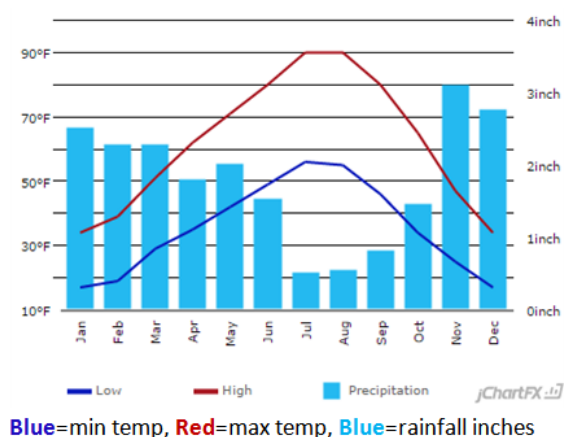
The county assessor's office shows 2022 property taxes at \$1,178.02. The home gross square footage is 2240sf and garage rooms are 1496 square feet. The Legal Description is: S½ LOT 5 S½SENW of Sec 6 Township 12N Range 2W; 37.28 Acres.





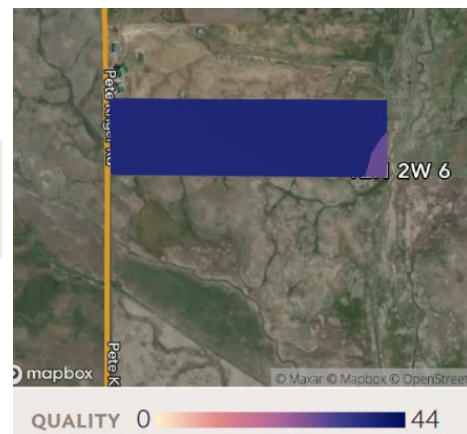
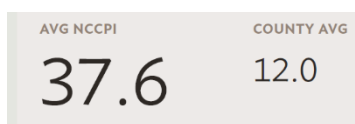
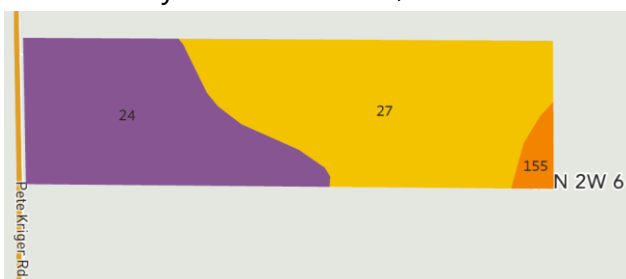
CLIMATE

This southwest region of Idaho enjoys a true, four-season climate. The **Compton Ranch** is in the upper foothills of the Little Weiser River drainage, which is a transitional (middle-valley) location from the arid high desert south of the Snake River and the wetter, snowier and colder conditions experienced deeper in the mountainous areas of the state. 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 Washington County and precipitation averages from 12 inches (Weiser) at the southern to westerly-most side of the county up to 22 inches in the mountain areas. 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 usually not a big issue. Most snowfalls open up within a few days. Weiser has an average of 209 sunny days per year and humidity is relatively low-moderate.



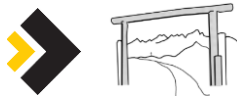
SOILS

The soils are considered a high-quality as evidenced by the soils map (inserted), which shows the best soils in dark purple. The predominant soils are Brownlee & Brownlee Sandy loams. Compton Ranch for its size is a productive and aesthetically beautiful ranch, rich in assets.



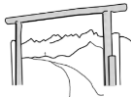
SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
27	Brownlee loam, 1 to 4 percent slopes	20.27	55.5%	2	38.0
24	Brownlee sandy loam, 4 to 8 percent slopes	15.15	41.5%	3	37.6
155	Newell clay loam, 0 to 2 percent slopes	1.09	3.0%	3	28.8
					36.50
					37.6





RANCH AERIAL PHOTOS

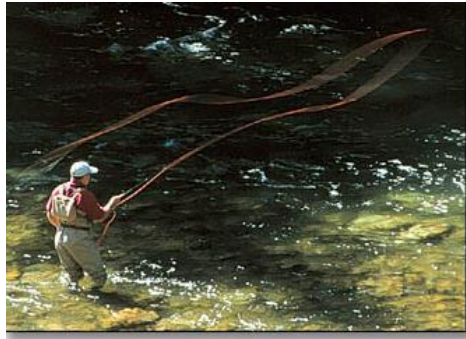
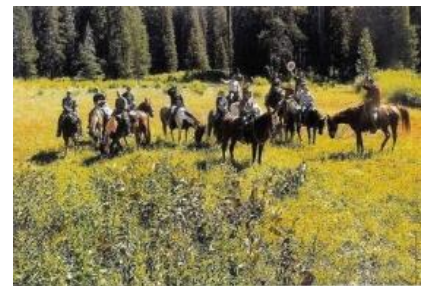


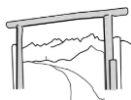


RECREATIONAL ATTRIBUTES

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...





COMPTON RANCH



BROKER'S COMMENT

The Compton Ranch is well located, contained, efficient ranch (or farm) in a picturesque setting in the beautiful Little Weiser River drainage 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 37-acre garden farm or horse ranch at a reasonable price in today's market.



LAND LEADER
THE NATIONAL LEADER IN LAND MARKETING

PRICE

\$699,000

Contact Ranch Brokers:

Ryan Barton, ABR, E-PRO

208.447.9161

ryan@gatewayra.com

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: Ryan Barton

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

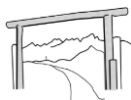


GATEWAY
Realty Advisors



GATEWAY Realty Advisors ♦ ©2023 ♦ **Lon Lundberg or Ryan Barton, Ranch Brokers**

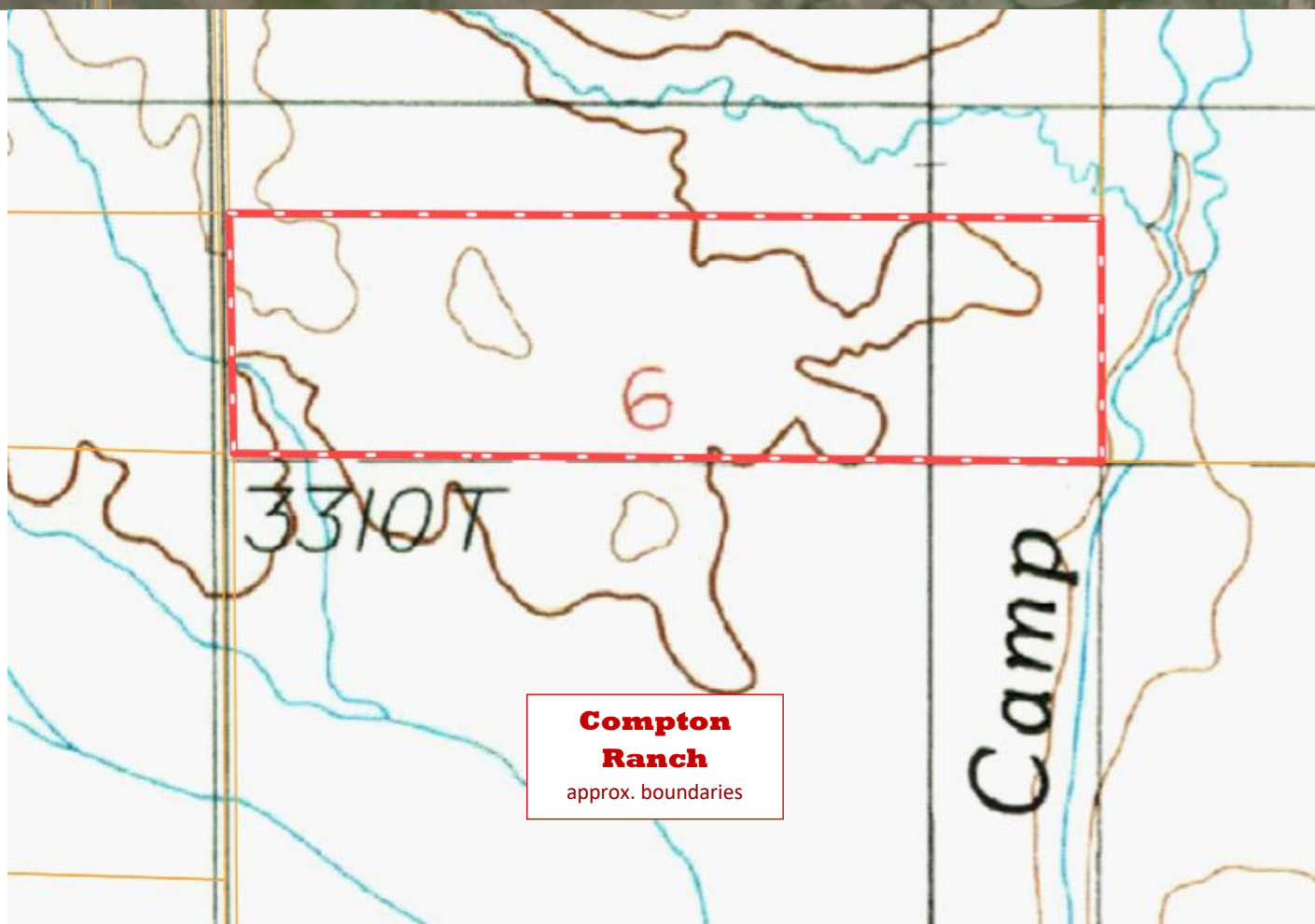
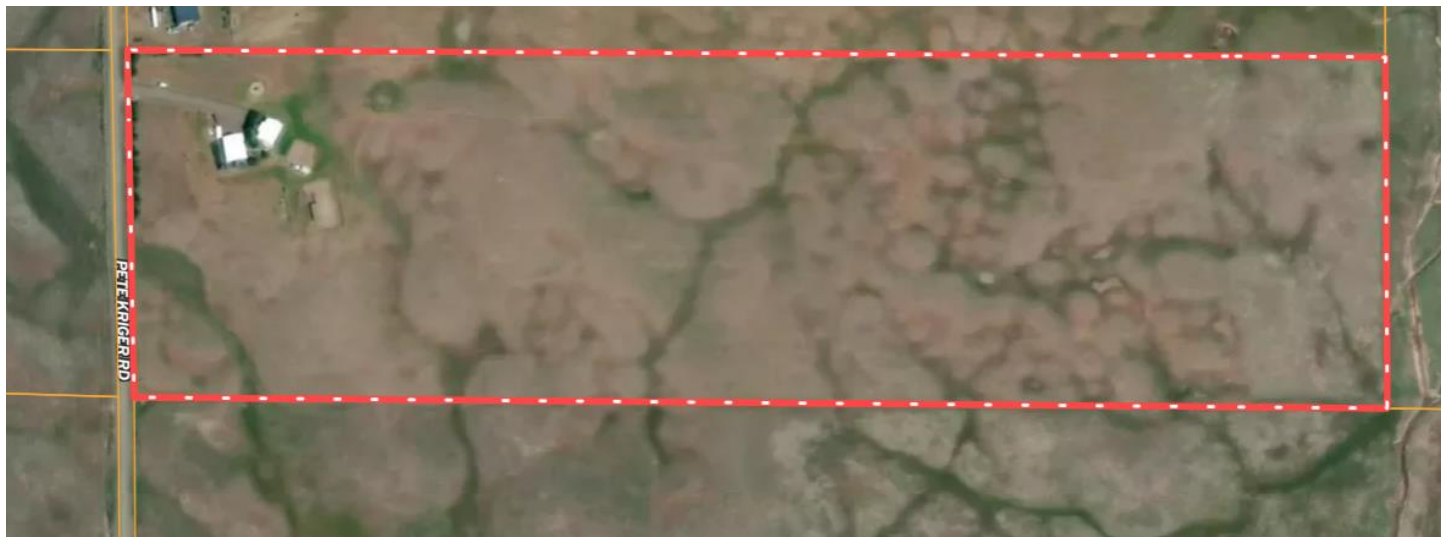
lon@gatewayra.com



COMPTON RANCH

MAPS

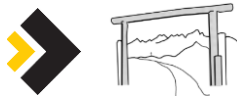
TOTAL: 37.28± DEEDED ACRES



Elevation 3310± ft above sea level

Note: Red lines are only an approximation of property boundaries and not to be construed as accurate. GATEWAY ©2023





LAND LEADER™

THE NATIONAL LEADER IN LAND MARKETING

Disclosures:

Washington 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://co.washington.id.us/190/Weed-Control>

<chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://co.washington.id.us/DocumentCenter/View/1576/2023-Legal-Weed-Notice>

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. Washington 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

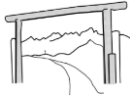
Residences allowed: Idaho Counties each determine their own planning policies with regard to number of residences allowed on a parcel. Please check with each property's county authority.

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.

Idaho Real Estate Agency: Ryan Barton & 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 54-2002 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

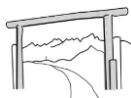
If you want a licensee and brokerage to promote your best interests in a transaction, you can become a "Client" by signing a Buyer or Seller Representation (Agency) Agreement. A brokerage and its licensees will owe you the following Client duties, which are greater than the duties owed to a Customer:

- 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 _____

