



MLS #	98347442	Asking Price	\$199,000
Class	Residential	Status	Active
Type	Single Family w/ Acreage	# Beds	4
Area	NE Nampa (87) - 1250	# Baths	2.0
Address	1301 S Robinson Blvd.	Level	Singlew/BG
City	Nampa	Garage	0
Zip	83687	Apx SqFt	2596



For Sale

REMARKS

Live Public Auction March 22nd 10am start on personal property - Real Estate Sells at NOON. Minimum Bid/Selling Price only \$199K. 5% Buyers premium added to final live bid to arrive at total purchase price due auction day as the non-refundable deposit. Great Location between Nampa and Meridian. Property had mother in-law house on N part of Property, possible again with conditional use permit. Power pole, phone, septic all separate from main house. Well was shared.

AGENT REMARKS

Please inspect and conduct all due diligence prior to auction. Property sold as-is with non contingencies. Call first use lockbox. Please close all gates to keep cattle in and watch for little dog in home. New roof 6 months ago, new pump on well, Septic on mother in-law house installed 1980, New leach field on main house. Buyer and Buyers agents to verify all measurements and information. All personal property: tractor, snowmobiles, trailers, MG's sell auction day.

GENERAL

Listing Date	2/15/2008	List Agent - Phn	Kent Corbett - (208) 888-9563	/ Fax	(208) 887-6560
Expiration Date	7/1/2008	List Office - Phn	Corbett Bottles Real Estate - Main (208) 377-5700	/ Fax	(208) 377-0035
DOM / CDOM	6 / 6	Owner/Bus./Home	Kelly	/	208.695.1837
Year Built	1946	Co-List Agent		Level	Size
Age	50+ Years	Tenants Name		Living	Main 20x16
Lot Size	irr X irr	Agent Email	info@CorbettAuctions.com	Dining	
# Acres	4.96	Co-Op Agent \$/%	% 2.00	Family	
Land Size	1 - 4.99 AC	Selling Agt to Prsnt?	Yes	Great Rm	
School District	Nampa School District #131	Original Price	\$199,000	Kitchen	
Grade School	Parkridge	Prc/SqFt	76.66	Master	Down 23x15
Jr High	East Valley Mid	# Beds - Main	3	Apx Above Grade Fin	1296
Sr High	Columbia	# Beds - Upper	0	Apx Above Grade Unfin	0
County	Canyon	# Beds - Below	1	Apx Below Grade Fin	800
Subdivision	0 Not Applic.	# Baths - Main	2.0	Apx BelowGrade Unfin	500
Builder		# Baths - Upper	0.0	Apx Fin SQFT	2096
Listing Service	Full Service	# Baths - Below	0.0	Apx Unfin SQFT	500
Est. Comp Date		Flood Ins Req?	No	Home Owner Exempt?	Yes
Virtual Tour		Water Deliv?	Yes	Water Shares Avail?	Yes
Showing	Call First/Use Lk Box	Irrigation Dist?	Yes	Improvmnt. District?	No
Occupied By	Owner	Irrig Dist Name	Nampa/Meridian	Den	
Includes				Eating	Main 14x8
Excludes	All personal property, refrigerator, washer & dryer, irrigation pump, extra fence panels.			Rec Rm	
Directions	E of Nampa on Amity, South on Robinson			Office	
Legal	31-3N-1W NE TX 02697 SENE			Other	
				Utility	Main 10x5
				Garage	
				Shop	

FEATURES

AIR COND		LAND USE	Single, Farm & Ranch	ROOF	Comp Shingle
FIREPLACE	Wood Stove	SPRINKLERS		SEWER	Septic
GARAGE TYPE		WATER	Individual Well	SQFT SRC	Public Records
HEATING	Oil	POOL/SPA		LIST CLASS	Excl Right to Sell
CONSTRUCTION	Frame, Vinyl/Metal Sidig				
DOCS ON FILE	Property Disclosure, Lead Based Paint Discl				
KITCHEN FEAT	Dishwasher, Disposal, Microwave, Oven/Range Freestanding				
LOT FEAT	Barn, Corral, Fenced Part, Garden Space, Horses, Irrigation Available, R.V. Parking, Shop				
STRUCTURE FEAT	Hardwood				
TERMS	Cash, Auction				

FINANCIALS

Financing Remarks	Public Auction 3-22-08
Assoc Setup/Trnsfr	0
Association Fees\$	0.00 Not Applica...
Tax Year	2006 Taxes 1425.44
Parcel #	03N01W311901

SOLD INFORMATION

Closing Date	Pending Date
Sold Price	Sold Prc/SQFT
How Sold	

Today's Date: 02/21/2008 This information is deemed reliable but not guaranteed. EQUAL HOUSING OPPORTUNITY