

**ALL FIELDS DETAIL**



<b>MLS #</b>	98280052	<b>Land Size</b>	1 - 4.99 AC
<b>Status</b>	New	<b># Beds</b>	4
<b>Type</b>	Single Family w/ Acreage	<b>Garage Capacity</b>	2
<b>Address</b>	3535 S Johns Ave	<b>Age</b>	31 - 50 Years
<b>Address 2</b>		<b>Level</b>	Single
<b>City</b>	Emmett		
<b>State</b>	ID		
<b>Zip</b>	83617		
<b>Area</b>	Emmett/Gem County - 1550		
<b>Class</b>	Residential		
<b>Asking Price</b>	\$100		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b># Baths</b>	3.2	<b>Subdivision</b>	0 Not Applic.
<b>County</b>	Gem	<b>Directions</b>	S of Hwy on S. Johns Ave.
<b># Acres</b>	1.77	<b>Price per Acre</b>	56.50
<b>New Constr Comp Date</b>		<b>Year Built</b>	1966
<b>Lot Size Length</b>	irr	<b>Lot Size Width</b>	irr
<b>Irrigation District (Y/N)</b>	Yes	<b>Irrigation District Name</b>	
<b>Water Shares Avail (Y/N)</b>		<b>Water Deliverable (Y/N)</b>	
<b>School District</b>	Emmett School District #221	<b>Assigned Grade School</b>	Butte View
<b>Assigned Jr High</b>	Emmett Jr. High	<b>Assigned Sr High</b>	Emmett High
<b>Builder</b>		<b>Apx Above Grade Fin</b>	2568
<b>Apx Below Grade Fin</b>	0	<b>Apx Fin SQFT</b>	2568
<b>Apx Above Grade Unfin</b>	0	<b>Apx Below Grade Unfin</b>	0
<b>Apx Unfin SQFT</b>	0	<b>Apx SqFt</b>	2568
<b>Price per SQFT</b>	0.04	<b>Master Bedroom Size</b>	11x10
<b>Master Bedroom Level</b>	Main	<b>Bedroom2 Size</b>	11x10
<b>Bedroom 2 Level</b>	Main	<b>Bedroom3 Size</b>	11x10
<b>Bedroom 3 Level</b>	Main	<b>Bedroom4 Size</b>	14x13
<b>Bedroom 4 Level</b>	Main	<b>Bedroom5 Size</b>	
<b>Bedroom 5 Level</b>		<b>Bonus Room Size</b>	
<b>Bonus Room Level</b>		<b>Den/Study Size</b>	13x12
<b>Den/Study Level</b>	Main	<b>Eating Space Size</b>	11x9
<b>Eating Space Level</b>	Main	<b>Entry Size</b>	
<b>Entry Level</b>		<b>Family Room Size</b>	18x17
<b>Family Room Level</b>	Main	<b>Formal Dining Room Size</b>	
<b>Formal Dining Level</b>		<b>Great Room Size</b>	
<b>Great Room Level</b>		<b>Kitchen Size</b>	9x8
<b>Kitchen Level</b>	Main	<b>Living Room Size</b>	20x12
<b>Living Room Level</b>	Main	<b>Office Size</b>	10x9
<b>Office Level</b>	Main	<b>Other Room Size</b>	
<b>Other Room Level</b>		<b>Recreation Room Size</b>	
<b>Recreation Room Level</b>		<b>Utility Room Size</b>	10x5
<b>Utility Room Level</b>	Main	<b>Shop Dimensions</b>	30x40
<b>Garage Dimensions</b>		<b># Bedrooms - Main Level</b>	4
<b># Bedrooms Upper Level</b>	0	<b># Bedrooms - Below Grade</b>	0
<b># Bathrooms - Main Level</b>	3.2	<b># Bathrooms - Upper Level</b>	0.0
<b># Bathrooms - Below Grade</b>	0.0	<b>Property Included</b>	
<b>Property Excluded</b>		<b>Association Fees\$</b>	0.00
<b>Association Frequency</b>	Not Applicable	<b>Assoc Setup/Transfer Fees</b>	0
<b>Local Improvmt Dist(Y/N)</b>	No	<b>Home Owner Exempt (Y/N)</b>	Yes
<b>Flood Ins Required(Y/N)</b>	No	<b>Taxes</b>	1158.82
<b>Tax Year</b>	2005	<b>Parcel #</b>	RP00269800A
<b>Legal Description</b>	Tax 40 in Section 19, Township 6 North, Range 1 West	<b>Agent</b>	Kent Corbett - (208) 888-9563
<b>Listing Office 1</b>	Mark Bottles Real Estate Serv. - Main (208) 377-5700	<b>List Agent 2nd Phone</b>	208-888-9563
<b>Co-Agent</b>	CHRIS J GRAHAM	<b>Co-Office</b>	Mark Bottles Real Estate Serv. - Main (208) 377-5700
<b>Selling Agt to Prsnt(Y/N)</b>	Yes	<b>Variable Rate (Y/N)</b>	No
<b>Co-Op Broker Compensation</b>	2.00	<b>Compensation Type</b>	%
<b>Listing Service</b>	Full Service	<b>Owner Name</b>	Wilson
<b>Business Phone</b>		<b>Owner Phone</b>	830-4291
<b>Tenants Name</b>		<b>Tenants Phone</b>	
<b>Listing Date</b>	12/8/2006	<b>Expiration Date</b>	6/1/2007

**GENERAL**

<b>Occupied By</b>	Owner	<b>Showing Instructions</b>	Call First/Use Lk Box
<b>Off Market Date</b>		<b>Mapping</b>	
<b>Tax ID</b>		<b>Update Date</b>	12/9/2006
<b>Status Dt</b>	12/9/2006	<b>Status Date</b>	12/9/2006
<b>HotSheet Date</b>	12/9/2006	<b>Price Date</b>	12/9/2006
<b>Input Dt</b>	12/9/2006	<b>Input Date</b>	12/9/2006
<b>Associated Document Count</b>	0	<b>Original Price</b>	\$100
<b>Days On Market</b>	3	<b>Price/Apx SqFt</b>	\$0.04

**FEATURES**

<b>AIR COND</b>	<b>FIREPLACE</b>	<b>HEATING</b>	<b>LOT</b>
Central Air	Two	Electric	R.V. Parking
<b>CONSTRUCTION</b>	Insert	Forced Air	Shop
Frame	Wood Stove	<b>LIST CLASS</b>	<b>TERMS</b>
	<b>GARAGE TYPE</b>	Excl Right to Sell	Auction
	Detached	<b>SQFT SOURCE</b>	
		Public Records	

**FINANCIAL**

<b>Financing Remarks</b>	Selling-Public Auction	<b>Agent Remarks</b>	Please register prior to auction. All pre-auction offers will be presented. Sold with confirmation of motivated sellers. Preview today. Please call agent only for all questions. All auction day information and or changes take precedence over any printed or published information. All terms subject to change.
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**SOLD STATUS**

<b>How Sold</b>	<b>Pending Date</b>
<b>Closing Date</b>	<b>Sold Price</b>
<b>Sold Price per SQFT</b>	<b>Sold Price Per Acre</b>
<b>Seller Concession</b>	<b>Selling Agent 1</b>
<b>Selling Office 1</b>	<b>Selling Agent 2</b>
<b>Selling Office 2</b>	

**REMARKS**

Live Public Auction Thursday January 25th. 1.77 acres with shop and office/workshop. Great close-in location. Soon to be Vacant. Please inspect and conduct all due diligence prior to auction. Sold with no contingencies. 5% buyers premium added to final live bid price is the non-refundable deposit due auction day-personal check acceptable. Agent and buyer/bidder to verify all. All measurements approximate. Also selling Geri Kens Restaurant and eqpmt same day.

**ADDITIONAL PICTURES****DISCLAIMER**

This information is deemed reliable but not guaranteed. EQUAL HOUSING OPPORTUNITY