



SURPLUS PROPERTY



Notice of Public Auction

Sale Brochure

SEALED BID NO.: 01-23

Total Auction Items: 1

PROJECT INFORMATION

Project No.: QF-395-1(6)

E.A.: 71366

SEALED BID INFORMATION

Date:

Sealed Bid Deadline April 17, 2023

Time:

Bids must be received by 4:00 PM 4/17/23

Place:

Nevada Department of Transportation
1263 S. Stewart St.
Carson City, NV 89712
Right-of-Way Division Offices

Contact Information:

Nevada Department of Transportation
Right-of-Way Division
(775) 888-7993

ITEM # **PARCEL INFORMATION**

1

Parcel:

NDOT Parcel I-580-CC-005.053 XS1

Surplus No.:

09-09

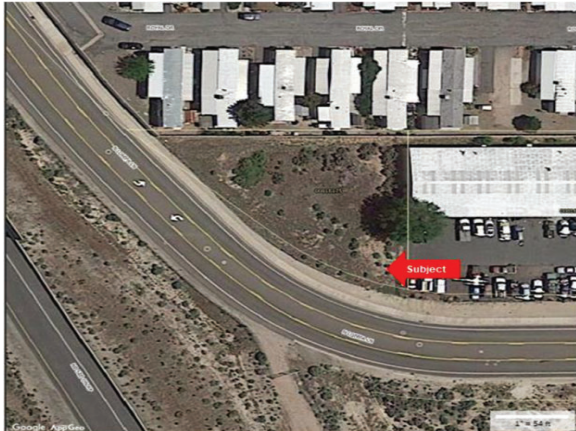
Property Address:

Carson City APN 008-161-75
(North Lompa Lane)
Carson City, NV

IMPROVEMENT / LAND DATA

Auction Item No.: 1

Physical Address: Not Assigned (North Lompa Lane)



VACANT LAND

Zoning: Retail Commercial

Built (if applicable): N/A

Square Feet (if applicable): 15,388

Lot Size: .35 Acre

Type of Construction (if applicable):
N/A

Parcel No.: Carson City APN 008-161-75



Minimum Bid Amount \$ 64,800

Required Down Amount \$ 6,480

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

Comments:

The subject surplus property contains 15,388 square feet or 0.35 net acres of undeveloped land. The pie-shaped parcel of land is located on the north side of North Lompa Lane approximately 175 feet west of Dori Way in Carson City. The parcel is identified by the Carson City Assessor as Assessor's Parcel Number 008-161-75. The Department identifies the surplus property as NDOT Parcel I-580-CC-005.053 XS1. This parcel falls under the FHWA NHS and MAP 21 zoning requiring future property owners to follow NAC 410 Beautification of Highways Act regarding advertising. The Department's appraisal of \$72,000.00 was established by a licensed appraiser. The minimum bid for the parcel will begin at \$64,800.00

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

EXHIBIT "A"
LEGAL DESCRIPTION

All of APN 008-161-75
Project: QF-395-1(6)
E.A. 71366
Ptn. of Parcel: U-395-CC-005.795
Parcel: I-580-CC-005.053 XS1

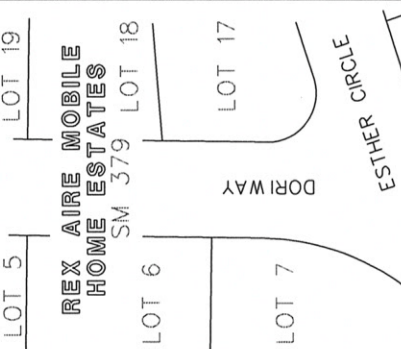
Situate, lying and being in Carson City, State of Nevada, and more particularly described as being a portion of the NW 1/4 of the SE 1/4 of Section 9, T. 15 N., R. 20 E., M.D.M., and more particularly described as being a portion of PARCEL A-2, as shown on that certain 3rd PARCEL MAP FOR THEODORE H. STOKES ET AL, filed for record on April 17, 1984, in Book 4, Page 1053, of the Official Records of Carson City, Nevada, and more fully described by metes and bounds as follows:

BEGINNING at a 1.5 INCH GALV. IRON PIPE WITH WOODEN PLUG, STAMPED "RLS #2096", accepted as being the south quarter corner of said Section 9; thence N. 21°04'12" E. a distance of 1,922.47 feet to the POINT OF BEGINNING; said point of beginning further described as being a point on the right or easterly right-of-way line of Lompa Lane, 370.08 feet right of and at right angles to the centerline of IR-580 at Highway Engineer's Station "O" 320+91.15 P.O.T.; thence from a tangent which bears N. 76°39'32" W., along said right or easterly right-of-way line, curving to the right with a radius of 210.00 feet, through an angle of 35°16'28", an arc distance of 129.29 feet; thence N. 44°49'57" W., continuing along said right-of-way line, a distance of 106.26 feet to the northerly parcel line of said PARCEL A-2; thence S. 89°21'46" E., along said northerly parcel line, a distance of 185.73 feet to the easterly parcel line of said PARCEL A-2; thence S. 0°42'11" W., along said easterly parcel line, a distance of 138.80 feet to the point of beginning; said parcel contains an area of 15,388 square feet (0.35 of an acre).

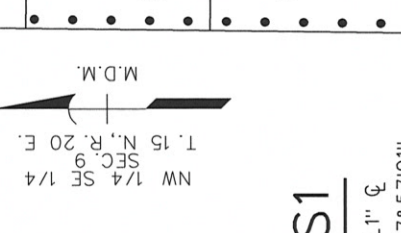
Said parcel is delineated and identified as PARCEL I-580-CC-005.053 XS1 on EXHIBIT "B" attached hereto and made part hereof.

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 NO.: QF-395-(16)
E.A. 71366



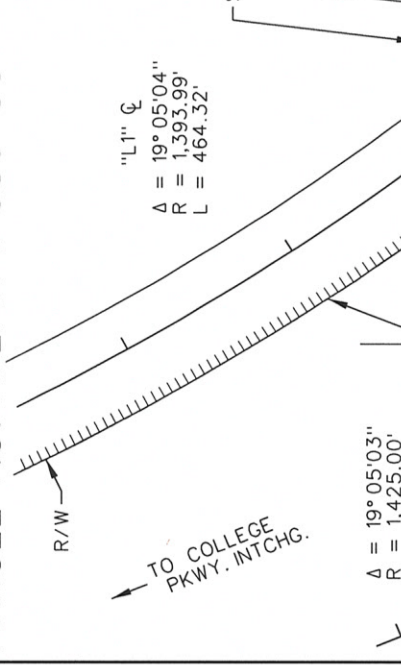
REX AIRE MOBILE HOME ESTATES
SM 379



PARCEL NO. PREFIX: I-580-CC-



EXHIBIT "B"



15,388 SQ. FT. "L1" ϕ
 $\Delta = 47^\circ 57' 01''$
 $R = 244.00'$
 $L = 204.20'$

S. $0^\circ 42' 11''$ W. - 138.80'
 $\Delta = 35^\circ 16' 28''$ PM 1053
 $R = 210.00'$ PARCEL A-1
 $L = 129.29'$
 $T.B. = N. 76^\circ 39' 32''$ W.

P.O.B. = 370.08' RT. "O" 320+91.15 P.O.T.

TIE: N. $21^\circ 04' 12''$ E. - 1922.47' FROM THE
 S. 1/4 COR. SEC. 9, T. 15 N., R. 20 E., M.D.M.

S. $89^\circ 21' 46''$ E. - 185.73'
 N. $44^\circ 49' 57''$ W. - 106.26'

"L1" ϕ
 $\Delta = 19^\circ 05' 04''$
 $R = 1,393.99'$
 $L = 464.32'$

PM 1053
 PARCEL A-2

"L1" 10+79.94 P.C.C.

R/W

237.56' RT. "O" 321+55.20 P.O.T.

"L1" 8+75.74 P.C.

S. $90^\circ 00' 00''$ W. -
 $\Delta = 17^\circ 36' 40''$
 $R = 275.00'$
 $L = 84.53'$
 $T.B. = N. 59^\circ 39' 39''$ W.

278.40' RT. "O" 320+81.57 P.O.T.

R/W

LOMPA LANE "L1" ϕ

"L1" 6+41.93 P.T.

S. $72^\circ 16' 53''$
 $R = 253.00'$
 $L = 319.47'$

US-50 INTERCHANGE

AREA TO BE QUITCLAIMED

SUBDIVISION LINE

CONTROL ACCESS WITH FENCE OR BARRIER

R/W

TO COLLEGE PKWY. INTCHG.

SUR 09-09 STATE OF NEVADA CC-17
DEPARTMENT OF TRANSPORTATION

DATE: OCTOBER 21, 2010

SKETCH MAP

APPROVED: *[Signature]*
MANAGER I.R.W. SURVEY SERVICES

SHEET 1 OF 1

TRACED	JPP
CHECKED	DAC
DATE OF LAST REVISION:	8/13/21 DAC

MAP ID NO.: 56024
 \SURPLUS\SUR 09-09\SUR 09-09.dgn

PUBLIC AUCTION SALE
SEALED BIDDING PROCESS
TERMS AND CONDITIONS OF LAND SALES

1. Sealed bids are requested for the purchase of that property known as Carson City APN # 008-161-75 which is also known as NDOT Parcel I-580-CC-005.053 XS1. Sealed bids must be received in the office of the Nevada Department of Transportation, Right-of-Way Division--Confidential, 1263 S. Stewart Street, Carson City, NV 89712 by 4:00 P.M. April 17, 2023.
2. A down payment of 10 percent of the minimum bid, payable by cashier's check, or money order, payable to the Nevada Department of Transportation is required to be submitted with the sealed bid proposal. The sealed bid down payment deposit will be credited toward the bid purchase price. The down payment deposit money will be returned to the unsuccessful bidders. Include Sealed Bid Proposal (Form 889) along with deposit. Additional paperwork must be completed after the successful bidder is notified.
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 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 (July 17, 2023) 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 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 sales map in this 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 this 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 by appointment only. 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) 888-7993.

[] Public Auction Sale No. N/A
[X] Sealed Bid Sale No. 01-23
Item No. 1

SEALED BID PROPOSAL

To: NEVADA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY DIVISION--CONFIDENTIAL
1263 S. STEWART STREET
CARSON CITY, NV 89712

In compliance with your Notice of Sale and the terms and conditions stated therein, the undersigned hereby submits a firm bid in the amount of

_____ AND NO/100 DOLLARS (\$_____).

Enclosed find my cashier's check or money order in the amount of

_____ AND NO/100 DOLLARS (\$_____),

as the required down-payment, which amount is not less than 10% of the minimum bid amount. In the event the undersigned is the successful bidder, this down-payment will be credited to the bid purchase price, otherwise said down-payment will be refunded.

Name of Bidder (Please Print) Phone

Address City State Zip Code

Signature Date

IMPORTANT: Please clearly mark your sealed bid envelope “**CONFIDENTIAL**” to ensure proper processing and handling of your bid.