

MLS # **98336185**

Class **Land**

Type **Commercial**

Area **Valley County - 1800**

Address **103 N Payette Street**

City **Cascade**

Zip **83611**

Asking Price **\$150,000**

Status **New**

# Acres **0.34**

Land Size **1/2 Acre - .99 Acres**

Lot Size **X**

Price/Acre **441176.47**

Cross Street



**REMARKS**

AUCTION Tuesday, December 11, 7PM @ Marriott Courtyard (Eagle Rd. & Overland). Minimum Selling Price ONLY \$150,000 for 6 lots to be sold in one group. Commercial property (vacant lots) in the heart of downtown Cascade. Includes plans for mixed use development-4700sq. ft. of retail, 12-1400sq. ft. condominiums above retail, projected value \$4.4 million. Photo is rendering of this property. The Property is between the popular Moxie Java Bistro and the Creamery B&B. BTVAI

**AGENT REMARKS**

Terms: 5% Buyers Premium added to final live bid to arrive at Total Purchase Price due as the deposit on auction day - personal check acceptable. Balance due in full at closing within 30 days. Please conduct all inspections and due diligence prior to Auction 12-11-07. \$150,000 minimum bid group of six lots. Sold as-is to the highest bidder over \$150K!

**GENERAL**

Listing Date **11/16/2007**

Expiration Date **2/12/2008**

DOM **0**

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?

Waterfront?

Wtr Shrs Avail?

Water Deliv?

Subdivision **0 Not Applic.**

Virtual Tour

Directions **Downtown Cascade-Frontage on HWY55!**

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? **No**

Original Price **\$150,000**

County **Valley**

School District

Grade School

Jr High

Sr High

Electric **Available**

Fenced

Gas **Natural Gas**

Land Use **Commercial, Retail**

Site Features

**FEATURES**

DOCS ON FILE

IRRIGATION TYPE

LIST CLASS **Exclusive Right to Sell**

ROAD/STREET

SHOWING **Drive By**

TERMS **Cash, Auction**

TOPOGRAPHY

WASTE DISPOSAL SYSTEM

WATER

**FINANCIALS**

Financing Remarks

Tax Year **2007**

Taxes **0.00**

Parcel # **TBD**

**SOLD INFORMATION**

Closing Date

Pending Date

How Sold

Sold Price

Sold Price per Acre

Today's Date: 11/16/2007

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