

# JUAB COUNTY

## **LAND SALE**

**PROPOSED LAND SALE:** March 6, 2023 at 7:00 p.m. in the Juab County Commission Chambers – Room 101, 160 North Main Street, Nephi, UT 84648

**DESCRIPTION of PROPERTY:** Land Sale proposal for approximately 0.043 acre of ground within Nephi City limits,

**BEGINNING AT THE NORTHWEST CORNER OF RYAN JOHN’S PROPERTY AS DESCRIBED IN THE WARRANTY DEED AS FOUND IN BOOK 574 AT PAGE 1449 AS FOUND IN THE JUAB COUNTY RECORDER’S OFFICE, SAID NORTHWEST CORNER LIES SOUTH 118.52 FEET AND WEST 110.00 FEET FROM THE NORTHEAST CORNER OF BLOCK 28, PLAT A, OF THE NEPHI CITY SURVEY, SAID CORNER ALSO LIES NORTH 95.98 FEET (95.32 FEET BY RECORD) AND WEST 110.00 FEET FROM THE SOUTHEAST CORNER OF LOT 4 OF THE SAID BLOCK; RUNNING THENCE SOUTH 57.62 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID RYAN’S PROPERTY TO THE SOUTHWEST CORNER OF SAID PROPERTY AND TO THE NORTHERLY LINE OF CLINTON HARVEY PEWS PROPERTY AS FOUND IN BOOK 569 AT PAGE 821; THENCE N 89° 43’ 03” W 32.71 FEET ALONG THE NORTHERLY BOUNDARY OF SAID PEW’S PROPERTY TO THE NORTHWEST CORNER OF SAID PROPERTY; THENCE NORTH 57.46 FEET; THENCE EAST 32.71 FEET TO THE POINT OF BEGINNING.**

**BID SUBMISSION ADDRESS:** Juab County  
**Land Sale 030623**  
160 North Main – Room #210  
Nephi, UT. 84648-1412

**SUBMISSION DEADLINE:** Sealed Bids, not less than \$4,635 USD must be physically/actually received at the Juab County office, 160 North Main Street - Room 210, Nephi, UT 84648, no later than 5:00 p.m., March 2<sup>nd</sup>, 2023

**PUBLIC HEARING:** A Public Hearing was held September 6, 2022 in the Juab County Commission Chambers (address referred to above) to receive public comment on the Land Sale Proposal.

**Contact Name and Phone:** John Crippen – [johnc@juabcounty.gov](mailto:johnc@juabcounty.gov) 435-623-3402

**Terms of Bids:** *(By signing and submitting a Sealed bid, SIGNER agrees to all terms listed.)*

- 1) “Sealed bids” must be physically/actually received at the Juab County office, 160 North Main Street - Room #210, Nephi, UT 84648, no later than 5:00 p.m., on March 2nd, 2023. If no one is in the office please slide the “Sealed bids” under the door. Postmark dates/times on envelopes are not acceptable.
- 2) “Sealed bids” will be opened in the Juab County Commission Chambers, 160 North Main Street – Room 101, Nephi,

Initials: \_\_\_\_\_

UT 84648 at 7:15 p.m. on March 6th, 2023 in a public meeting.

- 3) A Public Meeting will be held on March 6th, 2023 at 7:15 p.m. in the Juab County Commission Chambers to receive public comment on the “Sealed Land Sale bids” received.
- 4) A Juab County “**SEALED LAND SALE BID FORM**” (pages 1, 2 and 3) shall be reviewed, completed, initialed and/or signed and returned with your “Sealed Bid” in a sealed envelope as shown on page 3. Sealed Land Sale Bid Forms are available at the Juab County Offices, the internet at [www.juabcounty.gov](http://www.juabcounty.gov), by faxing a request to 435-623-3406 or by calling 435-623-3402.
- 5) The Juab County reserves the right to reject any and all Bids, including token bids, and to waive any informality of the bids. The Juab County also reserves the right to not accept the highest bid, when, in the opinion of the County, a different Bid may be in the best interest of the County.
- 6) Bids shall provide interested parties name, address and contact information.
- 7) All sales are AS/IS and are subject to a Quitclaim conveyance.
- 8) Bids shall be submitted in a sealed envelope addressed as shown on page 3.

Initials: \_\_\_\_\_

# JUAB COUNTY LAND SALE FORM

Please LEGIBLY complete “all” information and sign below. Failure to completely and legibly complete this form may result in rejection of your Bid.

CONTACT NAME:		
BUSINESS NAME:		
ADDRESS:		
CITY:	STATE:	ZIP:
CONTACT PHONE: Area Code (    )		
ALTERNATE CONTACT PHONE: Area Code (    )		

Party  
Mailing Address  
City, State Zip

Juab County  
**Land Sale 051622**  
160 North Main Street – Room 210  
Nephi, UT. 84648-1412

<b>Total Bid Amount: \$</b>	<b>Date:</b>
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**NOTE:**

All pages of the bid form shall be signed or initialed and included in a “Sealed Envelope” with your Land Sale Bid.

Bidder shall sign below.

Owner/Agent Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Initials: \_\_\_\_\_