

AUDETTE MOUNTAIN PROPERTIES L.P.

Stan & Floyd Audette, General Partners
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(Office Hours: 9 AM and 5 PM)

Properties Available as of July 2024

**10% of PURCHASE PRICE DOWN with
MONTHLY PAYMENTS at 1% of PURCHASE PRICE**

Immediate Possession upon full 10% down. 10% simple interest. No penalty for pre-payment.

BOISE COUNTY

BOISE-HOLCOMB SUB: In the Clear Creek area. Power and Phone available.
Covenants

BH 2 Lot 2 1.16 AC \$200,000 Septic, Well, Power, Phone

CLEAR CREEK ESTATES: Power and phone available. No covenants

CCE 11 Blk 2 Lot 2 1.8 AC \$105,000 Power Pole on Property Line

HIGH COUNTRY ESTATES: In the Robie Creek area, Boise County on Hwy 21. No Covenants. Cell
Phone Coverage

Lot 2 5.74 AC \$200,000 Power
Lot 9 1.31 AC \$225,000 Septic, Well, Power, Phone

WILDERNESS RIDGE SUB: Top of the mountain above Wilderness Ranch. Timbered. Several building
sites. Covenants. Non WROA Road Dues. Cell Phone Coverage

Lot 4 19.9 AC \$240,000

ADAMS COUNTY

MIDDLE FORK WEISER RIVER: 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 on all Lots.

Lot 4 291.56 AC \$499,000

BNF = Borders Boise National Forest
BPNF = Borders Payette National Forest CW = Community water

NOTE: CHECK BACK FOR MORE PROPERTIES TO COME