



SURPLUS PROPERTY



Notice of Public Auction

Sale Brochure

AUCTION NO.: 02-23

Total Auction Items: 1

PROJECT INFORMATION

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

E.A.: 71366

AUCTION INFORMATION

Date:

May 31, 2023

Time:

1:00 P.M.

Place:

Nevada Department of Transportation
1253 Oregon St--Roop Street Annex Building
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-007.572 XS1

Surplus No.:

09-21

Property Address:

Carson City APN 002-763-04
(Between Hospitality Way and Monk Court,
N Carson St)
Carson City, NV

IMPROVEMENT / LAND DATA

Auction Item No.: 1

Physical Address: Not Assigned (N Carson St area)



VACANT LAND

Zoning: Retail Commercial

Built (if applicable): N/A

Square Feet (if applicable): 68,778

Lot Size: 1.58 Acres

Type of Construction (if applicable):
N/A

Parcel No.: Carson City APN 002-763-04



Minimum Bid Amount \$ 301,500

Required Down Amount \$ 30,150

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

Comments:

The subject surplus property contains 68,778 square feet or 1.58 acres of undeveloped land. The irregular-shaped parcel of land is located between Hospitality Way and Monk Court in Carson City. The parcel is identified by the Carson City Assessor as Assessor's Parcel Number 002-763-04; although, an address has not yet been assigned. The Department identifies the surplus property as Surplus Parcel I-580-CC-007.572 XS1. The Department's appraisal of \$335,000.00 for fair market value was established by a licensed appraiser. The minimum bid amount for the parcel will begin at \$301,500.00.

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 002-763-04
Project: QF-395-1(6)
E.A. 71366
Ptn. of Parcels: U-395-CC-008.546
 U-395-CC-008.547
 U-395-CC-008.603
 U-395-CC-008.604
Parcel: I-580-CC-007.572 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 NE 1/4 of Section 6, T. 15 N., R. 20 E., M.D.M., and more particularly described as being a portion of Lot 3, Block B as shown on that certain subdivision map for EAGLE VALLEY VISTA SUBDIVISION, filed for record on August 23, 1954, in Book 1, Page 103, of the Official Records of Ormsby County, Nevada, and more fully described by metes and bounds as follows:

COMMENCING at a 2.5 INCH BRASS DISC ON A 3/4 INCH IRON PIPE STAMPED "N 1/4 S6 T15N R20E R334 1951" accepted as being the north quarter corner of said Section 6; thence S. 55°07'57" E. a distance of 1,495.34 feet to the POINT OF BEGINNING; said point of beginning further described as being a point on the left or westerly right-of-way line of IR-580 and the northerly right-of-way line of Hospitality Way, 132.26 feet left of and at right angles to the centerline at Highway Engineer's Station "O" 65+90.21 P.O.T.; thence N. 89°15'22" W., along the southerly lot line of said Lot 3 and said northerly right-of-way line of Hospitality Way, a distance of 55.79 feet; thence from a tangent which bears N. 28°42'01" W., curving to the left, departing said northerly right-of-way line, with a radius of 52.00 feet, through an angle of 110°56'52", an arc distance of 100.69 feet; thence from a tangent which bears S. 40°21'07" W., curving to the right with a radius of 38.00 feet, through an angle of 17°14'37", an arc distance of 11.44 feet to said southerly lot line and said northerly right-of-way line; thence N. 89°15'22" W., along said right-of-way line and said lot line, a distance of 142.72 feet to the westerly lot line of said Lot 3; thence N. 24°27'46" W., along said westerly lot line, a distance of 362.18 feet; thence from a tangent which bears S. 47°06'05" E., curving to the left with a radius of 52.00 feet, through an angle of 145°08'25", an arc distance of 131.73 feet to said left or westerly right-of-way line of IR-580;

thence S. 42°56'47" E., along said left or westerly right-of-way, a distance of 522.66 feet to the point of beginning; said parcel contains an area of 68,778 square feet (1.58 acres).

Said parcel is identified as PARCEL I-580-007.572 XS1 on EXHIBITS "B" and "C" 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.

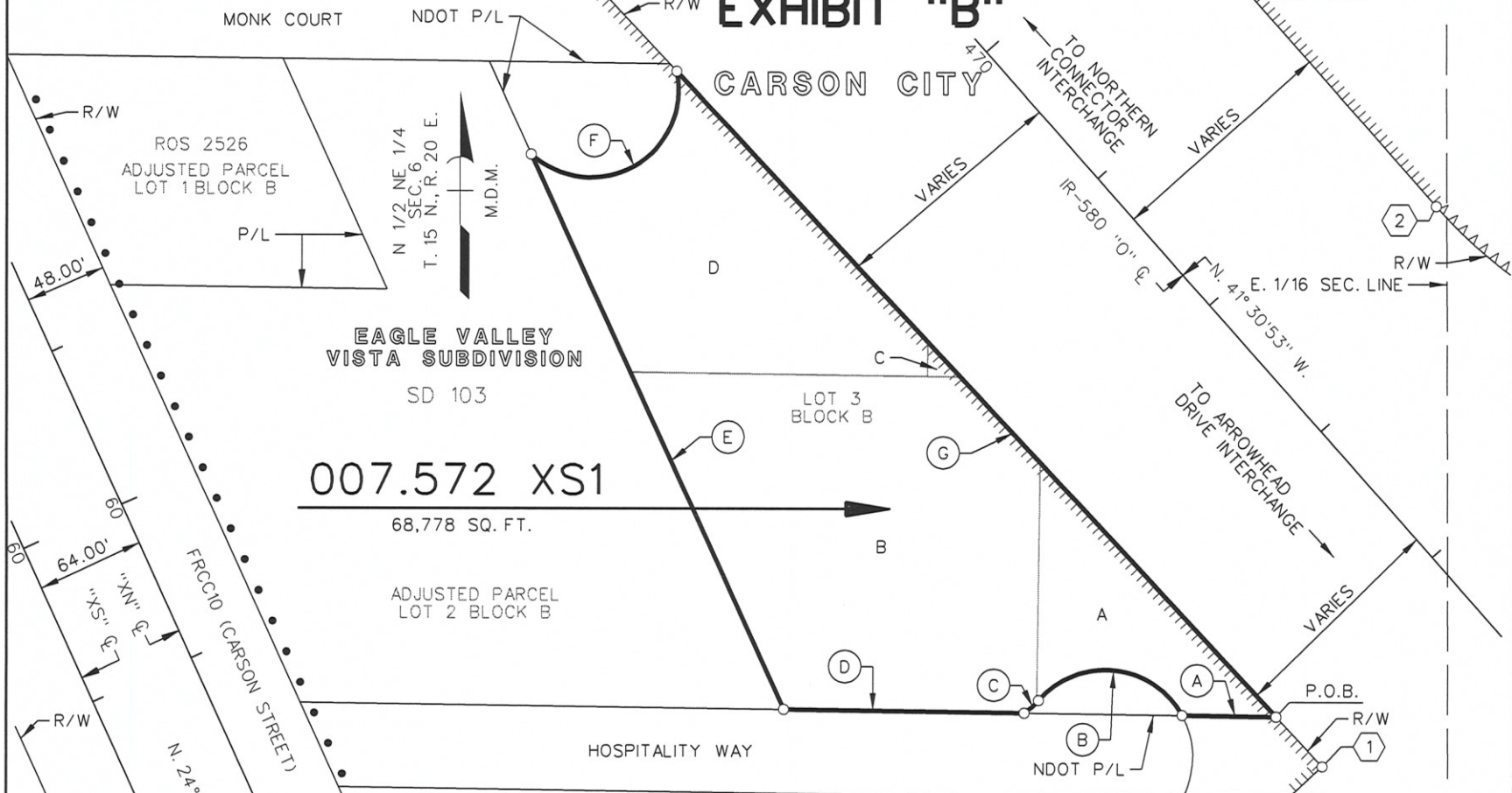
The above-described parcel shall have no access in and to IR-580.

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.

PARCEL NO. PREFIX: I-580-CC-

EXHIBIT "B"

PROJECT: QF-395-1(6)
E.A. 71366



007.572 XS1
68,778 SQ. FT.

EAGLE VALLEY VISTA SUBDIVISION
SD 103

CARSON CITY

ROS 2526
ADJUSTED PARCEL
LOT 1 BLOCK B

N 1/2 NE 1/4
SEC. 6
T. 15 N., R. 20 E.
M.D.M.

LOT 3
BLOCK B

ADJUSTED PARCEL
LOT 2 BLOCK B

HOSPITALITY WAY

FRCCID (CARSON STREET)
N. 24° 27' 47" W.

SUR 09-21 STATE OF NEVADA CC-17
DEPARTMENT OF TRANSPORTATION

DATE: MARCH 06, 2012

SKETCH MAP

APPROVED: *[Signature]*
MANAGER, R/W SURVEY SERVICES

SCALE 1" = 100' SHEET 1 OF 2

- AREA TO BE QUITCLAIMED
- CONTROL OF ACCESS WITH FENCE OR BARRIER
- CONTROL OF ACCESS WITHOUT FENCE OR BARRIER
- SUBDIVISION LINE



TRACED	JPP
CHECKED	DAC
DATE OF LAST REVISION: 8/6/21 DAC	

MAP ID NO.: 56042
SURPLUS\SUR 09-21\SUR 09-21.dgn

PARCEL NO. PREFIX: I-580-CC-

PROJECT: QF-395-1(6)
E.A. 71366

EXHIBIT "C"

007.572 XS1	
P.O.B. = 132.26' LT. "O" 465+90.21 P.O.T. TIE: S. 55° 07' 57" E. - 1,495.34' FROM THE N 1/4 COR. SEC. 6, T. 15 N., R. 20 E., M.D.M.	
(A)	N. 89° 15' 22" W. - 55.79'
(B)	Δ = 110° 56' 52" R = 52.00' L = 100.69' T.B. = N. 28° 42' 01" W.
(C)	Δ = 17° 14' 37" R = 38.00' L = 11.44' T.B. = S. 40° 21' 07" W.
(D)	N. 89° 15' 22" W. - 142.72'
(E)	N. 24° 27' 46" W. - 362.18'
(F)	Δ = 145° 08' 25" R = 52.00' L = 131.73' T.B. = S. 47° 06' 05" E.
(G)	S. 42° 56' 47" E. - 522.66'

ROW OFFSETS	
①	131.25' LT. "O" 465+49.81 P.O.T.
②	140.00' RT. "O" 467+54.63 P.O.T.
③	147.50' LT. "O" 472+00.00 P.O.T.

PTN. OF PARCELS

- A U-395-CC-008.546 8,925 SQ. FT.
GBS 89769 8/28/1989
- B U-395-CC-008.547 37,998 SQ. FT.
GBS 75743 9/07/1988
- C U-395-CC-008.603 201 SQ. FT.
GBS 76326 9/21/1988
- D U-395-CC-008.604 21,656 SQ. FT.
GBS 84345 4/28/1989

MAP ID NO.: 56043
\\SURPLUS\SUR 09-21\SUR 09-21.dgn

	TRACED	JPP
	CHECKED	DAC
	DATE OF LAST REVISION: 8/06/21 DAC	

SUR 09-21 STATE OF NEVADA CC-17
DEPARTMENT OF TRANSPORTATION

DATE: MARCH 6, 2012

SKETCH MAP

APPROVED:

MANAGER II, ROW SURVEY SERVICES

SHEET 2 OF 2

PUBLIC AUCTION SALE
SEALED BID
TERMS AND CONDITIONS OF LAND SALES

1. Sealed bids are requested for the purchase of that property known as Carson City APN 002-763-04, which is also known as NDOT Parcel I-580-CC-007.572 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 1:00 P.M. May 30, 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 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 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 (August 29, 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. 02-23
[] Sealed Bid Sale No. N/A
Item No. 1

SEALED BID PROPOSAL

To: NEVADA DEPT OF TRANSPORTATION
RIGHT OF WAY DIVISION-CONFIDENTIAL
1263 S STEWART ST
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.