

Terms and Conditions – Tax Deed Land Auction
For Tax Parcel # 106-71-180 (216 N. 2nd St., Sierra Vista)
Tuesday, March 28, 2017 at 10:00 a.m.

BEFORE YOU BUY:

1. This parcel will be sold on an "as-is" basis. The Cochise County Board of Supervisors strongly recommends that all persons interested in the subject parcel contact the Cochise County Planning Department at 520-432-9240 to determine basic zoning requirements applicable to said parcel. Parcels failing to meet applicable zoning regulations may be ineligible for building permits.
2. This parcel includes a mobile home. All prospective bidders are strongly encouraged to view photos of the interior and exterior of the mobile home, available below.
3. No warranties or representations are made as to property conditions, including, but not limited to availability of water, utilities, irrigation, sewers, access, ingress, street or road maintenance, zoning, suitability for building, flood plain status, or any other physical characteristic relating to the property.
4. Certain title companies may, at their discretion, refrain from offering title insurance for these units in connection with a re-sale. Potential buyers are advised to consult with their title companies or legal advisers regarding this issue.

PRE-REGISTRATION :

1. Persons must pre-register for a Bidder number at the Board of Supervisors' office or by emailing the information on the Pre-Registration form. Note: pre-registration forms must be received by 5:00 p.m. on Friday, March 24, 2017. Pre-registrant packets will be at a separate check-in table the day of the auction. Registration on Tuesday, March 28 will begin at 8:00 a.m. and end at 9:00 a.m.
2. There is a \$75 Administrative Fee to pre-register, payable by check or money order.
3. Bidders acting as Authorized Agents for another person or entity will be required to have a notarized letter of power of attorney or a notarized Agent Authorization Form (see files).

AUCTION PROCESS:

1. **This is the auction process we will follow:**
 - This will be a live auction, conducted by the Cochise County Board of Supervisors, with the Chairman of the Board acting as auctioneer. It will begin promptly at 10:00 a.m.
 - The minimum bid is \$28,875.
 - Before opening for bids, the Chairman will state i) the tax parcel number (106-71-180), ii) the physical address (216 N. 2nd St., Sierra Vista), iii) the most recent full cash value (\$32,084); and iv) ask the Clerk of the Board to display photos of the parcel.
 - The Chairman will then state that the minimum bid amount is \$28,875, and that bid increments must be at least \$100.
 - The Chairman will then state that the County reserves the right to accept or reject any bid or withdraw any parcel if it deems it is in the public interest to do so.
 - The Chairman will then ask if there are any questions from potential bidders.
 - The Chairman will announce that the bidding is open. Any person wishing to bid shall raise his or her hand. When acknowledged by the Chairman, the bidder will state the amount of the bid.
 - The Chairman will then repeat the amount just bid, and obtain an acknowledgment from the bidder of that amount.
 - The Chairman will then ask for further bids. This process will repeat until, after providing three chances to bidders to raise, no one raises a bid.
 - The Chairman will then announce that bids are closed, and the winning bidder and amount.

PAYMENT & PROPERTY DEEDS:

1. Types of payments accepted at the auction are cash, cashier's check or money order.
2. A non-refundable deposit of \$3,000, plus the \$75 Administrative Fee, must be made by 4:00 p.m. on March 28, 2017. Full payment must be made no later than 4:00 p.m. on Friday, April 7, 2017.
 - **If for any reason the successful bidder is unable to complete the transaction, the Administrative Fee and deposit will not be returned.**
 - The only refunds granted will be those due to County error.
3. Successful bidder will be issued a recorded deed for the parcels purchased within 14 days of full payment.
4. The successful bidder must complete a form with the name and type of ownership requested (sole ownership, etc.) for the purpose of recordation of the deed. Deeds will be issued in the name(s) listed on the registration form only, no split deeds.