

Call for Bids for Surplus Irrigation District Real Property

Sunnyside Valley Irrigation District (SVID) will accept sealed bids for the purchase of real property located in Yakima County, Washington, and particularly described as: Parcel Number 211010-13400 Legal: Tract 10, Eaton Hill Residence Tracts, recorded in Volume "A" of Plats, Page 143, records of Yakima County, Washington. Situs: NNA Nelson Rd/Hwy 12, Granger, WA 98932 (approximately 9.64 acres).

The minimum bid is \$8,500 per acre (\$81,940). A bid form and additional information may be obtained from the SVID office at 120 S. Eleventh Street, PO Box 239, Sunnyside, WA 98944, downloaded at www.svid.org or by contacting Ms. Nikki Musson at 509-837-6980. Bids, on SVID Form SRE, must be received not later than August 9, 2024 at 1:30 pm after which they will be opened and publicly read aloud at the SVID office front door at 120 S. Eleventh Street, Sunnyside, WA. SVID reserves the right to reject any and all bids submitted.

David Felman
Sunnyside Valley Irrigation District
Treasurer

Publish: July 17, 2024
July 24, 2024
July 31, 2024

**Sunnyside Valley Irrigation District
(SVID) Notice of Auction Surplus Real
Estate By Sealed Bid
08/09/2024**

DATE, TIME AND PLACE OF BID OPENING:
The bid opening will begin at 1:30 p.m. on August 9, 2024, outside in front of Sunnyside Valley Irrigation District, 120 S. 11th Street, Sunnyside, Washington.

BID DELIVERY POINT: Bids that are delivered in person thru the mail slot must be received in the office at Sunnyside Valley Irrigation District, Sunnyside, Washington before 1:30 p.m. on the scheduled date of the bid opening. Bids that are delivered via US Mail must be received and date stamped by Sunnyside Valley Irrigation District no later than 1:30 p.m. on the scheduled date of the bid opening. **Bids received after the scheduled time and date will not be accepted or read.** It is recommended that mailed bids be sent certified-return receipt requested, or by express mail service.

Directions to the Sunnyside Valley Irrigation District Office:

From: East Bound; Off of I-82, take exit 63 toward Sunnyside/Outlook. Turn Left onto W. Sunnyside Road. Turn Right onto Yakima Valley Highway. Turn right onto S. 11th Street.

From: West Bound; Off of I-82, take exit 69 toward Sunnyside/Mabton. Turn Right onto WA-241. Turn Left onto Yakima Valley Highway. Turn Left onto S. 11th Street.



Sunnyside Valley Irrigation District
P.O. Box 239
Sunnyside, WA 98944
(509) 837-6980

Street Address:
Sunnyside Valley Irrigation District
120 S. 11th Street
Sunnyside, WA 98944-1579

General Sale Terms

1. Bid Form: A Special Bid Form SVID SRE must be used when submitting bids. The bid form must be filled out legibly with any and all corrections initialed by the person signing the bid. The envelope must clearly identify the name and address of the bidder as well as display the property parcel number(s).

2. Surety Deposit: All bids must be accompanied by a surety deposit to be considered. All deposits must be in the form of **CASHIER'S CHECK, CERTIFIED CHECK or MONEY ORDER**, made payable to:

SUNNYSIDE VALLEY IRRIGATION DISTRICT

(Any other form of deposit will not be accepted.)

Bidders are encouraged to note the parcel number(s) and their name on the deposit.

The deposit must be at least 10% of the bid amount or \$25,000, **WHICHEVER IS LESS**. Should the apparent successful bidder fail to complete the sale according to the terms stated herein, the deposit will be retained by Sunnyside Valley Irrigation District as liquidated damages. The deposits of unsuccessful bidders will be returned as soon as possible, normally within two business days of the bid opening.

3. Cash Purchase: The remaining balance of the sale price shall be due and payable within 30 days after the date of sale.

4. Closing Cost: Successful bidders are required by law, RCW 65.08.095, to pay recording fees. Assessment payments, if any, may be prorated and will be assumed by the purchaser.

5. Conveyance, Title Insurance, and Survey: Upon receipt of the total sale price, plus interest if any, title will be conveyed by Quitclaim Deed. Sunnyside Irrigation District will not provide title insurance or surveys.

6. Sales Procedure: The property will be sold for the highest qualifying bid that is equal to or higher than the minimum bid listed. When two (2) or more, highest bids are submitted for the same amount, the tied bidders will be notified and requested to submit a new written bid to break the tie.

Bids will be opened beginning after the scheduled bid opening time with the name of the bidder, their place of residence, and the bid amount being announced.

Sunnyside Valley Irrigation District, may at its election, waive any minor informalities or irregularities in bids received or reject any or all bids or portions thereof. Bids containing contingencies or conditions will be rejected.

7. Bid Status: Any bids received after the scheduled time and date will not be considered. Any modification or withdrawal of bids is subject to positive identification of the bidder and will not be considered unless made prior to the exact time set for bid opening. Name and address of bidder must be on the bid envelope or the bid may not be withdrawn or altered. Bids may not be assigned to third parties.

8. Default: Should the apparent successful bidder default, another auction will be scheduled or, at Sunnyside Valley Irrigation District's option, the property will be offered to the next highest qualified bidder.

9. Attendance: Your attendance is not required; however, you are welcome to attend the bid opening. Individuals requiring reasonable accommodation may request written materials in alternative formats, sign language interpreters, physical accessibility accommodations, or other reasonable accommodation by calling (509) 837-6980.

The apparent successful bidder will be notified and will receive a receipt for their deposit by mail. Unsuccessful bidders will be notified and their deposits returned by certified mail if not attending in person.

10. Unsold Property: This property in which no bids have been received at opening may be purchased for the minimum bid. A legal notice will be published stating the particulars of the proposed sale. Any person may then, within 10 days of the publication, submit a bid, meeting at least the minimum bid of \$81,940 along with a deposit of at least 10% of the amount bid or \$25,000, WHICHEVER IS LESS. All deposits must be in the form of **CASHIER'S CHECK, CERTIFIED CHECK or MONEY ORDER.**

The initial offeror shall be notified by mail of any subsequent offer and shall have 10 days from said notice to submit an offer higher than the subsequent offer. After the ten (10) day waiting period, Sunnyside Valley

Irrigation District shall proceed with the highest qualified offer.

11. Property Condition: The property is being offered "as is" and "where is" without representation, warranty or guarantee as to quality, character, condition, size or kind, or that the same is in condition or fit to be used for the purpose for which intended, and no claim for any allowance or deduction upon such grounds will be considered after bids have been awarded.

12. Conditions of Sale: SUNNYSIDE VALLEY IRRIGATION DISTRICT makes no representation of any kind as to the accuracy or completeness of the parcel information provided in the notice of auction as well as any other parcel information provided by SVID. Sunnyside Valley Irrigation District makes no warranty, expressed or implied, including but not limited to suitability for any use. Interested parties are instructed to contact the local jurisdiction for specific requirements regarding use(s) allowed. All sales are subject to existing easements, reservations, restrictions, zoning ordinances, building and use restrictions, matters that would be disclosed by an accurate survey, and such other encumbrances as may be disclosed by an examination of the public records and/or an inspection of the premises; rental or lease agreements as may exist; also, special conditions contained herein and as may be named in other materials distributed by Sunnyside Valley Irrigation District. **SVID reserves the right to cancel any or all sales and reject any or all bids.** All Sales are subject to approval by the Sunnyside Valley Irrigation District's Board of Directors.

Bid for Purchase of Surplus Real Estate

#VALUE!

Bid Opening Date: August 9, 2024 1:30 pm

For Parcel Number:

211010-13400

Minimum Bid \$81,940

Bid Amount: \$ _____

Print Bid Amount In Longhand

Deposit: To be considered, each bid **MUST** be accompanied by a *surety deposit in the form of: **Cashier's Check, Certified Check,** or **Money Order**, Payable to: *Sunnyside Valley Irrigation District*

*Surety deposit is 10% of bid amount or \$25,000 whichever is less. Total sale amount is payable in full within 30 days from date of bid opening along with the 2024 Irrigation Assessment in the amount of \$1,404.42

Deposit Enclosed: \$ _____

Print Deposit Amount in Longhand

Full Names(s) desired on Title: Purchaser and Spouse (If Married):

Parcel Use: The local jurisdiction governing the subject property should be contacted for specific requirements regarding use(s) allowed. SVID makes no warranty, expressed or implied, about suitability for any use.

Signature: The undersigned bidder hereby submits to Sunnyside Valley Irrigation District, a bid for the purchase of the above noted property. Bidder acknowledges, understands and accepts the terms and conditions contained in the Notice Auction, General Sale Terms and Parcel Information.

Signature of Bidder

Date



Note: Bid Must Be Signed

Bidder Information	
Name of Bidder	
Address	
City	
State	Zip Code
Home Phone Number (Include Area Code)	
Work Phone Number (Include Area Code)	
Marital Status	
<input type="checkbox"/> Married	<input type="checkbox"/> Single