

TERMS OF SALE

Elko County Treasurer's Office Property Tax Auction

(updated 2/26/24)

Questions? Call or email the Elko County Treasurer's Office: (775)738-5694 or ndavila@elkocountynv.net

*****ALL POTENTIAL BIDDERS ARE REQUIRED TO READ AND UNDERSTAND THESE TERMS*****

We will hold our property tax auction online through www.bid4assets.com/elko. All bidders are required to register with them prior to the auction, check website listing for deadline of last day to register.

[ALL SALES ARE FINAL]. Investigate before you bid as the property is sold as is. 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 County's sole interest is to recover the amount owed.

The descriptions provided are based on the official records of the Elko 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.elkocountynv.net/public_record/index.php and with the 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 Elko makes no guarantees, expressed or implied, relative to the title, location, or condition of the properties for sale.

LANDLOCKED PARCEL: Purchaser acknowledges and understands that a parcel sold by Elko County may be landlocked and that there may not be any access, right-of-way, or easement to the parcel. Purchaser understands that Purchaser is required to research or investigate whether a parcel is landlocked, and that Elko County makes no guarantees by this sale that Purchaser will have access to the parcel by a public or private road, easement, or right-of-way. Further, Purchaser understands and agrees that if a parcel is landlocked, Purchaser is solely responsible to obtain from existing property owners, including Elko County, access, easement or right-of-way to the landlocked parcel and that this sale does not include access, easement or right-of-way over Elko County property, public property, or private property.

SIZE OF PARCEL MAY NOT BE SUITABLE FOR SEPTIC OR WELL: Purchaser acknowledges and understands that a parcel sold by Elko County may not be of a suitable size or condition for the placement of a septic system or water well. Further, Purchaser agrees that Elko County makes no warranty or guarantee that a parcel will be suitable for any type of development and that Purchaser is responsible to research and investigate the condition or suitability of a parcel for the intended purpose of the Purchaser, including, but not limited to, the suitability of a parcel for a septic system or water well.

The right is reserved to reject any and all bids. It is recommended that bidders consult with the Zoning Department of the County 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, the ground location or property lines of the properties. 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. 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.

HELPFUL TUTORIALS AND LINKS:

- Video Tutorial: Registration, <https://www.youtube.com/watch?v=obgnqB2k8Wg>
- Video Tutorial: Submitting a Bid, https://www.youtube.com/watch?v=1J1Uz_DAMV0&t=49s
- Video Tutorial: After the Auction, <https://www.youtube.com/watch?v=rc8P9brEEMo>
- Buyer Help, <https://www.bid4assets.com/pages/public/content/help>
- How to place a Bid Deposit,
<https://www.bid4assets.com/pages/public/content/help/faqsbuyer/buyerbiddeposit>