

RESOLUTION OF INTENT TO SELL REAL PROPERTY AT AUCTION

RESOLUTION 21-003

WHEREAS, Mineral County is the owner of the following parcels of real property: APN 006-640-29 consisting of approximately .82 acres and APN 006-640-36 consisting of approximately 1.84 acres located within the former Babbitt Townsite Mineral County, Nevada, hereinafter referred to as “the real property.”

WHEREAS the real property has not been utilized for County or State purposes;

WHEREAS the Mineral County Board of Commissioners desires that the property be utilized for its best use, consistent with the Mineral County Master Plan, Mineral County zoning laws and relevant ordinances, and thereby contribute to the health, safety, and economic development of Mineral County;

WHEREAS the Mineral County Board of Commissioners declares the sale of the real property to be in the best interest of Mineral County and the public;

WHEREAS the real property was petitioned for sale and, accordingly, the Board obtained an appraisal report and, at a public hearing on February 17, 2021, established fair market values of \$11,000 and \$24,000 for each respective parcel;

NOW THEREFORE BE IT RESOLVED THAT the Mineral County Board of Commissioners shall hold a public meeting on March 17, 2021, at 1:30 p.m. in the Mineral County Commissioner Room, at which time sealed bids and any oral bids will be received and considered by said Board.

IT IS FURTHER RESOLVED that said property is to be sold upon the following terms:

1. MINIMUM BID PRICE: The minimum bid price is \$11,000 for parcel 006-640-29 and \$24,000 for 006-640-36.
2. "AS-IS": The property to be sold is sold in an undeveloped condition and "AS IS, WHERE IS". Potential purchaser is urged to perform due diligence prior to submitting an offer to purchase. No warranties of any kind whatsoever, either expressed or implied, are made by Mineral County concerning the parcel in question, its condition, its value, any rights or obligations connected with the property, or the state of title to this property. The successful purchaser will take title from Mineral County subject to any and all physical conditions, property easements and encumbrances, including taxes of record and easements for existing and proposed utilities consistent with the master plan zoning. Any water rights appurtenant to the property shall remain in the ownership of the County. This real property is offered without water rights and without representations thereof, and further is subject to any and all recorded easements, rights of way and tax matters of record.
3. MISCELLANEOUS TERMS:
 - a. The property shall be developed, operated and maintained consistent with the proposed master plan zoning;

- b. All State, County, and Federal laws and regulations shall be complied with;
- c. Upon award of the proposed purchase bid, the bidder must submit a non-refundable bank or cashier's check in the amount of the bid amount along with the costs of the appraisal, publication, and any additional costs required by Mineral County, and also execute a Purchase and Sale Agreement. The terms of the sale shall be cash, payable by 5:00 p.m. on the day of acceptance of the bid offer by the County Commissioners;
- d. The final acceptance by the County Commissioners may be made either at the above-scheduled meeting or at any adjourned session of the same meeting held within the 10 days next following.

IT IS FURTHER RESOLVED that the Mineral County Board of Commissioners may, either at the above scheduled meeting or at any adjourned session of the same meeting held within the ten days next following, if it deems the action to be for the best public interest withdraw the property from sale.

This Resolution shall be effective on passage and approval.

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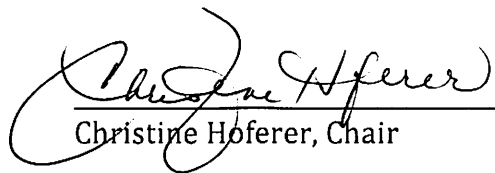
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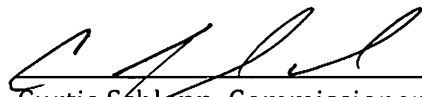
The County Clerk is hereby directed to distribute copies of the Resolution to the public upon request, and to post this resolution and publish the requisite Notice and as required by NRS Chapter 244.

Adopted this 17th day of February, 2021.

BOARD OF MINERAL COUNTY COMMISSIONERS


Christine Hoferer, Chair


Cassie Hall, Commissioner


Curtis Schlepp, Commissioner