



**CORBETT
REAL ESTATE**

AUCTION: DEVELOPMENT LAND *(fully-entitled for an RV resort)*

610 Highway 95, Weiser, ID 83672 | Fri, Dec 18, 2025 at noon

LOCATION: 401 W FRONT ST, SUITE 307, BOISE, ID 83702



AUCTION!

PROPERTY INFORMATION

ACRES 18.42 Acres

FEATURES

- 95 RV sites with full hookups
- 35 tent sites
- Clubhouse, pool, tennis courts, river access

PUBLISHED RESERVE \$499,000

- **10% Buyer's Premium** added to the Final Live Bid Price to arrive at the Total Purchase Price on auction day
- **\$50,000 Non-refundable Earnest Money** due auction day
- 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 to meet or exceed the reserve price
- **ALL PRE-AUCTION OFFERS WILL BE PRESENTED!**
- **Call Today!**

PUBLISHED RESERVE: \$499,000

ALL PRE-AUCTION BIDS WILL BE CONSIDERED

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



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RALLENS REALTY
CONSULTANTS

FOR SALE



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HIGHLIGHTS

- Fully-approved, shovel-ready RV resort
- Newly approved development agreement for 12-month park
- ±800 feet of frontage on Highway 95; ±1,500 feet of frontage on the Weiser River
- Direct access to outdoor recreation, including hiking, biking, fishing, kayaking
- Weiser is home to the Fiddler's Festival and the Weiser River Music Festival, two significant annual tourist attractions

This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

KENT CORBETT

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BRIAN RALLENS

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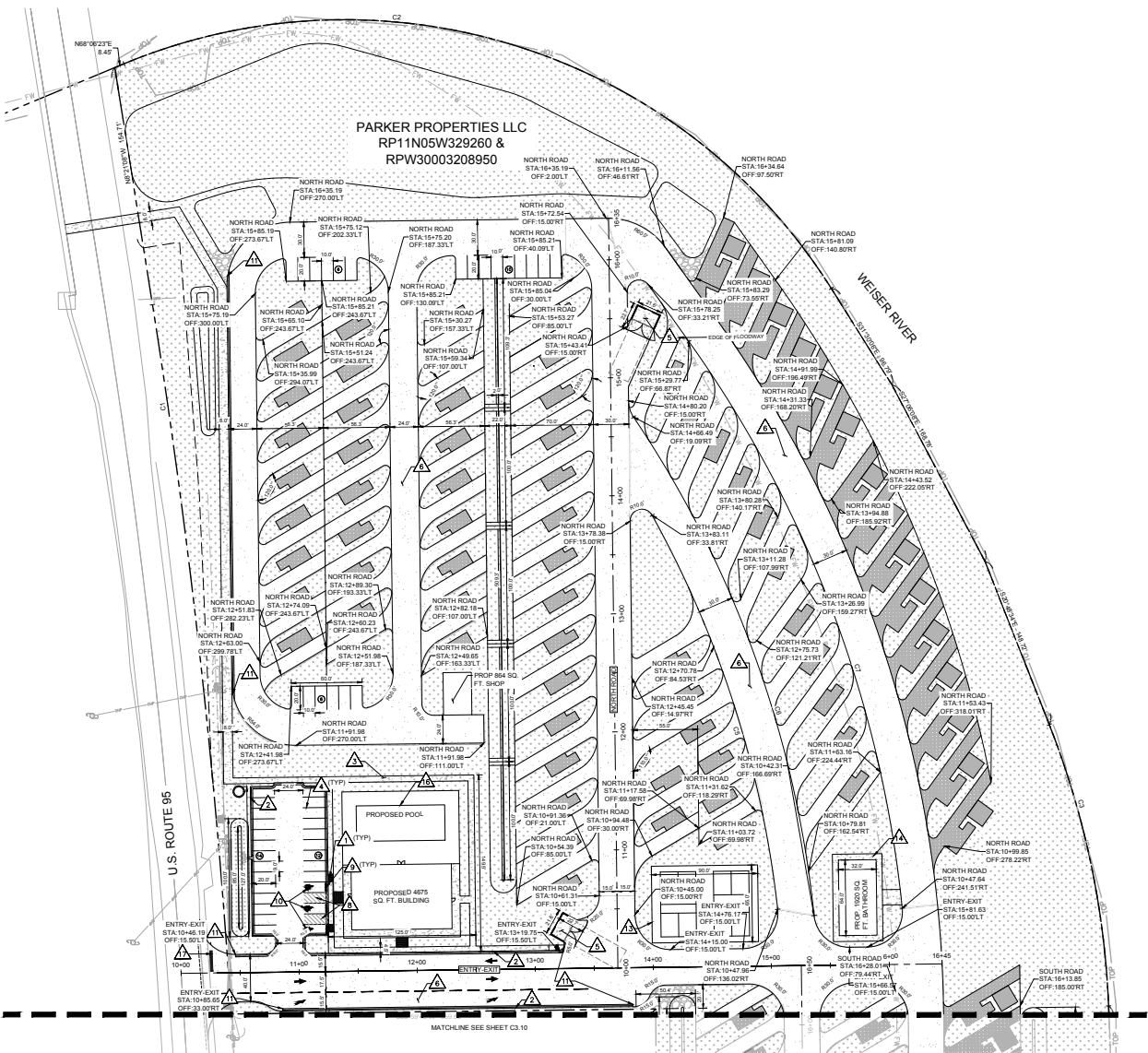
BEN FULCHER

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CRE AUCTIONS | 401 W FRONT STREET, SUITE 307 | BOISE, ID 83702 | 208.202.5200





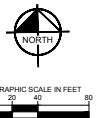
- GENERAL NOTES**
- CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
 - CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
 - ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
 - ALL RADII AND DIMENSIONS ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED ON PLAN.
- CONSTRUCTION NOTES**
- INSTALL ADA PEDESTRIAN RAMP PER ISPWC SD-712.
 - INSTALL 3" REVERSE PAN ROLLED CURBS PER ACHD SUPPLEMENTAL SPECIFICATION STANDARD DRAWING SD-702R.
 - INSTALL 6" THICK CONCRETE SIDEWALK PER ISPWC SD-709, WIDTH PER PLAN.
 - PAINT 4" WIDE SOLID WHITE PARKING STRIPE.
 - TRASH ENCLOSURE. REFER TO ARCH PLANS FOR DETAILS.
 - FURNISH AND INSTALL ASPHALT PER PLAN DIMENSIONS AND PAVEMENT SECTION PROVIDED ON SHEET C3-20.
 - PAINT 4" WIDE SOLID YELLOW PERIMETER AND 45° DIAGONAL STRIPING 3'-0" ON CENTER.
 - INSTALL WHEEL STOP PER STANDARD DETAIL PROVIDED ON SHEET C3-20.
 - PAINT ADA PARKING SYMBOL PER DETAIL PROVIDED ON SHEET C3-20.
 - TERMINATE CURB PER ISPWC STANDARD DRAWINGS SD-707.
 - PICKLEBALL COURT. SEE PLANS BY OTHERS FOR DETAILS.
 - PROPOSED BATHROOM. SEE PLANS BY OTHERS FOR DETAILS.
 - PROPOSED POOL. SEE PLANS BY OTHERS FOR DETAILS.
 - PAINT 24" STOP BAR AND INSTALL STOP SIGN PER MUTCD STANDARD SPECIFICATIONS.

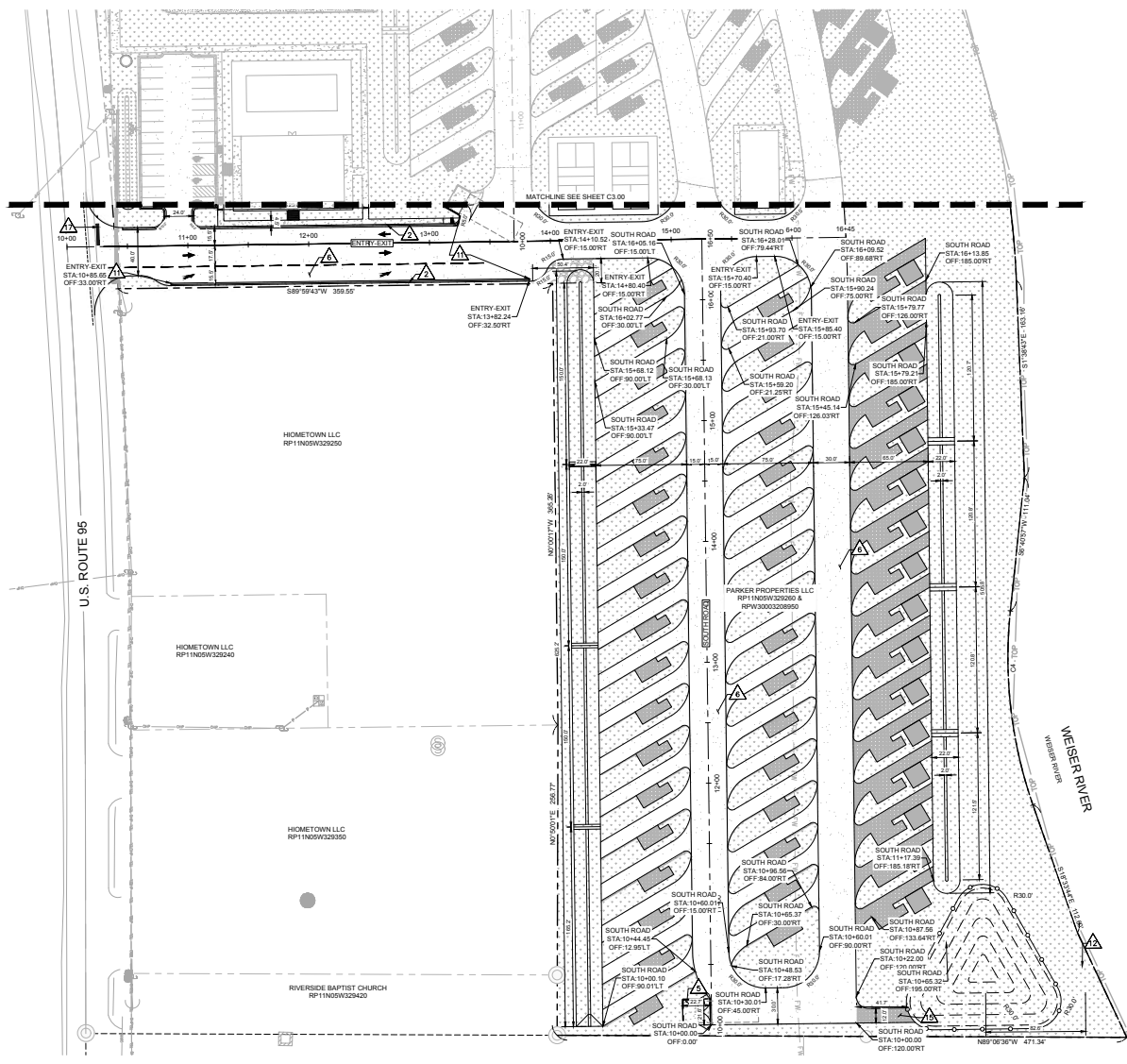
LEGEND

---	EXISTING PROPERTY BOUNDARY
---	PROPOSED PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	ROAD CENTER LINE
---	PROPOSED A.C. PAVEMENT
---	PROPOSED CONCRETE PAVEMENT
---	PROPOSED GRASS
---	PROPOSED GRAVEL
12	PARKING COUNT

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	6403.36'	604.92'	N5°38'48"W	604.70'	5°24'46"	302.69'
C2	487.00'	683.31'	S71°41'51"E	628.62'	80°23'31"	411.49'
C3	731.50'	244.67'	S11°13'29"E	243.53'	10°09'51"	123.49'
C4	369.50'	162.80'	S5°56'24"E	161.49'	25°14'41"	82.74'
C5	895.00'	292.66'	N10°59'32"W	290.39'	22°34'30"	178.65'
C6	925.00'	453.66'	N10°13'07"W	448.17'	28°06'01"	231.49'
C7	1000.00'	516.57'	S10°56'42"E	512.76'	20°42'44"	265.26'



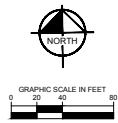


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- CONSTRUCTION NOTES**
- 1. INSTALL 3" REVERSE PAN ROLLED CURB PER ACHD SUPPLEMENTAL SPECIFICATION STANDARD DRAWING SD-702R.
 - 2. TRASH ENCLOSURE. REFER TO ARCH PLANS FOR DETAILS.
 - 3. FURNISH AND INSTALL ASPHALT PER PLAN DIMENSIONS AND PAVEMENT SECTION PROVIDED ON SHEET C3.20.
 - 4. TERMINATE CURB PER ISPCW STANDARD DRAWINGS SD-707.
 - 5. FURNISH AND INSTALL FENCE. SEE LANDSCAPE PLANS FOR DETAILS.
 - 6. PICKLEBALL COURT. SEE PLANS BY OTHERS FOR DETAILS.
 - 7. FURNISH AND INSTALL GRAVEL ACCESS ROAD. WIDTH PER PLAN.
 - 8. PAINT 34" STOP BAR AND INSTALL STOP SIGN PER MUTCD STANDARD SPECIFICATIONS.

LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTER LINE
- PROPOSED FENCE
- PROPOSED A.C. PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED GRASS
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REVENUE

MARKET RENTAL RATES

# of Sites	130
Daily Rate	\$51
Weekly Rate	\$350
Monthly Rate	\$650

RENTER BREAKDOWN

% Daily	50%
% Weekly	35%
% Monthly	15%

STABILIZED OCCUPANCY

Daily	75%
Weekly	70%
Monthly	80%

**Total Annual Revenue
at Stabilized Occupancy** **\$1,614,367.49**

EXPENSES

	% OF REVENUE	TOTAL
Marketing/Advertising	2%	\$32,287
Payroll	15%	\$242,155
Real Estate Taxes	3%	\$48,431
Repairs & Maintenance	5%	\$80,718
Utilities & Trash	10%	\$161,437
Legal, Admin, Misc.	3%	\$48,431
Insurance	2%	\$32,287
Management Fee	5%	\$80,718
Reserves for Replacement	2%	\$32,287
Total Annual Expenses	47%	\$758,753

NOI
(Net Operating Income) **53%** **\$855,615**

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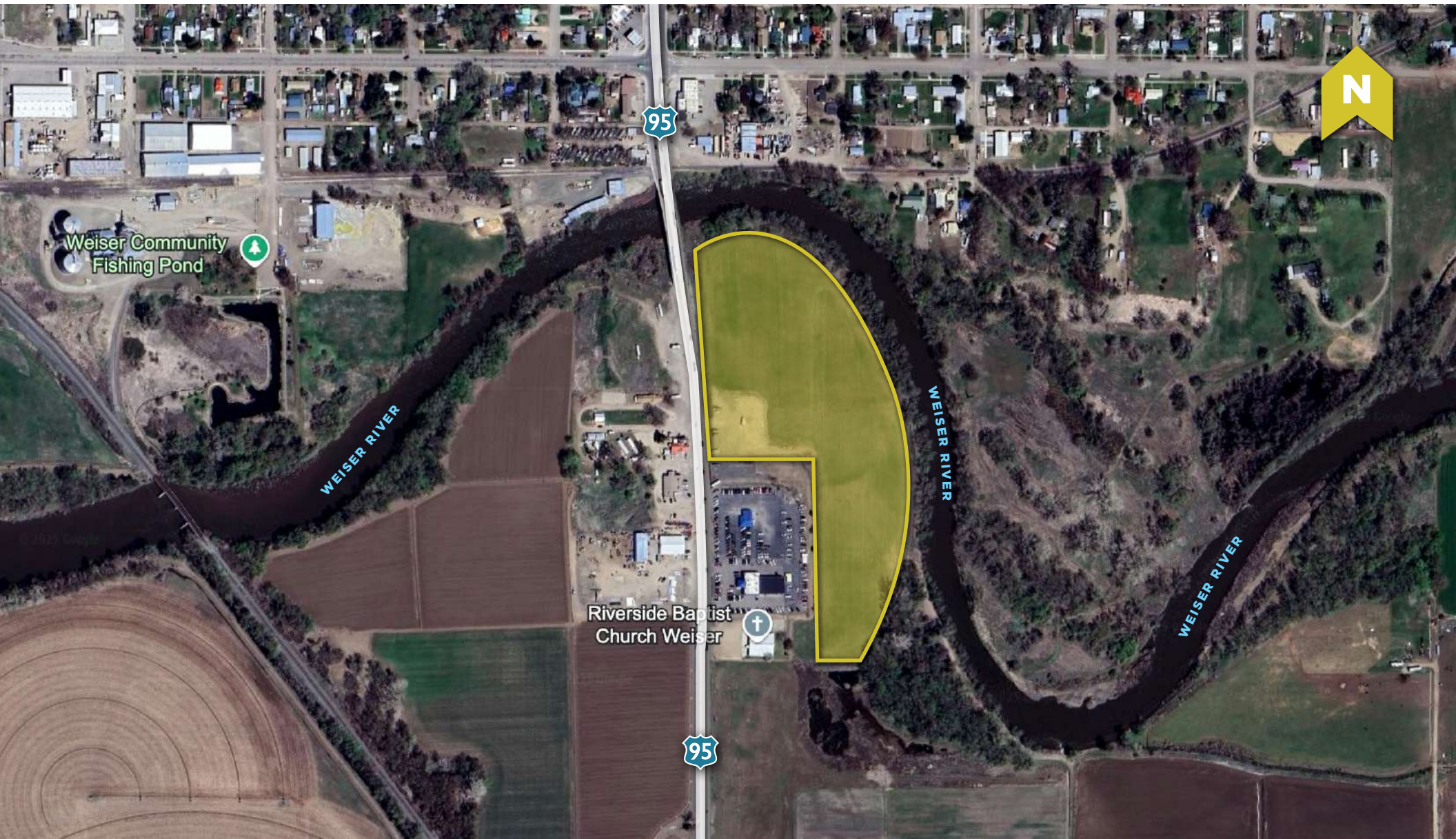
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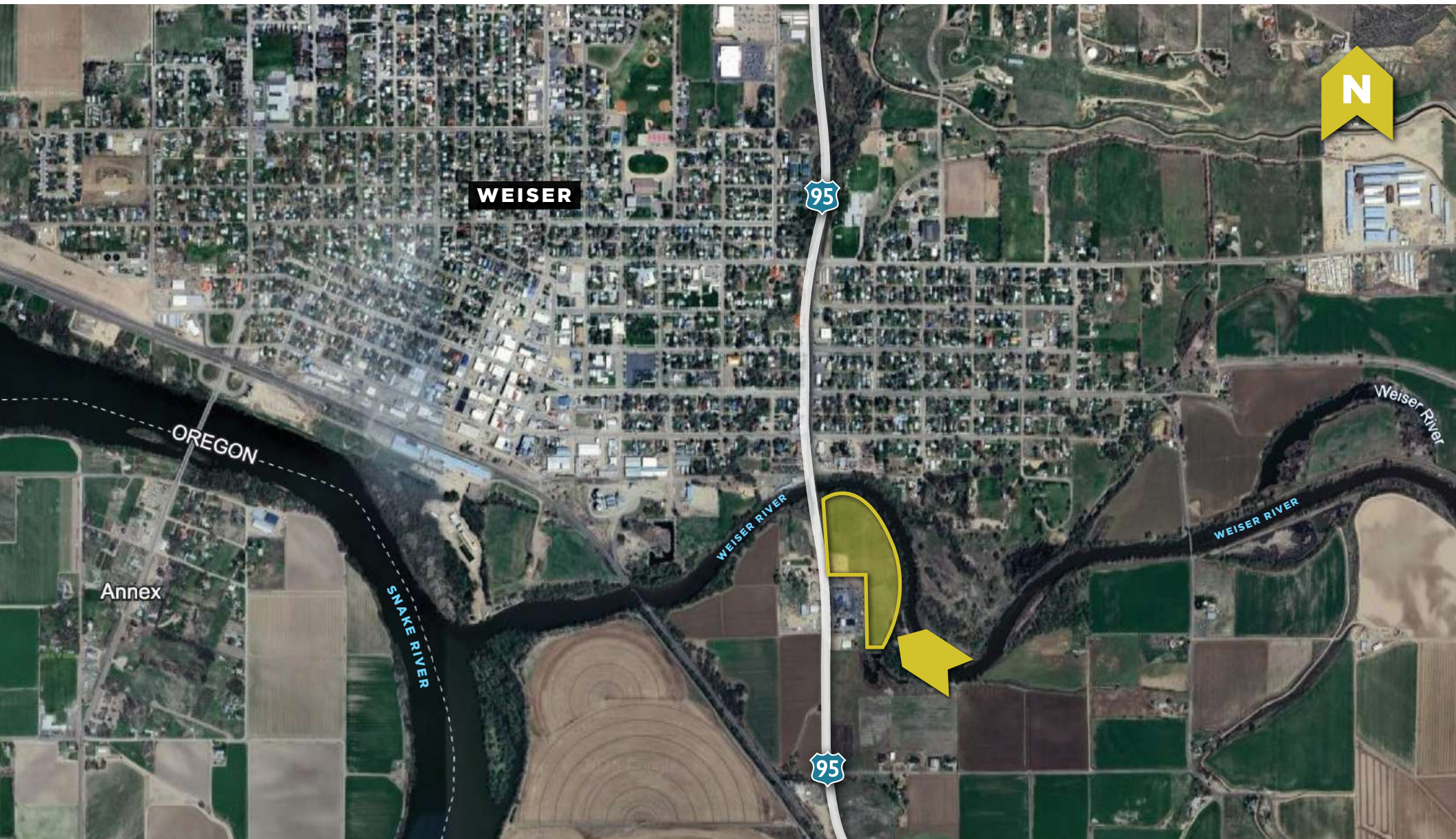
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