

MLS # 98442195

Address: TBD West River Road

**ALL FIELDS DETAIL**



<b>MLS #</b>	98442195	<b>Land Size</b>	1 Acre - 4.99 Acres
<b>Status</b>	New	<b>Electric</b>	Available
<b>Type</b>	Building Lots	<b>Gas</b>	Propane
<b>Address</b>	TBD West River Road	<b>Manu Homes Allowed (Y/N)</b>	No
<b>Address 2</b>		<b>Foundation Required</b>	Yes
<b>City</b>	Caldwell		
<b>State</b>	ID		
<b>Zip</b>	83607		
<b>Area</b>	Canyon County Other - 1290		
<b>Class</b>	Land		
<b>Asking Price</b>	\$0		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b>Internet Include</b>	Yes	<b>Internet Address Display</b>	Yes
<b>Display Comments</b>	Yes	<b>Display AVM</b>	Yes
<b>Subdivision</b>	West River	<b>County</b>	Canyon
<b># Acres</b>	1.76	<b>Price per Acre</b>	0.00
<b>Directions</b>	Hwy. 55 (Karcher Rd.), S. on Riverside , across dam, E. on Locust, 1/2 mile to subdivision		
<b>Lot Size Width</b>		<b>School District</b>	Vallivue School District #139
<b>Assigned Grade School</b>	Valley Vw	<b>Assigned Jr High</b>	Vallivue Middle
<b>Assigned Sr High</b>	Vallivue High	<b>Nearest Intersecting Str</b>	
<b>Site Features</b>	View, Common Area	<b>Irrigation District (Y/N)</b>	Yes
<b>Irrigation District Name</b>	Wilder	<b>Fenced</b>	
<b>Water Shares Avail (Y/N)</b>		<b>Water Deliverable (Y/N)</b>	Yes
<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 Improvmt Dist(Y/N)</b>	No
<b>Taxes</b>	788.02	<b>Tax Year</b>	2009
<b>Legal Description</b>	Lot 14, Block 2, West River Sub.	<b>Parcel #</b>	R3001511800
<b>Additional Parcel #</b>		<b>Original Price</b>	\$0
<b>Agent</b>	Kent Corbett - Voice: (208) 888-9563	<b>Listing Service</b>	Full Service
<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>	Mark K Bottles - Voice: (208) 866-2222	<b>Co-Office</b>	Mark Bottles Real Estate Serv. - Main: (208) 377-5700
<b>Selling Agt to Prsnt(Y/N)</b>	No	<b>Variable Rate (Y/N)</b>	No
<b>Co-Op Broker Compensation</b>	2.00	<b>Compensation Type</b>	%
<b>Type of Ownership</b>		<b>Date of Ownership</b>	
<b>Owner Name</b>	West River LLC	<b>Contact Phone 1</b>	
<b>Contact Phone 2</b>		<b>Showing Instructions</b>	Drive By
<b>Listing Date</b>	6/28/2010	<b>Expiration Date</b>	8/31/2010
<b>Off Market Date</b>		<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	6/29/2010
<b>Status Dt</b>	6/29/2010	<b>Status Date</b>	6/29/2010
<b>Associated Document Count</b>	0	<b>HotSheet Date</b>	6/29/2010
<b>Price Date</b>	6/29/2010	<b>Input Dt</b>	6/29/2010
<b>Cumulative DOM</b>	1	<b>Cumulative DOMLS</b>	
<b>Client Hit Count</b>	0	<b>Agent Hit Count</b>	0
<b>Open House Date Begin</b>		<b>Open House Time Begin</b>	
<b>Open House Date End</b>		<b>Open House Time End</b>	

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<b>Open House Shown By</b>	<b>Agent Remarks</b>	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
<b>Days On Market</b>	1	<b>Price/# Acres</b>

**FEATURES**

<b>IRRIGATION</b> Pressurized Irrigation	<b>ROAD/STREET</b> Paved	<b>TOPOGRAPHY</b> View Property	<b>LAND USE</b> Single
<b>LIST CLASS</b> Exclusive Right to Sell	<b>TERMS</b> Auction	<b>DOCS ON FILE</b> CC&Rs	

**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>	Public Auction
<b>Input Date</b>	6/29/2010 10:08:00 AM		

**SOLD STATUS**

<b>How Sold</b>	<b>Pending Date</b>
<b>Closing Date</b>	<b>Sold Price</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 - 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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