

RESOLUTION OF INTENT TO SELL REAL PROPERTY AT PUBLIC AUCTION
ASSESSOR'S PARCEL NUMBER 177-20-403-015, 016 & 021

WHEREAS, the County of Clark, a political subdivision of the State of Nevada (hereafter referred to as the "County"), owns $\pm$ 0.65 acres of vacant real property (Assessor's Parcel Numbers 177-20-403-015, 016 & 021), located East of Dean Martin Dr and North of W Silverado Ranch Blvd , Las Vegas, Nevada, as legally described in Exhibit "A" attached hereto (hereafter referred to as the "Property");

WHEREAS, the Property is not needed for County purposes and no other public use of the Property is known or anticipated;

WHEREAS, the County desires to dispose of the Property pursuant to NRS 37.260 allowing for real property owned by a county to be sold at public auction; and

WHEREAS, the Property has been appraised by two disinterested competent appraisers chosen as required by NRS 244.2795, and the average of the two appraisals concludes the value of the Property is **Two Hundred Eighty-One Thousand Dollars and 00/100 (\$281,000.00)**;

NOW THEREFORE, be it resolved by the Board of County Commissioners (hereafter referred to as the "Board") that:

1. It is in the best interest of the County to sell the Property at auction as provided in **NRS 37.260**, and on this **June 17, 2025** the Board declares the Property as surplus to the County's needs.
2. The sale of the Property is for purposes other than to establish, align, realign, change, vacate or otherwise adjust any street, alley, avenue, or other thoroughfare, or portion thereof, or flood control facility within the County.
3. The Property will be sold at public auction to the highest bidder at 10:00 a.m. on July 15, 2025 in the Commission Chambers at the Clark County Government Center, 500 S. Grand Central Parkway, Las Vegas, Nevada, during the regular Commission meeting, at which time and place all sealed bids will be opened, examined and declared and oral bids will be taken under the following terms and conditions:
 - a. Any sealed bids must be made on the County's bid form available for pickup at the County Real Property Management Department, located on the 4th floor of the Clark County Government Center, 500 S. Grand Central Parkway, Las Vegas, Nevada 89155, or by accessing the County's website at https://www.clarkcountynv.gov/government/departments/real_property_management/surplus_property_sales.php

b. **THE MINIMUM ACCEPTABLE BID FOR THE PROPERTY IS AS FOLLOWS:**

APN NO.	SIZE	APPRAISED VALUE	MINIMUM BID
177-20-403-015, 016 & 021	+/- 0.65 AC	\$281,000.00	\$281,000.00

- c. Sealed written bids will be accepted in person prior to 4:00 p.m. on July 10, 2024, at the County Real Property Management Department at the above-described location. All bids must be submitted in a sealed envelope and clearly marked **"ATTN: RIGHT OF WAY AGENT, REAL PROPERTY AUCTION PARCEL 177-20-403-015, 016 & 021."**
- d. Any sealed written bids will be opened, examined and declared by the Board before calling for oral bids. Any initial oral bid must exceed the highest written bid by at least five percent (5%), and subsequent bids must be in increments of Five Thousand Dollars (\$5,000) or more above the previous highest oral bid.
- e. The Board reserves the right to determine which bids conform to all terms and conditions specified in this Resolution. The Board may reject any and all bids, either written or oral, and withdraw the Property from sale. The final acceptance or rejection of any bid may be made at the same meeting or at any adjourned session of the same meeting held within ten (10) calendar days. Unless the Board withdraws the Property from sale, the Property will be sold to the highest bidder.
- f. **It is the bidders' responsibility to inspect the Property and to determine the Property's condition, value, current zoning district and master plan designation, access, matters affecting title, applicable development codes, and all other pertinent information about the Property.**
- g. The County is selling the Property in "as-is" condition and under the assumption that the successful bidder's acquisition of the Property is based upon the bidder's independent investigation. The County makes no representations or warranties regarding the physical condition or stability of the Property, the existence of hazardous materials on or under the surface or the suitability of the Property for the bidders' purposes or for any other purpose. The County makes no representations or warranties regarding legal access to the Property.
- h. The Property shall be conveyed by quitclaim deed subject to existing covenants, conditions, restrictions, reservations, rights, rights-of-way, easements, liens, encumbrances, recorded or not recorded, and taxes for the current fiscal year. Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.
- i. The Property is to be sold for cash. Within twenty-four (24) hours of the Board's final acceptance of the highest bid, the successful bidder shall make a **non-refundable** deposit of ten percent (10%) of the highest bid in the form of a cashier's check payable

to "Clark County" delivered to the County Department of Real Property Management, 500 S. Grand Central Parkway, 4th Floor. If the successful bidder fails to timely deliver the non-refundable deposit as required, the next highest bidder may submit a **non-refundable** deposit of ten percent (10%) of the next highest bid as provided in this paragraph within twenty-four (24) hours of notification by the County. If the next highest bidder makes the deposit within such time, he or she will be deemed to be the successful bidder. The deposit shall be applied towards the purchase price.

- j. The sale of the Property shall be consummated through escrow at Fidelity Title of Nevada, Inc with Kristen Haynes. All costs associated with the auction and sale of the Property, including but not limited to any escrow fees, closing costs, title insurance premiums, real property transfer or other taxes, appraisal fees, publication costs, commissions and loan costs shall be paid by the successful bidder.
- k. The deadline for close of escrow is **sixty (60) calendar days** after the Board's final acceptance of the highest bid. Time is of the essence. The successful bidder may request one (1) thirty (30) calendar day extension of the deadline for close of escrow along with the deposit of an additional ten percent (10%) **non-refundable** deposit to be applied towards the purchase price upon closing. In the event the successful bidder fails to perform within sixty (60) calendar days, or ninety (90) calendar days if an extension has been granted, (i) the County may terminate the escrow and rebid the Property, (ii) the successful bidder forfeits its non-refundable deposit(s), and (iii) such failure shall be deemed by Fidelity Title of Nevada as instruction to immediately refund the deposit to the County without any further instruction or court order.
- l. Any individual who submits a sealed or written bid on behalf of an entity shall be deemed to have represented and warranted that such individual has the legal power, right and authority to bind the entity to the purchase of the Property on the terms contained in this Resolution.
- m. All bidders shall be deemed to have represented and warranted that either they, or the entity or individual they represent, have the funds necessary to pay the amount bid and all costs associated with the auction and sale of the Property.

[SIGNATURE PAGE TO FOLLOW]

PASSED, ADOPTED AND APPROVED this 17TH day of June, 2025

ATTEST

CLARK COUNTY, NEVADA
BOARD OF COUNTY COMMISSIONERS

Lynn Marie Goya, County Clerk

Tick Segerblom, Chair

APPROVED AS TO FORM:

By _____
Nichole Kazimirovicz
Deputy District Attorney

Exhibit "A"

PARCEL 1: (APN: 177-20-403-015)

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION

20, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B &M, DESCRIBED AS FOLLOWS:

PARCEL ONE (1) AS SHOWN BY MAP THEREOF ON FILE IN FILE 55 OF PARCEL MAPS, PAGE 45, IN THE OFFICE

OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THAT PORTION AS CONVEYED FOR FLOOD CONTROL, BY DEDICATION IN FEE RECORDED

AUGUST 15, 2024 IN BOOK 20240815 AS INSTRUMENT NO. 001070, OFFICIAL RECORDS.

PARCEL 2: (APN: 177-20-403-016)

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION

20, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B &M, DESCRIBED AS FOLLOWS:

PARCEL FOUR (4) AS SHOWN BY MAP THEREOF ON FILE IN FILE 55 OF PARCEL MAPS, PAGE 45, IN THE

OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THAT PORTION AS CONVEYED FOR FLOOD CONTROL, BY DEDICATION IN FEE RECORDED

AUGUST 15, 2024 IN BOOK 20240815 AS INSTRUMENT NO. 001070, OFFICIAL RECORDS.

PARCEL 3: (APN: 177-20-403-021)

THAT PORTION OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST

QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 61

EAST, M.D.B &M, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST (SE) CORNER OF THE SAID EAST HALF (E 1/2) OF THE SOUTHEAST

QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF

SECTION 20;

THENCE NORTH 0°07'15" WEST A DISTANCE OF 302.68 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 0°07'15" WEST A DISTANCE OF 132.00 FEET TO A POINT;

THENCE NORTH 88°05'37" WEST A DISTANCE OF 331.58 FEET TO A POINT;

THENCE SOUTH 0°06'15" EAST A DISTANCE OF 132.00 FEET TO A POINT;

THENCE SOUTH 88°05'37" EAST A DISTANCE OF 331.63 FEET TO THE TRUE POINT OF BEGINNING.
SAID PROPERTY BEING PARCEL 3 OF THE SURVEY THEREOF ON FILE IN BOOK 24 OF SURVEYS, PAGE
66, IN

THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

NOTE: THE ABOVE LEGAL PREVIOUSLY APPEARED IN DOCUMENT RECORDED JULY 29, 2005 IN
BOOK

20050729 AS INSTRUMENT NO. 000488, OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED FOR FLOOD CONTROL BY DOCUMENT
RECORDED

JUNE 18, 2024 IN BOOK 20210618 AS INSTRUMENT NO. 002053, OFFICIAL RECORDS.