FOR SALE

Paddy Flat Summit Ranch

McCall, ID

1,980 ± Acres

$2,925,000

Paddy Flat Summit Ranch is being offered for the first time for sale as 1,980 acres. This is truly a unique geographically positioned mountain timber ranch, offering everything from lush creek valley meadows to the top of timbered mountain peaks. The property has many great locations for a lodge or home with breathtaking views. Water and wildlife are abundant on the ranch, and it contains numerous improved private interior roads with water drainage to offer driving throughout. Paddy Flat Summit Ranch is located just minutes from a major resort town that offers fine accommodations.

VISIT WEBSITE | WATCH VIDEO

RANCH AMENITIES

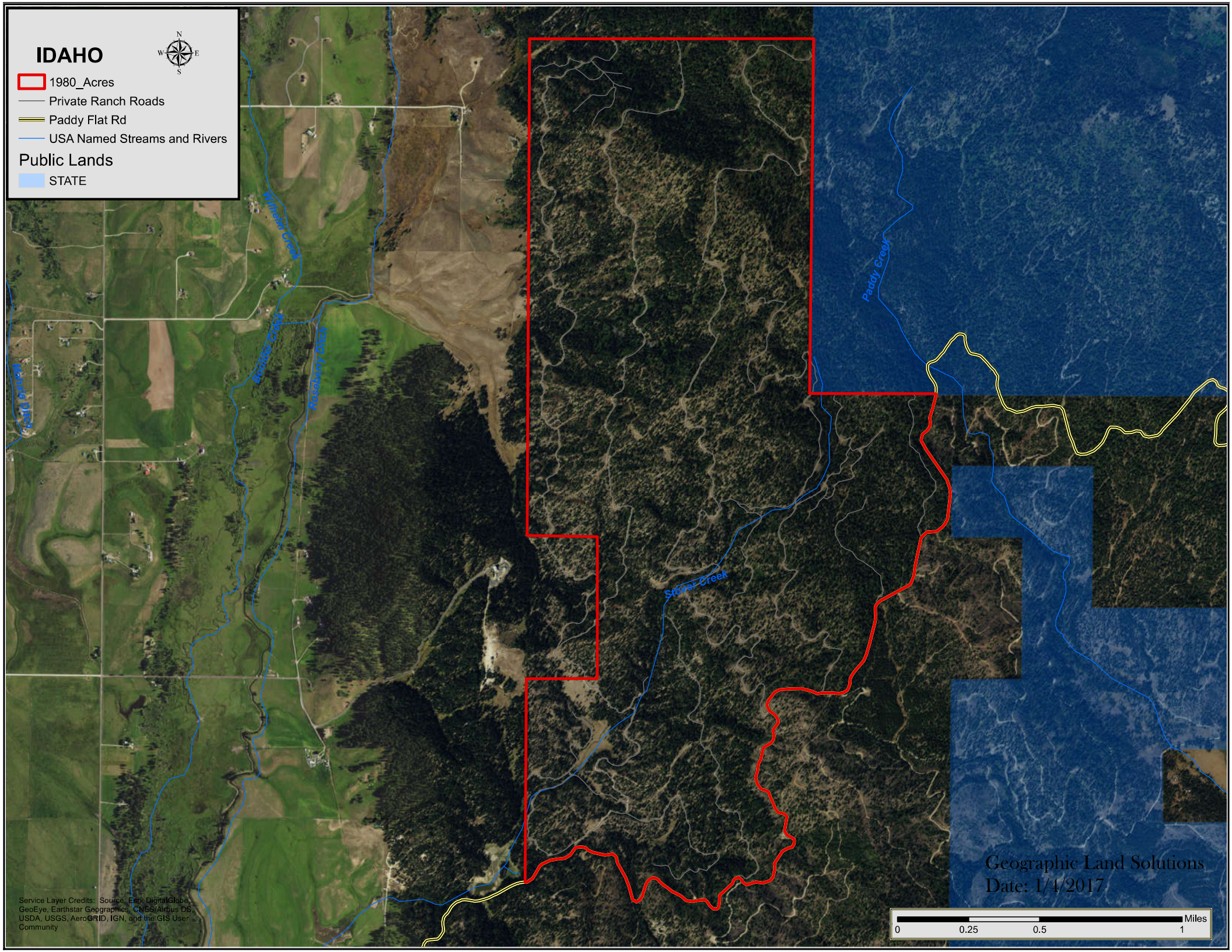
Water is abundant with streams and springs. Stover Creek flows from the mountains on the property down through Stover Meadow before finally leaving the ranch as it feeds into the adjacent Melton Reservoir. There is approximately 1,426 feet of elevation change ranging from 4,980 near the valley floor up to 6,406 at the tallest peak. Mixed in are many canyons with springs and unique variations. Two mountain peaks offer 360 degree views overlooking McCall, Payette Lake, Long Valley, Cascade Reservoir, Paddy Flat, and numerous mountains. The ranch is timbered throughout with a mix of fir and pine and offers many great locations to build a lodge or year-round home with excellent views.

WILDLIFE

Elk and deer are abundant on the ranch. The mountain range adjacent to the valley floor provides the perfect habitat for wildlife. Wildlife include elk, deer, turkey, black bear, grouse, and other species.

NEARBY ATTRACTIONS

- Twelve (12) miles from McCall, a major year round tourist resort town of all seasons with many area attractions. www.discovermccall.com
- Twelve (12) miles from Payette Lake, a natural glacial mountain lake (392 ft) that supports many recreational activities and breathtaking views.
- Nearby elaborate snowmobile trail system and summer mountain trails. www.ridemccall.com
- Nine (9) miles from Lake Cascade, a large recreation reservoir.
- Twenty-two (22) miles from Cascade, which serves as the county seat for Valley County. www.cascadechamber.com
- Fourteen (14) miles from Tamarack Snow Ski Resort, a family oriented ski resort overlooking Lake Cascade. www.tamarackidaho.com
- Twenty-two (22) miles from Brundage Snow Ski Resort, which has over 320 base area inches of snow annually and holds a reputation as one of the best snow areas in Idaho. www.brundage.com
- Two nearby public airports (McCall, Cascade).
- Five (5) nearby first-class mountain golf courses, and many others within driving distances.
- Two (2) hour drive from Boise, a major city as well as the State Capital of Idaho. www.boise.org
- Nearby North Fork Payette River provides water rafting opportunities from calm waters up to Class V whitewater rapids. It also hosts the annual North Fork Championship, which brings in the best kayakers from around the world. www.northforkchampionship.com
- The property is located within the Salmon River Mountain Range, which encompasses numerous National Forests as well as the Frank Church – River of No Return Wilderness, the largest contiguous Wilderness Area in the lower-48.
- Idaho has approximately 208 glaciers and perennial snowfields, as well as many alpine mountain lakes to remember for a lifetime.
- With approximately 34,807,000 total public acres (Forest Service, BLM, State) including most of the Rocky Mountains of Idaho, there are unlimited nearby discovery opportunities.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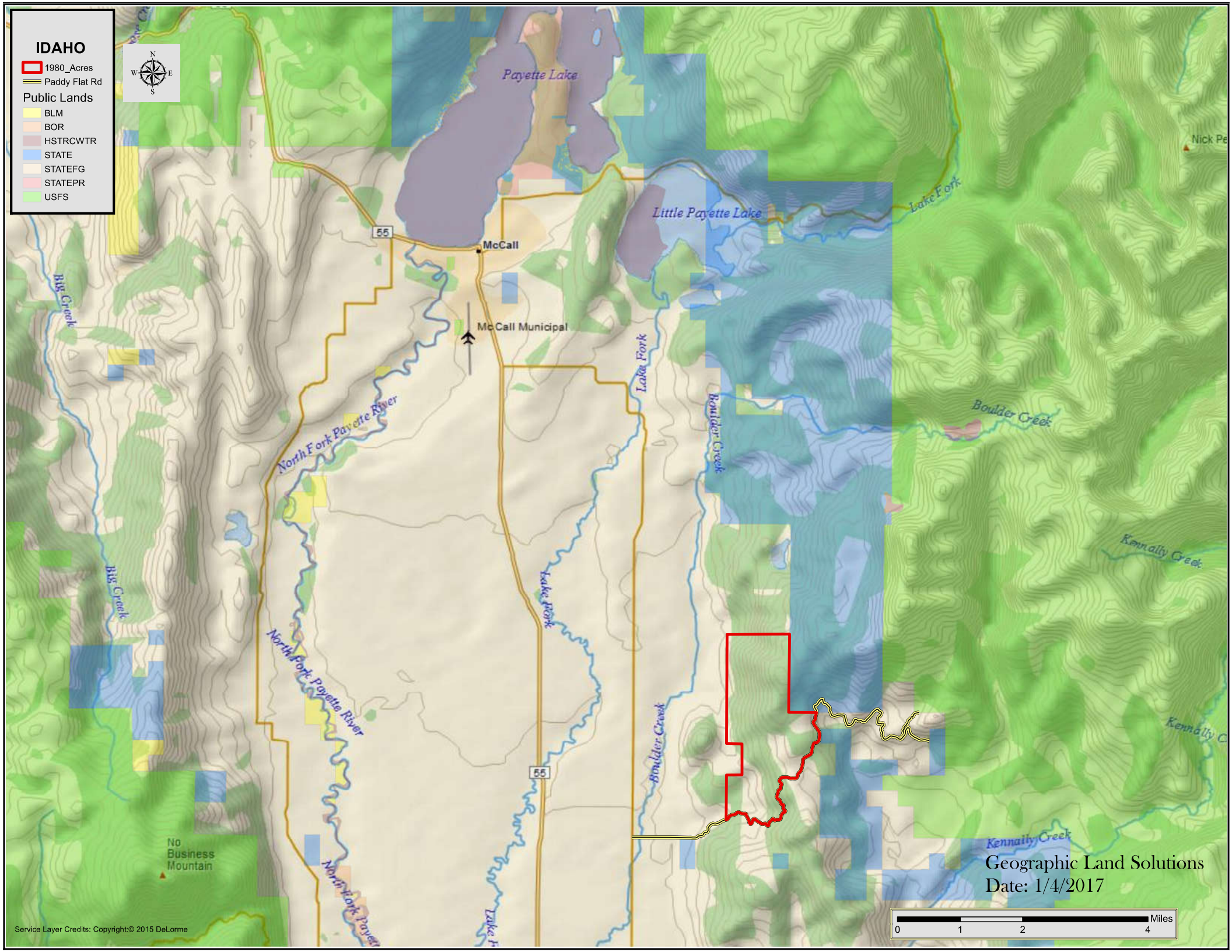
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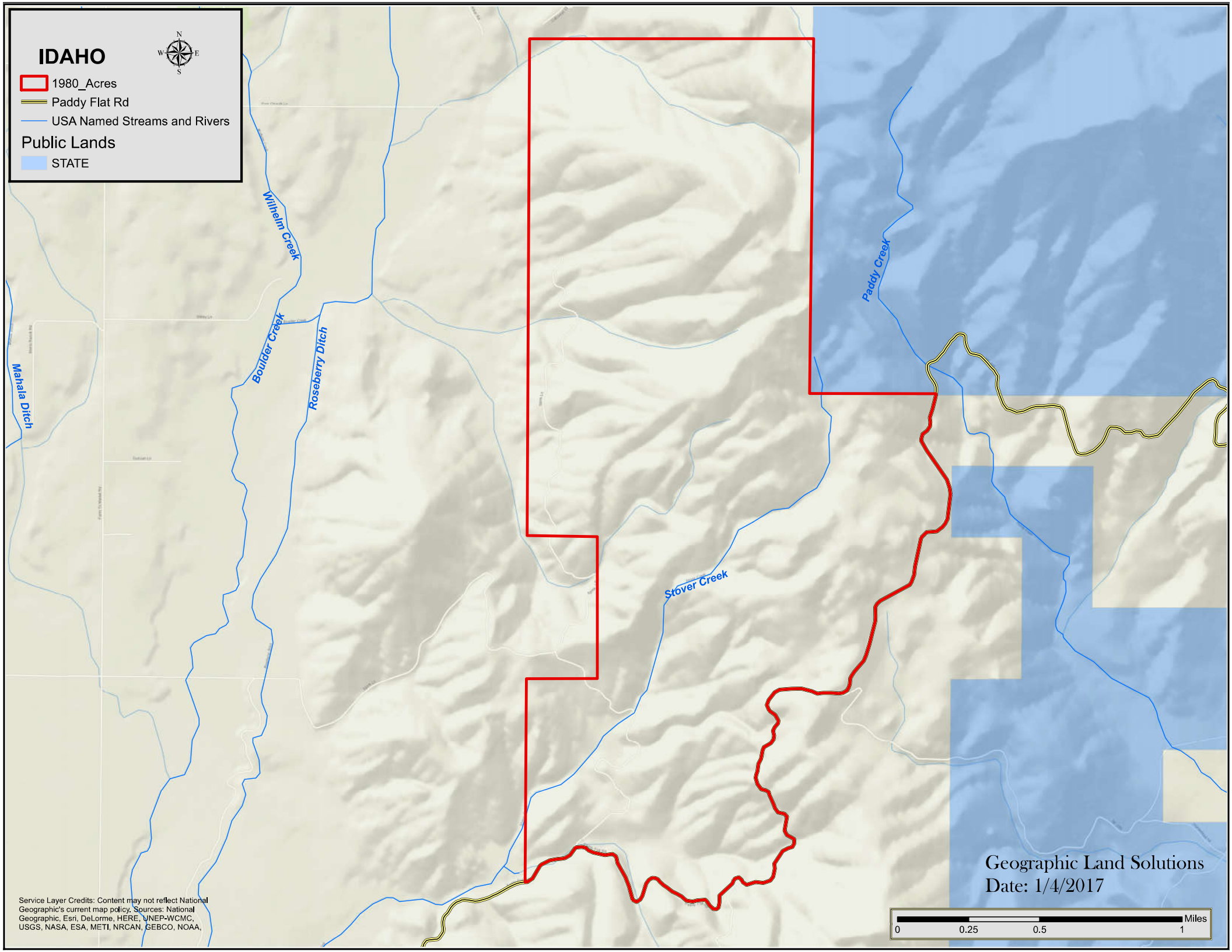
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Roseberry Ditch
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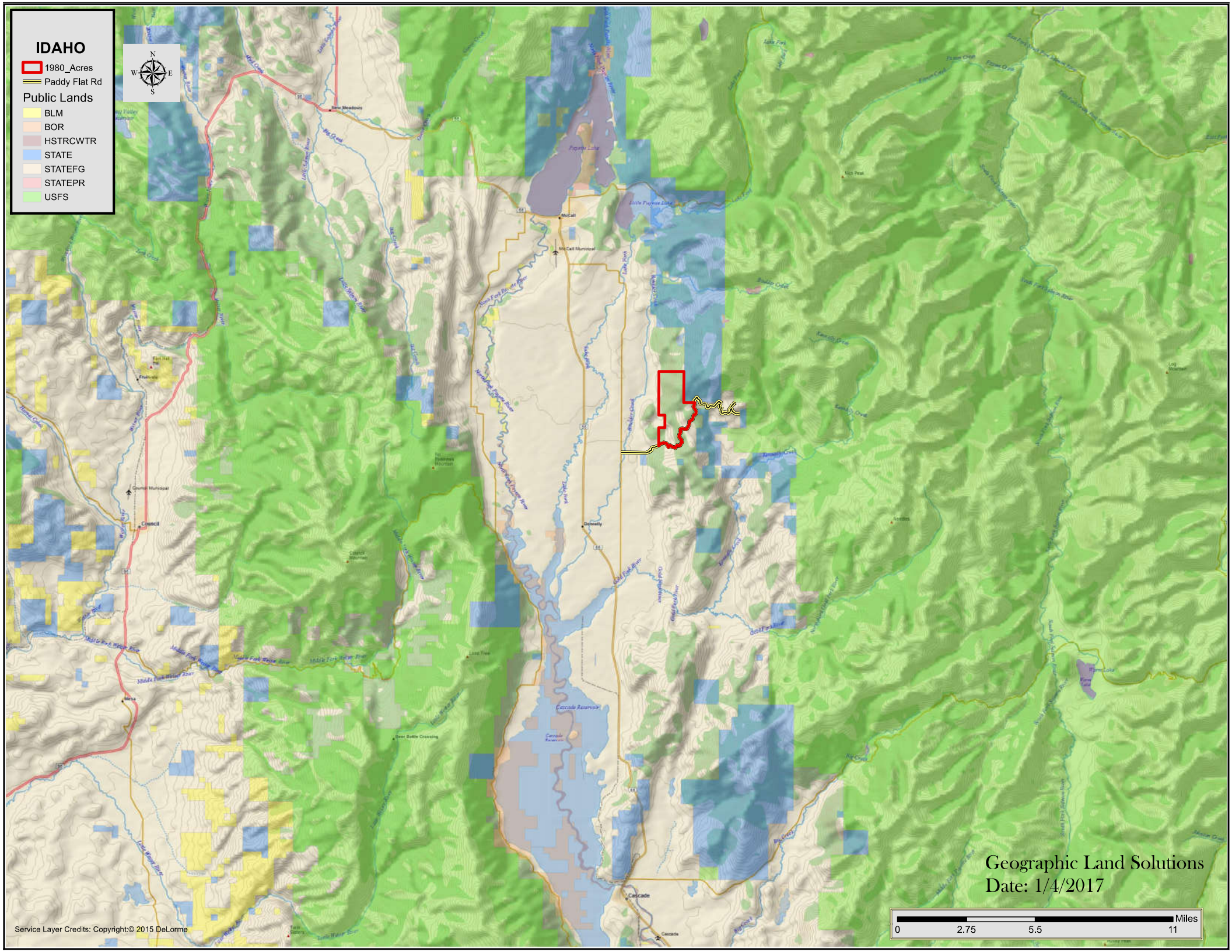
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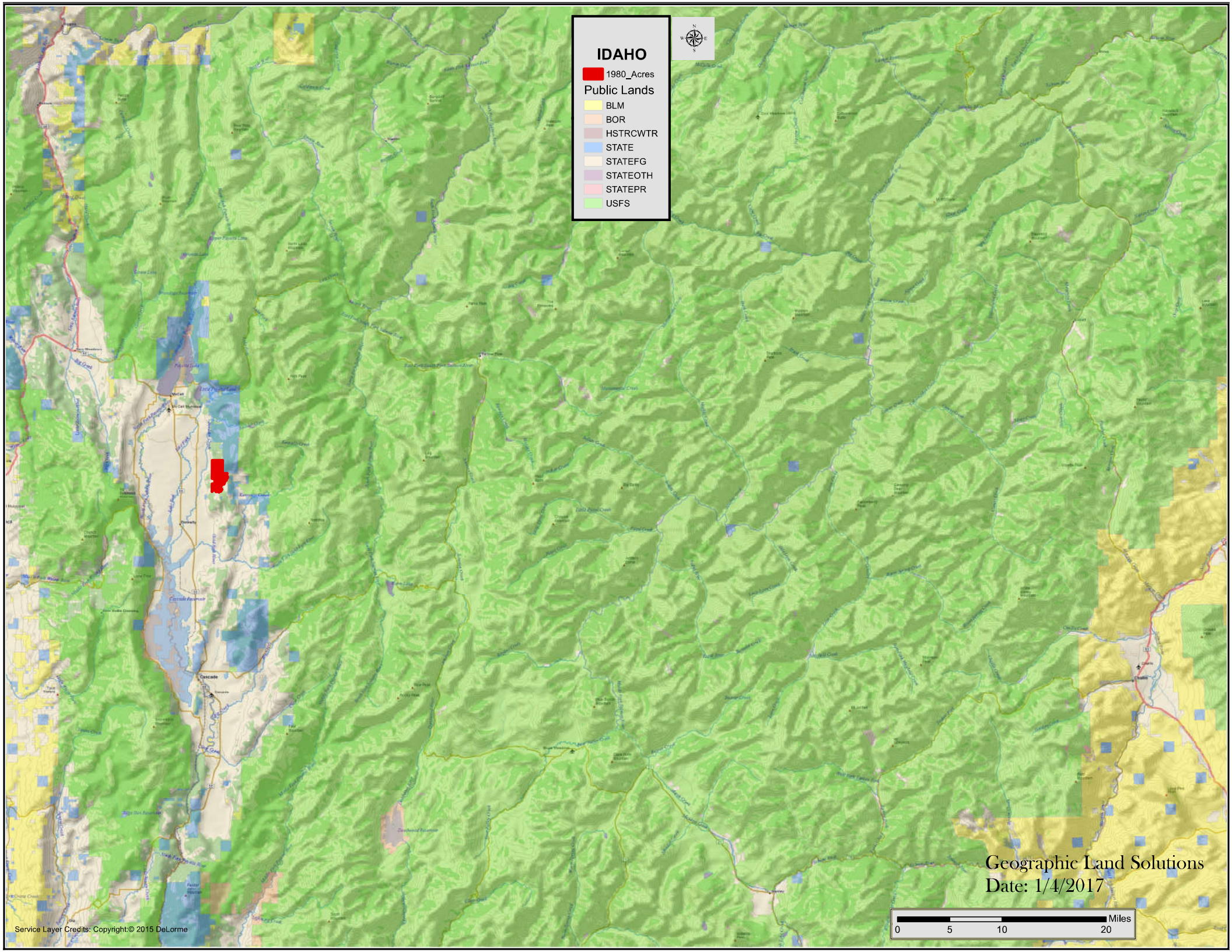
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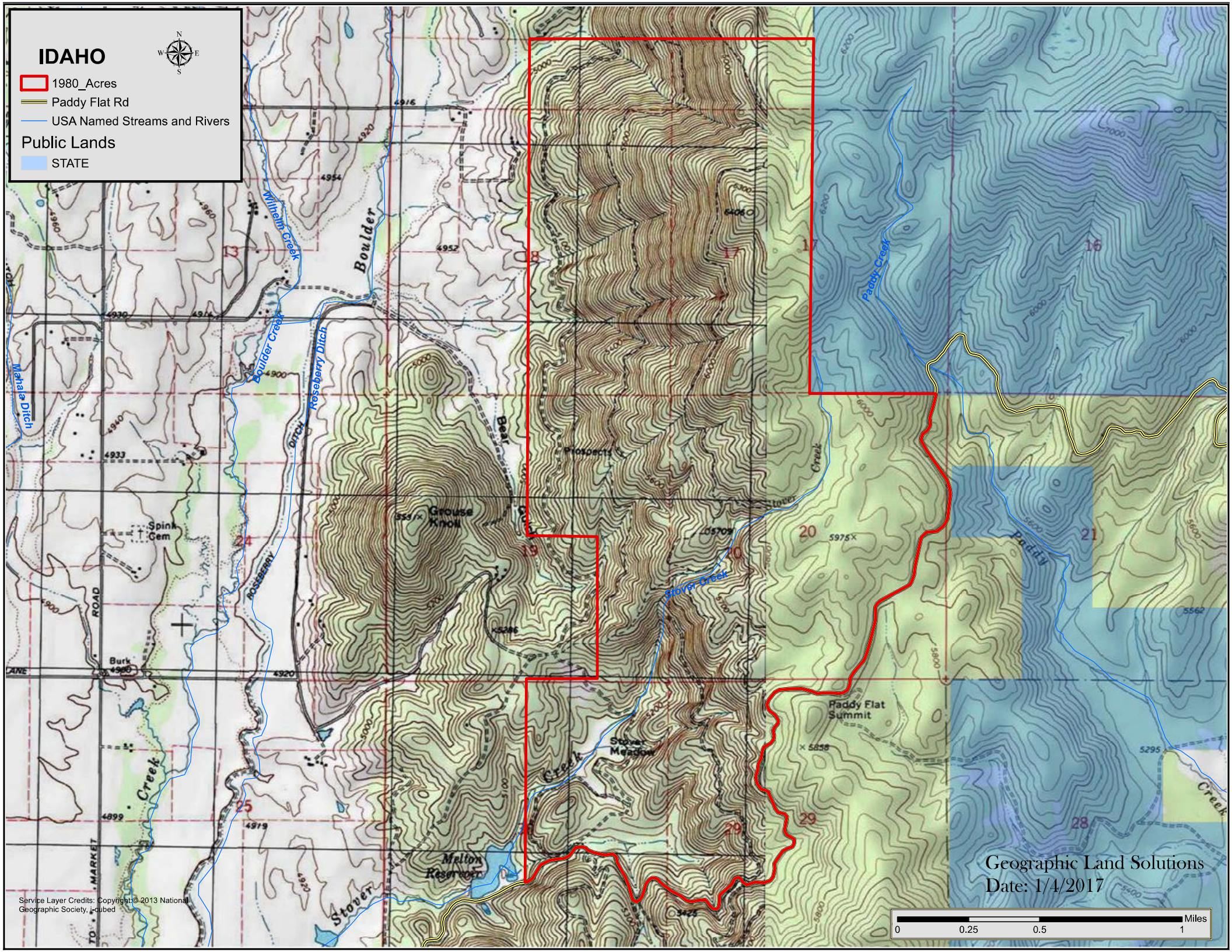
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Wilhelm Creek
Roseberry Ditch
Mahala Ditch
Bear
Grouse Knoll
Spink Gem
Burk
ROAD
ROSEBERRY
Stover Creek
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Meadow
Melton Reservoir
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LOCATION

Just 12 miles from McCall, Paddy Flat Summit Ranch is minutes from fine restaurants,shopping, resort hotels and other fine accommodations. Great access via Paddy Flat Rd frontage. This area provides opportunities to explore many mountain alpine lakes, hotsprings, and wilderness areas that will take your breath away. Idaho supports approximately 34,807,000 total public acres, offering unlimited exploration for wildlife and other recreational uses. The area also offers fishing for trout and other species in nearby streams and lakes. McCall offers many summer and winter recreational activities including snow skiing, mountain.

DIRECTIONS: From McCall, travel south on Hwy 55 nine and one-half (9.5) miles to Paddy Flat Rd. Turn East on Paddy Flat Rd. and travel approximately three (3) miles to the start of the property on the North side of the road.

Summary

A ranch of such beauty and only minutes from a major tourist resort destination is truly a unique opportunity. Being realistically priced for sale, this property can be viewed as both an economic asset as well as a key to all the benefits and enjoyment that ownership can provide.

Wilks Ranch Brokers

17018 Interstate Hwy. 20

Cisco, TX 76437

(817) 850-3610

www.wilksranchbrokers.com

Jimmy Williams | Designated Broker

Licensed Broker in TX, NE, KS, ME, OK, MO, NM, TN, CO, ID, OR, GA, WY, MT

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Agency Disclosure Brochure

A Consumer Guide to Understanding Agency Relationships in Real Estate Transactions

Duties owed to Idaho consumers by a real estate brokerage and its licensees are defined in the "Idaho Real Estate Brokerage Representation Act." Idaho Code 54-2082 through 54-2097.

This informational brochure is published by the Idaho Real Estate Commission.

Effective July 1, 2016

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:

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

- 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.

A "Sold" price of property is not confidential client information, for either buyers or sellers, and may be disclosed by a licensee.

If you have any questions about the information in this brochure, contact:
Idaho Real Estate Commission
(208) 334-3285, TRS (800) 377-3529; 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:

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

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: Wilks Ranch Brokers, LLC Jimmy D. Williams **Phone:** 817-850-3610

RECEIPT ACKNOWLEDGED

Rev 07/01/16

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.

Printed Name/Signature _____ Date _____

Printed Name/Signature _____ Date _____