

LIVE REAL ESTATE AUCTION!



CORBETT AUCTIONS

powered by Homes of Idaho

Saturday, October 10thth • 12:00 PM

AUCTION ON SITE: 4 Sunny Ridge Ln, Garden Valley, ID 83622

SELLER CONFIRMATION AUCTION



- **Desirable Location** near Terrace Lakes Resort with access to the Castle Mountain hot spring pools and amenities
- **± 1.13 Acres** with little maintenance and ample room for RV's, storage, and activities
- **± Thoughtful Floor Plan** promotes seamless flow and maximizes square footage
- **± Rustic Character** and beautiful craftsmanship are abundant throughout
- **Outdoor Spaces** are perfect for relaxation and entertaining
- **Well-Maintained** property shows significant pride of ownership
- **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! SELLER CONFIRMATION

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