

**ALL FIELDS DETAIL**



<b>MLS #</b>	98415885	<b>Land Size</b>	1 - 4.99 AC
<b>Status</b>	Active	<b># Beds</b>	3
<b>Type</b>	Single Family w/ Acreage	<b>Garage Capacity</b>	2
<b>Address</b>	22859 River Rd.	<b>Age</b>	31 - 50 Years
<b>Address 2</b>		<b>Level</b>	Two Story
<b>City</b>	Caldwell		
<b>State</b>	ID		
<b>Zip</b>	83607		
<b>Area</b>	Middleton - 1285		
<b>Class</b>	Residential		
<b>Asking Price</b>	\$1,000		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b># Baths</b>	2.0	<b>Subdivision</b>	Fruitdale Farms
<b>County</b>	Canyon	<b>Directions</b>	W. of Caldwell on I84, Middleton Exit, East on Hwy 44, South or Right on River Rd.
<b># Acres</b>	2.65	<b>Price per Acre</b>	377.36
<b>New Constr Comp Date</b>		<b>Year Built</b>	1968
<b>Lot Size Length</b>	irr	<b>Lot Size Width</b>	irr
<b>Irrigation District (Y/N)</b>	Yes	<b>Irrigation District Name</b>	Canyon Hill and Middleton
<b>Water Shares Avail (Y/N)</b>	Yes	<b>Water Deliverable (Y/N)</b>	Yes
<b>School District</b>	Middleton School District #134	<b>Assigned Grade School</b>	Purple Sage
<b>Assigned Jr High</b>	Middleton Jr	<b>Assigned Sr High</b>	Middleton
<b>Builder</b>		<b>Apx Above Grade Fin</b>	2192
<b>Apx Below Grade Fin</b>	0	<b>Apx Fin SQFT</b>	2192
<b>Apx Above Grade Unfin</b>	0	<b>Apx Below Grade Unfin</b>	0
<b>Apx Unfin SQFT</b>	0	<b>Apx SqFt</b>	2192
<b>Price per SQFT</b>	0.46	<b>Master Bedroom Size</b>	14x12
<b>Master Bedroom Level</b>	Down	<b>Bedroom2 Size</b>	16X14
<b>Bedroom 2 Level</b>	Upper	<b>Bedroom3 Size</b>	16X14
<b>Bedroom 3 Level</b>	Upper	<b>Bedroom4 Size</b>	
<b>Bedroom 4 Level</b>		<b>Bedroom5 Size</b>	
<b>Bedroom 5 Level</b>		<b>Bonus Room Size</b>	
<b>Bonus Room Level</b>		<b>Den Size</b>	
<b>Den Level</b>		<b>Eating Space Size</b>	
<b>Eating Space Level</b>		<b>Entry Size</b>	
<b>Entry Level</b>		<b>Family Room Size</b>	
<b>Family Room Level</b>		<b>Formal Dining Room Size</b>	
<b>Formal Dining Level</b>		<b>Great Room Size</b>	
<b>Great Room Level</b>		<b>Kitchen Size</b>	
<b>Kitchen Level</b>		<b>Living Room Size</b>	
<b>Living Room Level</b>		<b>Office Size</b>	
<b>Office Level</b>		<b>Other Room Size</b>	
<b>Other Room Level</b>		<b>Recreation Room Size</b>	
<b>Recreation Room Level</b>		<b>Utility Room Size</b>	
<b>Utility Room Level</b>		<b>Shop Dimensions</b>	20X24
<b>Garage Dimensions</b>		<b># Bedrooms - Main Level</b>	1
<b># Bedrooms Upper Level</b>	2	<b># Bedrooms - Below Grade</b>	0
<b># Bathrooms - Main Level</b>	1.0	<b># Bathrooms - Upper Level</b>	1.0
<b># Bathrooms - Below Grade</b>	0.0	<b>Property Included</b>	
<b>Property Excluded</b>		<b>Association Fees\$</b>	0.00
<b>Association Frequency</b>	Not Applicable	<b>Assoc Setup/Transfer Fees</b>	0
<b>Local Improvmnt Dist(Y/N)</b>	No	<b>Home Owner Exempt (Y/N)</b>	Yes
<b>Flood Ins Required(Y/N)</b>	No	<b>Taxes</b>	1275.86
<b>Tax Year</b>	2008	<b>Parcel #</b>	02950002000A
<b>Legal Description</b>	10-4N-3W NW FRUITDALE FARMS BLK2-E OF CENTERLINE OF HARTLEY GULCH DR LESS TX 2 & 3	<b>Agent</b>	Kent Corbett - Voice: (208) 888-9563
<b>Listing Office 1</b>	Corbett Bottles Real Estate - Main: (208) 377-5700	<b>List Agent 2nd Phone</b>	208-941-1868
<b>Co-Agent</b>	MARK BOTTLES, BROKER - CELL: (208) 866-2222	<b>Co-Office</b>	Mark Bottles Real Estate Serv. - Main: (208) 377-5700

**GENERAL**

<b>Selling Agt to Prsnt(Y/N)</b>	Yes	<b>Variable Rate (Y/N)</b>	No
<b>Co-Op Broker Compensation</b>	2.00	<b>Compensation Type</b>	%
<b>Listing Service</b>	Full Service	<b>Owner Name</b>	Wamda Smith Estate
<b>Contact Phone 1</b>		<b>Contact Phone 2</b>	
<b>Tenants Name</b>		<b>Tenants Phone</b>	
<b>Tenant Monthly Rent \$</b>		<b>Listing Date</b>	9/22/2009
<b>Expiration Date</b>	12/30/2009	<b>Occupied By</b>	Vacant
<b>Showing Instructions</b>	Lock Box	<b>Off Market Date</b>	
<b>Mapping</b>		<b>Tax ID</b>	
<b>Update Date</b>	9/27/2009	<b>Status Dt</b>	9/23/2009
<b>Status Date</b>	9/27/2009	<b>HotSheet Date</b>	9/27/2009
<b>Price Date</b>	9/23/2009	<b>Input Dt</b>	9/23/2009
<b>Input Date</b>	9/23/2009 4:29:00 PM	<b>Associated Document Count</b>	0
<b>Original Price</b>	\$1,000	<b>Cumulative DOM</b>	464
<b>Cumulative DOMLS</b>		<b>Agent Hit Count</b>	89
<b>Client Hit Count</b>	68	<b>Open House Date Begin</b>	
<b>Open House Time Begin</b>		<b>Open House Date End</b>	
<b>Open House Time End</b>		<b>Open House Shown By</b>	
<b>Days On Market</b>	6	<b>Price/Apx SqFt</b>	\$0.46

**FEATURES**

<b>AIR COND</b> Central Air	<b>INCLUDED KITCHEN FEATURES</b> Breakfast Bar	<b>LIST CLASS</b> Excl Right to Sell	<b>SEWER</b> Septic
<b>CONSTRUCTION</b> Frame	Dishwasher	<b>SQFT SOURCE</b> Public Records	<b>TERMS</b> Auction
<b>HEATING</b> Oil	Oven/Range Freestanding	<b>LOT</b> Barn	<b>WATER</b> Individual Well
	<b>LAND USE</b> Single	Fenced Fully	
	<b>LAWN IRRIG</b> Auto	Horses	
	Full	Irrigation Available	
		Shop	

**FINANCIAL**

<b>Potential Short Sale(Y/N)</b>	No	<b>REO/Bank Owned (Y/N)</b>	No
<b>In Foreclosure (Y/N)</b>	No	<b>Financing Remarks</b>	Live Public Auction 10/29
<b>Agent Remarks</b>	Live Public Auction October 29th at 6PM on-site. Terms: \$20k down auction day by personal check. A 5% buyers premium will be added to the final live bid price to arrive at the total purchase price. Please conduct all due diligence prior to auction. Estate Liquidation sold with no contingencies. Buyer and Buyers agent to verify all. Lockobox on front door - inspect at any time.		

**SOLD STATUS**

<b>How Sold</b>	<b>Pending Date</b>
<b>Closing Date</b>	<b>Sold Price</b>
<b>Sold Price per SQFT</b>	<b>Sold Price Per Acre</b>
<b>Sell Team</b>	<b>Selling Agent 1</b>
<b>Selling Office 1</b>	<b>Selling Agent 2</b>
<b>Selling Office 2</b>	

**REMARKS**

Live Public Auction Thursday October 29th at 6pm on-site. Great small acreage with pasture, shop and updated home. New countertops, roof, bathrooms, carpet, paint flooring, new well pump, new full auto sprinkler system. ESTATE LIQUIDATION AUCTION - will sell to the highest bidder. 2% auction day 3% paid to agent with accepted offer prior to auction. NO MINIMUM BID - WILL BE SOLD TO THE HIGHEST BIDDER WITH NO RESERVE. Beautiful location, mature trees, barn.

**ADDITIONAL PICTURES**



**DISCLAIMER**

This information is not guaranteed. EQUAL HOUSING OPPORTUNITY