

**FOR SALE**  
5.84 ACRES  
VENUE HALL  
DWELLING  
SHOP

**392 E. 300 S.**

JEROME, ID 83338

**HISTORIC MOUNTAIN  
VIEW BARN**



# PROPERTY INFORMATION

Address	City	SF	AC	Zoning	APN
392 E. 300 S.	Jerome	12,736 SF	5.84	County Commercial	RP08S17E349750

## PROPERTY HIGHLIGHTS

**Historic & Versatile Event Venue:** Built in 1912 Mountain View Barn is a beautifully restored Jerome landmark offering a timeless setting for weddings, celebrations, and community events just north of Twin Falls.



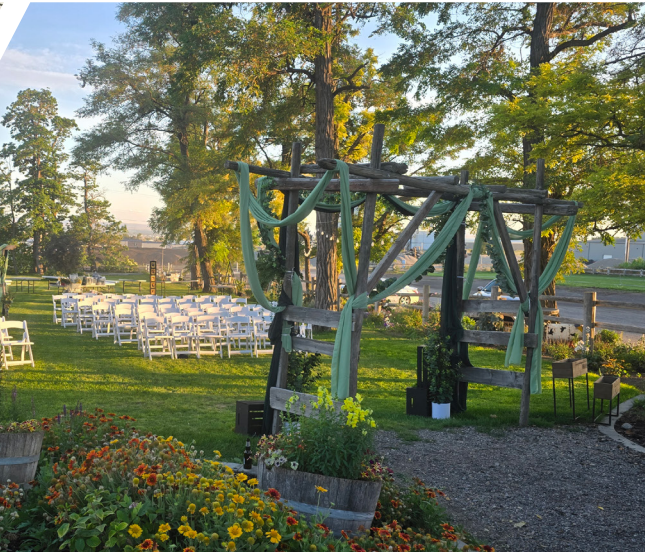
**ATTRACTIVE SALE PRICE:**  
\$2,395,000



**PROFESSIONAL ZONING:**  
Jerome County CO (Commercial Overlay)

Improvement Analysis				
Item	Improv. #1	Improv. #2	Improv. #3	Improv. #3
Type	Banquet Hall	Dwelling	Shop	Landscaping, Outbls.
Size	8,800	2,176	1,760	Well, Septic, Ect.
Unit	SF	SF	SF	
Utility	Average	Average	Average	
Condition	Excellent	Excellent	Excellent	
Effective age	25	30	30	
Remaining Life	20	30	15	
RCN/Unit Marshal & Swift	\$175.00	\$150.00	\$35.00	
Regional Multiplier	1.08	0.98	1.04	
Local Multiplier	1.04	1.04	1.04	
Adj. RCN/Unit Marshal & Swift	\$196.56	\$152.88	\$37.86	
RCN	\$1,729,728.00	\$332,666.88	\$66,626.56	
% Physical Depreciation	55.56%	50.00%	66.67%	
Total Improvement Contribution	\$768,768.00	\$166,333.44	\$22,208.85	\$50,000.00
Contribution \$/Unit	\$87.36	\$76.44	\$12.62	

# PROPERTY PHOTOS



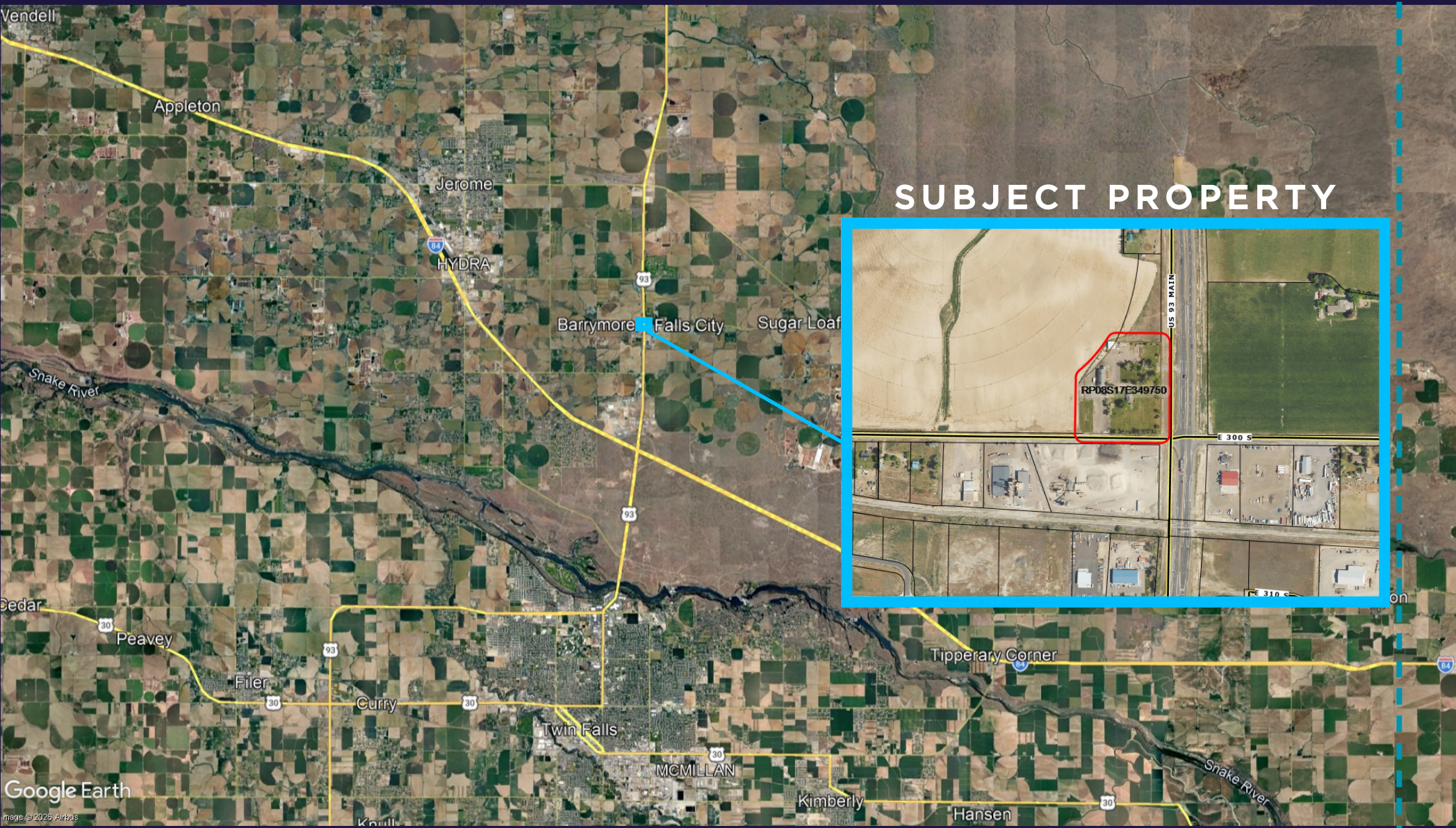
# PROPERTY PHOTOS



# PROPERTY PHOTOS



# MAP



# MOUNTAIN VIEW BARN RENOVATIONS AND PROPERTY IMPROVEMENTS

Extensive upgrades and improvements have been completed throughout the Mountain View Barn property to enhance functionality, guest experience, and overall property value.



## **INTERIOR IMPROVEMENTS**

### **MAIN LEVEL**

#### **Meeting Room**

- LVP flooring
- HVAC system
- Professional lighting (Pettruzelli Electric)
- TV (OLED)
- PA system with 2 JBL microphones

#### **Kitchen/Bar Room**

- Commercial kitchen including 6 refrigerators, sink, convection oven, dishwasher, hood, gas oven, flat top and char grill
- Hot water heater and fan
- Culligan soft water system
- Bar with TV (OLED), under-counter refrigeration
- 4 keg tap system included
- 3 refrigerators for wine and cocktails
- Granite bar with chairs
- Restoration of original flooring
- HVAC system
- Professional lighting

#### **Loft**

- Professional lighting
- Floor restoration
- Portable swamp cooler



## **GROUNDS / EXTERIOR IMPROVEMENTS**

- Professional landscaping throughout the property
- Entrance waterfall feature
- Concrete curb edging around flower beds and parking lot
- Trees planted throughout the property
- Drain field replacement
- Converted approximately 2.5 acres of pasture into lawn
- Pole fence installed on right side of property entrance
- 700 SF paver patio



## **HOUSE IMPROVEMENTS**

- Replaced washer, dryer, and kitchen stove
- Added shower
- Installed central air conditioning
- Stripped and stained 3 of the 4 porches
- Added stairs for second-floor exit
- Purchased beds, television, and living room furniture

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