

SURPLUS REAL PROPERTY SALE
6611 Fair Oaks Bl Blvd (Vacant Commercial Lot)
(APN 272-0080-041)

Located at 6611 Fair Oaks Boulevard, Carmichael, CA 95608
as shown on the Aerial Map

Auction will be held in January 2026
Register at PublicSurplus.com to bid

BUYER BEWARE PROPERTY IS CONVEYED BY QUITCLAIM DEED OR NON-WARRANTY DEED ONLY.

Buyer(s) must conduct their Due Diligence Inspection and accept the real property "AS IS". Sale is in accordance with all terms and conditions as per attached Sales and Purchase Agreement. This is a cash sale. No financing or other contingencies will be considered.

An Earnest Money Deposit in the amount of \$10,000 will be required at bid close. Additionally, 3% Bid Premium shall be added to the total dollar amount of all successful bids to be paid before escrow close. Bid Premium is the cost to the County for the utilization of the third-party website provider (PublicSurplus.com).

By 5:00 p.m. of next business day following bid close, the Earnest Money Deposit will be accepted by the County in the form of a cashier's check or money order payable to the County of Sacramento, together with a signed Sales and Purchase Agreement and Agreement to Instructions for Earnest Money Deposit. Please contact Svetlana Vorontsov at (916) 876-6220 to make arrangements. The funds delivered shall be deposited with the County. This sale requires the approval of the County of Sacramento Board of Supervisors. After County's receipt of the buyer-signed documents and Earnest Money Deposit, this matter will be scheduled on the Board agenda. Balance due shall be payable at close of escrow to Fidelity National Title Company, within thirty (30) days of County's execution of the Sales and Purchase Agreement.

County makes no guarantees, warranties, or representations or expresses or implies any opinion concerning the accuracy or completeness of the information provided. It is furnished solely as an aid to parties interested in purchasing the Property. Interested parties are responsible for undertaking all necessary on and off-site investigations of the Property. Property is being sold as-is, where-is, with all faults, and there is no warranty, express or implied, regarding the condition of the property.

Documents

- 1 - Property Summary Sheet
- 2 - Sales and Purchase Agreement, Quitclaim Deed, Easements to County, Earnest Money Deposit Agreement
- 3 - Plotted Easements Map
- 4 - Aerial Map
- 5 - Vicinity Map
- 6 - Preliminary Title Report
- 7 - Zoning Map (Segment)

Legal Description and Assessor Map (See Preliminary Title Report)

The subject site is improved with curb, gutter, sidewalk on Fair Oaks Boulevard side and Buyer will be responsible for cutting in driveway.

Photos on following pages:

View from Fair Oaks Bl inside the parcel



**View from adjacent lot on Fair Oaks Bl
fencing will remain**



**View from frontage along Fair Oaks Bl
Sidewalk and gutter improvement featured; fencing will remain;
Owner to cut in driveway**



View from frontage across Fair Oaks Bl



View to businesses from parcel frontage across Fair Oaks Bl



View inside the parcel from adjacent business on Fair Oaks Bl



View from Fair Oaks Bl inside the parcel



**View from Fair Oaks Bl
fencing will remain**



**View from Fair Oaks BI inside the parcel
fencing will remain**



View from frontage across Fair Oaks BI



Business across the street



View along Fair Oaks Bl to the south



Adjacent business to the south



**View from Fair Oaks Bl
Corner with adjacent business; fencing will remain**



Adjacent business to the north



**Adjacent business to the south, view from Fair Oaks Bl
fencing will remain**

