ALL BIDDERS ARE REQUIRED TO
READ AND UNDERSTAND THESE TERMS

AUCTION

- The auction will be conducted at 9:00 a.m. Wednesday, October 1, 2025, on the front steps of the Twin Falls County Courthouse, 425 Shoshone St. North, Twin Falls, Idaho.
- If the bidder desires to submit a written bid, sealed bids must be submitted to the office of the Twin Falls County Commissioners, 630 Addison Ave West. Ste. 2300 Twin Falls, ID or can be mailed to P.O. Box 126 Twin Falls, ID 83303. All written, sealed bids must be received by Monday, September 29, 2025 at 5:00 p.m. and will be opened at the start of the auction, time and date as listed above.
- **Please read all due diligence material.**
- Twin Falls County reserves the right to cancel the sale of property at any time.

BIDDING

- Bidders are required to conduct any research of due diligence they wish to conduct prior to submitting a bid.
- A bid is an irrevocable offer to purchase a property.
- A bid accepted is a binding contract.
- A bidder is legally and financially responsible for all properties bid upon whether representing one's self or acting as an agent.
- The Twin Falls County Commissioners reserve the right to pursue all available legal remedies against a non-paying bidder.

PROPERTIES

- The properties are owned by Twin Falls County and are offered for sale as required by Idaho Code §31-808.
- Any legal descriptions of the properties provided are based upon information provided to the Twin Falls County Commissioners by the Twin Falls County Assessor and are presumed to be correct.

CONDITIONS AND DISCLOSURE

- The properties are offered for sale AS-IS and WHERE-IS.
- Purchasers release the Twin Falls County Commissioners and County of Twin Falls, Idaho, from all liability whatsoever arising from a condition of the property, whether now known or subsequently discovered, including but not limited to, all claims based on environmental contamination of the property, if any.
- The Twin Falls County Commissioners make no representation or claims as to fitness for purpose, ingress/egress, conditions, covenants, or restrictions.
- There are no warranties, express or implied, regarding properties offered.
- The property is subject to any applicable state, county or local zoning or building ordinance.
- The Twin Falls County Commissioners do not guarantee the usability or access to the property.

- It is the responsibility of the prospective purchaser to do their own research as to the use of the property for their intended purpose and to inspect the property personally to determine if it will be suitable for the purposes for which it is purchased.

WINNING BID

- Successful bidder shall be asked to complete a deed information form *at the time of payment* showing how they want the title to the property to be held.
- All bids and final payment will be handled through direct payment to Twin Falls County Treasurer, 630 Addison Ave W. Ste 2200 Twin Falls, or P.O. Box 88, Twin Falls, ID 83303, in the form of a cash, or cashier's check.

QUITCLAIM DEEDS

- A Quitclaim Deed will be issued and recorded by the Twin Falls County Commissioners.
- The Quitclaim Deed will convey only such title as is vested in the County of Twin Falls under the tax deed process according to Idaho law.

TITLE INSURANCE

- Title insurance companies may or may not issue title insurance on properties sold.
- The Twin Falls County Commissioners make no representations regarding the availability of title insurance policies for any of the properties.
- Unavailability of title insurance is not grounds for reconveyance to Twin Falls County.
- After purchase, a purchaser may incur legal costs for a quiet title action to assert rights of possession or to satisfy the requirements of a title company in order to obtain title insurance.

ALL SALES ARE AS IS, WHERE IS, AND FINAL. THERE ARE ABSOLUTELY NO REFUNDS.

TERMS OF SALE ARE SUBJECT TO MODIFICATION PRIOR TO THE COMMENCEMENT OF THE SALE.