

MASON COUNTY SURPLUS PROPERTY SALE

Closes September 1, 2010

INSTRUCTIONS FOR SUBMITTING BID

Deadline. All bids must be delivered by the end of business (4:30 pm) on September 1, 2010. Deliver or mail bids to:

Rick Brush
Mason County Public Works
100 W. Public Works Drive
Shelton WA 98584

Bid Opening. Bid opening is September 2, 2010.

Prices. The prices shown are asking prices, not minimum bids, although some properties have taxes, foreclosure expenses and Health Department liens that must be covered by the price paid.

Form Completion. Fill out the Bid Form and Purchase and Sale Agreement completely to avoid a bid rejection.

Questions? Call Rick Brush, 360-427-9670, ext 618 or Cathe Bennett, 360-427-9670, ext 456.

Due Diligence. Due diligence in researching the condition and suitability of the properties is entirely the bidders' responsibility. Mason County is not in a position to provide such information on specific properties. However, various departments of the County and the City of Shelton can provide certain information upon a bidder's inquiry. Examples include Land Use and Building Regulations, Drinking Water and Sewer & Septic Systems, Roads and Streets and Assessments & Taxes. Utility companies, contractors and real estate brokers may also provide useful information.

The following is provided as guidance for performing research, but is not intended to include all issues that should be investigated for any given property. If a bidder has any misgivings about the performance of due diligence in researching property, the aid of a qualified real estate professional such as an attorney or a buyers' real estate broker is recommended.

- **Physical Inspection of Property.** Do a site visit and learn the physical characteristics of the property. Is there access? Are the boundaries clear? Are there encroachments on the property by neighbors? Are there objectionable conditions?
- **Zoning and Land Use.** Check with the local jurisdiction to determine land use and building feasibility? Is the property large enough. Are there sufficient utility services available or supportable on the property? What about zoning and permitted land uses on the property and in the neighborhood? Are there any road projects that could affect the property?
- **Title Insurance/Easements or Restrictive Covenants.** Consult a title company. Will title insurance be available? Title insurance will not be available immediately for tax title property. This will affect financing. Is a title search advisable? Are there easements of covenants that limit use of the property?
- **Assessments.** Check with the local jurisdiction or community organization. Are there any assessments for local improvements such as sewers? Is there a community association and does it assess dues?