



LEGAL NOTICE OF PUBLIC AUCTION

BOARD OF COUNTY COMMISSIONERS

TETON COUNTY, IDAHO

April 17, 2008 - 9:00 a.m.

NOTICE IS HEREBY GIVEN that the following described real properties will be sold at public auction to the highest bidder(s) on April 17, 2008, at 9:00 a.m. at the Teton County Commissioners' Meeting Room at 30 East Wallace, Driggs, Idaho:

Parcel 1

Location: This parcel is approximately four miles Southwest of the City of Tetonia, Idaho, and 660 feet north of the intersection of 400 North 800 West, in the Packsaddle area, of Teton County.

Legal Description: TOWNSHIP 5 NORTH, RANGE 44 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, SECTION 3: N1/2S1/2

Land Size: 160 acres, more or less

Opening Bid: \$1,940,000

*Participating bidders must deposit a Certified or Cashier's Check from a FDIC insured institution in the amount of \$194,000 prior to bidding.

Parcel 2

Location: This parcel is approximately 3.75 miles North/Northeast of the city of Driggs, Idaho, and is located near 400 North 150 East, in Teton County.

Legal Description: BEGINNING AT A POINT 66 FEET NORTH AND 1035 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, RUNNING THENCE NORTH

200 FEET; THENCE IN A NORTH-EASTERLY DIRECTION AT 65°, 1000 FEET MORE OR LESS, TO THE WEST LINE OF THE IDAHO STATE GRAVEL PIT; THENCE SOUTH 600 FEET TO THE COUNTY ROAD RIGHT OF WAY, THENCE WEST 900 FEET TO THE POINT OF BEGINNING.

Land Size: 8.25 Acres, more or less

Opening Bid: \$124,000

*Participating bidders must deposit a Certified or Cashier's Check from a FDIC insured institution in the amount of \$12,400 prior to bidding

Parcel 3

Location: This parcel is adjacent to the eastern boundary of the city of Driggs, Idaho, and is approximately 930 feet East of 5th Street, and is located east of the City of Driggs' Public Works property, which is at 325 South 5th East, in Driggs, Idaho.

Legal Description: BEGINNING 903 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, AND RUNNING THENCE NORTH 00°57' EAST 500 FEET; THENCE EAST 740 FEET MORE OR LESS; THENCE SOUTH 500 FEET; THENCE WEST 747 FEET TO THE POINT OF BEGINNING

Land Size: 8.50 Acres, more or less

Opening Bid: \$85,000.00

*Participating bidders must deposit a Certified or Cashier's Check from a FDIC insured institution in the amount of \$8,500 prior to bidding

Parcel 4

Location: This parcel is approximately .75 miles north of the City of Victor, Idaho, and is located at 650 South State Highway 33, in Teton County, Idaho.

Legal Description: (TRACT A) FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, NORTH 89°45'52" WEST,

1781.48 FEET; THENCE NORTH 1974.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89°56'22" WEST, 635.90 FEET; THENCE NORTH 685.00 FEET; THENCE SOUTH 89°56'22" EAST, 635.90 FEET; THENCE SOUTH 685.00 FEET TO THE POINT OF BEGINNING.

(TRACT B) BEGINNING AT A POINT 202.6 FEET EAST FROM THE CENTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, AND RUNNING THENCE EAST 417.50 FEET; THENCE NORTH 417.50 FEET; THENCE WEST 417.50 FEET; THENCE SOUTH 417.50 FEET TO THE POINT OF BEGINNING.

ALSO BEGINNING AT A POINT 202.6 FEET EAST AND 417.50 FEET NORTH OF THE CENTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, AND RUNNING THENCE EAST 417.50 FEET; THENCE NORTH 260.10 FEET; THENCE WEST 417.50 FEET; THENCE SOUTH 260.10 FEET TO THE POINT OF BEGINNING.

Land Size: 16.50 Acres, more or less

Opening Bid: \$231,000

*Participating bidders must deposit a Certified or Cashier's Check from a FDIC insured institution in the amount of \$23,100 prior to bidding

Parcel 5

Location: This parcel is approximately .65 miles north of the City of Victor, Idaho, and is located at 100 West and 650 South, in Teton County, Idaho.

Legal Description: COMMENCING AT THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, AND RUNNING THENCE NORTH 208.71 FEET; THENCE WEST 417.42 FEET; THENCE SOUTH 208.71 FEET; THENCE EAST 417.42 FEET TO THE PLACE OF BEGINNING.

Land Size: 2 Acres, more or less

Opening Bid: \$58,000

*Participating bidders must deposit a Certified or Cashier's Check from a FDIC insured institution in the amount of \$5,800 prior to bidding

Parcel 6 – County Courthouse

Location: This property is found at 89 North Main Street, in Driggs, Teton County, Idaho.

Legal Description: BEGINNING AT THE NORTHWEST CORNER OF LOT 2 BLOCK 25, DRIGGS ORIGINAL TOWNSITE, THENCE RUNNING EAST 181 FEET; THENCE SOUTH 107.25 FEET; THENCE WEST 181 FEET; THENCE NORTH 107.25 FEET TO THE PLACE OF BEGINNING.

ALSO BEGINNING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 25, DRIGGS ORIGINAL TOWNSITE, AND RUNNING THENCE SOUTH 107.25 FEET; THENCE WEST 50 FEET; THENCE NORTH 107.25 FEET; THENCE EAST 50.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 25, DRIGGS TOWNSITE, AND RUNNING THENCE SOUTH TO A POINT 36 FEET SOUTH OF THE SOUTH SIDE OF THE TRIPLE A BUILDING, LOCATED THEREON; THENCE WEST TO A POINT DIRECTLY SOUTH OF THE SOUTHWEST CORNER OF THE FUEL ROOM ON THE SOUTH SIDE OF THE SAID BUILDING; THENCE NORTH TO SAID CORNER OF SAID FUEL ROOM; THENCE WEST 12 FEET; THENCE NORTH TO THE SOUTH SIDE OF THE TRIPLE A BUILDING; THENCE WEST TO THE SOUTHWEST CORNER OF SAID BUILDING; THENCE NORTH TO THE SOUTH SIDE OF THE WEST ENTRANCE TO SAID BUILDING; THENCE WEST 8 FEET; THENCE NORTH TO THE NORTH BOUNDARY LINE OF SAID LOT 2; THENCE EAST TO THE POINT OF BEGINNING.

(EASEMENT ESTATE)

A NON-EXCLUSIVE PERPETUEAL EASEMENT FOR INGRESS AND EGRESS ALONG AND ACROSS ALL OF THE CERTAIN LAND DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 25, DRIGGS ORIGINAL TOWNSITE AND THENCE RUNNING EAST 25 FEET; THENCE SOUTH 107.25 FEET; THENCE WEST 25 FEET; THENCE NORTH 107.25 FEET TO THE POINT OF BEGINNING.

SUBJECT TO a lease in favor of Teton County for 5 years at a rate of \$1.00 per year.

Land Size: 17,119 s.f., more or less

Opening Bid: \$724,000

*Participating bidders must deposit a Certified or Cashier's Check from a FDIC insured institution in the amount of \$72,400 prior to bidding

Parcel 7 – County Sheds Property:

Location: This property is found at 70 West N. Buxton Street, which is in Driggs, Teton County, Idaho.

Legal Description:

(TRACT A)

BEGINNING 16.5 FEET SOUTH AND 428.5 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, RUNNING THENCE WEST 100 FEET; THENCE SOUTH 198 FEET; THENCE EAST 100 FEET; THENCE NORTH 198 FEET TO THE POINT OF BEGINNING.

(TRACT B)

COMMENCING AT THE SOUTHEAST CORNER OF LOT 21 OF BLOCK 1 OF DRIGGS MAIN STREET ANNEX, RUNNING THENCE WEST 215 FEET TO THE SOUTHWEST CORNER OF LOT 14 OF SAID BLOCK; THENCE SOUTH 82.5 FEET; THENCE EAST 215 FEET; THENCE NORTH 82.5 FEET TO THE POINT OF BEGINNING.

(TRACT C)

LOTS 18 TO 25 INCLUSIVE IN BLOCK 2, DRIGGS MAIN STREET ANNEX, TETON COUNTY, IDAHO, AS THE SAME APPEARS ON THE OFFICIAL PLAT THEREOF.

(TRACT D)

BEGINNING 16.5 FEET SOUTH AND 328.5 FEET WEST OF THE NORTHEAST CORNER OF THE SE1/4SW1/4, SECTION 26, TOWNSHIP 5 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, RUNNING THENCE WEST 100 FEET; THENCE SOUTH 198 FEET; THENCE EAST 115 FEET; THENCE NORTH 125

FEET; THENCE WEST 15 FEET; THENCE NORTH 73 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM BEGINNING 16.5 FEET SOUTH AND 313.5 FEET WEST OF THE NE CORNER OF THE SE1/4SW1/4 OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO AND RUNNING THENCE WEST 100 FEET; THENCE SOUTH 198 FEET; THENCE EAST 100 FEET; THENCE NORTH 198 FEET TO THE PLACE OF BEGINNING.

(TRACT E)

BEGINNING 16.5 FEET SOUTH AND 313.5 FEET WEST OF THE NE CORNER OF THE SE1/4SW1/4 OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO AND RUNNING THENCE WEST 100 FEET; THENCE SOUTH 198 FEET; THENCE EAST 100 FEET; THENCE NORTH 198 FEET TO THE PLACE OF BEGINNING.

SUBJECT TO a lease in favor of Teton County for 5 years at a rate of \$1.00 per year.

All personal property, including fuel tanks and pumps will remain the property of Teton County.

Land Size: 87,183 s.f., more or less

*A portion of this parcel was acquired by tax deed from the previous owner, Teton Valley Seed Potato Growers' Association c/o George Fowers, as such appears on the delinquent tax certificate upon which the deed was issued in 1957 for delinquent taxes for the year 1953.

Opening Bid: \$464,000

*Participating bidders must deposit a Certified or Cashier's Check from a FDIC insured institution in the amount of \$46,400 prior to bidding

* All seven parcels listed above are being sold "AS IS" with the County making no representations as to the condition, suitability, or allowed uses.

Each parcel shall first be auctioned individually beginning with Parcel 1 and proceeding through Parcel 7. After the County auctions each parcel individually, the County will immediately auction and entertain bids from all parties wishing to purchase Parcels 1, 2, 3, 4, 5, and 6 as part of a bundled transaction.

The purpose of this dual auction is to determine which scenario yields the best return for the County.

In order to participate in the auction for any particular parcel, each bidder must deposit a cashier's or certified check from a FDIC insured banking institution in the amount equal to 10% of the opening bid amount(s) as set forth above.

In order to participate in the auction for the bundled transaction, the opening bid shall be \$3,162,000, and all participating bidders must deposit a cashier's check or certified check from a FDIC insured institution in the amount of \$316,200.

The County shall have up to thirty days to determine if it accepts any bid(s), and if it does, then closing shall occur within thirty days after the bid(s) are accepted. The successful bidder(s)' deposit(s) shall be considered as down payment(s) and as earnest money, and if the successful bidder shall fail to close within thirty days after any bid is accepted, then the earnest money/down payment shall be forfeited to Teton County as liquidated damages. The successful bidder(s) shall be responsible for all closing costs and document preparation costs associated with the transfer of title, and no title shall transfer until the purchase price is paid in full.

There are restrictions and conditions on some of the properties being sold where they will be sold strictly subject to rights of occupancy or lease, as set forth in the descriptions of the property found above. Specifically, the existing courthouse property (Parcel #6) will be sold subject to a lease and right of occupancy allowing the County to occupy the property for five years from the date of the auction for \$1.00 per year. These restrictions apply to both auction approaches. Additionally, the County sheds property (Parcel #7) will be sold subject to a County lease for 5 years for \$1.00 per year.

A Preliminary Title Commitment for the above parcels is available for review at the Teton County Commissioners' office, 30 E. Wallace St., Driggs, ID 83422. Complete appraisals, including photos and other information are available on the County website: www.tetoncountyidaho.gov.

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