

ALL FIELDS DETAIL



MLS #	98360283	Land Size	10 - 19.9 Acres
Status	Active	# Beds	3
Type	Single Family w/ Acreage	Garage Capacity	2
Address	2512 E Waterwheel Road	Age	6 - 10 Years
Address 2		Level	Single
City	Emmett		
State	ID		
Zip	83617		
Area	Emmett-Gem County - 1550		
Class	Residential		
Asking Price	\$285,000		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

# Baths	2.0	Subdivision	0 Not Applic.
County	Gem	Directions	N. of HWY 16 on Substation, E. on Waterwheel.
# Acres	10.00	Price per Acre	28500.00
New Constr Comp Date		Year Built	1999
Lot Size Length	1320	Lot Size Width	330
Irrigation District (Y/N)	Yes	Irrigation District Name	
Water Shares Avail (Y/N)		Water Deliverable (Y/N)	
School District	Emmett Independent District #221	Assigned Grade School	Butte View
Assigned Jr High	Emmett Jr. High	Assigned Sr High	Emmett
Builder		Apx Above Grade Fin	1851
Apx Below Grade Fin	0	Apx Fin SQFT	1851
Apx Above Grade Unfin	0	Apx Below Grade Unfin	0
Apx Unfin SQFT	0	Apx SqFt	1851
Price per SQFT	153.97	Master Bedroom Size	
Master Bedroom Level	Main	Bedroom2 Size	
Bedroom 2 Level	Main	Bedroom3 Size	
Bedroom 3 Level	Main	Bedroom4 Size	
Bedroom 4 Level		Bedroom5 Size	
Bedroom 5 Level		Bonus Room Size	
Bonus Room Level		Den/Study Size	
Den/Study Level		Eating Space Size	
Eating Space Level		Entry Size	
Entry Level		Family Room Size	
Family Room Level		Formal Dining Room Size	
Formal Dining Level		Great Room Size	
Great Room Level		Kitchen Size	
Kitchen Level		Living Room Size	
Living Room Level		Office Size	
Office Level		Other Room Size	
Other Room Level		Recreation Room Size	
Recreation Room Level		Utility Room Size	
Utility Room Level		Shop Dimensions	
Garage Dimensions		# Bedrooms - Main Level	3
# Bedrooms Upper Level	0	# Bedrooms - Below Grade	0
# Bathrooms - Main Level	2.0	# Bathrooms - Upper Level	0.0
# Bathrooms - Below Grade	0.0	Property Included	
Property Excluded	All green panels, hot tub and personal property to be sold at auction starting at 10am auction day.	Association Fees\$	0.00
Association Frequency	Not Applicable	Assoc Setup/Transfer Fees	0
Local Improvmt Dist(Y/N)	No	Home Owner Exempt (Y/N)	Yes
Flood Ins Required(Y/N)	No	Taxes	833.20
Tax Year	2007	Parcel #	RP00204800A
Legal Description	06N 01W SEC 04 W 1/2 W 1/2 SW 1/4 NE 1/4	Agent	Kent Corbett - (208) 888-9563
Listing Office 1	Corbett Bottles Real Estate - Main (208) 377-5700	List Agent 2nd Phone	208.941.1868
Co-Agent		Co-Office	
Selling Agt to Prsnt(Y/N)	No	Variable Rate (Y/N)	No
Co-Op Broker Compensation	2.00	Compensation Type	%
Listing Service	Full Service	Owner Name	Shumate

GENERAL

Business Phone	208.860.0890	Owner Phone	208.365.4891
Tenants Name		Tenants Phone	
Listing Date	5/12/2008	Expiration Date	8/12/2008
Occupied By	Owner	Showing Instructions	Call First/Use Lk Box
Off Market Date		Mapping	
Tax ID		Update Date	5/20/2008
Status Dt	5/13/2008	Status Date	5/17/2008
HotSheet Date	5/17/2008	Price Date	5/13/2008
Input Dt	5/13/2008	Input Date	5/13/2008
Associated Document Count	0	Original Price	\$285,000
Cumulative DOM	8	Cumulative DOMLS	
Days On Market	8	Price/Apx SqFt	\$153.97

FEATURES

CONSTRUCTION	SQFT SOURCE	LOT	STRUCTURE
Manufactured Home	Public Records	Barn	Den
LAND USE		Corral	TERMS
Farm & Ranch		Fenced Part	Auction
LIST CLASS		Horses	
Excl Right to Sell		R.V. Parking	
		Shop	
		View	

FINANCIAL

Possible Short Sale	No	Financing Remarks	LIVE PUBLIC AUCTION 6/14
Agent Remarks	Development potential in future. Beautiful views! All measurements are approximate. Buyer and Buyers Agent to verify all. All personal property selling starting at 10am. Real estate sells at 12noon. Other two homes in Emmett selling at 3PM and 4PM. Minimum Bid \$285,000!!!		

SOLD STATUS

How Sold	Pending Date
Closing Date	Sold Price
Sold Price per SQFT	Sold Price Per Acre
Seller Concession	Sell Team
Selling Agent 1	Selling Office 1
Selling Agent 2	Selling Office 2

REMARKS

Incredible Views and Beautiful location. Live Public Auction Saturday June 14th. MINIMUM BID ONLY \$285,000! Please preview and conduct all due diligence prior to bidding. Sold with no-contingencies. 5% Buyers Premium added to final live bid to arrive at total purchase price due as the non-refundable deposit on auction day. Deposit of 5% may be paid by personal check. 40x60 NEW metal shop with cement floor, 10x50 horse barn-2 stalls with cement floors. Grass hay in front. Pasture in back.

ADDITIONAL PICTURES



DISCLAIMER

This information is not guaranteed. EQUAL HOUSING OPPORTUNITY

Start , (Map not found unable to retrieve directions)

End 2512 E Waterwheel Road (Found)
Emmett, ID 83617

Total Distance: 0 Miles

Estimated Total Time: 0 hours

In order to retrieve driving directions through MapPoint the origin (Start) address or the destination (End) address must be extremely accurate. If either of these two addresses are not found or if multiple matches are found the driving directions will not be calculated. The Driving Directions view in Paragon will assist you in retrieving the directions you are requesting.