TERMS OF SALE - Lander County Treasurer's Office Property Auction

[ALL SALES ARE FINAL]

Questions? Call or email the Lander County Treasurer's Office: (775) 635-5127 or treasurer@landercountynv.gov

ALL POTENTIAL BIDDERS ARE REQUIRED TO READ AND UNDERSTAND THESE TERMS

All bidders are required to register with www.bid4assets.com/lander prior to the auction, check website listing for deadline of last day to register.

Investigate before you bid as all properties are sold "as is" and all sales are final. The burden is on the prospective purchaser to research any matters relevant to their decision to purchase a property on this list. The County makes no representations or claims as to fitness for purpose, conditions, covenants or restrictions.

The property descriptions provided are based on the official records of the Lander County Assessor's Office and are presumed to be correct. The property to be sold may be approximately located from maps provided online with the County Assessor's Office at https://www.landercountynv.org/government/assessor/index.php and with the Lander County Recorder's Office. Prospective purchasers are urged to examine the title, location and desirability of the properties available to their own satisfaction prior to the sale. The County of Lander makes no guarantees, expressed or implied, relative to the title, location or condition of the properties for sale.

Furthermore, any personal property belonging to the current or previous owner - such as but not limited to any mobile homes, vehicles, equipment, furniture, appliances or similar items - are not part of the tax sale unless specifically noted, in addition, should any individual be living at a property subject to a tax deed sale, it will become the responsibility of the successful bidder to utilize a legal eviction process to have any occupant(s) removed from the property at the bidder's own initiative and expense. Please be advised that any abandoned vehicle on the property must be properly disposed of per NRS Chapter 487 by the purchaser of the property. Lander County is not responsible for the removal or disposal of any personal property from the purchased property. The sole interest of the Lander County Treasurer's Office is to recover the amount owed in delinquent taxes on the real property.

It is recommended that bidders consult with the Lander County Building and Planning Department regarding use of the property. Should the successful purchaser desire a survey of the property it will be at the purchaser's own initiative and expense. No warranty is made by the County, either expressed or implied, relative to the usability, accessibility, rights-of-way, easements, access to utilities, correct acreage or lot size, water/mineral rights or property boundary lines. The exact location, desirability and usefulness of the properties must be determined by the prospective purchaser.

No bid will be accepted for less than the minimum bid as defined by the Nevada Revised Statutes. Bidding will be in increments of no less than $100.00. The Lander County Treasurer's Office reserves the right to reject any and all bids.

Successful bidders are required to submit their deed information at registration indicating how they want the property conveyed. The Treasurer's Office will record the deed within 30 days of the auction date and upon completion of the recording process the deed will be mailed to the new owner. This deed conveys all right, title and interest in the property in accordance with the Nevada Revised Statutes. The successful bidder may take possession of the property after the Treasurer's Deed to purchasers has been recorded.

Real Property Transfer Tax and a Recording fee will be added to, and collected with, the full purchase price. This tax is calculated at the rate of $1.95 for each $500.00. The recording fee is $37.00.