

NOTICE OF PUBLIC AUCTION
FOR SALE OF REAL PROPERTY
BY MOHAVE COUNTY, ARIZONA

Pursuant to A.R.S. § 11-251(9), the Board of Supervisors of Mohave County, Arizona hereby gives notice that it will offer for sale at a public auction at **10:00 A.M.**, on **May 5, 2025**, in the Board of Supervisors Auditorium, located at 700 W. Beale Street, Kingman, Arizona, the following described real property (the "Property"):

The Property consists of a 1.0 acre and was originally acquired by the Mohave County Flood Control District (MCFCD) due to a large wash and mapped floodplain which crosses the property. The mapped floodplain impacts less than 50 percent of the total parcel. The Property is identified as Mohave County Assessor's Tax Parcel number APN 220-08-010. The Property's common street address is 1310 Riverview Drive, Bullhead City AZ 86442, and its legal description is as follows:

BIG BEND ACRES LOT 14

The Property will be sold to the highest bidder for cash and upon such other terms and conditions and for such other consideration as the Board of Supervisors (the "Board") may prescribe prior to or at the auction. The Property has an appraised market value of \$22,000. A.R.S. § 11-251(9) provides that the minimum acceptable bid for the purchase of the Property shall be at least ninety percent of the market value. The cost to appraise the Property was \$3,000. Thus, the Board will open the bidding at the minimum acceptable sale price for the Property at twenty-two thousand, eight-hundred dollars, and zero cents (\$22,800.00).

At the time of bidding, the Bidder must provide confirmation of funds to enable the purchase of the Property by bank letter or its equivalent or by other means deemed appropriate by the Board.

The Property shall be sold "as is" without any warranties expressed or implied as to its condition. Title shall be conveyed by Special Warranty Deed. Because the lot is in a floodplain, the transfer deeds shall contain restrictive covenant language that applies to the grantees and future successors to the lots, with the intent being that these restrictive covenants shall run with the land.

The purchase price will be due and payable in full, in cash, by bank wire transfer, or by cashier's check, on the date the sale is closed, which shall be on or before the day that is 10 days after the date of the auction, unless a later date is agreed to in writing by the County. If the successful Bidder requests the transfer of title to the Property to be conducted through an Escrow, any Escrow shall close within 10 days after the date of the auction, and if such day is a Saturday, Sunday, or legal holiday, the Escrow shall close on the next business day, unless a later date is agreed to in writing by the County. The successful Bidder shall bear the costs of escrow.

MOHAVE COUNTY BOARD OF SUPERVISORS
Travis Lingenfelter, Chairman

ATTEST:

Laura Skubal, Clerk of the Board

Publish: