

SURPLUS REAL PROPERTY SALE

Two Parcels South of E Street
Between Dry Creek Road and
16th Street in Rio Linda, CA

APN: (215-0140-014) and (215-0140-016) of approximately 4.86 total acres
Vacant Land zoned AR-2 Agricultural Residential

Auction starts: June 9, 2020
Register at PublicSurplus.com

The Property offered for sale is on an "AS-IS" basis with no guarantees or warranties and will be conveyed by quitclaim deed. Sale is a buyer beware sale. Prospective bidders are advised to read the information provided in the Preliminary Title Report and investigate the property BEFORE buying. It is the responsibility of the prospective bidder to inspect the property prior to submitting a bid to determine pertinent factors of access, zoning, utilities, and easements, etc. Upon request, prospective bidders will be given a Waiver and Release of Liability and Indemnity Agreement and/or a short-term Permit-To-Enter to conduct its due diligence tests and inspections.

The minimum bid shall be ONE HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$170,000.00). This is a cash sale. No financing or other contingencies will be considered.

Sale is in accordance with all terms and conditions as per the attached AGREEMENT TO ESCROW INSTRUCTIONS FOR EARNEST MONEY DEPOSIT and SALES AND PURCHASE AGREEMENT.

Winning bidder shall deliver to the COUNTY OF SACRAMENTO within five (5) business days following bid close:

- 1.) An Earnest Money Deposit in the amount of \$15,000 in the form of a cashier's check or money order payable to Fidelity National Title Company.
- 2.) AGREEMENT TO ESCROW INSTRUCTIONS FOR EARNEST MONEY DEPOSIT, in the form attached hereto, signed by winning bidder.
- 3.) SALES AND PURCHASE AGREEMENT, in the form attached hereto, signed by winning bidder.

The funds and agreements delivered shall be deposited with Fidelity National Title Company. Please contact MIKE COLBERT at (916) 876-5335 to make delivery arrangements. This sale requires the approval of the County of Sacramento Board of Supervisors. Balance due shall be payable at close of escrow, within thirty (30) business days of County's execution of the sale documents.

If the winning bidder does not complete the sale, TIME BEING OF THE ESSENCE, the winning bidder shall forfeit all of his or her rights as such including the right to the earnest money deposit which shall be retained by the County of Sacramento to offset damages sustained by County as a direct and proximate result of bidder's failure to pay said balance, and all right, title and interest in said real property shall continue to remain vested in the County of Sacramento free of any claim or equity of such bidder or those claiming through him or her. The deposit shall not be refunded. However, in the event the Board of Supervisors is unwilling to authorize sale, earnest money deposit will be refunded to the winning bidder.

INDEMNIFICATION: Buyer agrees to indemnify, defend, and hold County of Sacramento harmless for any and all damages, claims, or liability of any nature or kind in the sale of, or the buyers' use of, the property. The buyer, its predecessors, successors and assigns hereby release, relinquish and discharge County of Sacramento,

its former, present and future agents, employees, officers, officials and legal representatives (collectively known as the County) from any liability arising out of the sale and/or concurrent negligence of the County for any injury, including death or damage to persons or property, where such damage is sustained in connection with, or arising out of, the sale of County owned property.

By submitting a bid, the bidder agrees that the bidder has read, fully understood, and accepted these Terms and Conditions of Online Sales, and agrees to pay for, if the bid is accepted, by the dates and times specified.

Documents

- 1 - Agreement to Escrow Instructions for Earnest Money Deposit
- 2 - Sales and Purchase Agreement
- 3 - Quitclaim Deed
- 4 - Aerial Map & Proximity Map
- 5 - Legal Description
- 6 - Preliminary Title Report
- 7 - Waiver of Release of Liability and Indemnity Agreement
- 8 - Permit to Enter

Photos of Property follow:



