

NOTICE OF SALE OF COUNTY PROPERTIES

NOTICE IS HEREBY GIVEN that the following described real properties will be bundled together and sold at public auction to the highest bidder on February 14, 2008, at 9:00 a.m. on the courthouse steps of the Teton County Courthouse, 89 North Main Street, Driggs, Idaho:

Parcel 1

Location: This parcel is found 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 of the Boise Meridian. Section 3:S1/2 N1/2

Land Size: 160 acres, more or less

Parcel 2

Location: This parcel is near 400 North 150 East, which is southeast of Clawson, in Teton County.

Legal Description:

Township 5 North, Range 46 East of the Boise Meridian. Section 6: Portion of the SW1/4 and commonly known as Tax No. #1389.

Land Size: 8.25 Acres, more or less

Parcel 3

Location: This parcel is found east of City of Driggs' Public Works property, which is at 325 South 5th East, in Driggs, Idaho.

Legal Description:

Township 5 North, Range 45 East of the Boise Meridian. Section 36: Portion of NW1/4, SE1/4

Land Size: 8.50 Acres, more or less

Parcel 4

Location: This parcel is found 650 South State Highway 33, which is near Victor and in Teton County, Idaho.

Legal Description:

Township 4 North, Range 45 East of the Boise Meridian.
Section 35: Tax #1430 and Tax #2873.

Land Size: 16.50 Acres, more or less

Parcel 5

Location: This parcel is found at 100 West and 650 South, which is north of Victor, in Teton County.

Legal Description:

Township 4 North, Range 45 East of the Boise Meridian. Section 34:
Portion SE1/4NE1/4

Land Size: 2 Acres, more or less

Parcel 6 – County Courthouse

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

Legal Description:

Beginning at the NW 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 NE 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 feet to the point of beginning.

EXCEPTING: Beginning at the Northeast corner of Lot 2, Block 25, Driggs Original Townsite, running thence South 4.36 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 of 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 Triple A Building, thence West to the southwest corner of said building, thence North to the south side of the west entrance of said building, thence West 8 feet, thence

North to the north boundary line of said Lot 2, thence East 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

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:

Tax #1155-1449 and Tax #2646 of Block 1 and Lots 18 through 25, Block 2, to the Driggs Main Street Annex, City of Driggs, Teton County, Idaho.

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

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

Furthermore, all seven parcels shall be sold together or bundled as part of one transaction, based upon findings that such will likely obtain the highest value for the properties.

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 as set forth 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. Additionally, the County sheds property (Parcel #7) will be sold subject to a County lease for 5 years for \$1.00 per year.

The opening bid amount shall be \$3,626,000.00, and all interested parties shall deposit a cashier's or certified check from a FDIC insured banking institution in the amount of \$362,600.00 in order to participate in the bidding.

The County reserves the right to reject all bids. However, should the County accept a bid, then the successful bidder 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.