

## PUBLIC AUCTION

### CHLORIDE TOWNSITE PARCELS

PLEASE TAKE NOTICE that on Wednesday, April 5, 2023 the Honorable Charles W. Gurtler, Jr. at the direction of the Presiding Judge, Steven C. Moss acting Trustee of the Chloride Townsite pursuant to A.R.S. § 9-1101, will conduct a public auction at the steps to the Mohave County Historic Courthouse, 401 E. Spring Street, Kingman, Arizona as to the following Chloride Townsite Property at the minimum bid listed. The Auction shall begin at 11:00 a.m.

<b>TAX PARCEL NO.</b>	<b>MINIMUM BID PLUS COSTS OF APPRAISAL AND PUBLICATION</b>
308-06-592	\$5401.00 + \$15.00 + publication costs

Payment of the purchase price must be made through certified funds within ten (10) days of the auction. Additionally, the minimum bid is further subject to applicable appraisal costs in the amount of \$15.00 and the expense for the cost of the publication of this notice of auction.

The Property described above will be conveyed as is, where is, and such conveyance will be made without express or implied warranties or representations. No warranty or representation will be made with respect to title to the Property, the zoning, if any, of the Property, or the condition of the Property or any of its component parts or contents, or with respect to the fitness of the Property or any of its component parts or contents for any particular use, purpose, or condition.

Interested person(s) will be given the opportunity to examine the Property prior to the date of the sale. The subject property is a 5.90-acre parcel in the southeastern side of Chloride with access at the southern terminus of N. 5<sup>th</sup> Street. The conveyance to the grantee will be made with the understanding that the grantee is satisfied with the condition of the Property, including without limitation, and by way of illustration only, any and all conditions, defects or deficiencies, or the unsuitability of the Property for grantee's intended use, compliance or non-compliance with applicable environmental laws, or any other applicable federal, state or local laws, rules, ordinances, permits, approvals, orders or regulations as they now exist or may subsequently be modified, supplemented or amended and that grantee is not bidding and paying the purchase price for the Property based upon any direct, indirect, explicit or implicit statement, representation or declaration, whether by written or oral statement or otherwise, of the Trustee (either himself, or by and through his agents or representatives) authorized to conduct the sale and execute and deliver the Trustee's Deed conveying the Property.