

## **PUBLIC AUCTION TERMS AND CONDITIONS**

**For: 9019 W. Woodlark Street, Boise, Idaho**

**Bid Location: VIA ZOOM on September 19, 2022 at 1:30pm  
Meeting ID: 789 7538 2644  
Passcode: 642R1G**

- the minimum bid shall be not less than one hundred percent (100%) of the fair market value of the Subject Property, as determined by ACHD, \$206,000.00.
- the high bidder shall pay to ACHD 10 percent (10%) of the purchase price by cash or cashiers check drawn on a national or state of Idaho chartered bank, by 4:30pm on the day of the auction with the remainder due at closing, not more than 90 days after the day of the auction;
- upon receipt of full payment, ACHD will convey title to the Subject Property “as-is” without warranty of any kind, by Quitclaim Deed;
- Proof of Funds: Bidders must provide ACHD with proof of financial ability to pay full purchase price at closing. Acceptable proof of such financial ability shall be: (1) A letter from a financial institute clarifying bidders prequalification to place a bid at no less than the asking Minimum bid; or (2) A cash (or equivalent).
- ACHD reserves the right to reject any and all bids presented at the auction.

For more information contact Lorie Baird @ [Lbaird@achdidaho.org](mailto:Lbaird@achdidaho.org) or 208-387-6277

I hereby have read, understand and agree to the Terms and Conditions.

\_\_\_\_\_  
BY:

\_\_\_\_\_  
TODAY'S DATE

The Ada County Highway District (ACHD) is committed to compliance with Title VI of the Civil Rights Act of 1964 and related regulations and directives. ACHD assures that no person shall on the grounds of race, color, national origin, gender, disability or age, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any ACHD service, program or activity.

ACHD Project: Maple Grove Road (Victory Road to Overland Road)  
ACHD Project No.: 517039  
Owner: Ada County Highway District  
APN.:R7854510205  
Section 23, T3N, R1E, B.M.  
Page 1 of 1



## Parcel 1 Remainder

A parcel of land being a portion of Lot 12, Block 4, Sherman Oaks No. 2 Subdivision, book 41, page 3367, records of Ada county , Idaho and located in a portion of the Southeast Quarter of the Southeast Quarter of Section 23, Township 3 North, Range 1 East, Boise Meridian, City of Boise, Ada County, Idaho, more particularly described as follows:

COMMENCING at a brass cap monument marking the southeast corner of the said Southeast Quarter, from which the southwest corner of the Southeast Quarter of said section 23, bears N.89°36'54"W. a distance of 2621.24 feet;

Thence along the south boundary of the said Southeast Quarter, N.89°36'54"W. a distance of 83.56 feet;

Thence leaving said south boundary, N.00°23'06"E. a distance of 33.01 feet to a point on the north right-of-way of West Victory Road and the POINT OF BEGINNING;

Thence along said right-of-way N.89°36'54"W. a distance of 38.46 feet to the southeast corner of Lot 11, Block 4, of said Sherman Oaks No. 2 Subdivision;

Thence along the east boundary of said Lot 11, N.00°23'20"E., a distance of 200.00 feet to the northeast corner of said Lot 11;

Thence along the south right-of-way of W. Woodlark St., S.89°36'40"E., a distance of 56.45 feet;

Thence leaving said south right-of-way, S.22°37'49"E., a distance of 24.36 feet;

Thence, S.06°35'21"W., a distance of 73.02 feet;

Thence, S.00°37'26"W., a distance of 87.71 feet;

Thence, S.48°30'55"W., a distance of 25.88 feet to the **POINT OF BEGINNING.**

Said parcel contains 11,786.37 square feet (0.27 acres), more or less.

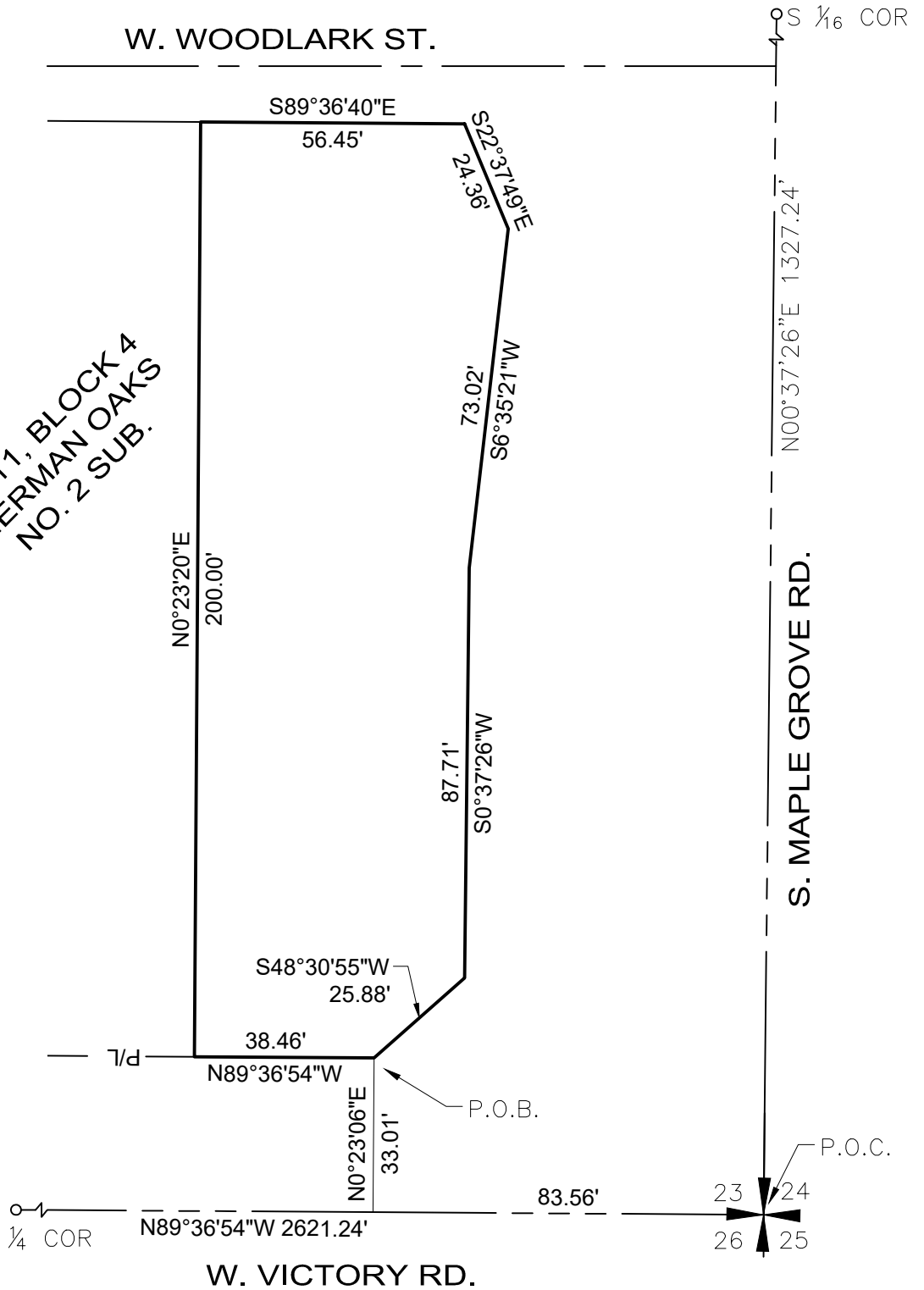
Prepared by Ron Wright, P.L.S.  
Horrocks Engineers  
April 19, 2022

MAPLE GROVE, VICTORY RD TO OVERLAND RD  
 ACHD PROJECT NO.: 517039  
 OWNER: ADA COUNTY HIGHWAY DISTRICT  
 ASSESSOR'S PARCEL NO.: R7854510205  
 LOCATED IN SECTION 23, T3N, R1E, BM  
 APRIL 2022



Not To Scale

LOT 11, BLOCK 4  
 SHERMAN OAKS  
 NO. 2 SUB.



TOTAL REMAINDER  
 11,786.37 SF (0.27 Acre)