



MLS # **98328741**
 Class **Land**
 Type **Building Lots**
 Area **South Nampa (86) - 1260**
 Address **TBD Lewis Ln.**
 City **Nampa**
 Zip **83686**

Asking Price **\$50,000**
 Status **Active**
 # Acres **7.30**
 Land Size **5 Acres - 9.9 Acres**
 Lot Size **irr X irr**
 Price/Acre **6849.32**
 Cross Street



REMARKS

Live Public Auction Thursday, November 1st at 6PM on-site. 7+/- acres being sold to the highest bidder over \$50,000! Unbelievable opportunity to own a parcel that is APPROVED FOR 3 LOTS! Incredible panoramic views of the LAKE & MOUNTAINS. \$10,000 non-refundable deposit due auction evening. Balance due in full within 30 days. Buyer and Buyers agent to verify all including: exact size, measurements, uses, terms.

AGENT REMARKS

HUGE potential. Buy the property and develop the 3 lots....or build on one and keep the others for investment, you decide. Sold as one parcel for one money. Go out and walk the property to see the views. make sure and walk out to the SW corner to see this property's potential. All pre-aution offers will be presented. SELLING TO THE HIGHEST BIDDER AT \$50K OR ABOVE! Yes this is for real! 5% Buvvers Premium added to final live bid to arrive at total

GENERAL

Listing Date **9/27/2007**
 Expiration Date **12/26/2007**
 DOM **4**
 Cable TV?
 Cov & Restrict?
 Curb & Gutter?
 Flood Ins Req? **No**
 Improv. Dist? **No**
 Irrigation?
 Irrigation Dist?
 Irrig Dist Name
 MH Allowed? **No**
 Paved Street?
 Phone Lines?
 Sidewalks?
 Survey Avail?
 View? **Yes**
 Waterfront?
 Wtr Shrs Avail?
 Water Deliv?
 Subdivision **0 Not Applic.**
 Virtual Tour
 Directions **12th Ave. S. of Nampa, W on Lakeshore, S on Rim to Lewis, W. on Lewis just W. of canal**
 Legal **call listing agent.**

List Agent-Phn/Fx **Kent Corbett - (208) 888-9563 / (208) 887-6560**
 List Office **Corbett Bottles Real Estate - Main (208) 377-5700**
 Co-List Agent
 Owner/Bus./Hm / /
 Agent Email **info@CorbettAuctions.com**
 Co-Op Agent \$/% **% 2.00** Variable Rate? **No**
 Selling Agt to Prsnt? **Yes**
 Original Price **\$50,000**
 County **Canyon**
 School District
 Grade School
 Jr High
 Sr High
 Electric **Available**
 Fenced
 Gas **Propane**
 Land Use **2-4 Units**
 Site Features

FEATURES

DOCS ON FILE
 IRRIGATION TYPE
 LIST CLASS **Exclusive Right to Sell**
 ROAD/STREET
 SHOWING **Drive By**
 TERMS **Auction**
 TOPOGRAPHY **View Property**
 WASTE DISPOSAL SYSTEM
 WATER

FINANCIALS

Financing Remarks
 Tax Year **2006**
 Taxes **0.00**
 Parcel # **new**

SOLD INFORMATION

Closing Date
 Pending Date
 How Sold
 Sold Price
 Sold Price per Acre