

Public Land Sale

Seventy-one Properties in the Las Vegas Valley

June 2, 2004

Auction to be held at

**Sam's Town Hotel
Sam's Town Live
5111 Boulder Highway
Las Vegas, NV 89122-6004**

**Registration hours:
8:00a.m. - 10:00 a.m.
Auction begins at 10 a.m.**

*Hosted by the Bureau of Land
Management (BLM), Las Vegas Field
Office*

*Auction services provided by the
U.S. General Services Administration (GSA)*

For More Information

Phone

1-888-GSA-LAND (472-5263)

Fabian Huey ext. 3408
David Haase ext. 3426
Gina Arias-Arrieta ext. 3431
BLM Project Office (702) 515-5114

Web Sale Page

<http://propertydisposal.gsa.gov/property>

Click on Hot Sales – Las Vegas, NV

OR

BLM Web Page

<http://www.nv.blm.gov>

Click on Southern Nevada Public Land Management Act. On the next page, click on Land Sales.

Online Auction

<http://www.auctionrp.com>

*Please refer to the brochure for General Terms
and Conditions and Bidding Instructions.*

— Auction Details —

This sale will consist of 71 parcels located in Clark County Nevada. The parcels, as described in the enclosed maps and encumbrance information, are generally suitable for residential and/or commercial purposes.

SEALED BIDS

Prior to the **oral auction on June 2, 2004**, sealed bids on the 69 parcels will be accepted, with the bids starting at market value. Bids obtained by sealed bids will be carried over to the oral auction. The BLM Las Vegas Field Office will accept sealed bids until 4:30 p.m. on **May 26, 2004** at 4701 N. Torrey Pines Drive, Las Vegas, NV 89130. For more information on sealed bidding please refer to page 6 of the brochure or call the BLM Project Office at (702) 515-5114.

ORAL AUCTION – June 2, 2004

Registration for the oral auction will begin at 8:00 A.M. and will close at 10:00 A.M. The oral auction of the 71 parcels will begin at **10 A.M.** with the opening price being the appraised fair market value (FMV) or the amount bid by sealed bid, whichever is higher.

Registration Deposits are now required to bid on the sale parcels. A Registration Deposit in the form of a certified check, bank draft, or cashier's check is required to bid on the sale parcels. **Registration deposits must be in the amount of \$10,000 for all parcels except for N75200 and N77125. The registration deposit for N75200 is \$50,000,000 and N77125 is \$4,400,000.**

No parcel will be sold for less than its fair market value (see parcel maps for FMV). At close of the auction, the highest qualified bids will be announced. If the person declared to have entered the highest qualifying bid did so at the oral auction, **payment for not less than one-fifth (20%)** of the amount of the bid must be submitted by **4:30 PM on June 2, 2004 at Sam's Town**. You must pay the balance within 180 days of the date of the sale. Failure to pay the full price within 180 days shall disqualify your bid and you will forfeit your bid deposit to the BLM.

PRE REGISTRATION FORM - JUNE 2, 2004 BLM PUBLIC AUCTION

Tired of waiting in line to register on the day of the auction? There's 3 easy ways to pre-register:

➔ **ONLINE:** www.auctionrp.com

(Scroll to Featured Auction and Click on Las Vegas):

➔ **MAIL** (Complete this form and send to):

GSA Office of Property Disposal (9PR)

450 Golden Gate Avenue, 4th Floor

San Francisco, CA 94102-3434

Attn: BLM Nov 2004 Pre-Registration

➔ **FAX** (Complete this form and fax to): 415-436-7402

The last day to pre-register is 12 p.m. (noon) **Wednesday, May 26, 2004.**

On June 2nd, go directly to the **Express Registration Desk** (8:00 a.m. – 10:00 a.m.) at Sam's Town Live. You will need to present a photo identification card (driver's license, state identification or equivalent) and the required registration deposit to receive your Bidder Number.

PRE-REGISTRATION FORM BLM Las Vegas Public Auction June 2, 2004

(Property Code 184)

Please print legibly when completing this form:

Bidder's Name: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: Area Code _____ No. _____

By signing below, I certify that I am a citizen of the United States and am not an employee of the US Department of the Interior.

Signature: _____

Information requested on this form is done so in accordance with The Privacy Act of 1974 (5 U.S.C. § 552A), as amended, for the purpose of registering you as a bidder for BLM's oral auction to be held on 6/2/04.

PARCEL SUMMARY MATRIX

The following lists the 71 parcels that will be offered at the June 2, 2004 oral auction. Unsold parcels may be offered online at www.auctionrp.com after June 17, 2004. Please refer to the online bidding instructions in the brochure.

Parcel No.	APN	Acres	Fair Market Value
N-65948	177-28-201-022	2.5	\$300,000.00
N-65952	177-28-201-020	2.5	\$275,000.00
N-75200	Various 191-11, 191-14, 191-15, 191-22, 191-23, 191-24	1940	\$250,000,000.00
N-76385	Pt 176-21-501-020	2.5	\$300,000.00
N-76400	Pt 161-28-401-008	6.25	\$536,000.00
N-77032	Pt 125-31-101-005	2.5	\$275,000.00
N-77036	Pt 138-06-504-001	2.5	\$300,000.00
N-77040	Pt 138-06-601-002	2.5	\$300,000.00
N-77054	176-24-201-017	5	\$675,000.00
N-77055	Pt 176-24-601-052	2.5	\$235,000.00
N-77057	Pt 176-24-601-048	2.5	\$235,000.00
N-77065	177-29-801-024	2.5	\$250,000.00
N-77125	Various 191-07-000	354.71	\$22,000,000.00
N-77304	Pt 126-02-501-018	5	\$500,000.00
N-77305	Pt-126-02-501-018	5	\$500,000.00
N-77306	Pt-126-02-501-018	5	\$500,000.00
N-77307	Pt-126-02-501-018	5	\$500,000.00
N-77308	Pt-126-02-501-018	5	\$500,000.00
N-77309	Pt-126-02-501-018	5	\$500,000.00
N-77310	Pt 138-06-504-001	2.5	\$300,000.00
N-77311	Pt 126-25-201-001	10	\$1,000,000.00
N-77314	Pt 125-31-402-003	2.5	\$300,000.00
N-77315	Pt-125-31-402-003	2.5	\$300,000.00
N-77316	Pt 125-31-403-001	2.5	\$300,000.00
N-77317	Pt 125-31-403-001	2.5	\$300,000.00
N-77318	Pt 125-31-804-002	2.5	\$210,000.00
N-77319	Pt 125-31-804-002	2.5	\$300,000.00
N-77320	Pt-138-06-104-011	2.5	\$300,000.00
N-77321	Pt-138-06-104-011	2.5	\$300,000.00

PARCEL SUMMARY MATRIX (Continued)

Parcel No.	APN	Acres	Fair Market Value
N-77322	Pt 138-06-202-012	2.5	\$300,000.00
N-77323	Pt 138-06-202-012	2.5	\$300,000.00
N-77324	Pt 138-06-503-001	2.5	\$300,000.00
N-77325	Pt 138-06-503-001	2.5	\$300,000.00
N-77326	Pt 138-06-503-003	2.5	\$300,000.00
N-77327	Pt 138-06-503-003	2.5	\$300,000.00
N-77328	Pt 138-06-503-004	2.5	\$300,000.00
N-77329	Pt 138-06-503-004	2.5	\$300,000.00
N-77330	176-15-701-010	2.5	\$925,000.00
N-77331	Pt 176-15-301-029	2.5	\$325,000.00
N-77332	Pt 176-15-301-029	1.25	\$157,500.00
N-77333	Pt 176-16-801-011	1.25	\$162,500.00
N-77334	Pt 176-16-801-011	1.25	\$157,500.00
N-77335	Pt 176-16-801-011	1.25	\$162,500.00
N-77336	Pt 176-16-801-011	1.25	\$157,500.00
N-77337	Pt 176-21-501-003	5	\$1,525,000.00
N-77338	176-21-201-001	7.5	\$2,175,000.00
N-77340	Pt 176-22-301-011	1.25	\$150,000.00
N-77341	176-23-601-009	2.5	\$475,000.00
N-77342	176-24-101-024	2.5	\$647,000.00
N-77343	Pt 176-17-801-014	5	\$1,385,000.00
N-77344	Pt 176-24-601-052	2.5	\$280,000.00
N-77345	176-24-601-020	2.5	\$325,000.00
N-77346	176-24-601-030	2.5	\$250,000.00
N-77347	176-26-301-001	5	\$1,140,000.00
N-77348	Pt 161-28-401-008	3.75	\$35,000.00
N-77349	Pt 176-17-801-014	5	\$1,385,000.00
N-77350	Pt 177-30-603-003	2.5	\$290,000.00
N-77351	Pt 177-30-603-003	1.25	\$145,000.00
N-77352	Pt 177-33-201-015	2.5	\$295,000.00

PARCEL SUMMARY MATRIX (Continued)

Parcel No.	APN	Acres	Fair Market Value
N-77353	Pt 177-33-201-015	2.5	\$315,000.00
N-77354	Pt 177-33-204-001	2.5	\$330,000.00
N-77355	Pt 177-33-204-001	2.5	\$330,000.00
N-77356	Pt 125-18-601-015	5	\$1,025,000.00
N-77357	138-33-401-015	10	\$3,240,000.00
N-77358	163-03-302-004	5.36	\$938,000.00
N-77359	163-03-302-005	5.35	\$936,000.00
N-77360	163-03-302-006	5.34	\$935,000.00
N-77362	138-22-701-005	5	\$1,980,000.00
N-77363	Pt 125-18-201-010	10	\$1,900,000.00
N-77365	Pt 125-32-203-001	2.5	\$300,000.00
N-77366	Pt 125-32-203-001	2.5	\$300,000.00

Bidder Statement

UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

Sale Bid & Certificate of Eligibility
Read all instructions before completing this form.

Serial Number N-_____ Amount of Bid \$ _____

Total Amount Enclosed \$ _____

Note: A mineral conveyance application fee of \$50.00 is required by BLM at time of closing.

INDIVIDUAL () I certify that I am a citizen of the United States, 18 years of age or older, and under 43 CFR 20.401 am not an employee of the U.S. Department of the Interior.

NOTE: Individuals taking title together should check "Individual" box and each sign below.

PARTNERSHIP () I certify, under 43 CFR 2711.2 that I am qualified as specified above for an individual. In addition, I certify that I am duly authorized by the partnership to bind the partnership to a bid for purchase of the real estate identified above, or that all members necessary to legally bind the partnership have signed below to bind the partnership to a bid for the real estate identified above. I (we) certify that the partnership is legally capable of conveying and holding lands or interests therein under the laws of Nevada.

CORPORATION () I certify, under 43 CFR 2711.2, that the corporation named below is organized under and subject to the laws of the United States or any state thereof. In addition, I certify that I am duly authorized by the corporation to bid for purchase of the real estate identified above. I certify that the corporation is legally capable of conveying and holding lands or interests therein under the laws of Nevada.

GOVERNMENTAL ENTITY () I certify, under 43 CFR 2711.2, that the entity named below is a state, or political subdivision thereof, and that this entity is authorized to hold property. I certify that I am duly authorized by the named entity to bind the entity to a bid for purchase of the real estate.

PRINT your name and write your signature below. Married women should sign their given name (i.e. Mary Ellen Jones, not Mrs. John Jones).

Print Name of Individual or Corporation Name

Signature

Street Address

City, State, Zip

Send patent to this address: _____

Name and phone number of point of contact: _____

Information requested on this form is done so in accordance with The Privacy Act of 1974 (5 U.S.C. § 552A), as amended, for the purpose of registering you as a bidder for BLM's oral auction to be held on 6/2/04.

SALE BID & CERTIFICATE OF ELIGIBILITY

This statement must be thoroughly and legibly completed for **each** parcel you purchase. **PLEASE** complete the form before you leave today.

WHO MAY PURCHASE PUBLIC LAND?

A CITIZEN OF THE UNITED STATES 18 years of age or older (Individual), Partnership, Corporation, or Governmental Entity. See front of Bid Form for additional information.

INFORMATION REGARDING COMPETITIVE SALES

Bids may be made by a principal or a duly qualified agent.

The acceptance or rejection of any offer to purchase shall be in writing no later than 30 days after receipt of such offer unless the purchaser waives his right to a decision within such 30-day period.

Until the acceptance of the offer and payment of the purchase price, the bidder has no contractual or other rights against the United States, and no action taken shall create any contractual or other obligations of the United States.

NAME CHANGES

Requests to change the name of the patent from the name in which the bid was made must take place **prior** to issuance by BLM of the HIGH BIDDER notification on **July 2, 2004**. Request for changes received after that date will be rejected.

If you are bidding as an agent for someone who will want the patent issued in their name, please notify BLM today when you make your payment. You will be given a new BLM Form to be completed by the intended patentee. If that form is not received by BLM prior to **July 2, 2004**, upon receipt of final payment, BLM will issue the patent to the name on the Bid Form initially submitted.