



**CORBETT
REAL ESTATE
AUCTIONS**

LIVE REAL ESTATE AUCTION

Friday, **October 31, 2025** at 12:00pm

AUCTION ON SITE: 5900 Oasis Rd, Caldwell, ID 83607

PUBLISHED RESERVE: \$1,199,000



- Parcel size: **13.02 Acres** in **Payette County**
- Over **2,000 feet** of interstate frontage
- Rare opportunity for **incredible exposure and accessibility** near the Treasure Valley
- Located at a **freeway interchange**
- Turnkey opportunity for a **trucking company**
- **Truck inventory and equipment** auctioned same day
- **±10 acres usable**, with **±7 acres fully-fenced** with compacted gravel
- Approved, shovel-ready plans for **shop building**

Rental income from truck parking with potential for more

- **5% Buyer's Premium** added to the Final Live Bid Price to arrive at the Total Purchase Price on auction day
- **\$100,000 Non-refundable Earnest Money** due auction day by personal check
- Remainder due in full within **30 days at Closing**
- Seller to provide Standard Title Insurance and 1/2 Closing Escrow Fee
- Please conduct all due diligence/inspections prior to bidding
- Property **sold "as-is, where is"**, with no contingencies to the highest bidder exceeding the reserve
- **PRE-AUCTION OFFERS ARE ENCOURAGED AND WILL BE PRESENTED!**
- **Call Today!**

ALL PRE-AUCTION BIDS WILL BE CONSIDERED PUBLISHED RESERVE: \$1,199,000

- ▶ Brian Rallens 208.761.0924
- ▶ Kent Corbett 208.941.1868
- ▶ Ben Fulcher 208.859.7407



RALLENS REALTY
CONSULTANTS



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TRUCKS & TRAILERS
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