

LANDLEADER
THE NATIONAL LEADER IN LAND MARKETING

ROCK CREEK RANCH



ROCK CREEK RANCH

*Beauty, Peace, Tranquility on 54.32 acres on beautiful, Sagebrush native range
End of Road-like Privacy at 1080 & 1084 Rock Creek Road, Weiser, Idaho*

EXECUTIVE SUMMARY

The "Rock Creek Ranch" offers a 3-bed home, an incredible "barn-dominium", shop, and sub-irrigated meadows on a private ranch fed by Warm Springs Creek, mule deer, quail, pheasant & livestock roaming the sage-covered native range and one more residential permit. It has serene privacy and would be a great candidate for an off-grid retreat. Rock Creek Ranch offers gorgeous vistas from its **54.32[±] deeded acres** in four parcels overlooking the ag-based Snake River valley. Washington Co. is still cattle ranching and farming country with fertile croplands, lush pastures and mountain grass. The location affords a great lifestyle for whatever sized family (or more) that may want to live in a rural community, yet stay close to the "City".



EXCLUSIVELY REPRESENTED BY RANCH BROKERS:

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

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

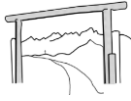


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Land, Farm & Ranch Brokerage since 1995 www.gatewayra.com MV 208-355-3000 Weiser: 208-549-5000

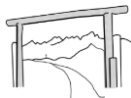


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ROCK CREEK RANCH

Presenting: The Rock Creek Ranch near the Snake River





LOCATION

Offering beautiful scenery and great access, the Rock Creek Ranch is nestled in the Snake River valley basin west of U.S. Highway 95 just outside Weiser in Washington County, Idaho. The views from both the house and barn in the foothills offer vistas over the valley-bottoms and a few peaks of the Hitt Mountain range. 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, in nearby Ontario, OR, or in the Treasure (Boise) Valley about an hour south.

The property is just a couple miles east of the Snake River, which is the state border between Idaho and Oregon. Sitting at the base of Haystack Peak & Kelly Mountain (4088 ft.), it has mostly large ranches for neighbors, many in the thousands of acres size-range, which continue the legacy of running hundreds of cattle as ancestors have done since the 1880s. Neighboring water rights go back as far as 1880 and probably some even earlier.

It is only 8 miles to Weiser, 62 miles to Nampa of the Boise/Treasure Valley and 80 miles south to the Boise Airport (BOI); a modern, full-service airport offering regularly scheduled flights from six major air carriers (Southwest, Alaska, Delta, Horizon, United, and US Airway) to all regions in the nation. The City of Weiser offers municipal airport services for private and charter aircraft with a recently upgraded, 4000 foot runway with hangar facilities available. Elevation is 2120 feet asl.

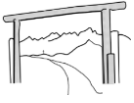
Washington County shows a population of 10,898 and covers 1,474 square miles with 21 of those in bodies of water. Weiser is the County seat and home of the *National Oldtime Fiddlers Contest*®.



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.



Looking North...

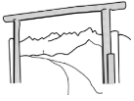
Google-view looking north into Hitt Mountain Range & Payette National Forest...

PROPERTY DESCRIPTION OVERVIEW

The Rock Creek Ranch contains 54.32[±] deeded acres in four (4) legal parcels with one (1) additional residential building permit included (12-ac parcel, which has electricity & well). The Rock Creek Ranch land is valley-bottom meadow and native range with sage brush, which is known as a good indicator of fertile soil, and can be utilized to graze livestock, with brushy draws and lots of cover for wildlife.

The Ranch has a comfortable 3-bedroom ranch home, large shop, sheds and incredible “non-official barn-dominium”. There are numerous opportunities for recreation right on the property, including horse-back riding, harvesting mule deer, coyote, quail, pheasant and other game birds.



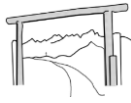


ROCK CREEK RANCH

“UNOFFICIAL BARN-DOMINIUM”

The Rock Creek Ranch has an incredible, 1728 sq. ft., two-story barn with 3,000 lb. electric lift. The custom-built, Cedar board & batten barn is very well built with five (5) roll-up doors on three sides, providing easy access for most intended purposes. On the ground level it has two finished rooms. One is complete with all water facilities, including toilet, shower and water tanks supplied by its own well & septic system. The 2nd room (perhaps a tack room or kitchen area) has electricity and finished walls. The 12 ft roll-ups and concrete floor are ideal for travel trailers. The electric lift provides access to the spacious upper floor (12'x48') with windows overlooking the valley around. It has its own well, septic system, 500-gal propane, 500-gal diesel tank, RV hook-ups, dump station & Kohler generator.





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THE HOME FACILITIES

The Rock Creek Ranch has a 1512 sq. ft. manufactured home (that does not seem like one) of 3 bedrooms, 2 baths, nice living & dining, very functional kitchen and mud room/laundry. The garage is set up as a wood-working shop, plus has space for vehicles and two covered porches or carports. The home also has a 250-gallon propane tank and 100-gall fuel tank (now used for diesel).

WATER – DOMESTIC RIGHTS

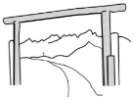
Water is KING! And this Ranch has excellent water available from three (3) wells (two are artesian), plus Warm Springs Creek flows thru it seasonally providing sub-irrigation to the meadows.

Rock Creek Ranch - Well Logs										
Well Tag	Well Log	Supplie	Source	Stats		Recorded	Purpose	Artesia	Casing	
number	number	s		GPM	Depth	Date		n	Diam. In.	Depth ft.
	92843	house	Well	11.0	177.0	1/18/1994	Domestic	175 ft	10", 6"	120, 177
D 0025587		barn	Well	17.0	247.0	10/15/2002	Domestic	8 ft	6" - 12"	24 - 247
D 0052434	419608	pasture	Well	75.0	274.0	12/20/2007	Domestic	13 ft	10", 6"	260, 274
			artesian	20.0						

Notice: Offering is subject to change, errors, omissions, withdrawal or prior sale without notice by owner. Information is presented as believed to be reliable, but not guaranteed or warranted for any level of accuracy by Broker, Owner or MLS. Information regarding water rights, carrying capacities, production, crop yields or capabilities, 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. **GATEWAY REALTY ADVISORS** ©2023



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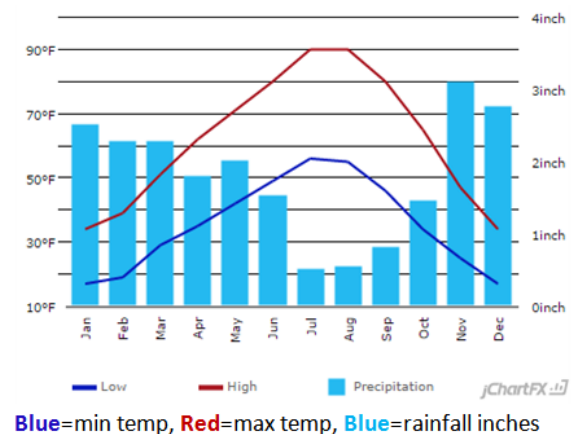


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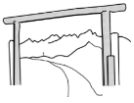
CLIMATE

This southwest region of Idaho enjoys a true, four-season climate. The **Rock Creek Ranch** is in the mid-hillsides above the Snake 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 valley 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 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. Great candidate for a solar system.



The view to the east overlooking the river-bottom growth, providing good cover for the mule deer and other wildlife that frequent the Ranch.

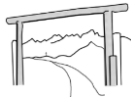




IMPROVEMENTS

The Rock Creek Ranch main home address is 1080 Rock Creek Road, Weiser. It is 56 ft x 27 ft, plus porch of 40 ft x 12 ft. The shop/garage is 50 ft x 30 ft (1500 sq. ft.) with carports (or lean-tos) of 13x40 and 24x17. The 1993-built home is efficient and well-insulated and offers economical Bosch geothermal heating & cooling with a Katalox home water filtration system, as well. It has a 20Kw back up generator. The porch sits on the lee-side of the home, away from the blazing setting sun in the summer, enjoying quiet, beautiful views over the meadows and hillsides. There is a dog kennel, auto-sprinkler system in the lawn, 250-gal propane tank and it is fully fenced and cross-fenced.





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PROPERTY TAXES

Washington County Treasurer's office shows the property taxes for 2022 were as follows:

Washington County Property Taxes - 2022					
PIN	Acres	Assesed Value	Prop Tax	Imp's	Type Land
11N06W103850	12	5,186	\$ 36.66	shed	tillable crop
11N06W103150	15.6	108,012	\$ 773.45	bldg, hay	dry grazing
11N06W103755	15.31	248,723	\$1,826.58	home, shop	resid
11N06W104049	11.41	64,059	\$ 452.94	none	resid tract
Year 2022	54.32	425,980	\$3,089.63		

THE 'BARN'

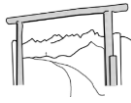
The Rock Creek Barn upstairs floor is 576 sq. ft. with views all around. It is serviced by a 3,000 lb lift.



Quite a marvel...



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RECREATION, HUNTING & FISHING

The ROCK CREEK RANCH is ideally located for those interested in hunting and fishing with big game species, such as Rocky Mountain Elk, Mule deer, antelope, black bear, cougar/mountain lion, wolf, coyote and perhaps an occasional moose in the northern areas. In addition, the game birds are significant with pheasant, grouse, chukar, quail, Hungarian partridge, dove, turkey, duck and geese available seasonally. The Ranch is located in Hunting Unit 31 (Brownlee zone), which is south and west of Units 22, 32 & 32A that take in the Hitt and Cuddy Mountain ranges and stretches east to most of West Mountain. Generally, there are open seasons for in-state and out-of-state hunters and special draws for certain species and genders. For Rocky Mountain Elk the hunts are more limited, as this is mostly a "controlled hunt only" area. Mule deer are much more plentiful. Please consult the most current Idaho Department of Fish & Game. And fishing is abundant on the Snake River minutes away.

<https://idfg.idaho.gov/ifwis/huntplanner/mapcenter/?lyr=0&lbl=Unit+31&val=211>



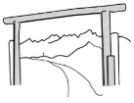
PHEASANT ALONG THE RANCH ROAD...



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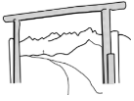


RECREATIONAL ATTRIBUTES

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...



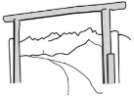


ROCK CREEK RANCH

RANCH AERIAL PHOTOS



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ROCK CREEK RANCH



BROKER'S COMMENT

As they say "beauty is in the eye of the beholder" and for most, the Rock Creek Ranch is just beautiful! The Ranch is in a picturesque setting, private & quiet with an incredible 'barn-dominium', meadows, live creek, complete home with shop & garage, three (3) wells and two septic systems with one (1) additional residential building permit for a new home. With the artesian wells (2 of 3), adding a solar system and vegetable garden would make this an ideal, self-sufficient, "off-grid" ranch retreat for multiple families. If this sounds interesting, come drive through the arching log 'gateway', take a look and see if this might be where you want to be when you come 'HOME'.

PRICE

\$ 1,478,000

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

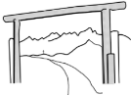


Land, Farm & Ranch Brokerage since 1995

For info or to schedule a tour contact: Ryan Barton

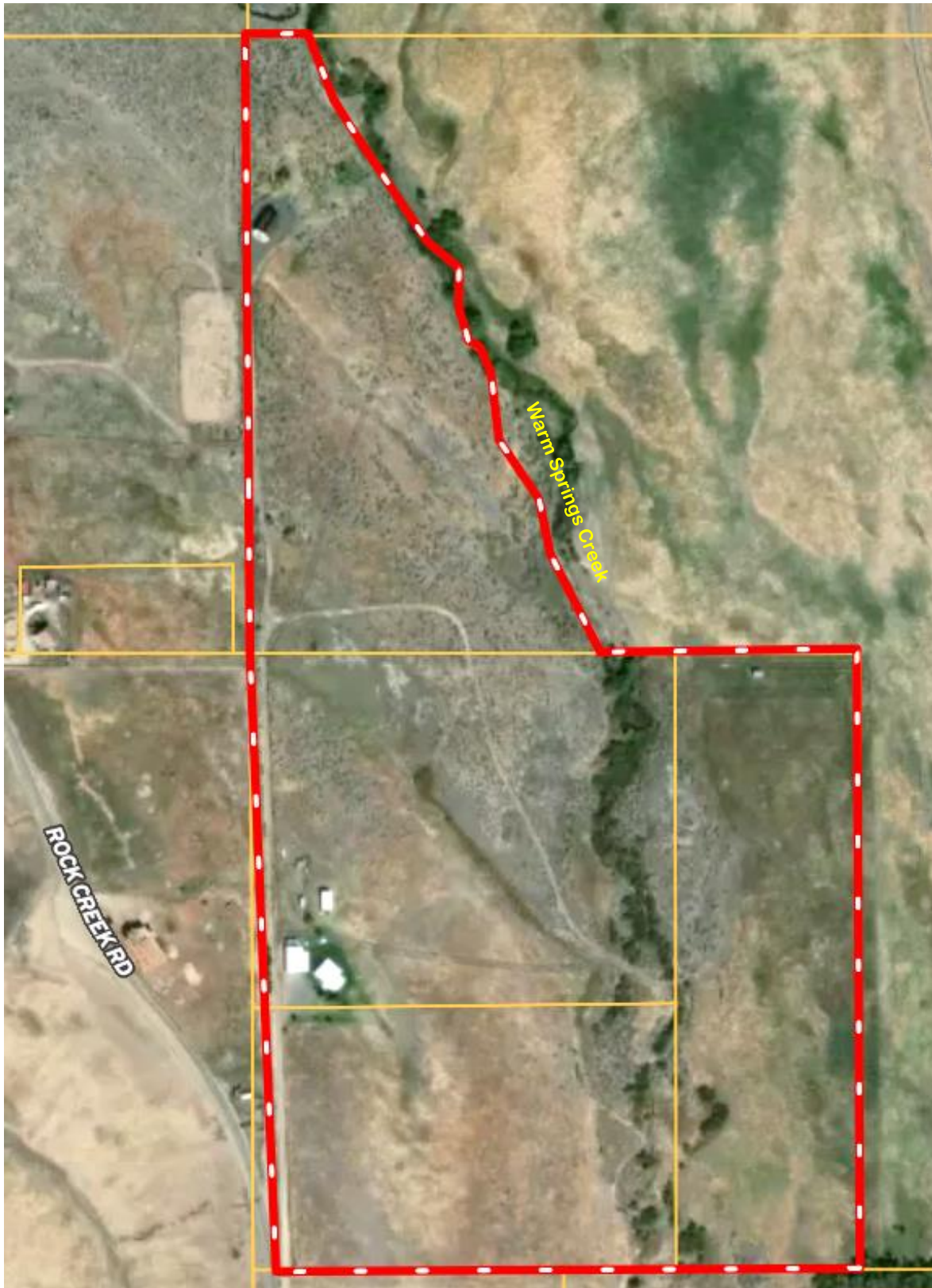
Listing Broker must be present on all showings.





ROCK CREEK RANCH

Rock Creek Ranch – Approximate Boundaries

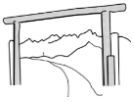


TOTAL: 54.32± DEEDED ACRES

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



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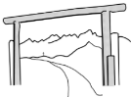
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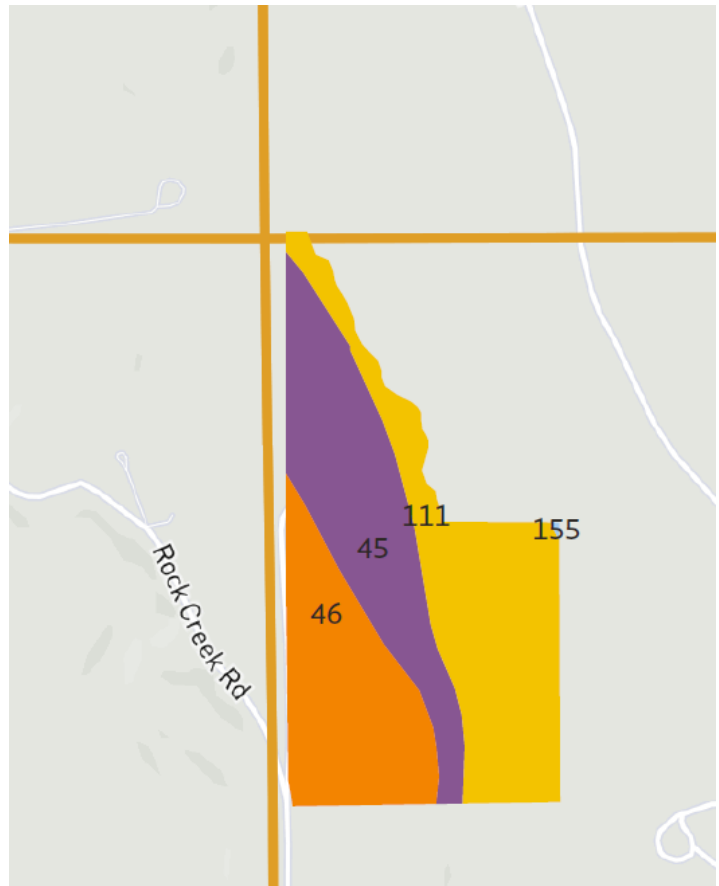
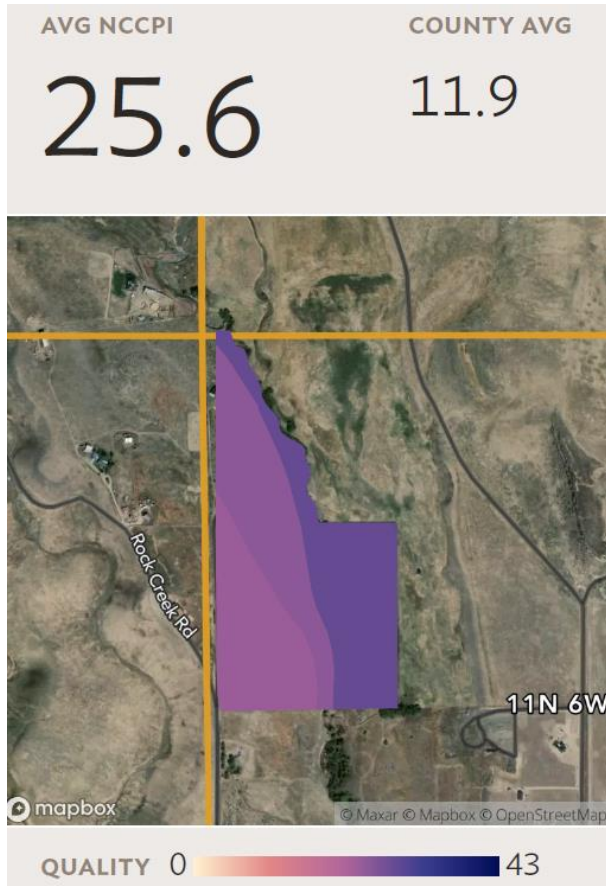
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ROCK CREEK RANCH

SOILS REPORT OVERVIEW

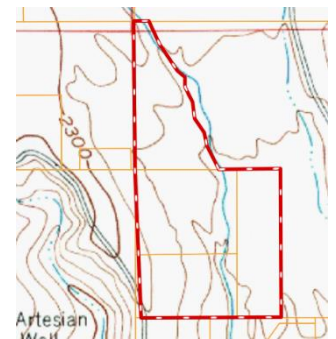
(ask Broker for complete report)

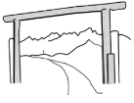


SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
111	Langrell gravelly loam, 0 to 3 percent slopes	20.35	38.4%	3	28.2
45	Deshler silty clay loam, 2 to 8 percent slopes	17.38	32.8%	4	24.6
46	Deshler silty clay loam, 8 to 20 percent slopes	15.18	28.7%	4	23.3
155	Newell clay loam, 0 to 2 percent slopes	0.04	0.1%	3	28.8
52.96					25.6

As you can see, the darker the purple the better quality the soil is considered.
Sage brush is considered a 'good indicator' of good quality soils.

Elevation ranges from 2220 to 2280 feet above sea level range.





Disclosures:

Washington County Noxious Weed Control – Noxious Weeds –

Control and managing Idaho's 67 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.agri.state.id.us/Categories/PlantsInsects/NoxiousWeeds/watchlist.php> or <http://weed.co.washington.id.us/washington-county-weed-control/>
Booklets are available with information about the 67 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.

Weiser River Trail: Starting in Weiser, the 84-mile long trail passes through the towns of Midvale, Cambridge and Council. The entire right-of-way was deeded to Friends of the Weiser River Trail in August 1997 by the Union Pacific Railroad under the railbanking law. The old train tracks and now the trail run thru the Ranch.

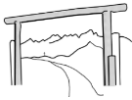
Open Range: As Idaho law defines it, "Open range" means all uninclosed lands outside of cities, villages and herd districts, upon which cattle by custom, license, lease, or permit, are grazed or permitted to roam." Each county determines its own policy, but for open-range counties landowners would need to "fence out" livestock they do not want grazing their land.

Water Rights: Idaho's water usage is subject to the state's water rights laws. The state constitution and statutes of the state of Idaho protect private property rights, including water rights. 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/>

Idaho Real Estate Agency: Lon Lundberg & Ryan Barton 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).

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 REALTY ADVISORS** ©2023





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

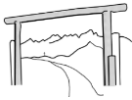
If you want a licensee and brokerage to promote your best interests in a transaction, you can become a "Client" by signing a Buyer or Seller Representation (Agency) Agreement. A brokerage and its licensees will owe you the following Client duties, which are greater than the duties owed to a Customer:

- 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





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: **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 _____

