

# **INSTRUCTIONS FOR BIDDERS**

## **SALE OF REAL PROPERTY**

**2018**

**2180 TESTOLIN ROAD  
APN 06-671-55 AND 58  
CHURCHILL COUNTY, NEVADA**

### Contents:

1. General Instructions
2. Bid Form
3. Resolution of the County Board
4. Not Included -- Appraisal Report (copy of the Appraisal is available in the Churchill County Manager's Office)

**GENERAL INSTRUCTIONS  
SALE OF REAL PROPERTY**

1. **GENERAL INFORMATION** – Churchill County is requesting bids for the purchase of agricultural property owned by Churchill County. The property is located at 2180 Testolin Road, Churchill County, Nevada (APN 06-671-55 and 58). The property consists of two parcels totaling 48.14 acres, 33.60 of which are water righted acres. Both parcels are encumbered by a restrictive use easement and conservation easement prohibiting development on the site into perpetuity and prohibiting the transfer of water-rights from the property. No homesite reservation was allocated in the easement.

The bid process is governed by NRS Chapter 244. All Bidders are expected to have knowledge of the property, fully review these instructions, and all bid documents.

**All bids must be received in sealed, opaque envelopes by 4:00 p.m. on January 30, 2018 and marked as follows:**

**SEALED BID:  
2180 Testolin Road**

The bids will be presented to the Board of County Commissioners on February 1, 2018 at 8:15 a.m. at the Commission Chambers of the Churchill County Administration Complex, 155 N. Taylor St., Ste. 145, Fallon, NV 89406.

2. **BID FORM** – All bids received must contain the amount bid for the entire property, and must be for an amount that is greater than or equal to the minimum bid price specified herein. The Board may waive any irregularities in the bid form.
3. **SELECTION OF BIDDER** – At the time and place of the meeting of the Board to consider bids, the bids will be examined and declared by the Board. Of the bids submitted which conform to all terms and conditions of the bid documents, and which are made by responsible bidders, the proposal which is the highest must be finally accepted, unless a higher oral bid is accepted, or the Board in its discretion, rejects all bids.
4. **ORAL BIDS** – Before awarding any written bid, the Board will call for oral bids at its session on February 1, 2018 at 8:15 a.m. Any responsible person may offer to purchase the property upon the terms and conditions specified, for a purchase price exceeding five (5) percent of the highest written bid.
5. **FINAL ACCEPTANCE** – The Board may make final acceptance of the bid at the session on February 1, 2018 at 8:15 a.m., or at any meeting of the Board within 10 days of that date. If the Board deems it in the best interest of the County, the Board may reject any and all bids, either written or oral, and withdraw the property. The successful bidder must either pay the full amount in cash or for not less than 25% cash down and upon deferred payments over a period of not more than 10 years, secured by a mortgage

or deed of trust, bearing such interest and upon such further terms as the board of county commissioners may specify. The County and the successful bidder will then have 30 days within which to execute a purchase and sale agreement. If an agreement is not executed by the end of the 30 days the County, in its discretion, will move to the next highest bidder as long as the bid is above the appraised value and negotiate an agreement with that bidder.

**6. MINIMUM BID – The minimum bid is \$240,000**

**BID FORM**  
**SALE OF REAL PROPERTY**  
**BID DUE DATE: January 30, 2018 at 4:00 P.M.**

Description	Bid Amount
2180 Testolin Road	\$

The Undersigned affirms that it is duly authorized to submit this bid, that this bid has not been prepared in collusion with any other bidder, and that the content of this bid as to prices, terms, or conditions of said bid has not been communicated to any other bidder prior to the official opening of this bid.

\_\_\_\_\_  
Bidder's Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address

\_\_\_\_\_  
Title

\_\_\_\_\_  
Phone No.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Name - Point of Contact

**RESOLUTION 298-2017**  
**A RESOLUTION DECLARING THAT IT IS IN THE COUNTY'S BEST INTEREST TO SELL**  
**CERTAIN COUNTY-OWNED PROPERTY**

WHEREAS, Churchill County owns certain real property located at 2180 Testolin Road in Churchill County, Nevada; and

WHEREAS, the property was purchased for the eventual use by the County, for County purposes; and

WHEREAS, currently the County does not require the use of that property for County purposes, nor does the County foresee a future use of the property for County purposes;


NOW THEREFORE BE IT RESOLVED that the land further described by Assessor Parcel Numbers 006-671-55 and 006-671-58 consisting of a total of 48.14 acres, 33.60 of which are water-righted, be considered for sale to the general public in the aggregate. Sealed bids shall be considered by this Board at the regularly scheduled commission meeting on January 4, 2018, as further described in the Instructions for Bidders.

BE IT FURTHER RESOLVED that the minimum bid for the property shall be \$240,000.

BE IT FURTHER RESOLVED that this Resolution shall be published in the newspaper for general circulation a minimum of three consecutive weeks, and posted in three public places for three consecutive weeks.

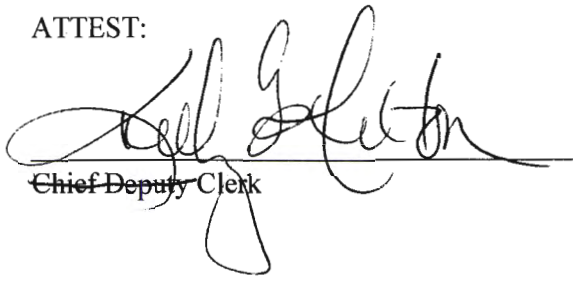
BE IT FURTHER RESOLVED that this Resolution and Instructions for Bidders shall be held by the Clerk of the Board, and copies of those documents may be obtained by contacting the Clerk of the Board at 155 North Taylor Street, Suite 110, (775) 423-4092.

PASSED AND ADOPTED THIS 7<sup>th</sup> DAY OF December, 2017 BY VOTE OF THE CHURCHILL COUNTY COMMISSIONERS.

  
\_\_\_\_\_  
H. Peter Olsen, Jr., Chair  
Churchill County Commissioners

12-7-17  
\_\_\_\_\_  
Date

ATTEST:

  
\_\_\_\_\_  
Chief Deputy Clerk

12/7/17  
\_\_\_\_\_  
Date