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|---------|-----------------------------|--------------|---------------|
| MLS # | 98369078 | Asking Price | \$0 |
| Class | Residential | Status | New |
| Type | Single Family | # Beds | 3 |
| Area | NW Nampa (51) - 1270 | # Baths | 2.0 |
| Address | 622 W Orchard | Level | Single |
| City | Nampa | Garage | 2 |
| Zip | 83651 | Apx SqFt | 1664 |



For Sale

REMARKS

Live Public Auction Saturday, August 16th at 10AM. Estate Liquidation by order of Personal Representative. Auction starts at 10am on personal property. Home to sell at 12NOON. A 5% Buyers Premium will be added to final live bid price to arrive at total purchase price due auction day as the non-refundable deposit. Balance due within 30 days at closing. Buyer and Buyers agent to verify all information. Please conduct all due diligence prior to auction.

AGENT REMARKS

Live Public Auction-Personal Representative Ordered Auction. Total Estate Liquidation. Nice single level floor plan with family and living rooms. Don't miss this one! Preview today! All personal property selling auction day.

GENERAL

| | | | | | |
|-----------------|--|-----------------------|--|-----------------------|--------------------------|
| Listing Date | 7/10/2008 | List Agent - Phn | Kent Corbett - (208) 888-9563 | / Fax | (208) 887-6560 |
| Expiration Date | 9/30/2008 | List Office - Phn | Corbett Bottles Real Estate - Main (208) 377-5700 | / Fax | (208) 377-0035 |
| DOM / CDOM | 4 / 4 | Owner/Bus./Home | Elliott Estate | / | / |
| Year Built | 1978 | Co-List Agent | | | <u>Level</u> <u>Size</u> |
| Age | 21 - 30 Years | Tenants Name | | Living | Main 17x13 |
| Lot Size | irr X irr | Agent Email | info@CorbettAuctions.com | Dining | |
| # Acres | 0.21 | Co-Op Agent \$/% | % 2.00 Variable Rate? No | Family | Main 17x15 |
| Land Size | Standard Lot 6000-9999 SF | Selling Agt to Prsnt? | Yes | Great Rm | |
| School District | Nampa School District #131 | Original Price | \$0 | Kitchen | Main 17x11 |
| Grade School | Lincoln | Prc/SqFt | 0.00 | Master | Main 16x11 |
| Jr High | West Middle Nam | # Beds - Main | 3 | Apx Above Grade Fin | 1664 |
| Sr High | Nampa | # Beds - Upper | 0 | Apx Above Grade Unfin | 0 |
| County | Canyon | # Beds - Below | 0 | Apx Below Grade Fin | 0 |
| Subdivision | Orchard Drive | # Baths - Main | 2.0 | Apx BelowGrade Unfin | 0 |
| Builder | | # Baths - Upper | 0.0 | Apx Fin SQFT | 1664 |
| Listing Service | Full Service | # Baths - Below | 0.0 | Apx Unfin SQFT | 0 |
| Est. Comp Date | | Flood Ins Req? | No | Home Owner Exempt? | Yes |
| Virtual Tour | | Water Deliv? | | Water Shares Avail? | |
| Showing | Lock Box | Irrigation Dist? | Yes | Improvmnt. District? | No |
| Occupied By | Vacant | Irrig Dist Name | pioneer | | |
| Includes | | | | Entry | Main 8x6 |
| Excludes | | | | Den | |
| Directions | Nampa Caldwell Blvd, West on Orchard. | | | | |
| Legal | 16-3N-2W SW ORCHARD DRIVE SUB LOT 4 BLK 2 | | | | |
| | | | | Eating | Main 12x8 |
| | | | | Rec Rm | |
| | | | | Office | |
| | | | | Other | |
| | | | | Utility | |
| | | | | Garage | |
| | | | | Shop | |

FEATURES

| | | | | | |
|----------------|---|------------|---------------|------------|---------------------------|
| AIR COND | Central Air | LAND USE | Single | ROOF | Wood Shingle |
| FIREPLACE | One | SPRINKLERS | | SEWER | |
| GARAGE TYPE | | WATER | | SQFT SRC | Public Records |
| HEATING | | POOL/SPA | | LIST CLASS | Excl Right to Sell |
| CONSTRUCTION | Frame | | | | |
| DOCS ON FILE | | | | | |
| KITCHEN FEAT | Dishwasher, Disposal | | | | |
| LOT FEAT | | | | | |
| STRUCTURE FEAT | Bath-Master, Bed-Master Main Level | | | | |
| TERMS | Auction | | | | |

FINANCIALS

| | |
|----------------------------|---------------------------------|
| Financing Remarks | Live Public Auction |
| Assoc Setup/Trnsfr | 0 |
| Association Fees\$ | 0.00 Not Applica... |
| Tax Year | 2007 |
| Parcel # | N66350020040 |
| Taxes | 1,207.58 |
| Possible Short Sale? (Y/N) | No |

SOLD INFORMATION

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

Today's Date: 07/14/2008

This information is not guaranteed. EQUAL HOUSING OPPORTUNITY