# *LIVE REAL ESTATE AUCTION!*

CORBETT AUCTIONS
powered by Homes of Idaho

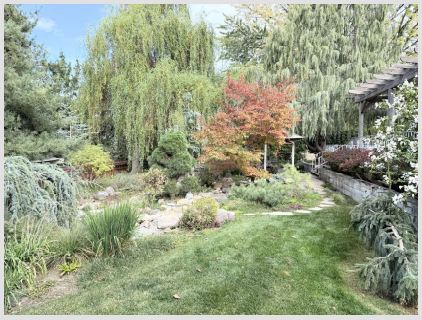
## Friday, October 16th$^{th}$ • 12:00 PM

**AUCTION ON SITE:** 2630 E Franklin Rd, Meridian, ID 83642

**MINIMUM BID:** $299,000

Properties may be sold via multi-parcel auction*







- **± Rare Opportunity** for elbow room in the middle of the city
- **± 2,055 SF Home** with additional ± 400 SF of mostly finished basement, including lighting and drywall
- **± .74 Acre Lot** provides options for storage, hobbies, and recreation
- **Vintage Charm** and craftsmanship are echoed throughout
- **Gorgeous Landscaping** with incredible design features
- **Conveniently Located** with unparalleled access to I-8
- **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!**

**ALL PRE-AUCTION OFFERS WILL BE CONSIDERED!** **MINIMUM BID: $299,000**

**JP Sacht 208.870.2443**

**Kent Corbett 208.941.1868**

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This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.