

# AUDETTE MOUNTAIN PROPERTIES L.P.

Floyd Audette, Owner / General Partner  
Konnie Jesmer, Secretary / Office Manager

**Phone: 208-331-7929**  
**(Call the Office between 9 AM and 5 PM)**

## **Properties Available as of August 2020**

2 % cash down required on all properties

### **BOISE HOLCOMB SUB'S: Timbered. Power and Phone nearby. 33 miles NE of Boise via Hwy 21. Covenants**

Unit 3 Lot 77 6.50 AC \$87,000 2 Pads  
Unit 2 Lot 19 1.4 AC \$91,000 Well, Power, Septic

### **CLEAR CREEK ESTATES: Power and phone available. No covenants.**

Unit 13	Blk 3	Lot 9	1.88 AC	\$51,000		Unit 13	Blk 2	Lot 13	2.19 AC	\$54,000
Unit 13	Blk 2	Lot 18	1.35 AC	\$51,000	Power	Unit 12	Blk 1	Lot 20	1.81 AC	\$59,000
Unit 12	Blk 1	Lot 18	1.81 AC	\$70,000	Shed, Power, Cul-de-sac	Unit 3	Tx 80	Lot 57	1.70 AC	\$60,000

### **JOHNSON CREEK RIDGE: Rolling hills, Timber, Power, Phone nearby, No Covenants, 32 miles NE of Boise via Hwy 21.**

WS 1 - Tr 6 5.25 AC \$75,000

### **WILDERNESS RIDGE SUB: Top of the mountain above Wilderness Ranch. Timbered. Several building sites. Covenants.**

Lot 4 19.9 AC \$192,000

### **CRAZY WOMAN SUB: Top of the mountain looking down on Boise. No power. No phone. No Neighbors. Covenants. Cell phone coverage on all lots!**

Lot 1 11.68 AC \$102,000 BNF

### **ASHTON GULCH: Just off Tollgate Road. Timbered. Seasonal stream. Power and phone nearby. Borders National Forest**

40 AC \$238,000

### **FOREST HIGHLANDS SUB: Timbered. Power and Phone nearby, Covenants. Follow Clear Creek Rd past the Lodge approx 5 miles, left onto Homestead, then left onto Crow Ct.**

Blk 1 Lot 6 4.73 AC \$77,000

### **DEEDED MINING CLAIMS: Surrounded by State Forest. Remote, but easy to get to. Cell Phone coverage on all lots! From Idaho City on Centerville Rd, go about 4.5 miles, right onto Quartz, then right onto Spanish Loop. No Covenants.**

Star Claim Tr 3 5.17 AC \$78,000

**CASTLE MOUNTAIN CREEKS: In the Garden Valley area near Terrace Lakes Golf Course. Timbered. Power and phone nearby. Geothermal area. Covenants. CW**

Unit 3 Blk 5 Lot's 32 & 35 2.12 AC \$83,000

**MIDDLE FORK WEISER RIVER: Located about 3.5 miles east of Hwy 95 on Middle Fork Weiser Road. Approximately 20 miles from Tamarack Ski Resort. One-half mile of Timbered Creek frontage. Many building sites with 360 degree views of West Mountain and Cuddy Mountain. Borders State and Federal lands. Cell Phone coverage – Yes!**

Lot 1	27.13 AC	\$183,000	Lot 4	291.56 AC	\$810,000	<u>Or</u>	All 5 Lots Adjoining each other
Lot 2	58.84 AC	\$298,000	Lot 5	26.92 AC	\$116,000		520.72 AC \$1,833,000
Lot 3	116.37 AC	\$426,000					

**LITTLE FALL CREEK: In Adams County. Rolling hills and surrounded by Payette National Forest.**

40 AC \$250,000 (Cell Phone Coverage) 63 AC \$310,000 (Cell Phone Coverage)

**MOUNTAIN VIEW ESTATES: Located on Hwy 95 1 mile south of Council at approximately the 134.2 Mile Marker. Rolling hills with underground power and phone. Approved for septic system. Covenants. Cell phone coverage on all lots.**

<b>Block 1:</b>	Lot 1	8.94 AC	\$72,000	Well	Lot 2	9.69 AC	\$72,000	Well	Lot 3	10.39 AC	\$72,000	Well
<b>Block 2:</b>	Lot 1	9.68 AC	\$72,000	Well	Lot 3	10.00 AC	\$72,000	Well				

**Ask about our Labor Trade Option**

Monthly payments at 1% off purchase price. Immediate Possession.  
Title recorded after 10% is received in Payments and current with payments

Private contracts @ 10% simple interest. No penalty for pre-payment. (No Credit checks)

**[www.mtn-property.com](http://www.mtn-property.com) [Floyd@mtn-property.com](mailto:Floyd@mtn-property.com)**

**BNF** = Borders Boise National Forest

**BPNF** = Borders Payette National Forest

**CW** = Community water