

DISCLAIMER / DISCLOSURE

86 N Indian Creek Road, Coolin, ID; Pinto Point, Lot 53, Block 1

This document provides important information relating to 86 N Indian Creek Road, Coolin, ID; Pinto Point, Lot 53, Block 1 located in Bonner County, Idaho (the “Lot”) which is available for sale in the 2024 voluntary auction to be held on or about September 21, 2024.

Bottles Real Estate Auctions (“Auctioneer”) and The Idaho Department of Lands (“IDL”) have been informed that there is not a working septic system on the Lot. As such, any future owner of the Lot may be required to: (i) replace the tank & feedline on the Lot; and (ii) connect to the Pinto Point Sewer District (“PPSD”).

All persons interested in bidding on the Lot shall be responsible for making its own independent investigation into the feasibility of replacing the tank and feedline on the Lot and connecting to the PPSD sewer system. All persons should verify with PPSD and Panhandle Health what flow capacity the Lot is permitted for and that the Lot can, in fact, connect to the PPSD system. Neither IDL nor Auctioneer make any representation or warranty, express or implied, about the feasibility of replacing the tank and feedline on the Lot and connecting the Lot to the PPSD sewer system.

BY PROCEEDING TO SUBMIT A BID ON THE LOT, EACH POTENTIAL PURCHASER ACKNOWLEDGES AND AGREES THAT THEY HAVE BEEN INFORMED AND UNDERSTAND THAT THE LOT DOES NOT HAVE WORKING SEWER OR SEPTIC. THE LOT IS BEING SOLD “AS IS” AND “WHERE IS”, WITHOUT ANY WARRANTY OR REPRESENTATION AS TO FITNESS OR SUITABILITY FOR ANY PURPOSE, AND THAT NEITHER IDL NOR AUCTIONEER MAKE ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, WITH RESPECT TO ANY ASPECT, IMPROVEMENT, FIXTURE OR CONDITION OF THE LOT, INCLUDING, BUT NOT LIMITED TO, THE LOT’S ABILITY TO CONNECT TO THE PPSD SYSTEM NOW OR IN THE FUTURE. EACH POTENTIAL PURCHASER ACKNOWLEDGES THAT THEY HAVE HAD AN ADEQUATE OPPORTUNITY TO INVESTIGATE THE LOT AND ARE RELYING EXCLUSIVELY UPON THEIR OWN INVESTIGATION AND DETERMINATION THEREOF AND ACCEPT THE LOT “AS IS” AND “WHERE IS”.

The undersigned, as the successful bidder for the Lot at public auction on the below date offered for sale by IDL, hereby attests that they have read and accept this Disclaimer/Disclosure

BUYER: _____

Print Name, (Legal Entity Name and Type if applicable)

Date: _____

(Signature)

(Print Name)

(Capacity)