Online Auction Date:
Thursday, November 12, 2015
10:00 am - 2:00 pm (EST)

Inspection Dates & Times:
Drive by during daylight hours

2-Step Registration:
Visit www.cwsmarketing.com to register and set up your username and password.
Mail Bid Deposit Form (found online) with the deposit check. Due no later than 5pm the day before the auction.

Deposit:
$5,000 cashier’s check made payable to CWS Marketing Group

Cashier’s checks made payable to bidder’s name CANNOT be accepted

CWS Marketing Group  Sale #: 16-66-829      Broker #: BK3004497

For more details visit our website at: www.treas.gov/auctions/treasury/rp and click on upcoming auctions.
If all your questions are not answered using our website, or you do not have internet access, please call the Public Auction Line at (703) 273-7373.

7361 Mad River Road, Mad River, California 95552

Property Description:
20.10 ± acres of land located along Lower Mad River Road. The lot is naturally wooded with lawn areas, gravel driveway, and a gate. It has views of the surrounding woods and of Ruth Lake. The lot is located in the small rural community of Ruth that includes a marina and shops, and is a popular vacation and recreational area. It is approx 1 hour and 45 minutes from Eureka, CA. Note: The area was affected by recent forest fires and photos might not be accurate for surrounding areas.

Property Details:
Site Area: 20.10 ± acres  Utilities: None
Zoning: Unclassified  Parcel No: 018-490-23-00
County: Trinity  2011-12 Taxes: $1,596.22 ±
ELIGIBILITY OF BIDDERS
The Bidder warrants that he/she is not: (a) under 18 years of age; (b) an employee of any department or agency of the Federal Government prohibited by the regulations of that agency from purchasing property sold hereunder; (c) an agent or immediate member of the household of the employee in (b), above; (d) the Contractor, subcontractor or vendor, or their agent who has access to information concerning the property to be sold at U.S. Department of the Treasury auctions that is not generally available to the public; (e) presently debarred or declared ineligible for the award of contracts by any Federal agency in accordance with 41 CFR 60-1.6(b) or (l) the party, or agent of the party, from whom the property was seized.

Each registered bidder creates a login with a username and password. To register for the auction, a bidder must complete and submit the registration process, download the Bid Deposit Form and mail with the cashier’s check deposit. Once the deposit is received, bidder will be sent a confirming email with the link to the online auction site. Successful bidders will be notified via email of their status as the winning bidder and will be bound by the payment terms as found in the “Offering of Property for Auction and Submission of Bids” paragraph below. NOTE: CWS accepts no responsibility for loss of connectivity, technical difficulties, or any other circumstances beyond our control.

If a legal misrepresentation is determined before the final closing on the property, the Government reserves the right to cancel the sale and refund any earnest/deposit money paid.

OFFERING OF PROPERTY FOR AUCTION AND SUBMISSION OF BIDS
The placement of a successful bid at a Department of the Treasury online auction establishes a legally binding contract between the successful bidder and the Government and is subject to final acceptance by the Government. Once the successful high bid is established a final written sales contract will be prepared to include the individual information of the high bidder along with the high bid amount. A contract may also be conditionally established with the recognized back-up bidder for execution if the high bidder defaults for any reason or is rejected by the Government.

At the conclusion of bidding, an e-mail will be sent to the successful bidder confirming the bid amount. The successful bidder must acknowledge receipt of notice and supply information requested to validate the bid acceptance within 24 hours of the time the notice was sent. This acknowledgement confirms the price offered by the bidder and is subject to final acceptance by the Government. A contract document will be sent to the successful bidder for signature. The contract must be returned to CWS within 48 hours of receipt. At this time the contract will be presented to the Government and is subject to final acceptance. The Government may withdraw the property at any time before the sales contract is accepted. During this process the successful bidder may not withdraw their bid at any time. Unilateral conditions asserted by any bidder will not be accepted.

The high bidder shall deliver ten percent (10%) of the Purchase Price less the initial money deposit, whichever is greater, to CWS by cashier’s/certified check, payable to CWS Marketing Group, Inc. or by bank wire transfer. Within three business days, should the high bidder fail to deliver the earnest money, Seller shall have all rights and remedies provided in the Terms of Sale, including the right to retain the initial money deposit and any other deposits or payments made by the high bidder as liquidated damages.

PROPERTY OFFERED FOR SALE BY ICE, SECRET SERVICE, OR IRS-CI:
In accordance with 18 USC Section 106(f) and 21 USC Section 853(h) of the Comprehensive Crime Control Act of 1984 and Department of the Treasury Policy, forfeited (real) property will not be sold to the defendant or person(s) acting as his/her agent. A real property sales contract may be cancelled by the Government in compliance with the above statutes or policy.

ADDITIONAL INFORMATION:
For additional information, please visit our website at www.treasury.gov/auctions/treasury/cf. If you do not have Internet access, or have further questions, you may call our Public Auction Line at (703) 373-7373 or fax inquiries to (571) 921-4153.