



13361 N HORSESHOE BEND RD | BOISE, ID 83714

AUCTION DECEMBER 6TH AT 11AM

PROPERTY DESCRIPTION

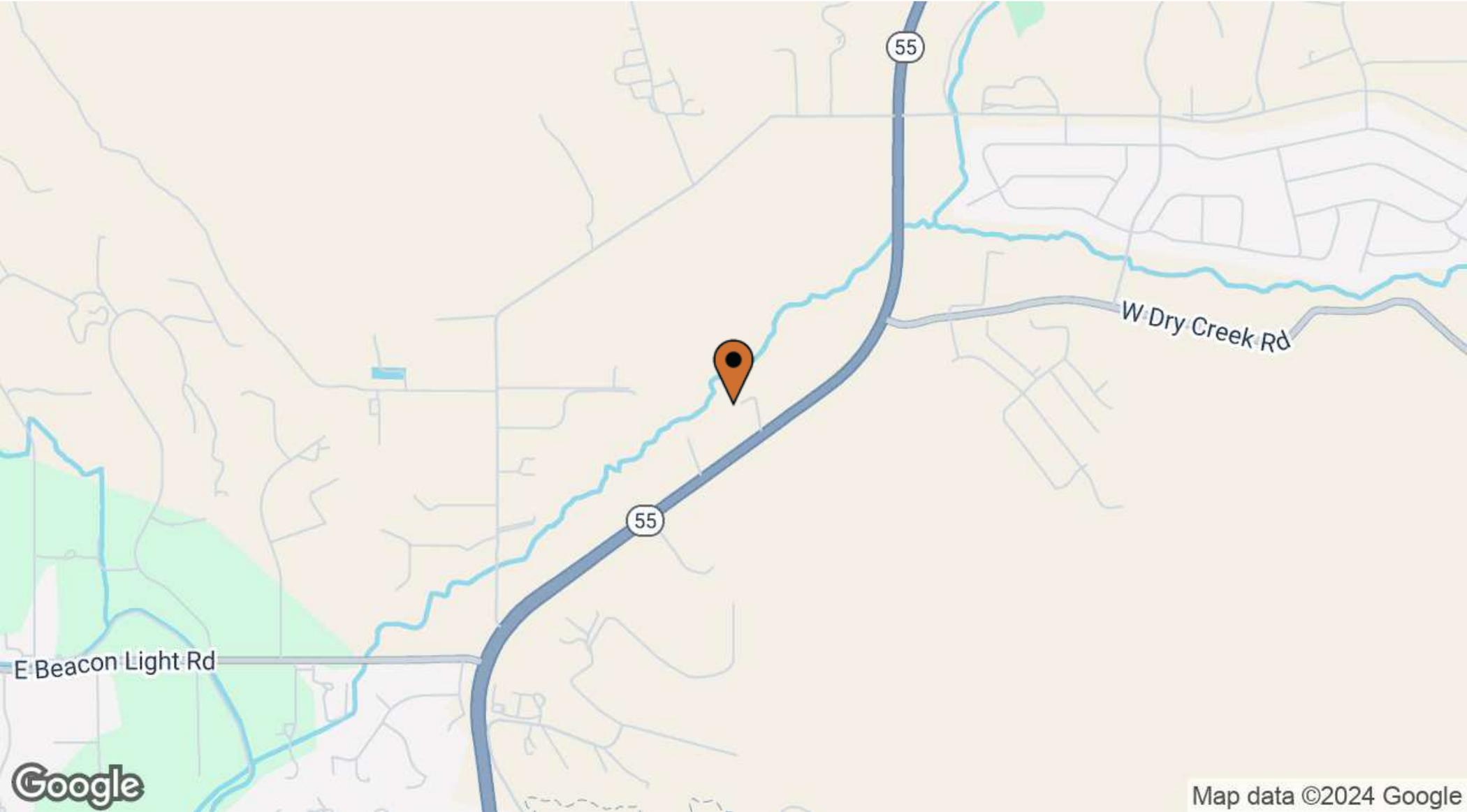
For Auction - Residential acreage with great opportunity for redevelopment! Great location with views of the foothills, Bogus Basin, and Stack Rock. Water rights and irrigation system are included. Property has a private driveway and large fenced pasture for equestrian use. The property has a 928 SF detached 2 car garage and a 300 SF shop with power.

Please review auction Terms & Conditions and Contract prior to auction day.

PROPERTY HIGHLIGHTS

- \$699,000 reserve
- Earnest Money Deposit of \$20,000 in form of cashier's check
- Closing 20 days after auction
- 6% buyers premium
- 2,120 SF, 3 bed, 2 bath home on property along with a 928 SF detached 2 car garage and a 300 SF shop with power.
- Water Rights include #63-8028 Well Irrigation +/- 5 ac; #63-4219B Irrigation +/- 4/5 ac. Surface Rights (Dry Creek)
- Commercial development opportunity
- Great equestrian property

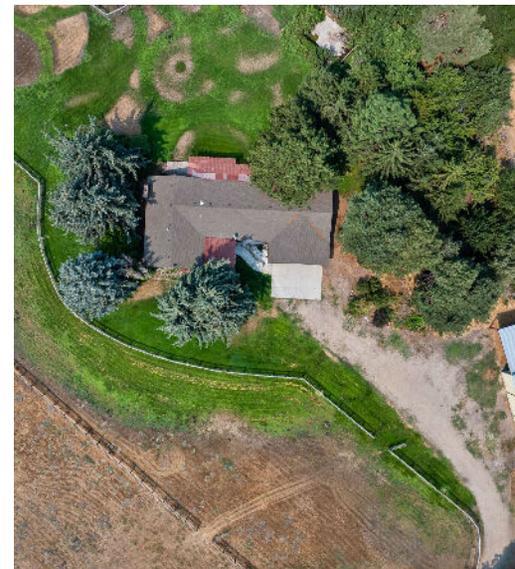




MARK BOTTLES
208.866.2222
mark@markbottles.com

JACOB BOTTLES
208.949.8911
jacob@bottlesauctions.com

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839 S. Bridgeway Place, Eagle, ID 83616-6097
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