

State of Idaho, Health & Welfare Surplus Property

209 2nd Street South, Rupert, ID 83350

Auction Date: August 10, 2011, 1:00 P.M. held at 209 2nd Street South, Rupert, ID 83350

This property is located in the City of Rupert, which is three (3) miles north off Interstate Highway 84, between Twin Falls and Pocatello. Rupert is located within the Snake River Plain, and is an agricultural farming community where everyone can count on all four seasons of fun in the region.

Recreation abounds from the hiking at the City of Rocks National Park, winter sports at Pomerelle ski area, water sports in the many rivers and lakes in the area or visiting Minidoka Wildlife Refuge and Lake Walcott or Craters of the Moon located just north of Rupert.

Educational resources in Rupert are served by the Minidoka County School system, with higher education options available at the College of Southern Idaho in Twin Falls and Idaho State University in Pocatello, either being about an hour away from the City of Rupert.



Location: 209 2nd Street South, Rupert, ID 83350, being in a portion of the Northeast quarter of the Southeast quarter (NE1/4SE1/4) of Section 29 Township 9 South Range 24 East, in tract 4 of Kelly Acreage. Parcel is zoned R-H High Density Residential.

Improvements: Single story, Class D Commercial Building contains 4,560 square feet. Exterior of structure is stucco and it has metal soffits, fascias and rain gutters. Roof is pitched gable with composition shingles. There is handicap access in the form of ramps. The building has a gas fired furnace that heats and cools. Paved parking area for about 20 cars including two handicapped parking spaces. Site has a total of 29,900 square feet (per assessor). Partially fenced with a 4 ½ foot chain link, and irrigated via a buried sprinkler system with some landscaping on its perimeter. Utilities include water, sewer, gas, power and phone.

Appraised Value: \$180,000

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Information on the property, auction date and location, and terms and conditions of sale is available on our website: http://www.idl.idaho.gov/bureau/RealEstate/landsale_index.html

For More Information Please Contact:

Tracey Rauch, P.O. Box 83720, 300 N. 6th St. Suite 103, Boise, Idaho 83720-0050
(208) 334-0230; Fax (208) 334-3698; trauch@idl.idaho.gov

Disclaimer: This information is designated for general overview purposes only. Unless otherwise stated, all figures and depictions are approximate. Prospective bidders should review all information related to the property and seek technical or legal advice as needed to assure the understanding of all legal descriptions, plat maps, surveys, and other documents relevant to the property.

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An interested bidder must submit the \$10,000.00 earnest money deposit in the form of a bank-issued check, such as a cashier's check or certified check, in U. S. dollars, payable to the "State of Idaho, Department of Lands" at the time of auction in order to become a qualified bidder. The earnest money from the successful bidder will be considered earned and becomes non-refundable liquidated damages in the event of the purchaser's default.

No bid of less than the appraised value will be accepted.

The successful bidder will be responsible for all cost of sale including appraisal, survey, advertising, closing costs and title insurance premiums. The successful bidder will provide payment for appraisal and advertising costs at the close of the auction. Personal checks will be accepted for any amounts due over the original deposit to cover these incidental expenses. The closing date to be within forty-five (45) days, from the date of the auction of said parcel.

Reservations:

Lands listed for sale are typically subject to a prior reservation to the United States of America for rights of way over and across said lands for ditches and canals constructed by authority of the United States. All mineral rights are normally reserved to the State of Idaho.

No Warranty of Suitability, Environmental Cleanliness or Property Title:

The potential purchaser is encouraged to perform their own due diligence in regard to the status of property title or environmental conditions of the property being sold by the State of Idaho. The State of Idaho provides no warranty of suitability, environmental cleanliness or property title.

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