

## **BIDDERS INFORMATION**

### **Pima County Sale of Surplus Land**

A portion of that parcel as described in Docket 10418 at Page 1235, Docket 10467 at Page 1481, Docket 10368 at Page 2496, and Docket 10430 at Page 3013 in records of Pima County, Arizona

#### Bidding Procedures

The sale will be on **(insert)2006 at 3:00 p.m.** at the office of Tierra Realty & Development located at 1575 E. River Rd., Ste. 201, Tucson, Arizona 85718. The sale will be by call out auction. Bidders must register beginning at 2:30 p.m. on the day of the sale before the sale, which will begin promptly at 3:00 p.m.

The property for sale consists of four lots that will be sold to one purchaser. The four lots will be sold as one individual parcel. The successful bidder shall pay an earnest money deposit of at least 1% of the minimum (\$4,510.00) bid, which shall be refundable only in the event the Board of Supervisors reject the sale. The winning bidder will deposit with Pima County, the difference between the initial cashier's and 1% of the final bid within 2 business days of the auction date. The balance, if any, shall be payable in full, to Pima County within 30 days following approval by the Board of Supervisors or in time with acceptable terms with a minimum 25 percent cash down payment for up to three years at a minimum nine percent per year interest.

The interiors of the properties being sold will be available for inspection at the following times: \_\_\_\_\_ & \_\_\_\_\_.

Pima County will convey title by Special Warranty Deed. **PROPERTY IS BEING SOLD**

IN "AS- IS" CONDITION. Pima County does not provide title insurance nor insure against any loss or damage due to no title insurance being provided by the County at closing.

Seller and Buyer will each pay half of closing costs. Title insurance will not be provided by Pima County upon sale.

**Pima County reserves the right to cancel the sale at any time.**

ATTACHED:           NOTICE OF SALE  
                          LOCATION MAP  
                          ASSESSORS MAP  
                          DEED VESTING TITLE TO PIMA COUNTY  
                          ASSESSORS' PROPERTY INQUIRY AND INFORMATION  
                          APPRAISAL  
                          SALES AGREEMENT  
                          EXHIBIT A with LEGAL DESCRIPTIONS  
                          PRELIMINARY TITLE REPORT