

1 **NYE COUNTY RESOLUTION NO. 2022-05**

2 A RESOLUTION OF INTENT TO SELL COUNTY OWNED PROPERTY AT AUCTION

3 WHEREAS, pursuant to NRS 244.265 the Board of County Commissioners (Board) has  
4 authority and jurisdiction to make orders respecting the property of the County, and to take care of and  
5 preserve such property; and

6 WHEREAS, Nye County Board of Commissioners currently holds title to a parcel of land more  
7 specifically identified as 1501 & 1503 E. Calvada Blvd., Assessor's Parcel Number 042-041-35, located  
8 in Section 23 & 26, Township 20 South, Range 53 East, F#173521 P.1B 3.83 Acres Calvada Valley Unit  
9 3, more commonly known as Pahrump Medical Center; and

10 WHEREAS, the Board finds that the property is no longer required for public use; and that it is  
11 in the best interest of Nye County to dispose of by offering the above parcel of land for sale at auction;  
12 and

13 WHEREAS, pursuant to NRS 244.281(1)(c) and 244.2795(1)(a) the Board held a public hearing  
14 on the matter of the fair market value on January 19, 2022 and one independent appraisal was obtained;  
15 and

16 NOW THEREFORE, IT IS RESOLVED as follows:

17 1. That following parcel shall be offered for sale at public auction pursuant to NRS 244.281 and  
18 244.282 and at the minimum price of no less than \$2,000,000.00: **1501 & 1503 E. Calvada**  
19 **Blvd, Assessor's Parcel Number 042-041-35, located in Section 23 & 26, Township 20**  
20 **South, Range 53 East, F#173521 P.1B 3.83 Acres Calvada Valley Unit 3.**

21 2. The following terms of sale shall apply:

22 a. A walk-thru of the property will be conducted on March 18, 2022 at 3:00 p.m. at the  
23 property located at 1501 & 1503 E. Calvada Blvd. in Pahrump, Nevada.  
24 b. Bidding Procedures for the auction are outlined in Attachment 1.  
25 c. A \$500 Bidder's Registration Fee will be required to bid on any parcel.

1                   d. A deposit of 25% of the advertised minimum bid amount must be received from the  
2                   successful bidders by the close of the auction, with the balance due within thirty days  
3                   of award.

4                   e. All Fees and Deposits must be made in the form of Cashier's check made payable to  
5                   the Nye County Treasurer.

6                   f. All properties will be sold "as is".

7                   g. Sealed Bids must be received by 5:00 p.m. on Monday, May 16<sup>th</sup>, 2022 at the  
8                   following address:

9                   Nye County Administration Department  
10                   2100 E. Walt Williams Dr., Suite 100  
11                   Pahrump, NV 89048

12                   h. Title shall be conveyed by quit claim deed.

13                   i. The Board of Commissioners retains the right to reject any or all bids.

14                   BE IT FURTHER RESOLVED that on the 17<sup>th</sup> day of May, 2022 at the public meeting of the  
15                   Board of County Commissioners, to be held in the County Commissioners Chambers located at 2100 E.  
16                   Walt Williams Dr., Pahrump, NV 89048, at the hour of 10:00 a.m. the Board of County Commissioners  
17                   will hold a public auction where bid proposals to purchase will be received and considered.

18                   IT IS DIRECTED that notice of the adoption of this Resolution and of the place and time of  
19                   holding of said public meeting shall be given by posting copies of this Resolution in three public places  
20                   in the County not less than fifteen (15) days before the date of said meeting; and by publishing this  
21                   Resolution not less than once a week for three (3) successive weeks before the public meeting in a  
22                   newspaper of general circulation in Nye County, and copies of said Resolution will be available at Nye  
23                   County Administration, 101 Radar Road, Tonopah, Nevada or 2100 E Walt Williams Dr. Suite 100,  
24                   Pahrump, Nevada.

25                   ///

25                   ///

1 APPROVED this 1<sup>st</sup> day of February, 2022.

2 AYES:

NAYS:

3 Commissioner Carbone

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4 Commissioner Blundo

5 Commissioner Strickland

6 Commissioner Jabbour

7 Absent:

Abstention:

9 Commissioner Cox

0

**ATTACHMENT 1**  
**RESOLUTION 2022-05**  
**NYE COUNTY LAND AUCTION**  
**BOARD OF COUNTY COMMISSIONER CHAMBERS, PAHRUMP, NEVADA**

**“BIDDING PROCEDURES”**

1. Doors will open at 9:00 a.m. for registration of bidders. Bidding registration will close at 10:00 a.m.
2. Bidders will register at the “Registration Table” and will be issued a “Bidders Card” that will be numbered in the order of issuance. Each bidder must pay a \$500.00 registration fee, in the form of a cashier’s check. The registration fee will be refunded at the end of the auction or deducted from the balance owed if you are a successful bidder. To receive your registration fee back you must present your bidders card to the representative from Nye County.
3. The Board of County Commissioners (BOCC) meeting will be called to order at 10:00 a.m. at which time each of the sealed bids will be opened by the Nye County Clerk’s office in order of Assessor’s Parcel Number (APN).
4. When sealed bids or proposals, or oral bids, are accepted for the purchase or lease of the property of a local government:
  - a. Any agreement or collusion among bidders or prospective bidders in restraint of freedom of competition, by agreement to bid a fixed price or otherwise, is unlawful and renders the bids or proposals of the colluding bidders void.
  - b. Advance disclosure of any information to a bidder which would give that bidder an advantage over another bidder, if made or permitted by a member, employee or representative of the governing body renders all bids or proposals void.
5. Each sealed bid will be verified to ensure that it is a qualified bid. Qualified sealed bids must include:
  - a. All bids must be in a sealed envelope clearly marked “NYE COUNTY LAND AUCTION”, RESOLUTION NO. 2022-05;
  - b. The sealed bids will be accepted until 5:00 p.m., Monday, May 16<sup>th</sup>, 2022, at the Nye County Administration office, 2100 E. Walt Williams Dr., Suite 100, Pahrump, NV 89048;
  - c. A 25% deposit of the minimum bid price for each property being bid on; deposit shall be in the form of a cashier’s check made payable to Nye County Treasurer;
  - d. Bidder’s name, address, contact telephone number and a list of property being bid on must also be included with bid amounts;
6. Once the bid has been verified, each bid for the specified property will be read into the record, at which time the BOCC will take oral bids from registered bidders on the specified property. The same 25% deposit requirements will apply to any successful oral bidder. The BOCC will then award or reject bid.
7. The deposits from each sealed bidder will then be turned over to the Nye County Treasurer’s office. They will return the deposits to the unsuccessful bidders at the conclusion of the BOCC meeting or mailed if bidder is not present. Unsuccessful bidders must present their “Bidders Card” to the Nye County representative in order to receive back your registration fee.

8. Successful bidder's registration fee and/or deposit will be retained by the Nye County and deducted from the bid amount.
9. Successful bidder will be required to pay the balance of their bid to the Nye County Treasurer within 30 days of award.
10. Successful bidders must present their receipt from Nye County to the Nye County Administration office located at 2100 E. Walt Williams Dr., Suite 100, Pahrump, NV 89048, at which time the successful bidder will receive a Quitclaim Deed for said property.
11. Nye County disclaims any responsibility with respect to clear title and makes no warranty that the property is free and clear of all encumbrances.