



CROOK COUNTY BOARD OF COMMISSIONERS

P.O. BOX 37
SUNDANCE, WYOMING 82729-0037
(307) 283-1323

September 11, 2014

RE: Pine Ridge Property----T 50 N. R 66 W Section 23: Lot 1 (SW1/4NE1/4)

To whom it may concern,

The Board of County Commissioners own an interest in the above described property that it desires to sell pursuant to W. S. 39-13-108 (c) (iv) (B). The County obtained title to this property by a Tax Deed from the County Treasurer recorded at Book 404 of Photos at page 595 pursuant to an Affidavit Affecting Real Property recorded at Book 404 of Photos at page 592.

The Board would convey their interest to this property by Commissioners Quitclaim Deed pursuant to a Sales Agreement. To do so the Board will auction the property on **December 2, 2014 at 2:00 P.M. in the Crook County Commissioners Chambers in the Courthouse in Sundance, WY** to the highest responsible bidder. You should arrange ahead of time to insure that you have a bidder present that has written authority to enter into a binding Sales Agreement and that the County will accept the guaranteed funds.

BE ADVISED:

1. Once the highest bid is obtained, the Buyer shall immediately sign the Sales Agreement and tender cash or guaranteed funds satisfactory to the County. If the bid is not accepted by the county, the sale may be immediately commenced or continued to a later time determined by the Board.
2. The property may or may not have legal access, but if it does, legal access would be subject to the county Policy on the Redevelopment of County Roads.
3. The Buyer of the property will likely be required to quiet title to the property through a court action before a title company will insure title to the property for mortgage purposes. A quiet title action may result in the loss of title to the property and you will not be able to recover any loss from the Board, the County Treasurer, or Crook County, Wyoming.
4. The Seller recommends that the Buyer consult an attorney for a title opinion and advice about all of these matters before bidding on this property.

5. There will be no reserve at the auction, however all requests, offers, and bids may be rejected by the Board at that time, for any reason. Any person that attends may or may not be granted the right to change or increase their offer.

6. If a bid is rejected then the Board may reopen the bidding until it finds a satisfactory offer.

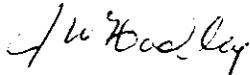
7. This letter, the Sales Agreement and Commissioners Quitclaim Deed are all subject to change until the Commissioners Quitclaim Deed is actually conveyed to the Buyer.

8. These are serious financial and legal matters. You are advised to contact an attorney that understands and handles land transactions to answer your questions or concerns.

Sincerely,

9. The Buyer will also be required to complete a separate W-9 for tax reporting purposes.

Sincerely,



J. W. Hadley
Chairman

Enclosures
Sales Agreement with Attachments

BUYER(S) WILL BE REQUIRED TO PROVIDE THIS INFORMATION

By _____ Date _____

Phone: _____ (work) _____ (home) _____ (cell)

e-mail: _____

Physical Addresses: _____

Mailing Addresses: _____
