

MLS # 98442213

Address: 17468 Locust Lane

ALL FIELDS DETAIL



| | | | |
|---------------------|----------------------------|---------------------------------|---------------------|
| MLS # | 98442213 | Land Size | 1 Acre - 4.99 Acres |
| Status | New | Electric | Available |
| Type | Building Lots | Gas | Propane |
| Address | 17468 Locust Lane | Manu Homes Allowed (Y/N) | No |
| Address 2 | | Foundation Required | Yes |
| City | Caldwell | | |
| State | ID | | |
| Zip | 83607 | | |
| Area | Canyon County Other - 1290 | | |
| Class | Land | | |
| Asking Price | \$0 | | |
| Sale/Rent | For Sale | | |
| IDX Include | Yes | | |

GENERAL

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|----------------------------------|--|----------------------------------|--|
| Internet Include | Yes | Internet Address Display | Yes |
| Display Comments | Yes | Display AVM | Yes |
| Subdivision | West River | County | Canyon |
| # Acres | 2.53 | Price per Acre | 0.00 |
| Directions | Hwy. 55 (Karcher Rd.), S. on Riverside , across dam, E. on Locust, 1/2 mile to subdivision | Lot Size Length | |
| 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 Improvmt Dist(Y/N) | No |
| Taxes | 435.22 | Tax Year | 2009 |
| Legal Description | Lot 2, Block 1, West River Sub. | Parcel # | R3001510100 |
| Additional Parcel # | | Original Price | \$0 |
| Agent | Kent Corbett - Voice: (208) 888-9563 | Listing Service | Full Service |
| Listing Office 1 | Corbett Bottles Real Estate - Main: (208) 377-5700 | List Agent 2nd Phone | 941-1868 |
| Co-Agent | Mark K Bottles - Voice: (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 | % |
| Type of Ownership | | Date of Ownership | |
| Owner Name | West River LLC | Contact Phone 1 | |
| Contact Phone 2 | | Showing Instructions | Drive By |
| Listing Date | 6/28/2010 | Expiration Date | 8/31/2010 |
| Off Market Date | | Search By Map | |
| Tax ID | | Update Date | 6/29/2010 |
| Status Dt | 6/29/2010 | Status Date | 6/29/2010 |
| Associated Document Count | 0 | HotSheet Date | 6/29/2010 |
| Price Date | 6/29/2010 | Input Dt | 6/29/2010 |
| Cumulative DOM | 1 | Cumulative DOMLS | |
| Client Hit Count | 0 | Agent Hit Count | 0 |
| Open House Date Begin | | Open House Time Begin | |
| Open House Date End | | Open House Time End | |

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GENERAL**Open House Shown By****Agent Remarks**

BEAUTIFUL VIEWS of Owyhee Mountains and Snake River Valley. Located near Lake Lowell in the Vallivue School District. Community well, pressurized irrigation and fire suppression with backup diesel. HOA dues \$45/mo., \$250 HOA set up fee, \$250 water hook up fee. Live Public Auction - Wednesday, July 21st at 12:00 Noon ON-SITE. 24 lots available. 10 will be sold to the highest bidder regardless of price! Remaining lots available with Seller confirmation.BTVAI

Days On Market

1

Price/# Acres**FEATURES****IRRIGATION**

Pressurized Irrigation

ROAD/STREET

Paved

TOPOGRAPHY

View Property

LAND USE

Single

LIST CLASS

Exclusive Right to Sell

TERMS

Auction

DOCS ON FILE

CC&Rs

FINANCIAL**Potential Short Sale(Y/N)**

No

REO/Bank Owned (Y/N)

No

In Foreclosure (Y/N)

No

Financing Remarks

Public Auction

Input Date

6/29/2010 11:00:00 AM

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 Auction - Wednesday, July 21st at 12:00 Noon ON-SITE. 24 lots available. 10 will be sold to the highest bidder regardless of price! Remaining lots available with Seller confirmation. 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. Sold "as-is" with no contingencies.

DISCLAIMER

This information is not guaranteed. EQUAL HOUSING OPPORTUNITY

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