LIVE REAL ESTATE AUCTION!

CORBETT AUCTIONS
powered by Homes of Idaho

Saturday, September 26thth • 12:00 PM

AUCTION ON SITE: 116 Derby Rd, Bellevue, ID 83313

MINIMUM BID: $499,000







- **Serene Views** of the Soldier and Smoky Mountains
- **± 8.98 Acres** with plenty of space for all your animals, toys and hobbies
- **± Oversized 4-Car Garage & ± 2,400 SF Shop** offers potential live-work options
- **Log home** with custom-built stone fireplace and floor
- **Country Setting** offers privacy and ample breathing room
- **Convenient Location** with close proximity to the amenities of the Wood River Valley

- **5% Buyer's Premium** added to the Final Live Bid Price to arrive at the Total Purchase Price on auction day
- **$30,000 Non-Refundable Earnest Money** due auction day by personal check
- Remainder due in full within **30 days at Closing**
- Seller to provide Standard Title Insurance and 1/2 Closing Escrow Fee
- Please conduct all due diligence/inspections prior to bidding
- Property **sold "as-is, where is"**, with no contingencies to the highest bidder exceeding the Minimum Bid

ALL PRE-AUCTION OFFERS ARE ENCOURAGED AND WILL BE PRESENTED!

Property is currently undergoing a survey to update the legal description, which will be completed before closing

ALL PRE-AUCTION OFFERS WILL BE CONSIDERED! **MINIMUM BID: $499,000**

JP Sacht 208.870.2443

Kent Corbett 208.941.1868

CORBETT AUCTIONS