

**ALL FIELDS DETAIL**


<b>MLS #</b>	98369821	<b>Land Size</b>	1 Acre - 4.99 Acres
<b>Status</b>	New	<b>Land Use</b>	Single
<b>Type</b>	Building Lots	<b>Electric</b>	Available
<b>Address</b>	L2 B1 Pheasant Landing Road	<b>Gas</b>	None
<b>Address 2</b>		<b>Manu Homes Allowed (Y/N)</b>	No
<b>City</b>	Middleton	<b>Foundation Required</b>	Yes
<b>State</b>	ID		
<b>Zip</b>	83644		
<b>Area</b>	Middleton - 1285		
<b>Class</b>	Land		
<b>Asking Price</b>	\$0		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b>Subdivision</b>	0 Not Applic.	<b>County</b>	Canyon
<b># Acres</b>	2.05	<b>Price per Acre</b>	0.00
<b>Directions</b>	W on State St (Hwy 44), N on Duff Ln, W on Galloway Rd. Between Duff Ln (East) & Middleton Rd (West)	<b>Lot Size Length</b>	Irregular
<b>Lot Size Width</b>	Irregular	<b>School District</b>	Middleton School District #134
<b>Assigned Grade School</b>	Middleton Hgts	<b>Assigned Jr High</b>	Middleton Jr
<b>Assigned Sr High</b>	Middleton Sr Hi	<b>Nearest Intersecting Str</b>	Duff & Galloway
<b>Site Features</b>		<b>Irrigation District (Y/N)</b>	Yes
<b>Irrigation District Name</b>	Black Canyon	<b>Fenced</b>	None
<b>Water Shares Avail (Y/N)</b>		<b>Water Deliverable (Y/N)</b>	
<b>Survey Avail (Y/N)</b>		<b>Paved Street (Y/N)</b>	Yes
<b>Phone Lines (Y/N)</b>	Yes	<b>Cable TV Available (Y/N)</b>	No
<b>Irrigation (Y/N)</b>	Yes	<b>Curb &amp; Gutter (Y/N)</b>	No
<b>Waterfront (Y/N)</b>	No	<b>View (Y/N)</b>	Yes
<b>Sidewalks (Y/N)</b>	No	<b>Cov &amp; Restrict (Y/N)</b>	Yes
<b>Flood Ins Required(Y/N)</b>	No	<b>Local Improvmnt Dist(Y/N)</b>	No
<b>Taxes</b>	1,661.18	<b>Tax Year</b>	2007
<b>Legal Description</b>	Lot 2, Block 1, Pheasant Landing Subdivision	<b>Parcel #</b>	374241010
<b>Additional Parcel #</b>		<b>Original Price</b>	\$0
<b>Agent</b>	Kent Corbett - (208) 888-9563	<b>Listing Office 1</b>	Corbett Bottles Real Estate - Main (208) 377-5700
<b>List Agent 2nd Phone</b>	941-1868	<b>Co-Agent</b>	
<b>Co-Office</b>		<b>Selling Agt to Prsnt(Y/N)</b>	No
<b>Variable Rate (Y/N)</b>	No	<b>Co-Op Broker Compensation</b>	3.00
<b>Compensation Type</b>	%	<b>Owner Name</b>	
<b>Business Phone</b>		<b>Home Phone</b>	
<b>Listing Date</b>	7/17/2008	<b>Expiration Date</b>	
<b>Off Market Date</b>		<b>Mapping</b>	
<b>Tax ID</b>		<b>Update Date</b>	7/17/2008
<b>Status Dt</b>	7/17/2008	<b>Status Date</b>	7/17/2008
<b>Associated Document Count</b>	1	<b>HotSheet Date</b>	7/17/2008
<b>Price Date</b>	7/17/2008	<b>Input Dt</b>	7/17/2008
<b>Cumulative DOM</b>	1	<b>Cumulative DOMLS</b>	0
<b>Days On Market</b>	1	<b>Price/# Acres</b>	

**FEATURES**

<b>IRRIGATION</b>	<b>ROAD/STREET</b>	<b>TOPOGRAPHY</b>	<b>WATER</b>
Pressurized Irrigation	Paved	Rolling	Individual Well
<b>LIST CLASS</b>	<b>TERMS</b>	<b>WASTE DISPOSAL SYSTEM</b>	<b>SHOW INSTRUCTIONS</b>
Exclusive Right to Sell	Auction	Sewer-Proposed	Drive By

**FINANCIAL**

**Agent Remarks**

*Live Public Auction - Absolute (no minimum, no reserve). Will be sold to the highest bidder regardless of price!! Auction will be held Wednesday, Aug. 20th, 7:00pm on-site. Please conduct all due diligence prior to auction. Sold with no contingencies. 5% Buyer's Premium added to final live bid to arrive at total purchase price, due day of auction as non-refundable deposit with balance due in 30 days. Seller provides standard title insurance and 1 /2 escrow fee.*

**Possible Short Sale**

No

**Financing Remarks**

**Input Date**

7/17/2008

**SOLD STATUS**

**How Sold**

**Closing Date**

**Sold Price Per Acre**

**Sell Team**

**Selling Office 1**

**Selling Office 2**

**Pending Date**

**Sold Price**

**Seller Concession**

**Selling Agent 1**

**Selling Agent 2**

**REMARKS**

*Great country living, bring your own builder. \$250 setup, \$150 annual HOA, \$250 for mailbox. See our website for further details. Buyer and Buyer's agent to verify all.*

**ADDITIONAL PICTURES**



**DISCLAIMER**

*This information is not guaranteed. EQUAL HOUSING OPPORTUNITY*