

ALL FIELDS DETAIL



MLS #	98390353	Land Size	1 Acre - 4.99 Acres
Status	New	Electric	Installed
Type	Building Lots	Gas	Propane
Address	11254 West River Road	Manu Homes Allowed (Y/N)	No
Address 2		Foundation Required	Yes
City	Caldwell		
State	ID		
Zip	83605		
Area	Canyon County Other - 1290		
Class	Land		
Asking Price	\$0		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Subdivision	West River	County	Canyon
# Acres	1.01	Price per Acre	0.00
Directions	Hwy. 55 (Karcher Rd.), S. on Riverside , across dame, E. on Locust, 1/2 mile to subdivision		
Lot Size Width		School District	Vallivue School District #139
Assigned Grade School	Valley Vw	Assigned Jr High	Vallivue Middle
Assigned Sr High	Vallivue High	Nearest Intersecting Str	
Site Features	View, Common Area	Irrigation District (Y/N)	Yes
Irrigation District Name	Wilder	Fenced	
Water Shares Avail (Y/N)		Water Deliverable (Y/N)	Yes
Survey Avail (Y/N)		Paved Street (Y/N)	Yes
Phone Lines (Y/N)	Yes	Cable TV Available (Y/N)	No
Irrigation (Y/N)	Yes	Curb & Gutter (Y/N)	No
Waterfront (Y/N)	No	View (Y/N)	Yes
Sidewalks (Y/N)	No	Cov & Restrict (Y/N)	Yes
Flood Ins Required(Y/N)	No	Local Improvmnt Dist(Y/N)	No
Taxes	1358.00	Tax Year	2008
Legal Description	Lot 11, Block 3, West River Sub.	Parcel #	R3001512800
Additional Parcel #		Original Price	\$0
Agent	Kent Corbett - (208) 888-9563	Listing Service	
Listing Office 1	Corbett Bottles Real Estate - Main (208) 377-5700	List Agent 2nd Phone	941-1868
Co-Agent	MARK BOTTLES, BROKER - (208) 866-2222	Co-Office	Mark Bottles Real Estate Serv. - Main (208) 377-5700
Selling Agt to Prsnt(Y/N)	No	Variable Rate (Y/N)	No
Co-Op Broker Compensation	2.00	Compensation Type	%
Owner Name	West River LLC	Contact Phone 1	
Contact Phone 2		Listing Date	2/2/2009
Expiration Date	4/30/2009	Off Market Date	
Mapping		Tax ID	
Update Date	2/5/2009	Status Dt	2/3/2009
Status Date	2/3/2009	Associated Document Count	2
HotSheet Date	2/3/2009	Price Date	2/3/2009
Input Dt	2/3/2009	Cumulative DOM	3
Cumulative DOMLS		Open House Date Begin	
Open House Time Begin		Open House Date End	
Open House Time End		Open House Shown By	
Days On Market	3	Price/# Acres	

FEATURES

LIST CLASS	TERMS	SHOW INSTRUCTIONS	LAND USE
Exclusive Right to Sell	Auction	Drive By	Single
ROAD/STREET	TOPOGRAPHY	DOCS ON FILE	
Paved	View Property	CC&Rs	

FINANCIAL

Agent Remarks	BEAUTIFUL VIEWS of Owyhee Mountains and Snake River Valley. Located near Lake Lowell in the Vallivue School District. Community well and fire suppression with backup diesel. HOA dues \$45/mo., \$250 HOA set up fee, \$250 water hook up fee. BTVAI	Possible Short Sale (Y/N)	No
REO/Bank Owned (Y/N)	No	In Foreclosure (Y/N)	No
Financing Remarks	Public Auction	Input Date	2/3/2009

SOLD STATUS

How Sold	Pending Date
Closing Date	Sold Price
Sold Price Per Acre	Sell Team
Selling Agent 1	Selling Office 1
Selling Agent 2	Selling Office 2

REMARKS

Live Public Absolute Auction - Thursday, February 26th at 4:00 pm ON-SITE. NO reserve, NO minimum bid. Will be sold to the highest bidder. A 5% Buyers Premium will be added to the final live bid price to arrive at the total purchase price. A deposit of \$10,000 will be due auction day as the non-refundable deposit with the balance due in 30 days. Seller to provide title insurance and 1/2 escrow fee. Sold with no -contingencies.

ADDITIONAL PICTURES**DISCLAIMER**

This information is not guaranteed. EQUAL HOUSING OPPORTUNITY