

## **Mohave County Board of Supervisors' Procedures for the Sale of Real Property in Mohave County Held by the State of Arizona Under Tax Deed**

The Mohave County Board of Supervisors (the "**Board**") will provide for the public sale of real property in Mohave County held by the State of Arizona by tax deed ("**Tax Deeded Real Property**") in accordance with the requirements set forth in A.R.S. §§ 42-18301 through 42-18303, as those statutes may be amended from time to time.

All Tax Deeded Real Properties held by the Board for sale, as agent for the State of Arizona, will be sold for no less than fifty percent (50%) of the back taxes and fees due thereon, unless the Board approves a lower sale amount at a public meeting.

The Board will annually adopt a List of Real Property in Mohave County, Arizona held by the State of Arizona by Tax Deed (a "**Tax Deeded Real Property List**"), pursuant to A.R.S. § 42-18301. At the time of adopting the Tax Deeded Real Property List or at some time thereafter, the Board will set a minimum bid amount for each property listed on the Tax Deeded Real Property List.

The Clerk of the Board shall maintain the annual Tax Deeded Real Property List, cause it to be available to the public on the Mohave County website ([www.co.mohave.az.us](http://www.co.mohave.az.us)) at no charge, and make hard copies of the list available to the public upon request at a charge of \$5.00 per copy.

Tax Deeded Real Property sales shall be conducted administratively under the supervision of the Clerk of the Board, and the highest bid submitted for each parcel of real property being sold shall be deemed accepted and approved by the Board provided that each such bid equals or exceeds the minimum bid amount previously set by the Board. If no bid that equals or exceeds the minimum bid amount set by the Board is received for any parcel at a Tax Deeded Real Property sale, that parcel shall not be sold at that sale but shall instead be held over and placed on the subsequent year's auction list to be sold at the subsequent sale. The Board intends to hold only one Tax Deeded Real Property sale per year, and to hold over for sale at the subsequent year's auction any parcels that are not sold at an annual Tax Deeded Real Property sale. Accordingly, the Board repeals its prior procedures that were identified as "Mohave County Sealed Bid Procedures to Purchase Land Held by the State Under Tax Deed (Land not sold at the Annual Board of Supervisors Land Sale Auction)".

The Board reserves the right to reject any and all bids and to withdraw any property from the sale.

Prospective purchasers/bidders are advised of the following:

1. It is the purchaser's responsibility to have investigated the property fully and to know exactly what the purchaser is bidding on prior to bidding.
2. ALL TAX DEEDED REAL PROPERTIES ARE SOLD ON AN "AS IS, WHERE IS" BASIS, AND EACH PURCHASER BUYS AT THE PURCHASER'S OWN RISK. All zoning, building, and real estate laws and regulations still apply to the properties, including, but not limited to, minimum lot size requirements, subdivision rules, and sewage and water requirements. NO WARRANTIES, GUARANTEES, OR REPRESENTATIONS ARE MADE BY THE STATE OR

COUNTY OR ANY REPRESENTATIVE OF EITHER THE STATE OR COUNTY AS TO ANY OF THE PROPERTIES SOLD, including, but not limited to, any warranties, guarantees, or representations regarding the use, usability, marketability, condition of title, boundaries, or value of any property sold, claims or liens affecting any property sold, the ability of a purchaser to obtain title insurance on any property sold, the availability of water, utilities, irrigation, sewers, access, ingress or egress, street or road improvements or maintenance, zoning, suitability for building, flood plain status, or any physical or environmental characteristics relating to the property.

3. Title to the Tax Deeded Real Property may or may not be marketable. Purchasers may wish to seek advice from an attorney and/or a title company regarding obtaining marketable title to any Tax Deeded Property. Title companies may require a quiet title action prior to issuing title insurance on any of the Tax Deeded Real Properties.
4. The purchaser or purchaser's agent must be present at the auction in order to bid. Mail-in bids will not be accepted.
5. Bidders must fill out a registration form and obtain a bidder number prior to bidding at the sale.
6. Your bid is a legal contract to purchase pursuant to the auction terms and an acknowledgement that you have completed all due diligence before you bid. It is your responsibility to complete all due diligence needed to determine the condition, market value, investment value, etc. of the property prior to placing a bid. Necessary due diligence items may include, but are not limited to: (a) a satisfactory inspection of the property, and (b) the satisfactory completion of a title search.
7. All sales are final. If you are a successful bidder, you are required to pay the purchase price in full before 5:00 p.m. on the day of the sale. Any failure to pay will be forwarded to the County Attorney's Office and Board of Supervisors by the Clerk of the Board to pursue all legal actions available to the County. Payments must be made by cash, personal check, cashier's check, or money order only and must be made payable to the Mohave County Treasurer. If you pay by personal check, County staff may make a copy of your driver's license. **NO MONEY WILL BE REFUNDED.**
8. The County will issue, record, and mail to each successful purchaser a Supervisor's Deed to the property purchased. You will be asked to verify how you wish to take title to the property so that this information can be included on the deed -- for example, as joint tenants with right of survivorship, as tenants in common, etc. Courtesy information sheets from several title companies regarding ways to take title to real property in Arizona are available from the Clerk of the Board's Office. Purchasers may wish to seek advice from an attorney and/or a title company regarding how to take title to the property.

These procedures will apply to all bids received after the date of their adoption by the Board and until such time as they are amended by the Board at a public meeting.