



MLS # **98361352**  
 Class **Land**  
 Type **Building Lots**  
 Area **Middleton - 1285**  
 Address **TBD Cowboy Ln**  
 City **Middleton**  
 Zip **83644**

Asking Price **\$40,000**  
 Status **New**  
 # Acres **1.60**  
 Land Size **1 Acre - 4.99 Acres**  
 Lot Size **irr X irr**  
 Price/Acre **25,000.00**  
 Cross Street



**REMARKS**

Live Public Auction June 25th at 7pm on-site. Three lots selling from 1.6 to 2.0 acres. Two lots selling with a minimum bid of only \$40K! 3rd lot sold with confirmation. Do not miss this opportunity. Paved street, Views, Water, Quality small lot sub. Bring your horses. All pre-auction offers presented. Terms \$10,000 deposit due auction day, balance due within 30 days at closing. Seller provides standard title and 1/2 escrow fee.

**AGENT REMARKS**

AUCTION OPPORTUNITY! 3 Lots being sold - 2 with a minimum of only \$40K! 1.6 to 2.0 acres. Register through website or auction day. Go out and walk the property today. Pressurized irrigation, paved streets.

**GENERAL**

Listing Date **5/21/2008**  
 Expiration Date **9/10/2008**  
 DOM / CDOM **2 / 2**  
 Cable TV?  
 Cov & Restrict? **Yes**  
 Curb & Gutter?  
 Flood Ins Req? **No**  
 Improv. Dist? **No**  
 Irrigation? **Yes**  
 Irrigation Dist?  
 Irrig Dist Name  
 MH Allowed? **No**  
 Paved Street? **Yes**  
 Phone Lines? **Yes**  
 Sidewalks?  
 Survey Avail? **Yes**  
 View? **Yes**  
 Waterfront?  
 Wtr Shrs Avail? **Yes**  
 Water Deliv? **Yes**  
 Subdivision **0 Not Applic.**  
 Virtual Tour  
 Directions **W. of Middleton on Hwy 44, N. on Hartley 1.5 miles.**  
 Legal **36-5N-3W SW CROSSFIRE RANCH SUB LT 2 BLK 1**

List Agent - Phn **Kent Corbett - (208) 888-9563** / Fax **(208) 887-6560**  
 List Office - Phn **Corbett Bottles Real Estate - Main (208) 377-5700** / Fax **(208) 377-00...**  
 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 **\$40,000**  
 County **Canyon**  
 School District **Middleton School District #134**  
 Grade School  
 Jr High  
 Sr High  
 Electric **Installed**  
 Fenced  
 Gas **None**  
 Land Use **Single**  
 Site Features

**FEATURES**

DOCS ON FILE  
 IRRIGATION TYPE **Pressurized Irrigation**  
 LIST CLASS **Exclusive Right to Sell**  
 ROAD/STREET **Paved**  
 SHOWING **Drive By**  
 TERMS **Cash, Auction**  
 TOPOGRAPHY **View Property**  
 WASTE DISPOSAL SYSTEM **Septic-Proposed**  
 WATER **Individual Well**

**FINANCIALS**

Financing Remarks **Live Public Auction 6-25**  
 Tax Year **2007**  
 Taxes **1,535.06**  
 Parcel # **R2127310100**  
 Possible Short Sale? (Y/N) **No**

**SOLD INFORMATION**

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