



# REAL ESTATE AUCTIONS

**Eagle Idaho – Water's Edge Event Center - 287 E Shore Dr, Eagle, ID 83616**



**Idaho Department of Lands  
Payette Lake Multiple Property Auction  
Wednesday, September 14th, 2022, 1:30 pm MST**

# September 14, 2022 - Auction Timeline/Order

THIS SCHEDULE IS SUBJECT TO CHANGE, PLEASE CHECK BACK IMMEDIATELY PRIOR TO AUCTION TO CONFIRM START TIMES.

**12:30 PM** – Registration Opens

**1:30 PM** – Auction Starts

- 1. 997 Squirrel Lane**
- 2. 2242 Warren Wagon Road**
- 3. Cougar Island Lots.** Cougar Island consists of a total of 5 Lots. The lots may be sold individually, in multiple combinations, and/ or as a whole island in a multi-par auction format.

**2:00 PM** – Commence Signing of Purchase Sale Agreements

# 997 Squirrel Lane, McCall, Idaho 83638

Lot 1, Block 14, SW Payette Cottage Sites Subdivision - Valley County  
+/- 0.40 Acres, +/- 1,344 Sq. Ft. Main Cabin (3 Bed, 1 Bath)  
+/- 418 SF Guest Space



**Lot Price – \$400,000**

**Amount due on auction day:**

- **\$10,000 Cashier's Check for bidding deposit**
- **\$335,800 Cashier's Check for Value of Improvements and Fees**

**Both Checks made payable to First American Title Insurance Company**

**2242 Warren Wagon Road, McCall, Idaho 83638**  
Lot 2, Block 7, Amended Cedar Knoll - Valley County  
+/- .15 Acres, +/- 448 Sq. Ft. Improvement – 1 Bed , 0 Bath



**Lot Price – \$380,000**

**Amount due on auction day:**

- **\$10,000 Cashier's Check for bidding deposit**
  - **\$110,600 Cashier's Check for Value of Improvements and Fees**
- Both Checks made payable to First American Title Insurance Company**

# Cougar Island, Valley County, Idaho

## Lots 1-5, Block 1, Cougar Island Subdivision - Valley County



Lot & Block	Lot Appraised Value	Improvement Appraised Value
Lot 1 Blk 1	\$1,484,000	N/A
Lot 2 Blk 1	\$2,025,000	\$1,565,000
Lot 3 Blk 1	\$2,557,000	N/A
Lot 4 Blk 1	\$1,286,000	N/A
Lot 5 Blk 1	\$1,418,000	N/A
Entire Island	\$8,770,000	\$1,565,000

**Entire Island Cougar Island Subdivision - Valley County  
+/- 14.21 Acres - 2,344 SF Improvement; 4 Bed, 2.5 Baths**



**Lot Price (ENTIRE ISLAND) – \$8,770,000**

**Amount due on auction day:**

- **\$250,000 Cashier's Check for bidding deposit**
  - **\$1,588,250 Cashier's Check for Value of Improvements and Fees**
- Both Checks made payable to First American Title Insurance Company**

# Lot 1, Block 1, Cougar Island Subdivision - Valley County +/- 3.47 Acres



East Side Lot 1



West Side Lot 1

**Lot Price – \$1,484,000**

**Amount due on auction day:**

- **\$50,000 Cashier's Check for bidding deposit**
- **\$3,000 Cashier's Check for Appraisal fee and Title Commitment Deposit**

**Both Checks made payable to First American Title Insurance Company**

**Lot 2, Block 1, Cougar Island Subdivision - Valley County  
+/- 2.52 Acres; 2,344 SF Improvement; 3 Bed, 2.5 Baths**



**Lot Price – \$2,025,000**

**Amount due on auction day:**

- **\$50,000 Cashier's Check for bidding deposit**
- **\$1,588,250 Cashier's Check for Value of Improvements and Fees**

**Both Checks made payable to First American Title Insurance Company**



# Lot 2, Block 1 CONTINUED - 2,344 SF Improvement; 3 Bed, 2.5 Baths



# Lot 3, Block 1, Cougar Island Subdivision - Valley County +/- 3.35 Acres



**Lot Price – \$2,557,000**

**Amount due on auction day:**

- **\$50,000 Cashier's Check for bidding deposit**
- **\$3,000 Cashier's Check for Appraisal fee and Title Commitment Deposit**

**Both Checks made payable to First American Title Insurance Company**

# Lot 4, Block 1, Cougar Island Subdivision - Valley County +/- 1.93 Acres



**Lot Price – \$1,286,000**

**Amount due on auction day:**

- **\$50,000 Cashier's Check for bidding deposit**
- **\$3,000 Cashier's Check for Appraisal fee and Title Commitment Deposit**

**Both Checks made payable to First American Title Insurance Company**

# Lot 5, Block 1, Cougar Island Subdivision - Valley County +/- 2.94 Acres



**Lot Price – \$1,418,000**

**Amount due on auction day:**

- **\$50,000 Cashier's Check for bidding deposit**
- **\$3,000 Cashier's Check for Appraisal fee and Title Commitment Deposit**

**Both Checks made payable to First American Title Insurance Company**



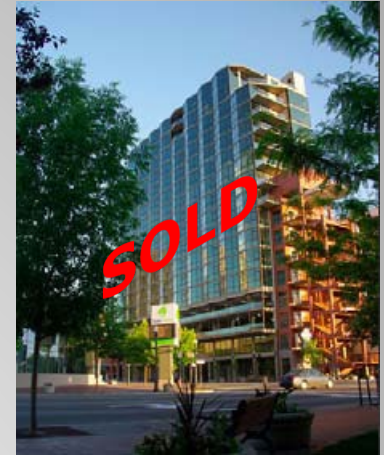
# Idaho's #1 Real Estate

## Auction Company

**Call us today to sell your home, land or commercial property!**



**Sold at Prior Auctions**



**Corbett Bottles - 22 Years' Real Estate Auction Experience!!!**

Don't miss the chance to include ***your property in one*** of our upcoming auctions.

Call today for a property evaluation. See our website for details.

**[www.CorbettBottles.com](http://www.CorbettBottles.com)** or (208) 377-5700