



Notice of Sale of Real Property
by Minidoka County

Bidder Information

NOTICE IS HEREBY GIVEN that the Board of Minidoka County Commissioners will sell for cash on the 1st day of June, 2015, by public auction at the Minidoka County Courthouse in Rupert, Idaho, at 11:00 AM the following described parcels of Property that the County acquired by Tax Deed:

Parcel 1

Legal Description

Parcel # RP09S22E360020

Township 9 South, Range 22 East, Boise Meridian, Minidoka County, Idaho

Section 36: That part of the NE1/4 NE1/4 more particularly described as follows: Beginning at the Northeast corner of Section 36, said corner marked by a 5/8 inch rebar; thence South 00° 04' 57" East along section line for 40.63 feet to a point on the South right of way of State Highway 25 which shall be the POINT OF BEGINNING; thence South 00°04'57" East (South, rec.) along section line for a distance of 755.07 feet to a ½ inch rebar; thence South 89°48'40" West (South 89° 47' West, rec.) along an old fence line for a distance of 310.85 feet to a point; thence North 00°18'23" East for a distance of 0.89 feet to a ½ inch rebar; thence North 00°18'23" East for a distance of 225.83 feet to a ½ inch rebar; thence North 89°48'40" East for a distance of 226.72 feet to a ½ inch rebar; thence North 00°18'12" East for a distance of 529.61 feet to a ½ inch rebar on the South right of way of State Highway 25; thence South 89°17'31" East along the South right of way of State Highway 25 for a distance of 79.03 feet to the POINT OF BEGINNING.

Street Description

750 W 100 S, Paul

Owner of Record prior to Tax Deed

Kathleen Korb

Parcel 2

Legal Description

Parcel # LR08S25E2200A3, amended to LR08S25E2200B1

A Leasehold interest as created by that certain Anaerobic Digester Biogas Facilities Lease Agreement dated October 13, 2006, a Memorandum of which was recorded November 7, 2006, as Document No. 487627 in the records of Minidoka County, Idaho, between Mountain View Land Limited Partnership (Ground Lessor), and Intrepid Technology and Resources Biogas, LLC (Lessee), over a parcel of ground more particularly described as follows:

(Plant improvements & leased real property, including but not limited to: digester tank(s), steel utility building(s) with concrete apron(s), hopper, and system. The real property, the land on which this leasehold interest sits, is NOT included in this auction.)

Township 8 South, Range 25 East, Boise Meridian, Minidoka County, Idaho

Section 21: A parcel of land located in Farm Unit B, Tract B of the North Side Pumping Division, Minidoka Project, Idaho (as shown by plat, dated July 10, 1957, on file in the office of the County Recorder, Minidoka County, Idaho), more particularly described as follows: Commencing at the Northeast corner of said Section 21, from which the East quarter corner of said Section 21 bears South 00°02'00" East, 2637.61 feet; thence South 00°02'00" East along the

East Boundary of Farm Unit Tract A and B of said Section 21 for a distance of 2425.14 feet to the POINT OF BEGINNING; thence South 89°58'00" West for a distance of 250.00 feet; thence South 00°02'00" East parallel with the East boundary of Farm Unit Tract B of said Section 21 for a distance of 250.00 feet; thence North 89°58'00" East for a distance of 249.99 feet to a point on the East boundary of Farm Unit Tract B of said Section 21; thence North 00° 01'27" West along the East boundary of Farm Unit Tract B for a distance of 37.53 feet to the East quarter corner of said Section 21; thence North 00°02'00" West along the East boundary of Farm Unit Tract B for a distance of 212.47 feet to the POINT OF BEGINNING.

Street Description

719 E 700 N, Rupert

Owner of Record prior to Tax Deed

Intrepid Technology & Resource Inc.

Minidoka County makes no representation as to the nature, extent, viability, terms, conditions, or status of said leasehold interest.

These properties will be sold to the highest bidder with a minimum price to be set by the Board of County Commissioners. Payment will be due within 24 hours of the sale, payable in cash, money order, cashier's check, or certified check.

ALL BIDDERS ARE REQUIRED TO READ AND UNDERSTAND THESE TERMS :

AUCTION

- The auction will be conducted at 11:00 a.m. Monday, June 1, 2015, in the foyer of the Minidoka County Courthouse, 715 G Street, Rupert, Idaho.
- **Please read all due diligence material.**
- Minidoka County reserves the right to cancel the sale of property at any time.

BIDDING

- Bidders are required to conduct any research of due diligence they wish to conduct prior to submitting a bid.
- A bid is an irrevocable offer to purchase a property.
- A bid accepted is a binding contract.
- A bidder is legally and financially responsible for all properties bid upon whether representing one's self or acting as an agent.
- The Minidoka County Commissioners reserve the right to pursue all available legal remedies against a non-paying bidder.

PROPERTIES

- These properties owned by Minidoka County and are offered for sale as required by §31-808 Idaho Code.
- Any legal description of the property provided is based upon information provided to the Minidoka County Commissioners by the Minidoka County Treasurer and is presumed to be correct.

CONDITIONS AND DISCLOSURE

- These properties are offered for sale AS-IS and WHERE-IS.
- Purchasers release the Minidoka County Commissioners and County of Minidoka, Idaho, from all liability whatsoever arising from a condition of the properties, whether now

known or subsequently discovered, including but not limited to, all claims based on environmental contamination of the property, if any.

- The Minidoka County Commissioners make no representation or claims as to fitness for purpose, ingress/egress, conditions, covenants, or restrictions.
- There are no warranties, express or implied, regarding properties offered.
- These properties are subject to any applicable state, county or local zoning or building ordinance.
- The Minidoka County Commissioners do not guarantee the usability or access to any of these properties.
- It is the responsibility of the prospective purchaser to do their own research as to the use of the properties for their intended purpose and to inspect the property personally to determine if it will be suitable for the purposes for which it is purchased.

WINNING BIDS

- Successful bidders shall be asked to complete a deed information form at the time of payment showing how they want the title to the property to be held.
- The deed information form will be provided to the winning bidders and must be completed within 24 hours of the close of the auction.
- All bids and final payments will be handled through direct payment to Minidoka County, PO Box 368, Rupert, Id 83350, in the form of a cash, money order, cashier's check, or bank certified check.

QUITCLAIM DEEDS

- A Quitclaim Deed will be issued and recorded by the Minidoka County Commissioners.
- The Quitclaim Deed will convey only such title as is vested in the County of Minidoka under the tax deed process according to Idaho Law.

TITLE INSURANCE

- Title insurance companies may or may not issue title insurance on properties sold.
- The Minidoka County Commissioners make no representations regarding the availability of title insurance policies for any of the properties.
- Unavailability of title insurance is not grounds for reconveyance to Minidoka County.
- After purchase, a purchaser may incur legal costs for a quiet title action to assert rights of possession or to satisfy the requirements of a title company in order to obtain title insurance.

ALL SALES ARE AS IS, WHERE IS, AND FINAL.

THERE ARE ABSOLUTELY NO REFUNDS.

TERMS OF SALE ARE SUBJECT TO MODIFICATION PRIOR TO THE COMMENCEMENT OF THE SALE.