



MCCALL, ID 83638
+/- 10 ACRES TBD HWY 55

BID INSTRUCTIONS:

Sealed bids in the form of a signed Real Estate Purchase and Sale Agreement will be received by McCall Donnelly School District until **3:00 PM on Wednesday, May 31st, 2023** at the McCall Donnelly School District Offices located at 299 S. 3rd Street, McCall, Idaho 83638.

Each bid shall be accompanied by a certified check or a cashier's check as earnest money in the sum of Forty Thousand Dollars (\$40,000.00) made payable to First American Title Company. Earnest Money check shall be accompanied by signed Escrow Instructions.

All envelopes containing bids are to be sealed and clearly marked "**BID FOR PURCHASE OF TBD HWY 55**" on the outside of the envelope. Address all envelopes as follows:

McCall Donnelly School District
Attn: Jason Clay
299 S. 3rd Street
McCall, ID 83638

Bids received after the due date and time of opening shall not be considered. No bidder may withdraw his/her bid after the hours set for the opening or before the award of sale. **All bids shall be opened immediately following the closing hour for said bids.** Bids will be opened at a public meeting held at the McCall Donnelly School District Offices located at 299 S. 3rd Street, McCall, Idaho 83638.

All questions regarding this property should be directed to Agent.

PROPERTY DESCRIPTION

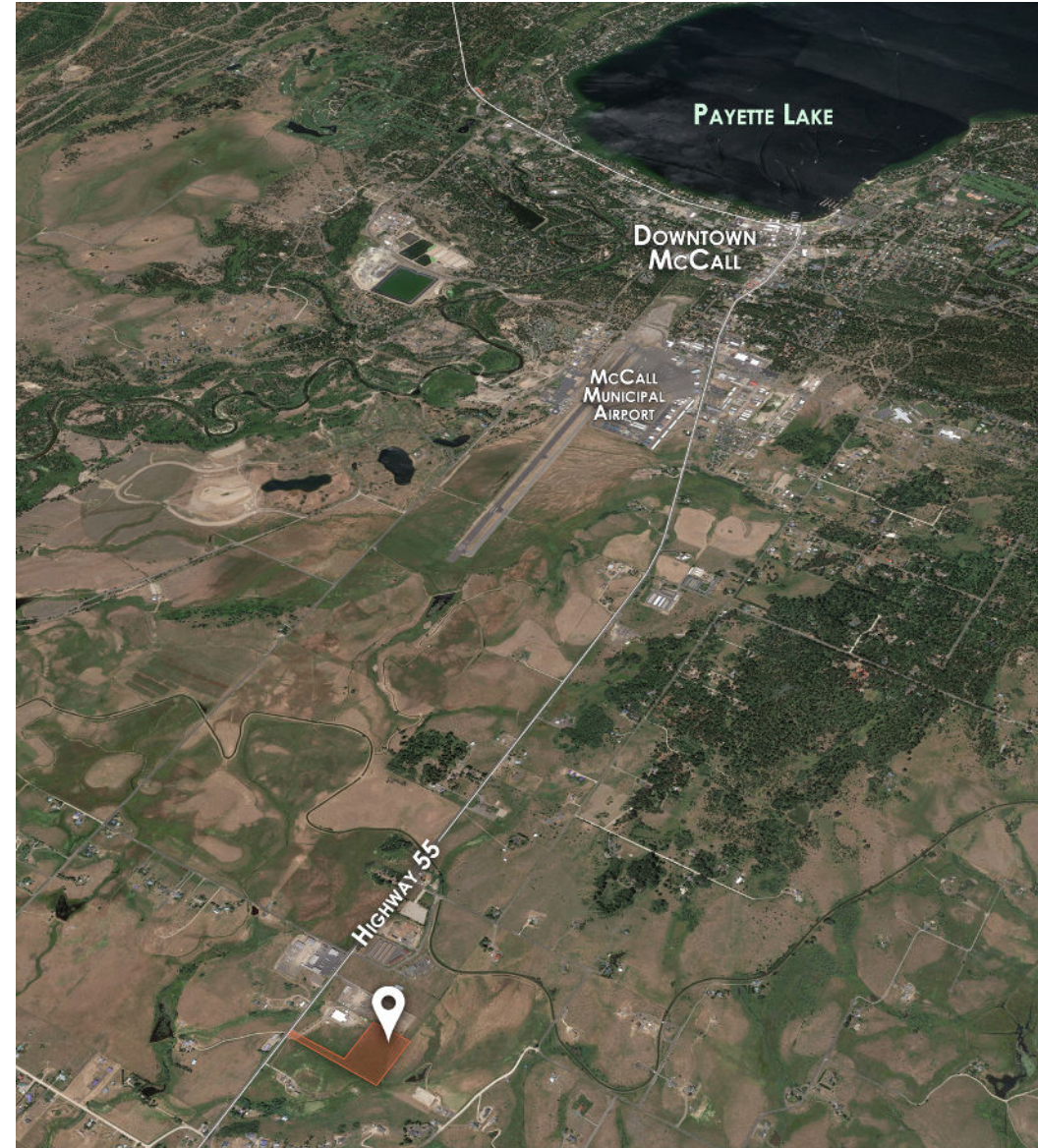
Flag lot with access directly off of Hwy 55.
Email Jacob Bottles for a DropBox link with Due Diligence information.

LOCATION DESCRIPTION

Only a few miles from downtown McCall this 10 acre lot is perfect for storage, shops, or other industrial/commercial use with a Conditional Use Permit from Valley County.

OFFERING SUMMARY

Sale Price:	Call For Offers with Reserve
Lot Size:	+/- 10 Acres



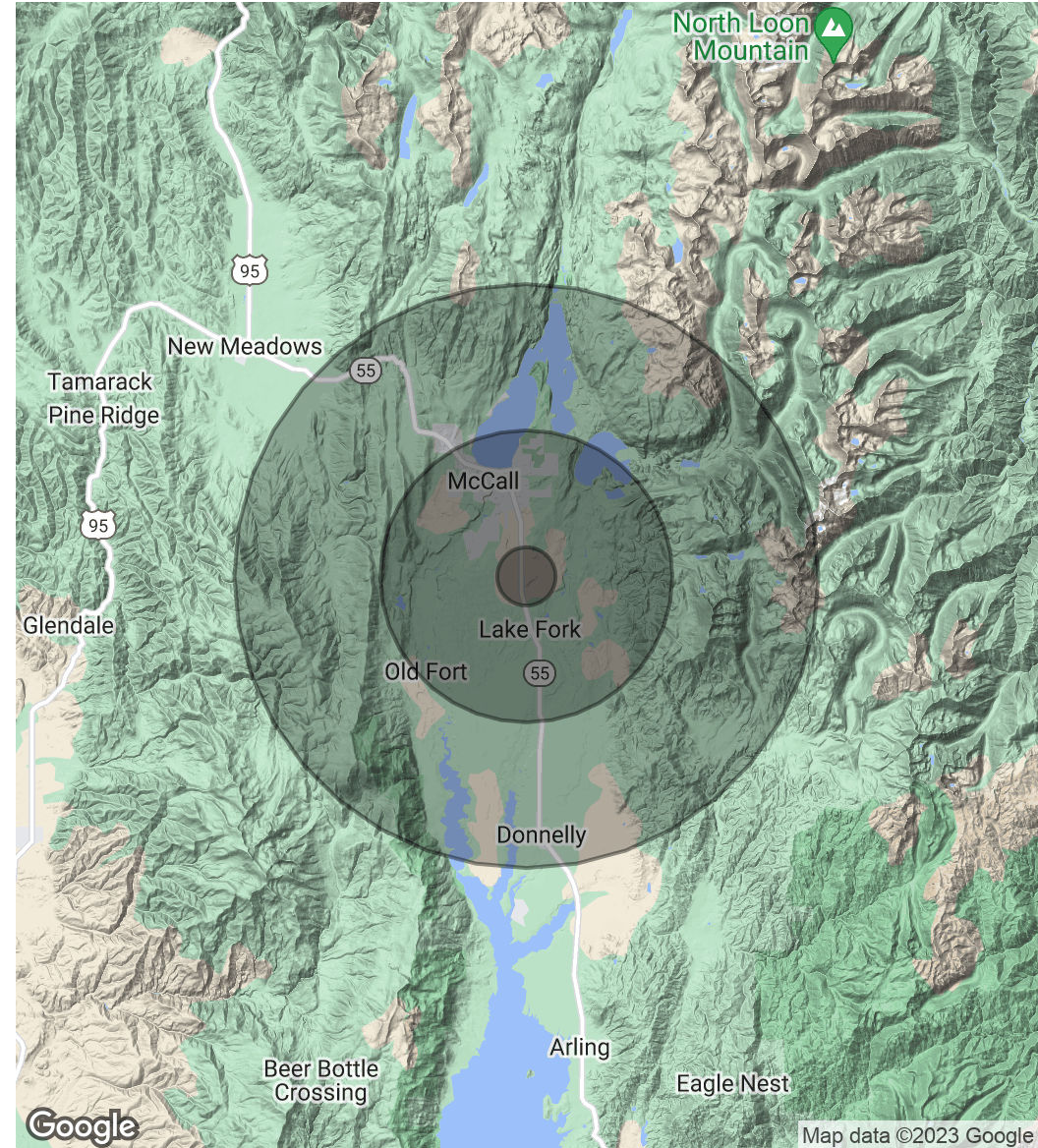
TERMS OF SALE:

- **Offers due May 31st at 3PM MST**
- All cash at Closing.
- Earnest Money deposit shall be 10% of the Appraised Value (\$40,000.00)
- The Earnest Money shall be deemed Non-Refundable upon an Accepted Offer.
- No Due Diligence Period or other contingencies.
- Closing shall be within thirty (30) days after the accepted Offer.
- Conveyance will be by Special Warranty Deed and subject to existing Liens, Assessments, and Easements of Record.
- The Seller reserves the right to reject any and all bids or accept the bid or bids deemed best for the Seller. The Seller reserves the right to counter any and all bids.
- Buyer acknowledges and agrees that Buyer is acquiring property in its "AS IS" condition and solely in reliance on Buyer's own inspections; and that other than as set forth in purchase agreement, neither Seller nor any agents, representative or employees of Seller, has made any representations or warranties, expressed or implied, verbal or written, with respect to any aspect of the property including without limitation the physical and environmental control of the property or its fitness for any particular use.

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	108	3,024	7,176
Average Age	49.1	46.6	46.4
Average Age (Male)	36.9	38.0	39.4
Average Age (Female)	51.8	47.2	46.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	83	2,691	7,087
# of Persons per HH	1.3	1.1	1.0
Average HH Income	\$35,272	\$30,791	\$30,078
Average House Value	\$412,845	\$386,952	\$374,578

* Demographic data derived from 2020 ACS - US Census



MARK BOTTLES
 208.866.2222
 mark@markbottles.com

JACOB BOTTLES
 208.949.8911
 jacob@bottlesauctions.com

BOTTLES REAL ESTATE AUCTIONS
 839 S. Bridgeway Place, Eagle ID 83616
 208.377.5700 | bottlesauctions.com



MARK BOTTLES
208.866.2222
mark@markbottles.com

JACOB BOTTLES
208.949.8911
jacob@bottlesauctions.com

BOTTLES REAL ESTATE AUCTIONS
839 S. Bridgeway Place, Eagle ID 83616
208.377.5700 | bottlesauctions.com