

Property Information & Repair Disclosure

5676 Big Game View Rd

Teton County, Idaho

Property Overview

- Approximate Living Area: **4,300± square feet** (buyer to verify)
- Bedrooms/Bathrooms: **3 Bedrooms / 3.5 Bathrooms**
- Acreage: **62.5± total acres across two parcels**
 - **24.8± acres** containing the barndominium improvements
 - Adjacent **37.7± acre parcel**
- Property is being marketed and sold together as two separate parcels.

Buyer to independently verify all information including square footage, acreage, parcel configuration, zoning, condition, and intended use.

Recent Repairs, Maintenance & Improvements

The seller has completed the following repairs, maintenance, and improvement items in preparation for sale:

Mold Remediation

- Professional mold remediation performed in the mechanical room area.
- Formica wainscoting was added in the mechanical room following remediation efforts.

Well / Utility Service

- Well system serviced.
- Property was de-winterized.
- Propane tank filled.
- Appliances and gas systems were tested and started following de-winterization, including leak testing procedures.

General Repairs & Maintenance

- Stone repair work completed on the rear side of the property.
- Damaged window repaired/replaced.
- Exterior door damage repaired.
- General maintenance and operational review of property systems performed.

Cleaning / Property Preparation

- Property professionally cleaned.
- Trash, debris, and miscellaneous items removed from the property.

Disclosure / Limitation Statement

The information above is provided for general disclosure purposes only and is based on information available to the seller and listing brokerage at the time of preparation. Repairs and maintenance items referenced herein are not intended as warranties or guarantees of future performance or condition.

The property is being sold in **AS IS, WHERE IS** condition, without warranties or representations except as may be expressly stated in a fully executed purchase agreement. Buyers are encouraged to conduct any and all inspections, investigations, and due diligence deemed necessary prior to closing.