



SURPLUS PROPERTY



Notice of Public Auction

Sale Brochure

AUCTION NO.: 03-21

Total Auction Items: 1

PROJECT INFORMATION

Project No.: MG-395-1(006)

E.A.: 71366

AUCTION INFORMATION

Date:

November 16, 2021

Time:

2:00 P.M.

Place:

1253 Oregon Street
Right-of-Way Annex Building
Carson City, NV 89712

Contact Information:

Nevada Department of Transportation
Right-of-Way Division
(775) 888-7480

ITEM # PARCEL INFORMATION

1

Parcel:

U-050-CC-010.726 XS1

Surplus No.:

SUR 18-05

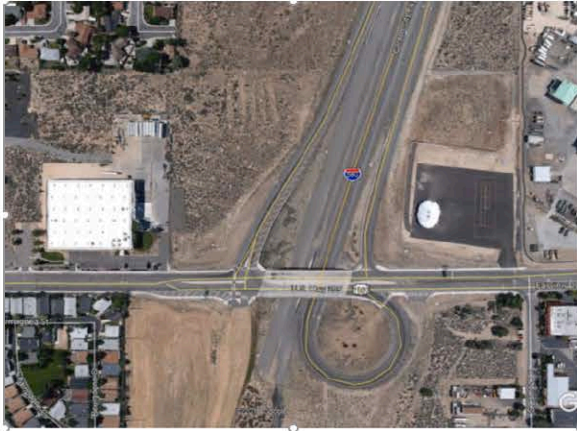
Property Address:

1888 Fairview Drive
Carson City, NV 89701

IMPROVEMENT / LAND DATA

Auction Item No.:

Physical Address: 1888 Fairview Drive, Carson City, NV 89701



VACANT LAND

Zoning: LI Limited Industrial

Built (if applicable):

Square Feet (if applicable): 223,757

Lot Size: 5.14 acres

Type of Construction (if applicable):

Parcel No.: 010-051-48

Minimum Bid Amount \$ 342,000

Required Down Amount \$ 34,200

Payment in Full By: 90 CALENDAR DAYS FROM CLOSE OF AUCTION

Comments:

The subject parcel only roadway frontages are on the southbound off-ramp of I-580 at the Fairview Drive interchange, the Nevada Department of Transportation has retained control of access along this roadway frontage. As a result, the property has no legal access and would need to obtain access from the property to the north or west. The Department's appraisal of \$380,000 was established by a licensed appraiser.

A down payment of 10% of the minimum bid, payable by cashier's check or money order payable to the Nevada Department of Transportation, is required as a deposit at the time of the auction. ALL PROSPECTIVE BIDDERS, ARE REQUIRED TO REGISTER PRIOR TO COMMENCEMENT OF THE LIVE AUCTION IN ORDER TO RECEIVE A BIDDING CARD. A BID CARD IS REQUIRED IN ORDER TO BE ACKNOWLEDGED AS AN ACTIVE BIDDER DURING THE LIVE AUCTION. A BID CARD IS ISSUED WHEN THE PROSPECTIVE BIDDER HAS DEMONSTRATED COMPLIANCE WITH THE ABOVE AND PRECEDING TERMS AND CONDITIONS.

Agent Note: Please attach the full legal description, sketch map and Public Auction Sale Terms and Conditions (See form 809).

LEGAL DESCRIPTION PREPARED BY:
JEFFREY J. HENKELMAN, P.L.S.
NEVADA DEPT. OF TRANSPORTATION
RIGHT-OF-WAY DIVISION
1263 S. STEWART ST.
CARSON CITY, NV 89712

EXHIBIT "A"
LEGAL DESCRIPTION

Ptn. of APN: 010-051-48
Project: MG-395-1(006)
E.A.: 71366
Ptn. of Parcel: U-050-CC-010.726
Parcel: U-050-CC-010.726 XS1

Situate, lying and being in Carson City, State of Nevada, and more particularly described as being a portion of the SE 1/4 of the NW 1/4 of Section 21, T. 15 N., R. 20 E., M.D.M., and more fully described by metes and bounds as follows:

BEGINNING on the left or westerly right-of-way line of IR-580/US-50/US-395, 470.76 feet left of and at right angles to Highway Engineer's Station "O" 204+12.85 P.O.T.; said point of beginning further described as bearing N. 22°31'04" W. a distance of 2,996.96 feet from a BLM brass cap on galvanized iron pipe stamped "1/4 S21/28 T15N R20E 1963"; thence N. 0°35'29" E. a distance of 627.19 feet; thence S. 89°05'07" E. a distance of 518.96 feet to said westerly right-of-way line; thence S. 24°51'49" W. a distance of 357.53 feet to said right-of-way line; thence continuing along said right-of-way line the following three (3) courses and distances;

- 1) S. 40°23'51" W. – 130.13 feet;

- 2) from a tangent which bears S. 40°23'47" W., curving to the left with a radius of 534.00 feet, through an angle of 23°46'11", an arc distance of 221.54 feet;
- 3) S. 89°21'06" W. – 185.72 feet to the point of beginning;

said parcel contains an area of 5.14 acres (223,757 sq. ft.)

Said parcel is delineated and identified as Parcel U-050-CC-010.726 XS1 on EXHIBIT "B" attached hereto and made a part hereof.

EXCEPTING THEREFROM any and all water rights appurtenant to said parcel.

SUBJECT TO any and all existing utilities whether of record or not.

The above-described parcel shall have no access in and to IR-580.

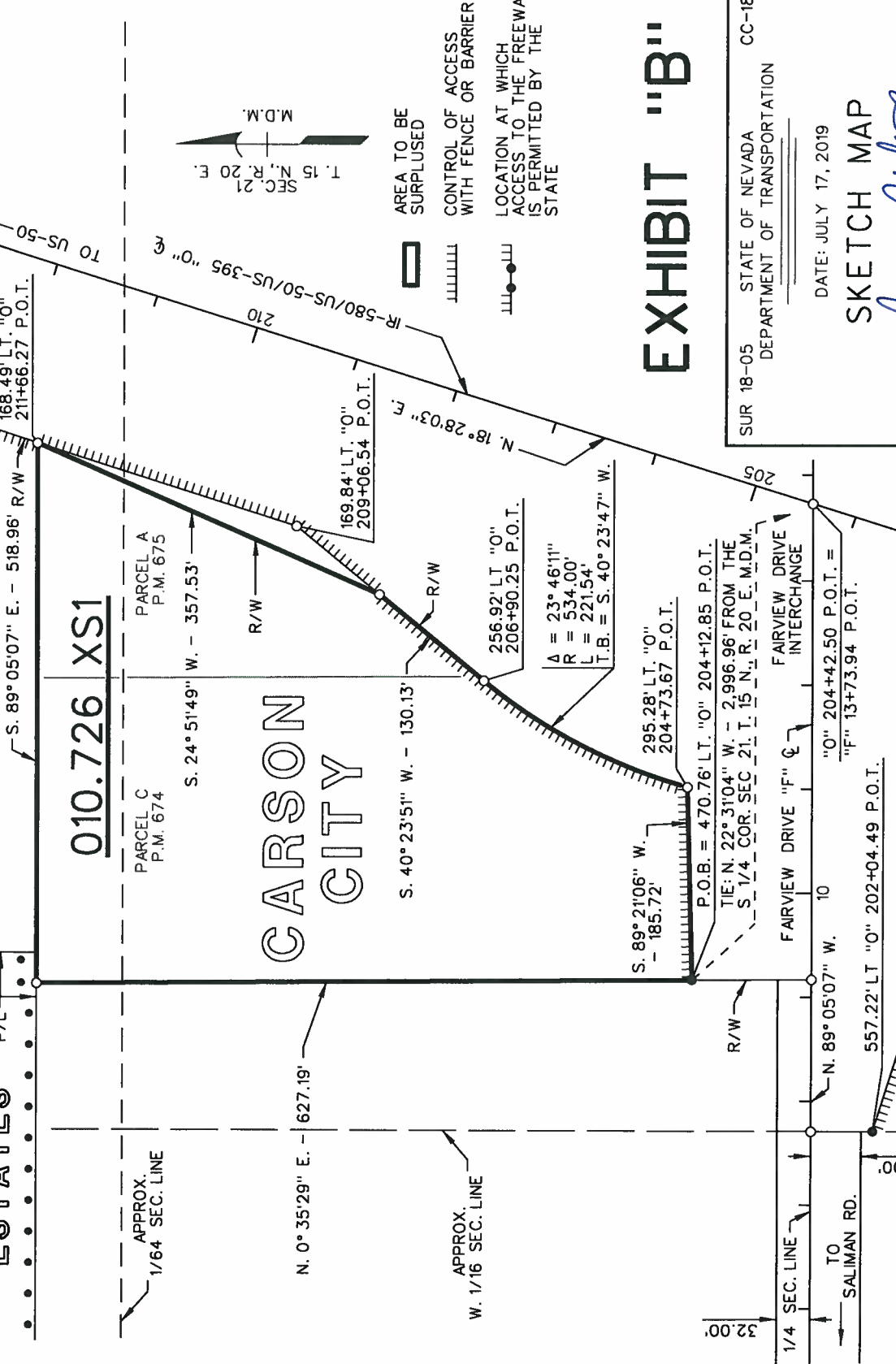
The Basis of Bearing for this description is the NEVADA STATE PLANE COORDINATE SYSTEM, NAD 27 DATUM, West Zone as determined by the State of Nevada, Department of Transportation.

Project: MG-395-(1006)
EA: 71366

LOMPA PARK ESTATES

PARCEL NO. PREFIX U-050-CC-

010.726 XS1



AREA TO BE SURPLUSED

CONTROL OF ACCESS WITH FENCE OR BARRIER

LOCATION AT WHICH ACCESS TO THE FREEWAY IS PERMITTED BY THE STATE

TO US-50

IR-580/US-50/US-395 "0" &

TO US-50

TO SALIMAN RD.

TO

TO

TO

TO

TO

TO

TO

TO

TO

TO

TO

TO

TO

TO

EXHIBIT "B"

SUR 18-05 STATE OF NEVADA DEPARTMENT OF TRANSPORTATION CC-18
DATE: JULY 17, 2019
SKETCH MAP
APPROVED: *[Signature]*
MANAGER II, R/W SURVEY SERVICES
SCALE: 1" = 50'

TRACED	JMN
CHECKED	<i>[Signature]</i>
DATE OF LAST REVISION:	

MAP ID: 56422
SURPLUS\SUR 18-05\010.726 XS1.dgn

PUBLIC AUCTION SALE
TERMS AND CONDITIONS OF LAND SALES

1. Prospective bidders unable to attend the auction are invited to submit sealed bids to the Department by 5:00 p.m. on November 15, 2021. All bids received shall be opened prior to the sale with the highest bid amount used to commence the oral bidding, if said bid is at least the minimum stated bid. Award of sale will be made to the highest bidder.
2. A down payment of 10 percent of the minimum bid or \$1,000.00, whichever is greater, payable by cash, cashier's check or money order, payable to the Nevada Department of Transportation, is required as a deposit. THE SUCCESSFUL BIDDER SHALL SUBMIT THE REQUIRED DOWN PAYMENT DEPOSIT WITH THE SEALED BID OR PRESENT THE REQUIRED DOWN PAYMENT AT THE TIME OF THE BID AWARD. NO PERSONAL OR BUSINESS CHECKS WILL BE ACCEPTED. FAILURE TO MEET THIS CONDITION SHALL RESULT IN DISQUALIFICATION OF THE BID AND THE ITEM MAY BE AUCTIONED AGAIN AT THE END OF THE AUCTION OR AT ANOTHER TIME AT THE DISCRETION OF THE DEPARTMENT. Additional paperwork must be completed following the auction.
3. If the sale is not approved by the Department, the deposit money will be refunded without interest. The State reserves the right to reject any and all bids and to cancel the sale in part or in its entirety.
4. On items selling for at least \$1,001.00 up to \$10,000.00, the balance of the sale price is due and payable in full within 30 calendar days of the auction without interest.

On items selling for at least \$10,001.00 up to \$25,000.00, the balance of the sale price is due and payable in full within 60 calendar days after the auction without interest.

On all items selling for \$25,001.00 or more, the successful bidder will have the option of paying the balance in full within 90 calendar days of the auction without interest. No other payment schedule will be allowed.
5. Completion of the Public Auction Intent to Purchase Form (894B) with selection of a payment option, as described in paragraph 4. above, must be made within 10 calendar days of the auction; and the Land Sale Agreement must be signed within 20 calendar days of the auction.
6. Failure of the successful bidder to complete and return the Public Auction Intent to Purchase (Form 894B) within 10 calendar days will result in the sale being nullified and all deposits forfeited. Also, failure of the successful bidder to subsequently sign and return the Land Sale Agreement within 20 calendar days will result in the sale being nullified and all deposits forfeited.
7. The property sold will be subject to existing recorded or unrecorded leases, easements, liens, or encumbrances. It should be specifically understood that the State's conveyance will be by quitclaim deed and the State shall not warrant title. (Refer to NRS 408.533)
8. All acreages and dimensions are approximate and no warranty is made as to the accuracy of said acreages or dimensions. All properties are sold in "as is" condition. Legal descriptions for the land sales are attached to the brochure.
9. Prospective bidders should consult local title companies if more complete information regarding the status of the title of the property is required. No policy of Title Insurance will be furnished by the State in connection with this transaction.

10. Prospective bidders should confer with local planning officials to determine feasibility of any intended use of the property. State makes no warranty as to existing or future zoning nor local engineering requirements for development.
11. The successful bidder shall pay all recording fees, documentary stamp taxes, or other real estate transaction taxes or fees by whatever name known, including escrow fees or broker's commission, if any, and personal property taxes where applicable.
12. The successful bidder shall be responsible for complying with local building codes and correcting defects, which may be required by local governing agencies and/or lending agencies.
13. Should the successful bidder desire a survey of the property, this may be accomplished by an independent survey at the successful bidder's expense. No warranty is made by the Department of Transportation relative to the ground locations of property lines other than monumented highway right-of-way lines.
14. The laws of the State of Nevada require that sales of property shall be by open auction with free and unrestricted bidding with the sale going to the highest bidder. Any agreement by the participants to bid or not to bid in the auction will result in the disqualification of the parties to the agreement. An offer to participate in such an agreement will also result in the disqualification of the person making the offer. The sale will be continued with the remaining qualified bidder(s), if any. The above provisions have no application to legitimate partnership or joint venture bids.
15. Pursuant to Title VI of the Civil Rights Act of 1964, no one will be discriminated against concerning the Public Auction Sale on the grounds of race, color, sex, age, creed, national origin or handicap, and the sale of subject property must comply with all requirements imposed by said Act.
16. The information contained in the brochure was obtained from sources deemed reliable, but it is not guaranteed, and is furnished solely as an aid to prospective bidders.
17. Improved properties will be open for inspection in accordance with the notice of publication. Unauthorized persons found on the property at any time other than by appointment will be subject to prosecution for trespassing.
18. The minimum bid is 90% of the appraised fair market value.

For additional information on the terms and conditions of sale call the Nevada Department of Transportation, Right-of-Way Division at (775) 888-7480.