

**2500 sq. ft. Furnished Home + 28x40 Shop  
on 3-Acres!! in Garden Valley, Idaho**

# **Real Estate AUCTION**

**Minimum Bid Only \$192K**

**Friday, Oct., 23rd, 3PM**

**33 Bunch Drive, Garden Valley**

**Dir:** Approx. 7 miles North of Crouch on Middlefork Rd., right on Bunch Dr., go across bridge turn left uphill, 1st house on the right.

**OPEN HOUSE: OCT., 3RD, 10TH, AND 18TH FROM 12-3PM**



## **Home: 33 Bunch Dr., Garden Valley, ID**

This beautiful home with incredible views will be sold to the highest bidder above the minimum bid of \$192,000! 2500 sq. ft. with incredible views on 3 Acres, 2-bedrooms, 2.5 baths, + 28x40 shop! Home has 2x6 construction, 2-wells (1-for house, 1-for full Rainbird auto sprinkler system=new pump/motor, wrap-around porch, 2-wood stoves, walk-in cellar, inside water shut off and water heater disconnect, POSSIBLE SPLIT ON LAND FOR ADDITIONAL BUILDING SITE. Property is it's own subdivision with no CCR's. \$75 annual fee for snow removal from end of County Rd. to end of Bunch Dr. Shop has storage loft and industrial air compressor, close to Forest Service ground for easy access to snowmobile and atv, private dead end road with year around access - Deer, Elk, Turkey inhabit the acreage., Large 2 story shop for all the snowmobiles, Atv's and toys. \*\*\*\*\***3% commission to licensed agent presenting an acceptable offer prior to auction. 2% commission on auction day.**

**[www.CorbettBottles.com](http://www.CorbettBottles.com)**

**TERMS: Real Estate:** 5% Buyers premium added to final live bid price to arrive at total purchase price. \$20,000 due as the non-refundable deposit on auction day (personal check is acceptable). Balance within 30 days at closing. Properties sold with no contingencies. Please inspect and conduct all due diligence prior to auction. Properties may be previewed and inspected at any time. Corbett Bottles Real Estate Marketing LLC, represent the seller only.



REAL ESTATE MARKETING, LLC

208.377.5700 or 208.888.9563  
Kent - 208.941.1868

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