

SURPLUS REAL PROPERTY SALE
6649 Fair Oaks Bl Blvd (Vacant Commercial Lot)
(APN 272-0080-013)

Located at 6649 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 - Net Usable Area Map
- 4 - Aerial Map
- 5 - Vicinity Map
- 6 - Preliminary Title Report
- 7 - Zoning Map (Segment)
- 8 - Plotted Easements Map

Legal Description and Assessor Map (See Preliminary Title Report)

The subject site is improved with curb, gutter, sidewalk and bus stop on Fair Oaks Boulevard side and will not have any vehicular access on that side of the parcel. Vehicular access will be from Angelina Avenue and Buyer will be responsible for sidewalk improvements on that side of the parcel.

Photos on following pages:

View from Fair Oaks Bl
Parcel will be cleared of materials and shipping container



View from Fair Oaks Bl
Parcel will be cleared of materials and shipping container



**View from Angelina Ave
Parcel will be cleared of materials**



**View from Angelina Ave
Parcel will be cleared of materials. Fencing will remain**



**View from Fair Oaks Bl, sidewalk, curb, bus stop - improvements
Fencing will remain**



**View from Fair Oaks Bl (corner with Angelina Ave)
Parcel will be cleared of materials; fencing will remain**



**View from Angelina Ave
Drain improvements installed**



**View from Angelina Ave - corner with Fair Oaks Bl
Sidewalk and drain improvements installed**



View from Angelina Ave - corner with Fair Oaks Bl
View to businesses across the street



View from corner of Angelina Ave and Fair Oaks Bl
View to businesses kitty corner across intersection



**View from corner of Angelina Ave and Fair Oaks Bl
View to business across Angelina Ave**



**View from Fair Oaks Bl
Along Angelina Ave inside the parcel, fencing will remain**



View from Angelina Ave towards Fair Oaks BI
Parcel will be cleared of materials; fencing will remain



View from Fair Oaks BI
Bus stop improvement featured; fencing will remain;
no driveway allowed on this side of parcel



View across the parcel from Fair Oaks BI looking towards Angelina Ave



View from Fair Oaks BI - Corner with Angelina Ave

