

# SAGEVIEW ESTATES

Views that must be *seen* to be believed!

Call for Access or Guided Tour: **208-473-7616**

## The Particulars...

- ◆ Tranquility, elbow room, space to breathe, yet minutes from restaurants, entertainment, and services
- ◆ 10-acre lots with amazing views up to 360-degrees and 40 miles
- ◆ Proposed gated entry
- ◆ Bring your own builder
- ◆ Lock in land price now and take up to ten years to build
- ◆ Under the new Eagle Foothills American Viticultural Area
- ◆ Electricity and CenturyLink fiber optic to front of lots
- ◆ Septic locations identified. Individual wells (proven low-temp geothermal) and septs installed by owner.
- ◆ Three miles of walking/riding easements with deeded access to an additional 160 acres of BLM Land for recreation
- ◆ 3% buyer's agent commission
- ◆ Creative financing (see other side), terms, and pricing available. Bring your offer.



## Remaining Lots

**Lot 6 \$535,000** Views of the Owyhee Mountains and south facing slopes great for terraced grape growing.

**Lot 7 \$635,000** Fantastic 300 degree views especially of the sunset and valley lights. Ridge for home, lots of flat land for pasture.

**Lot 9 \$525,000** Great elevated building pad with views of Bogus Basin, Owyhee Mountains, and valleys and mountains to the north.

**Lot 10 Pending** Unique lot on its own ridge for a sense of seclusion. Great views to the north.

**Lot 11 \$565,000** This end of cul de sac lot provides serenity and elevated 360 degree views for a creative, unique home site.

**Lot 12 \$830,000** Spectacular sunrise and sunset views on this 13 acres. Terraced grape-growing possible. Borders county road for possible agricultural commercial use like a winery, wine tasting room, or the like.

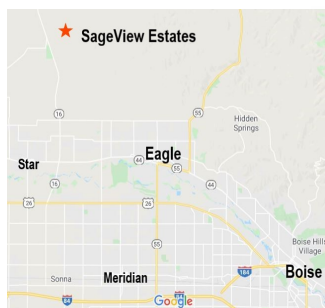
(Note: Lots 5 and 8 are numbers assigned to the road)

**Directions From Eagle, Idaho:** Go west on Hwy 44/ State Street.

Turn right (north) on Hwy 16 toward Emmett.

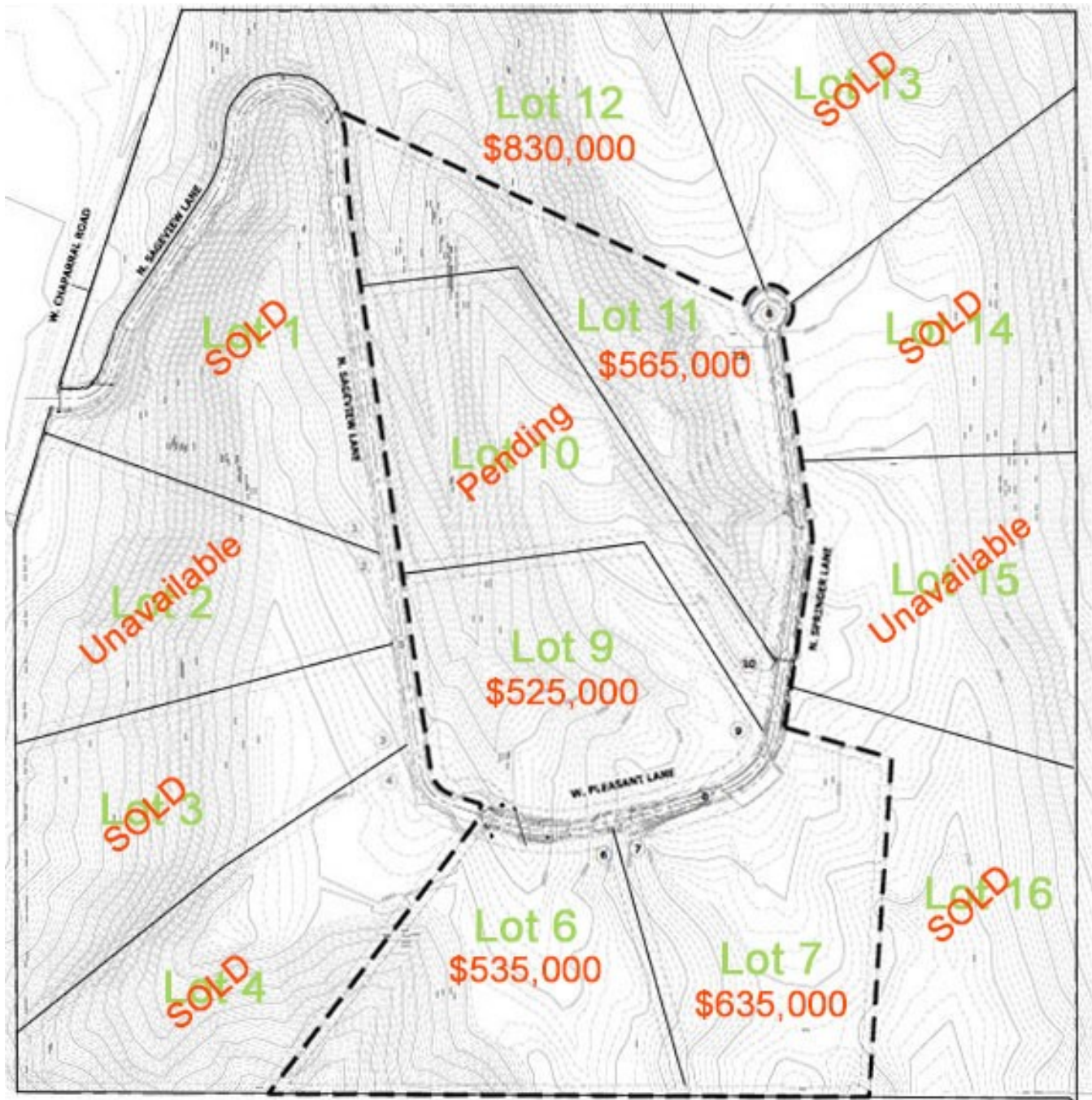
Turn right on Chaparral Road.

In about 2/3 mile (past the sharp bend to the left) entrance on right.



[www.SageViewEstates.com](http://www.SageViewEstates.com)

[sageview.estates@gmail.com](mailto:sageview.estates@gmail.com)



## Financing Terms:

Down Payment: 28% (31% if Buyer's Agent Used)  
 Term: Up to 10 years  
 Interest Rate: 6%  
 Prepayment: No prepayment penalties

*Interest-only loans with outstanding principal balance due at the end of loan term. Simple interest due quarterly. These terms subject to change.*

*"We fell in love with this land over six years ago and are excited about sharing it. We are first-time developers and like so many others, we are tired of living elbow-to-elbow in subdivisions. At SageView Estates, everyone has plenty of room to enjoy the views, the wildlife and the space. You can purchase now, lock in your land price, and take up to ten years to build. And we are flexible to work with your financial situation. Please give us a call for access and see why these lots are moving so fast."*

—Debbie and David Bensinger