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REAL PROPERTY SEALED BID

JUAB COUNTY

BID CLOSING DATE/TIME: March 19, 2018 - 10:00 a.m.

PROPERTY AVAILABLE: Parcel Number - XB00-1923-3

SITUS ADDRESS: 2849 N OLD US 91

MINIMUM BID: \$20,000 PER ACRE

BID SUBMISSION ADDRESS: JUAB COUNTY REAL PROPERTY SEALED BID -
031918
c/o Juab County Administrator
160 North Main Street
Nephi, UT. 84648

CONTACT NAME / PHONE: Mike Seely – 435-623-3408

Legal Description: BEGINNING AT A POINT WHICH IS SOUTH 89°45'35" WEST 1736.03 FEET ALONG THE SOUTH SECTION LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD AND NORTH 14°34'45" WEST 429 FEET ALONG SAID LINE FROM THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 14°34'45" WEST 543.63 FEET ALONG SAID RAILROAD RIGHT-OF-WAY, THENCE NORTH 89°45'35" EAST 605.76 FEET TO THE WESTERLY RIGHT-OF-WAY OF OLD U.S. HIGHWAY 91, THENCE SOUTH 08°59'23" EAST 532.89 FEET ALONG SAID RIGHT-OF-WAY, THENCE SOUTH 89°45'35" WEST 552.18 FEET TO THE POINT OF BEGINNING. CONT. 7.00 AC

Terms: All property is sold as is, where is, with no warranty or guarantee of any kind either expressed or implied. Juab County will provide a "QUITCLAIM DEED" only. Buyer has the option of engaging a Title Company to perform title work and provide title insurance. Buyer is responsible to pay for all title work, insurance, fees, recording fees and any and all other fees related to the sale of said property. *"Juab County reserves the right to reject any and all bids, including token bids, and to waive any informality of the bid. Juab County reserves the right to not accept the lowest bidder for purchases, nor accept the highest bidder for property sales, when, in the opinion of the County, a different bid may be in the best interest of the County."* Sealed Bids must be physically received at the Juab County Clerk/Auditor's office no later than 10:00 a.m. on March 19, 2018 as referred to above. A deposit of 10% of the bid price must be included in the form of cash or certified funds. If you are not the successful bidder your deposit is fully refundable. Bidders shall include a self-addressed, stamped, envelope

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for return of your deposit. If you are the successful bidder, the deposit is non refundable and will be applied towards the purchase price. Payment in full must be made in the form of cash or certified funds no later than March 22, 2018 at 5:00 p.m.. If payment in full is not received by March 22, 2018 the bid deposit is forfeited and Juab County reserves the right to consider other bids. Bid opening will be at the Juab County Commission Chambers on March 19, 2018 at 10:05 am. Certified or Cashier's checks must be made payable to the Juab County, 160 North Main, Nephi, UT. 84648. All bidders must complete and sign an approved "SEALED BID FORM". Bid forms are available at "www.juabcounty.com" under permits and licenses, then under bid forms. Failure to meet the terms of the bid may result in rejection of bid.

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JUAB COUNTY SEALED BID FORM

Please “**print clearly**” and complete “**all**” information and sign below. A “**10% deposit**” must also be included. Failure to properly complete this form may result in a rejection of your bid.

NAME:		
BUSINESS NAME:		
ADDRESS:		
CITY:	STATE:	ZIP:

Bidder Name	
Bidder Address	
	Juab County Real Property Sealed Bid – 031918 c/o Juab County Administrator 160 North Main Street Nephi, UT. 84648-1412

CONTACT PHONE: Area Code ()
Drivers License Number: _____ DL State: _____

Total Bid Amount: \$ _____

10% Deposit Amount: \$ _____

NOTE: You must complete, initial and return all three pages of this bid form in a sealed envelope with the address listed as shown above. Please include a self-addressed, stamped envelope for return of your deposit if you are not the successful bidder, otherwise you will be responsible to pick up your deposit at the Juab County Clerk’s Office.

Printed Authorized Signer Name: _____

Bidder Signature: _____

Date: _____