

ALL FIELDS DETAIL


MLS #	98366345	Land Size	5 - 9.9 Acres
Status	New	# Beds	2
Type	Single Family w/ Acreage	Garage Capacity	2
Address	2662 Lower Bluff Rd.	Age	50+ Years
Address 2		Level	Two Story
City	Emmett		
State	ID		
Zip	83617-9568		
Area	Emmett-Gem County - 1550		
Class	Residential		
Asking Price	\$0		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

# Baths	1.0	Subdivision	0 Not Applic.
County	Gem	Directions	N. Through Emmett on Washington, E. on Central, N. on Lower Bluff Rd.
# Acres	5.00	Price per Acre	0.00
New Constr Comp Date		Year Built	1941
Lot Size Length	irr	Lot Size Width	irr
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	Shadow Butte
Assigned Jr High	Emmett Jr. High	Assigned Sr High	Emmett
Builder		Apx Above Grade Fin	1340
Apx Below Grade Fin	0	Apx Fin SQFT	1340
Apx Above Grade Unfin	0	Apx Below Grade Unfin	0
Apx Unfin SQFT	0	Apx SqFt	1340
Price per SQFT	0.00	Master Bedroom Size	10x11
Master Bedroom Level	Main	Bedroom2 Size	20x15
Bedroom 2 Level	Upper	Bedroom3 Size	
Bedroom 3 Level		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	1
# Bedrooms Upper Level	1	# Bedrooms - Below Grade	0
# Bathrooms - Main Level	1.0	# Bathrooms - Upper Level	0.0
# Bathrooms - Below Grade	0.0	Property Included	
Property Excluded		Association Fees\$	0.00
Association Frequency	Not Applicable	Assoc Setup/Transfer Fees	0
Local Improvmnt Dist(Y/N)	No	Home Owner Exempt (Y/N)	Yes
Flood Ins Required(Y/N)	No	Taxes	727.08
Tax Year	2008	Parcel #	RP00441400A
Legal Description	07N 01W SEC 32 N1/2 NW SW NW	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)	Yes	Variable Rate (Y/N)	No
Co-Op Broker Compensation	2.00	Compensation Type	%
Listing Service	Limited Service	Owner Name	Spence
Business Phone		Owner Phone	
Tenants Name		Tenants Phone	
Listing Date	6/23/2008	Expiration Date	
Occupied By	Vacant	Showing Instructions	Lock Box

GENERAL

Off Market Date		Mapping	
Tax ID		Update Date	6/23/2008
Status Dt	6/23/2008	Status Date	6/23/2008
HotSheet Date	6/23/2008	Price Date	6/23/2008
Input Dt	6/23/2008	Input Date	6/23/2008
Associated Document Count	0	Original Price	\$0
Cumulative DOM	1	Cumulative DOMLS	0
Days On Market	1	Price/Apx SqFt	

FEATURES

CONSTRUCTION	LAND USE	LOT	ROOF
Frame	Single	Fenced Part	Metal
FIREPLACE	LIST CLASS	Horses	SEWER
One	Excl Right to Sell	Irrigation Available	Septic
Insert	SQFT SOURCE	R.V. Parking	TERMS
HEATING	Public Records	Shop	Auction
Baseboard		View	WATER
Electric		Storage Shed	Individual Well
		Public Road	

FINANCIAL

Possible Short Sale	No	Financing Remarks	Live Public Auction
Agent Remarks	5% Buyers Premium added to final live bid to arrive at Total Purchase Price, due as the non-refundable deposit on auction day. Please preview and inspect prior to auction. Estate liquidation, sold "as-is" Buyer and Buyer's agent to verify all. Personal check acceptable for deposit on auction day. All pre-auction offers always presented. The Spence family lived here for 65 years! Great auction.		

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

LIVE PUBLIC AUCTION TO THE HIGHEST BIDDER JULY 26TH!! Beautiful 5 acres, with mature trees, outbuildings and incredible views. Auction Saturday, July 26th at 9am on personal property with home selling at 12NOON on-site. Estate liquidation. This property will sell regardless of price! Preview Today! Personal property and HUGE ROCK collection all being sold auction day. Please pre-register. 24/7 water whenever you need it!

ADDITIONAL PICTURES



DISCLAIMER

This information is not guaranteed. EQUAL HOUSING OPPORTUNITY