

**LEWIS COUNTY PUBLIC WORKS
SURPLUS PROPERTY REPORT**

DATE: November 19, 2020
TO: Lewis County Board of County Commissioners
FROM: Kelly Albert, Engineering Tech IV-Appraiser

IN THE MATTER OF: Property located off 201st Ave SW near Rochester, WA (aka Independence Gravel Pit)

FINDINGS AND RECOMMENDATIONS:

I inspected the property described below on November 9, 2020 and found the property to be vacant, unused and surplus to the apparent needs of Lewis County.

I recommend that the two (2) parcels that make up this property be sold separately for the reason that each is most likely to be wanted by different abutting owners and that the property described below be sold in conformance with LCC 3.30, for the minimum bid amount stated below, and that notice of the sale be published in the official newspaper of the county at least once a week for 2 consecutive weeks.

I further recommend that in order to reach as many prospective buyers as possible, notice of the time, date and place of auction be published in the classified ad section of the newspaper of general circulation in the vicinity of the property, and that notice of the time and place of auction be mailed to all abutting property owners and that a copy of such notice be posted in a conspicuous location on the property to be sold.

I recommend that the property be sold at auction, by Sealed Bid.

LEGAL DESCRIPTION:

Parcel - 14511330400

A tract of land being a part of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section 11, Township 15 North, Range 4 West, W.M., described as follows to wit: Beginning at a point 19.5 feet West of the Northeast Corner of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of said Section 11; thence West 132; thence South 165 feet; thence East 132 feet; thence North 165 feet to the Place of Beginning. **0.50 Acre**

Parcel - 14511320300

Also a tract of land being a part of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section 11, Township 15 North, Range 4 West, W.M., described as follows to wit: Beginning at a point that bears North 35°36' East, 1,643.93 feet from the Southwest Corner of said Section 11; thence North 02°29' East, 250 feet; thence East 350 feet; thence South 00°29' West, 250 feet; thence West 350 feet to the Place of Beginning. **2.01 Acre**

An appraisal of the property has been done and is on file in the Property Management Office of the Lewis County Public Works Department in Chehalis, WA. I recommend that the minimum acceptable bid be based on this report.

MINIMUM BID:

Parcel – 14511330400 \$500.00

Parcel – 14511320300 \$2,200.00

TERMS AND CONDITIONS OF SALE:

The property be sold in "as-is" condition.

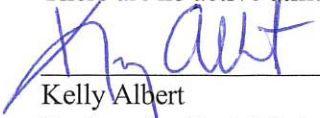
There will be no excise tax on the sale of County property.

Escrow fees be shared equally between the County and purchaser.

Recording fees be paid by purchaser.

The property is currently tax exempt so there is no proration of real estate taxes required.

There are no active utilities to the property so no proration of utility costs is required.



Kelly Albert
Engineering Tech IV-Appraiser
Property Management

Parcel – 14511330400 – south of road



Parcel – 14511320300 – north of road

