

DEVELOPMENT LAND FOR SALE

**20362 S MAIN ST.
CAREY, ID 83320**



OFFERING SUMMARY

SALE PRICE:	\$867,000
ACRES:	34.98 +/-
LOTS:	103
ZONING:	RH & AG-RL
TAXES +/- :	\$106.48

PROPERTY OVERVIEW

Great opportunity for this land to become part of the solution for the shortage of attainable housing in Blaine county. A preliminary PUD plat for 103 lots was approved in 2007 with the Carey Planning & Zoning commission. A new updated subdivision application will need to be submitted.

MARK E. JONES- GRI,CRS

Associate Broker, Realtor
208.308.3030



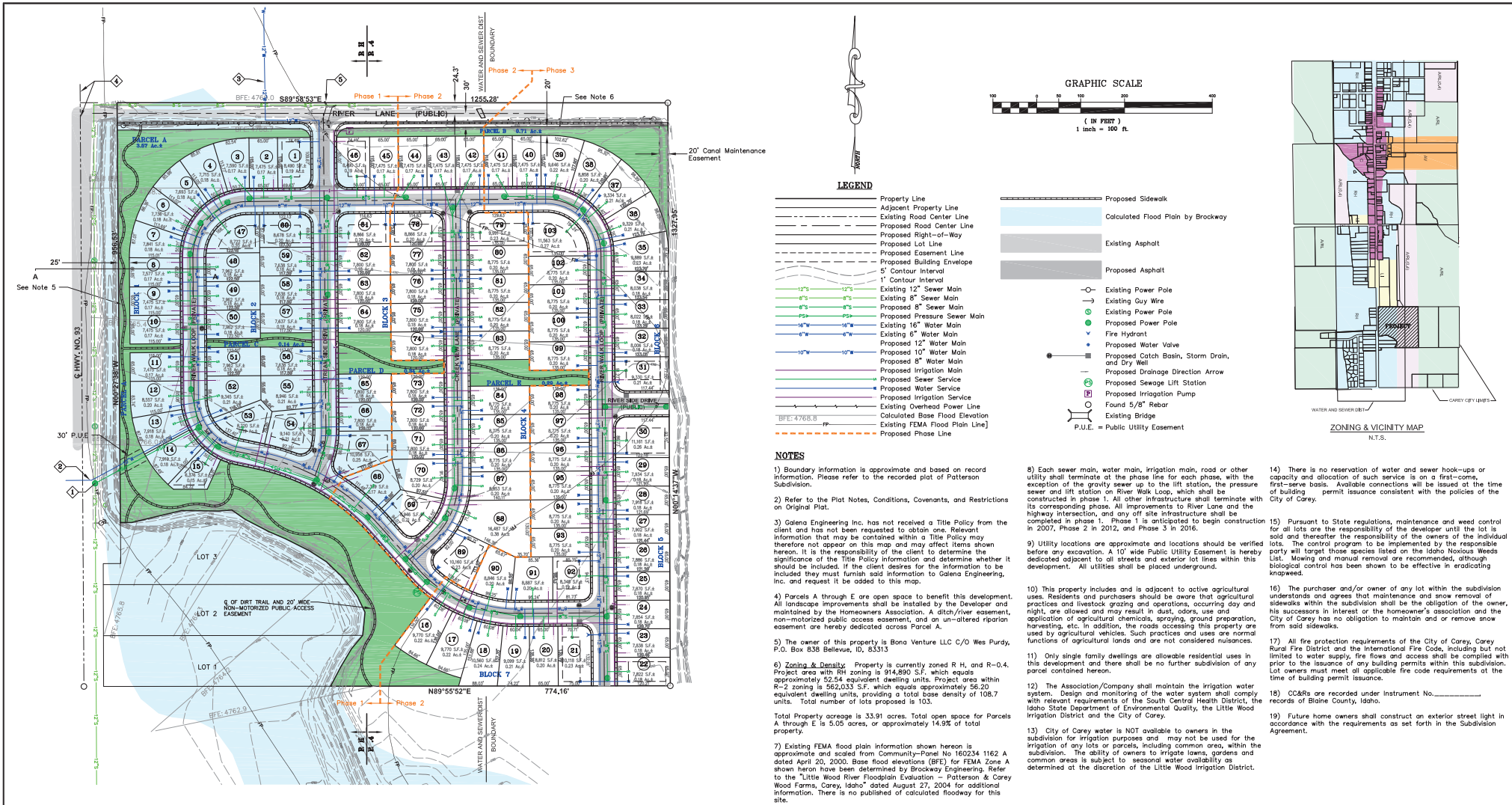
ROBERT JONES REALTY, INC.

1766 Addison Ave. E.
Twin Falls, ID 83301
208.733.0404

JULIE JONES, ABR

Associate Broker
208.404.1106

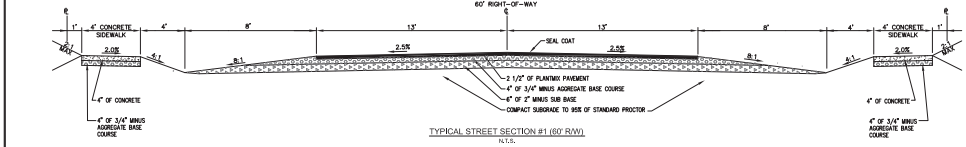
Note: This information is from sources deemed reliable and in which we believe to be correct, however Robert Jones Realty, Inc. Nor their agents assume no liability for errors or omissions therein. We make no guarantee, warranty or representation about it. Opinions, projection, assumptions or estimates are included for example only, and they may not represent current or future performance of the property. You, your tax and legal advisors should conduct your own investigation of the property and transaction. Prospective buyers shall check all data (water rights, water tests, soils, home inspections, state and county regulations/permits, boundary lines, rental incomes, etc.) to their satisfaction prior to closing. This property is submitted subject to, prior sales, price change, rental or other conditions, correction or withdrawal without notice. All measurements are approximate and acreages stated are plus or minus.



LEGEND

---	Property Line	---	Proposed Sidewalk
---	Adjacent Property Line	---	Calculated Flood Plain by Brockway
---	Existing Road Center Line	---	Existing Asphalt
---	Proposed Road Center Line	---	Proposed Asphalt
---	Proposed Right-of-Way	○	Existing Power Pole
---	Proposed Easement Line	→	Existing Guy Wire
---	Proposed Building Envelope	●	Existing Power Pole
---	5' Contour Interval	●	Proposed Power Pole
---	Existing 12" Sewer Main	●	Fire Hydrant
---	Existing 8" Sewer Main	●	Proposed Water Valve
---	Proposed 8" Sewer Main	●	Proposed Catch Basin, Storm Drain, and Dry Well
---	Proposed Pressure Sewer Main	●	Proposed Drainage Direction Arrow
---	Existing 16" Water Main	●	Proposed Sewage Lift Station
---	Existing 6" Water Main	●	Proposed Irrigation Pump
---	Proposed 12" Water Main	●	Found 5/8" Rebar
---	Proposed 10" Water Main	●	Existing Bridge
---	Proposed 8" Water Main	●	P.U.E. = Public Utility Easement
---	Proposed Irrigation Main		
---	Proposed Sewer Service		
---	Proposed Water Service		
---	Proposed Irrigation Service		
---	Existing Overhead Power Line		
---	Calculated Base Flood Elevation		
---	Existing FEMA Flood Plain Line		
---	Proposed Phase Line		

- ### NOTES
- 1) Boundary information is approximate and based on record information. Please refer to the recorded plat of Patterson Subdivision.
 - 2) Refer to the Plat Notes, Conditions, Covenants, and Restrictions on Original Plat.
 - 3) Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires for the information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.
 - 4) Parcels A through E are open space to benefit this development. All landscape improvements shall be installed by the Developer and maintained by the Homeowners Association. A ditch/riparian easement, non-motorized public easement, and an un-irrigated riparian easement are hereby dedicated across Parcel A.
 - 5) The owner of this property is Bona Venture LLC C/O Wes Purdy, P.O. Box 838 Bellevue, ID, 83513
 - 6) **Zoning & Density:** Property is currently zoned R_H and R-0.4. Project area with RH zoning is 914,800 S.F. which equates approximately 52.54 equivalent dwelling units. Project area within R-2 zoning is 562,033 S.F. which equates approximately 56.20 equivalent dwelling units, providing a total base density of 108.7 units. Total number of lots proposed is 103.
 - 7) Existing FEMA flood plain information shown hereon is approximate and scaled from Community-Panel No 160234 1162 A dated April 20, 2000. Base flood elevations (BFE) for FEMA Zone A shown hereon have been determined by Brockway Engineering. Refer to the "Little Wood River Floodplain Evaluation - Patterson & Carey Wood Farms, Carey, Idaho" dated August 27, 2004 for additional information. There is no published of calculated floodway for this site.
 - 8) Each sewer main, water main, irrigation main, road or utility shall terminate at the phase line for each phase, with the exception of the gravity sewer up to the lift station, the pressure sewer and lift station on River Walk Loop, which shall be constructed in phase 1. All other infrastructure shall terminate with its corresponding phase. All improvements to River Lane and the highway intersection, and any off site infrastructure shall be completed in phase 1. Phase 1 is anticipated to begin construction in 2007, Phase 2 in 2012, and Phase 3 in 2016.
 - 9) Utility locations are approximate and locations should be verified before any excavation. A 10' wide Public Utility Easement is hereby dedicated adjacent to all streets and exterior lot lines within this development. All utilities shall be placed underground.
 - 10) This property includes and is adjacent to active agricultural uses. Residents and purchasers should be aware that agricultural practices and livestock grazing and operations, occurring day and night, are allowed and may result in dust, odors, use and application of agricultural chemicals, spraying, ground preparation, harvesting, etc. In addition, the roads accessing this property are used by agricultural vehicles. Such practices and uses are normal functions of agricultural lands and are not considered nuisances.
 - 11) Only single family dwellings are allowable residential uses in this development and there shall be no further subdivision of any parcel contained hereon.
 - 12) The Association/Company shall maintain the irrigation water system. Design and monitoring of the water system shall comply with relevant requirements of the South Central Health District, the Idaho State Department of Environmental Quality, the Little Wood Irrigation District and the City of Carey.
 - 13) City of Carey water is NOT available to owners in the subdivision for irrigation purposes and may not be used for the irrigation of any lots or parcels, including common areas, within the subdivision. The ability of owners to irrigate lawns, gardens and common areas is subject to seasonal water availability as determined at the discretion of the Little Wood Irrigation District.
 - 14) There is no reservation of water and sewer hook-ups or capacity and allocation of such service is on a first-come, first-serve basis. Available connections will be issued at the time of building permit issuance consistent with the policies of the City of Carey.
 - 15) Pursuant to State regulations, maintenance and weed control for all lots are the responsibility of the developer until the lot is sold and thereafter the responsibility of the owners of the individual lots. The control program to be implemented by the responsible party will target those species listed on the Idaho Noxious Weeds List. Mowing and manual removal are recommended, although biological control has been shown to be effective in eradicating knoeweed.
 - 16) The purchaser and/or owner of any lot within the subdivision understands and agrees that maintenance and snow removal of sidewalks within the subdivision shall be the obligation of the owner, his successors in interest or the homeowner's association and the City of Carey has no obligation to maintain and or remove snow from said sidewalks.
 - 17) All fire protection requirements of the City of Carey, Carey Rural Fire District and the International Fire Code, including but not limited to water supply, fire flows and access shall be complied with prior to the issuance of any building permits within this subdivision. Lot owners must meet all applicable fire code requirements at the time of building permit issuance.
 - 18) CC&Rs are recorded under Instrument No. _____ records of Blaine County, Idaho.
 - 19) Future home owners shall construct an exterior street light in accordance with the requirements as set forth in the Subdivision Agreement.



UTILITY NOTES

① CONNECT TO EXISTING SEWER MAIN AND INSTALL NEW MAINHOOD.	④ REFER TO TRAFFIC ANALYSIS REGARDING TURN LANE WARRANTS. THE APPLICANT PROPOSES TO CONSTRUCT BOTH LEFT AND RIGHT TURN LANES IN PHASE 1. FINAL DESIGN DETAILS WILL BE AVAILABLE FOR FINAL PLAT. WEATHER PREVENTS ADDITIONAL TOPOGRAPHIC DETAIL AT THIS TIME.
② CONNECT TO EXISTING 6" WATER MAIN.	⑤ MODIFY/RECONSTRUCT EXISTING CULVERT AS NECESSARY.
③ CONTINUE 12" WATER MAIN UP AND CONNECT TO 16" MAIN NEAR CITY WELL. REFER TO PATTERSON EASEMENT.	

CURVE	RADIUS
C1	125.00'
C2	125.00'
C3	500.00'
C4	300.00'
C5	125.00'
C6	190.00'
C7	180.00'

CONSTRUCT 5' WIDE GRAVEL TRAIL LOCATION VARIES. (3/4" GRAVEL ON 4" DEEP COMPACT SUBGRADE)

NO	DATE	BY	REVISIONS

Galena Engineering Inc. 880 Second Avenue North P.O. Box 408 Pocatello, Idaho 83340 (208) 766-4789 (208) 766-4783 fax email galena@galena-engineering.com	Civil Engineers & Land Surveyors 880 Second Avenue North P.O. Box 408 Pocatello, Idaho 83340 (208) 766-4789 (208) 766-4783 fax email galena@galena-engineering.com	REUSE OF DRAWINGS These drawings, or any portion thereof, shall not be used on any Project or extension of this Project except by agreement in writing with Galena Engineering, Inc.	PROJECT INFORMATION P:\SDSKPRO\6329\dwg\Boundary-Plat\6329_pp1011707.dwg 5/17/2007 3:50:27 PM MST
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SHIT 1 OF 1