

# FOR SALE

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## Boise Ridge Mountain Ranch

Idaho County, ID

11,240 ± Total Acres

10,600 ± Deeded Acres | 640 State Acres

\$10,296,000



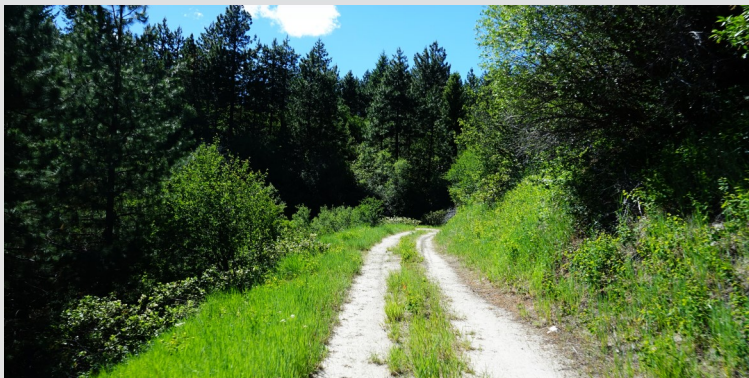
Boise Ridge Mountain Ranch is a one-of-a-kind, stunningly beautiful 10,600 ± acre prime timber private ranch located in the Sawtooth Mountain Range. Nestled within the 2.5 million acre Boise National Forest, the property is conveniently located 35 miles Northeast of Boise and the Boise Airport and only 5 miles from the very popular Bogus Basin Ski Resort. Known for its well-stocked and valuable timber, the ranch provides renewable income and is an ideal place for the timber investor. Additionally, the ranch named creeks, along with numerous other unnamed streams and creeks provide a rich riparian area that boasts an abundance of wildlife including elk, mule deer, bear, turkey, upland birds, and many other species.

**VISIT WEBSITE | WATCH VIDEO**



## LAND

The Boise Ridge Mountain Ranch contains 10,600 deeded acres, with private access to an additional 640 Idaho State Land acres. A mix of timber including aspen, pine and some fir has been managed long term and holds current mature timber ready for harvest. Although the ranch has most recently been used as an income-producing timber property, it is also ideal for recreational use as well.

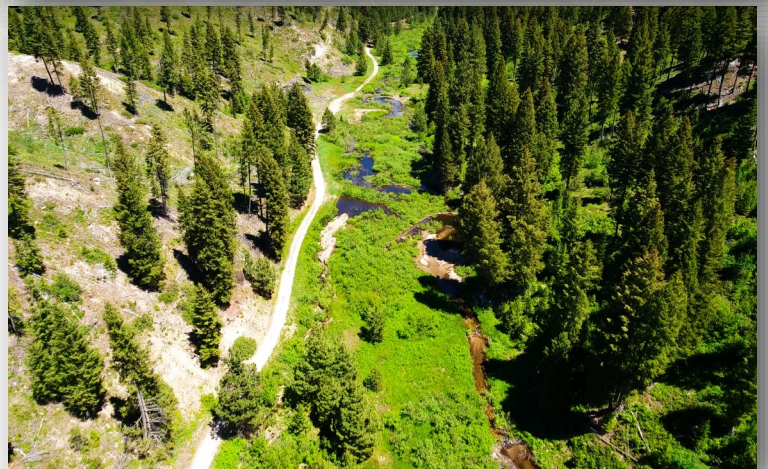


An existing road system through the ranch allows for easy travel and utilization of the entire property. Fishing, hunting, hiking, snowmobiling, and snow-shoeing are just a few of the recreational options available on the ranch. The area habitat is conducive to supporting an abundance of wildlife including a resident elk herd. The ranch is home to many types of wildlife including elk, deer, moose, bear, turkey, grouse and many others. Since there are currently no improvements on this ranch, it is truly a blank canvas for when it comes to lodging and amenity options.



## WATER

Water is everywhere on this property. The named creeks include West Fork Clear Creek, East Fork Clear Creek, Shoemaker Creek, North Fork Rattlesnake Creek, South Fork Rattlesnake Creek, Rattlesnake Creek, and Wild Goat Creek. There are many other unnamed streams and creeks distributed throughout the property as well. The numerous springs located on the property could easily be developed and be a good utilization of the water.

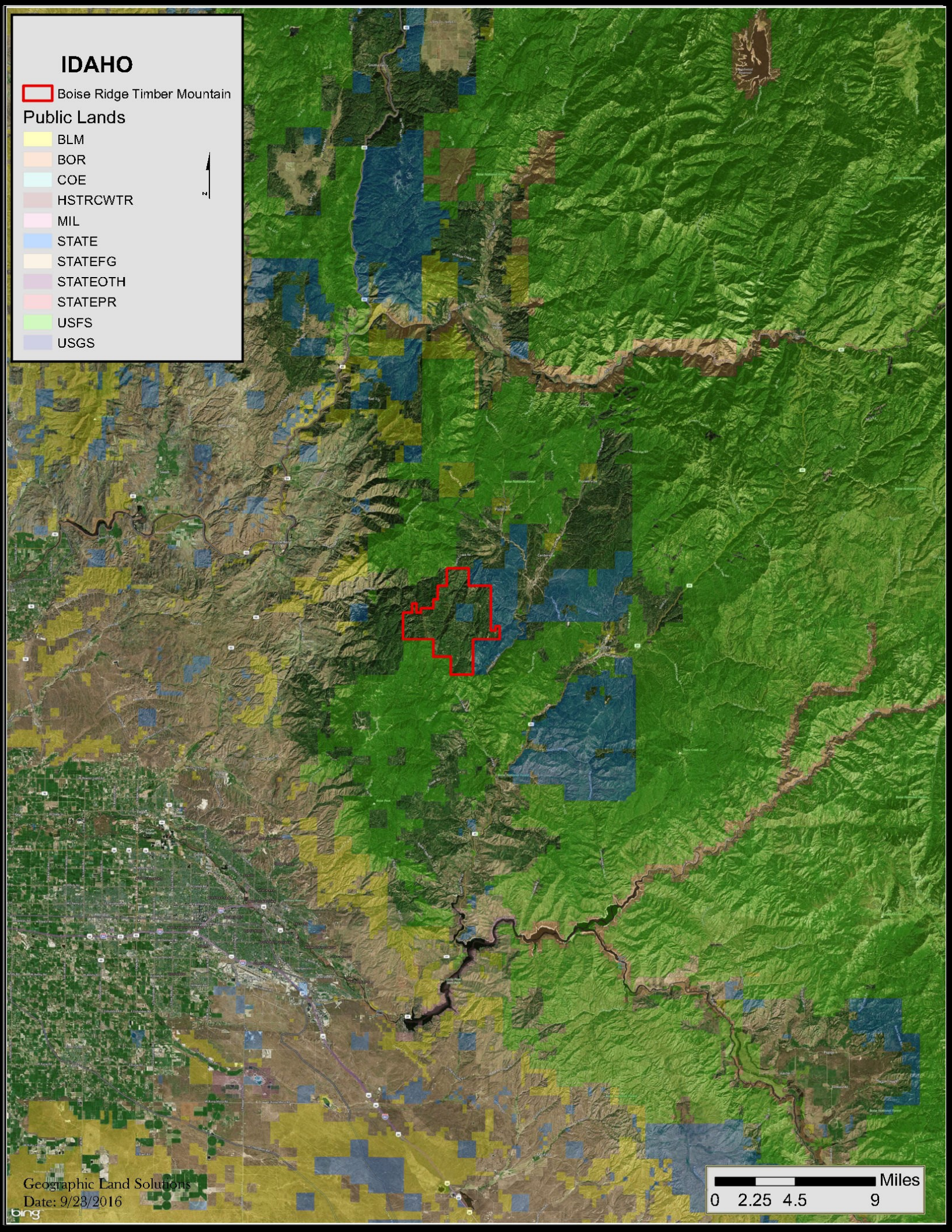


# IDAHO

 Boise Ridge Timber Mountain

## Public Lands

-  BLM
-  BOR
-  COE
-  HSTRCWTR
-  MIL
-  STATE
-  STATEFG
-  STATEOTH
-  STATEPR
-  USFS
-  USGS





## SUMMARY

Boise Ridge Mountain Ranch is a private retreat with endless recreational and investment opportunities. With Elevation ranges from 4,300 to 6,470 feet, the ranch has some of the most gorgeous mountain top views overlooking vast areas and nearby mountain ranges and peaks. The ranch is located approximately 12 miles Northwest of Idaho City and 11 miles East of Horseshoe Bend in the Sawtooth Mountain Range. Boise and the Boise Airport are conveniently located approximately 35 miles Southwest of the ranch. From cross-country skiing and snowshoeing to trophy quality hunting to harvesting timber for profit, the options are truly limitless on Boise Ridge Mountain Ranch.



**Wilks Ranch Brokers**

17018 Interstate Hwy. 20

Cisco, TX 76437

**(817) 850-3610**

**[www.wilksranchbrokers.com](http://www.wilksranchbrokers.com)**

**Jimmy Williams | Designated Broker**

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

**VISIT WEBSITE | WATCH VIDEO**



Disclaimer: Owner makes full disclosure that they are members of a licensed real estate entity. All the above information was provided by various sources and has not been verified for accuracy. Any of the above information used or relied upon for decisions should be verified by buyer.

# 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

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

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.**

**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](http://irec.idaho.gov)

## Agency Representation (Single Agency)

Under "Agency Representation" (sometimes referred to as "Single Agency"), you are a Client and the licensee is

your Agent who represents you, and only you, in your real estate transaction. The entire brokerage is obligated to promote your best interests. No licensee in the brokerage is allowed to represent the other party to the transaction.

**If you are a seller**, your Agent will seek a buyer to purchase your property at a price and under terms and conditions acceptable to you, and assist with your negotiations. If you request it in writing, your Agent will seek reasonable proof of a prospective purchaser's financial ability to complete your transaction.

**If you are a buyer**, your Agent will seek a property for you to purchase at an acceptable price and terms, and assist with your negotiations. Your Agent will also advise you to consult with appropriate professionals, such as inspectors, attorneys, and tax advisors. If disclosed to all parties in writing, a brokerage may also represent other buyers who wish to make offers on the same property you are interested in purchasing.

## Limited Dual Agency

"Limited Dual Agency" means the brokerage and its licensees represent both the buyer and the seller as Clients in the same transaction. The brokerage must have both the

buyer's and seller's consent to represent both parties under Limited Dual Agency. You might choose Limited Dual Agency because you want to purchase a property listed by the same brokerage, or because the same brokerage knows of a buyer for your property. There are two kinds of Limited Dual Agency:

**Without Assigned Agents** The brokerage and its licensees are Agents for both Clients equally and cannot advocate on behalf of one client over the other. None of the licensees at the brokerage can disclose confidential client information about either Client. The brokerage must otherwise promote the non-conflicting interests of both Clients, perform the terms of the Buyer and Seller Representation Agreements with skill and care, and other duties required by law.

**With Assigned Agents** The Designated Broker may assign individual licensees within the brokerage ("Assigned Agents") to act solely on behalf of each Client. An assigned Agent has a duty to promote the Client's best interests, even if your interests conflict with the interests of the other Client, including negotiating a price. An Assigned Agent must maintain the Client's confidential information. The Designated Broker is always a Limited Dual Agent for both Clients and ensures the Assigned Agents fulfill their duties to their respective clients.

## What to Look For in Any Written Agreement with a Brokerage

A Buyer or Seller Representation Agreement or Compensation Agreement should answer these questions:

- 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 \_\_\_\_\_