

Open Bid Sale – Tax Foreclosed Property

On March 25, 2019 at 9:00 am the Wallowa County Board of Commissioners will open a 30 day time frame during which public bids on the property identified in Exhibit A will be accepted, (the “Property”). The bidding will close on April 25, 2019 at 4:00 pm.

Bidding Terms: Bids must be in writing, identify the purchaser with a telephone number and address, and be tendered to Commissioners Nash or Roberts directly at the Wallowa County Board of Commissioners office at 101 S. River Street, Room 103, Enterprise Oregon. Telephone, email or fax bids will not be accepted. Bids tendered to any other County personnel, elected official, County Counsel or other County agent will not qualify as valid bids.

At the end of each day the highest bid amount received will be posted on the County’s website (www.co.wallowa.or.us) and at the Board of Commissioners, with no identifying information as to the bidder’s identity.

The bidding will start at \$500,000.00 minimum bid. Bids below that amount will be rejected.

The properties will be sold as a single lot, and not by individual tax lot. Bidders must bid on all parcels as a single lot.

Upon close of bidding the successful bidder will be notified by telephone, and thereafter in writing.

Wallowa County reserves the right to accept or reject any and all bids.

A nonrefundable deposit in the amount of 10% of the total bid must be delivered to Wallowa County and an earnest money agreement setting out the terms of sale must be signed by the winning bidder not later than 24 hours after close of bidding. Failure to do so will result in the bid being rejected and the next highest bid being accepted.

The purchase of the subject property must close not later than 120 days after bid is accepted. No extensions will be granted under any circumstances. Should the sale not close in that time frame, the deposit will be forfeited, and the property made available for purchase by the next highest bidder.

The winning bidder will be required to pay all closing costs, including recording fees. Sale will close in escrow at Wallowa Title Company.

Property is sold “as is”, with no warranties of any kind, implied or express. The winning bidder will receive a quitclaim deed only, and Wallowa County will not provide title insurance.

Wallowa County will not furnish a survey. Dimensions identified on maps or in other information are approximate and may or may not represent the actual property boundaries. Prospective purchasers are advised to consult with legal counsel, a title insurance company, or others as appropriate prior to purchase.

Sale is for real property only and the winning bidder will be responsible for disposition of any personal property located on the real property at the time of closing of the sale transaction.

The property is designated “no trespassing” and violators may be subject to prosecution. Parties wishing to inspect the property should contact Paige Sully, Wallowa County Counsel at 541-426-0535.

For more information, please contact Paige Sully, Wallowa County Counsel at 541-426-0535 or psullylawoffice@eoni.com