

Public Auction

LOCATION - LOCATION - LOCATION

Thursday, March 23rd

@ 2:00 pm (on-site)

20 + acres

www.azpga.com

1681 Dutch Ford Road - Pahrump, NV

Appraised
Oct 17, 2004
for \$ 425,000

Ordered SOLD by:
Chemung Canal Trust Company
for - Kenneth Appel Estate



Pahrump, Nevada with a population of 32,000+ is located in the SE Corner of Nye County at an elevation of 2,725 ft. just 60 miles west of Las Vegas and 60 miles east of Death Valley, CA. Pahrump, an unincorporated community, having experienced exceptional growth within the past few years, along with enjoying the lowest relative humidity in the country, offers a rural life style to all generations.

Directions: Beginning from NV HWY-160 turn West on HWY-372 travel 2.6 miles, then South on Redrock Dr. for 0.6 miles, then West on Fawn St. for 0.7 miles to end at 1681 Dutch Ford Road.

Conducted by:

Auction Services, Inc.

C.R. "Kip" Kane - Auctioneer

7 W. Cheryl Drive • Phoenix, AZ 85021

1-800-530-4561

Fax (602) 331-7331

E-mail: kipkane@qwest.net



In Cooperation with:

Jean Nikolich & Company

Broker Lic# 13331

Sheri Andrews-Petersilie



702-256-6917

UNPRECEDENTED OPPORTUNITY

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1681 Dutch Ford Road

Pahrump, NV 89048

Legal Description: W ½, NE ¼, SW ¼ Section 20

Tax Assessors # 36-351-09

Low Density Residential not less than 1 acre.



AUCTION TERMS & CONDITIONS

1. REGISTRATION: All prospective buyers MUST register in order to bid. Each bidder shall be required to possess a certified check drawn payable to themselves, in the amount of \$10,000.00. If buyer fails to close escrow, the registration fee and earnest money deposit will be forfeited. Closing shall take place within 30 days of the auction and in accordance with Seller's Purchase & Sales Agreement to be executed by Buyer and Seller after completion of the Auction.

2. PROPERTY INSPECTION: Previewing and inspection of Property is essential. The real and personal property (if any) is being sold "AS IS - WHERE IS". A Diligence/Property Information Package is available, and all prospective buyers are urged to acquire said information and conduct any and all due diligence buyer(s) deem appropriate.

3. SELLER'S & AUCTIONEER'S DISCLAIMER: All announcements made by the auctioneer shall take precedence over any previously written material or oral statements made by

auctioneer. Conduct of the auction, increments of the bidding, and decisions as to the high bidder will be at the sole discretion of the auctioneer. The information contained in the brochure is subject to the inspection and verification by all parties relying on it. **NO GUARANTEE, WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED IS GIVEN ON THE INFORMATION CONTAINED IN THE BROCHURE OR DUE DILIGENCE INFORMATION.** The Seller and their agents expressly disclaim any and all liabilities, which may be based on such information, errors therein or omissions therefrom. **ONLY** such representation and warranties as may be set forth in a definitive purchase agreement between Seller and Purchaser shall have any legal effect. Seller reserves the right of disposal of the property prior to the auction date.

4. BUYERS' PREMIUM: A Buyers' Premium of 10% will be added to the successful high bid resulting in the Total Purchase Price.

5. EARNEST MONEY: The earnest money deposit, equal to 10% of the bid amount, including the bidder's registration fee of \$10,000.00 is payable to Chicago Title.

6. ABSENTEE BIDS: Individuals unable to attend the auction may complete an Absentee Bid Form, authorizing the auctioneer to bid on their behalf, up to a specific amount.

7. BROKER PARTICIPATION: A four percent (4 %) commission will be paid to the licensed real estate broker whose client pays and closes escrow. To qualify for the commission, the licensed agent must register their client and accompany their client to the auction. All registration letters from Brokers must be signed by Agent, Broker and Client and must be mailed or faxed and received by Auctioneer 48 hours prior to the auction. There can be **NO** Exceptions to this procedure and **NO** Oral Registrations will be accepted.

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