

833 Cottonwood public auction notice

Lot for Sale by Public Auction November 12th, 2024

Lot 21, Block 1 of Shadow Mountain Village, Filing# 1 Craig, CO 816525 (833 Cottonwood)

Pursuant to C.R.S. 30-11-101 and Moffat County Resolution 2024-83 a live auction will be conducted by the Moffat County Commissioners at 10:00 AM on November 12th 2024, following the regularly scheduled board meeting in the commissioners' chambers at 1198 West Victory Way, Craig, Colorado 81625. Lot is sold to the highest bidder.

The real property will be sold to the highest and best bidder who submits a winning bid and who agrees to Additional Provisions below. The successful bidder must deposit the **full** amount of the winning bid at the time the bid is awarded. All costs associated with the sale of this property shall be paid by the Buyer.

Additional Provisions: Moffat County agrees to sell and Buyer agrees to buy the property described above with a winning bid. Buyer shall provide cash or cashier check for the full amount at the time of sale to Moffat County. Moffat County will transfer ownership to the Buyer via Quit Claim Deed; any quiet title action will be the responsibility of the Buyer. Buyer agrees to take the Property "AS IS" agrees to indemnify Seller (Moffat County) for any possible environmental contaminants in the soil. Buyer shall pay all costs associated with the sale of this property. Those costs include but are not limited to title insurance, re-platting, re-zoning, or survey work.

Release: Buyer agrees that, subject to Moffat County's representations, Moffat County shall not be responsible or liable to Buyer for any defects, errors or omissions, or on account of any other conditions affecting the Property, because Buyer is purchasing the Property AS-IS, WHERE-IS, and WITH ALL FAULTS. Buyer, or anyone claiming by, through or under Buyer, hereby fully releases Moffat County, its elected officials, employees, consultants, and agents from, and irrevocably waives its right to maintain, any and all claims and causes of action that it may now have or hereafter acquire against Moffat County, its elected officials, employees, consultants, and agents for any costs, loss, liability, damage, expense, demand, action or cause of action arising from or related to any defects, errors, omissions or other conditions affecting the Property, except to the extent that such loss or other liability results from a breach of Moffat County's representations. Buyer hereby waives any Environmental Claim which it now has or in the future may have against Moffat County, provided however, such waiver shall not apply to any Environmental Claim affecting or relating to any portion of the Property conveyed by Moffat County or Buyer which arises after Buyer's acquisition of such portion of the Property as a result of any actions by Moffat County, at or under such portion of the Property. The foregoing release and waiver shall be given full force and effect according to each of its express terms and provisions, including, but not limited to, those relating to unknown and suspected claims, damages and causes of action. The terms of the disclaimers and releases set forth in this Release shall survive the Closing and delivery of the deed to Buyer.

Information on this property including exhibits A and B available for review at the office of Development Services, 1198 W. Victory Way #107, Craig, CO 81625 For further information please contact Candace Miller at 970-824-9148.

Resolution 2024- 83

AUTHORIZATION TO SELL COUNTY PROPERTY BY PUBLIC AUCTION

WHEREAS, C.R.S. 30-11-101 authorizes counties, acting by the board of county commissioners, to sell, convey, or exchange any real or personal property owned by the county and make such order respecting the same as may be deemed conducive to the interests of the inhabitants, when deemed by the board of county commissioners to be in the best interests of the county and its inhabitants; and

WHEREAS, Moffat County, a body politic, holds title to the following described real property, located in Moffat County, Colorado: Craig, CO 81625 which has a legal description of *Subd: SHADOW MTN VILLAGE FILING #1, Lot 21, Block 1.*


Property Record Card labeled Exhibit A, which is attached hereto and incorporated herein.
Title Commitment labeled Exhibit B, which is attached hereto and incorporated herein.

WHEREAS, the real property to be sold (hereafter called the "Property") is vacant land; and

WHEREAS, the Property is not presently needed for the governmental use of Moffat County.

NOW THEREFORE BE IT RESOLVED, that the Moffat County Board of County Commissioners hereby authorizes a Public Sale of said Property, to be properly noticed as required by law, and for a Public Auction to occur within two months from today's date.


Passed and approved this 22nd day of October, 2024.



Tony Bohrer
Chairman of the Board



Melody Villard
County Commissioner




Donald Broom
County Commissioner

STATE OF COLORADO)
)ss.
COUNTY OF MOFFAT)

I, Erin Miller, County Clerk and Ex-officio to the Board of Commissioners, do hereby certify that the above and foregoing is a true and complete copy of the resolution as adopted by the Board of County Commissioners on the date stated.

Witness, my hand and seal of said County this 22nd day of October 2024.



Clerk and Ex-officio to
County Commissioners, Moffat County
State of Colorado, Erin Miller



Property Record Card

Moffat Assessor

MOFFAT COUNTY

1198 W VICTORY WAY
CRAIG, CO 81625

Account: R003510

Tax Area: 04 - 01FG
Acres: 0.000

Parcel: 0657-353-01-007

Situs Address:
833 COTTONWOOD AVE
CRAIG, 81625

Value Summary

Value By:	Market	Override
Land (1)	\$23,000	N/A
Total	\$23,000	\$23,000

Legal Description

Subd: SHDW MTN VILLAGE Lot: 21 Block: 1 FILING #1



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
2023-0764	03/31/2023	SWD	UI	Y	\$4,000	575.00	\$4,000	575.00	\$4,000	575.00
B94 P185	07/14/1994	TL	QV	Y	\$37,582	61.20	\$30,682	74.96	\$30,682	74.96
B658 P174	09/14/1992	SWD	U	N	\$6,900	333.33	\$6,900	333.33	\$6,900	333.33

Land Occurrence 1

Property Code	9139 - EXEMPT-COUNTY-LAND		Economic Area	1 - CRAIG 1		
Land Use Code	1180 - SHADOW MTN VILLAGE		Land Parcel Number	065735301007		
Rate	\$20,000.00					
SubArea	SFLA	GARAGESF	ACTUAL_ME AS	ACTUAL	REGCONS	EFFECTIVE
Land L				1		1
Total				1.00		1.00
	Value	Rate	Rate	Rate	Rate	Rate
	\$23,000			23,000.00		23,000.00

Property Record Card

Moffat Assessor

Abstract Summary

Code	Classification	Actual Value	Value	Taxable Value	Actual Value Override	Taxable Override
9139	EXEMPT-COUNTY-LAND		\$23,000	\$6,420	NA	NA
Total			\$23,000	\$6,420	NA	NA