

SUCCESSFUL BIDDER INFORMATION SHEET

Name to go on documents: _____

If the bidder is a natural person or persons, please indicated marital status for each (i.e., single, husband and wife, etc.).

Note 1: This should be your full legal name including middle initial if applicable.

Note 2: Real estate is not like a motor vehicle, you cannot use “or” between a husband and wife name.

If the bidder is a company or other legal entity, please indicate the type of company or legal entity (sole proprietorship, corporation, partnership, limited liability company, etc.) _____
_____.

Please indicate the state in which the entity was formed _____.

Please indicate whether the entity has formally been qualified to do business in Idaho.

Yes ___ No ___

Address to go on documents:

Street _____

City, State, Zip: _____

This is where tax notices will be mailed, etc.

Contact person's name: _____

Address: _____

City, State, Zip: _____

Phone: _____

Email Address: _____

**PUBLIC AUCTION SEALED BID PROPOSAL
JOINT SCHOOL DISTRICT NO. 371, PAYETTE AND WASHINGTON
COUNTIES, STATE OF IDAHO**

**For approximately 32.79 acres
Located in the City of Payette, Payette County, Idaho**

**I HEREBY AGREE TO THE TERMS AND CONDITIONS RELATING TO MY
PURCHASE**

Signature of Buyer: _____

Printed Name: _____

Address: _____

City State Zip

Telephone: _____

Facsimile: _____

Email: _____

Price Offered: \$ _____

Deposit Enclosed: \$ _____
(5% of Price Offered)

In case of a tie of Price Offered, the bid will be awarded on a first come basis.

**PUBLIC AUCTION SEALED BID PACKET
JOINT SCHOOL DISTRICT NO. 371, PAYETTE AND WASHINGTON
COUNTIES, IDAHO**

FOR PUBLIC AUCTION SALE OF:

Approximately 32.79 acres
Located in the City of Payette, Payette County, Idaho

PUBLIC AUCTION SEALED BID DATES

Bid Opening: March 16, 2026
Bid Closing: April 15, 2026 at 4:00 p.m.
Opening of Public Auction Sealed Bids: April 15, 2026 at 4:30 p.m.

**PUBLIC AUCTION SEALED BID
TERMS AND CONDITIONS**

For: Approximately 32.79 acres in the City of Payette, Payette County, Idaho

This invitation to bid is subject to, and all bids submitted must be in compliance with the following Terms and Conditions.

1. Property to be Auctioned.

(a) **Subject Property.** That certain parcel of real property located in the City of Payette (the “**City**”), Payette County, Idaho (the “**County**”), consisting of approximately 32.79, and as more particularly depicted and described in Exhibits A and B, respectively, attached and incorporated hereto (the “**Property**”).

(b) **Condition of Property.** The Property is platted, and unimproved, but has recently been used for cross country trails by the District. There access on the northern portion of the parcel along a dirt path running from the right of way past the District’s middle school. City services are adjacent and available. Water and sewer lines are available to the Property frontage on Center Street with additional water and sewer line running to the southeast corner of the adjacent (northern) parcel owned by the District. The Property includes 32 shares (acres) of irrigation water rights via the Lower Payette Ditch Company. Historic delivery appears to have been via open ditch runs.

(c) **Zoning of Property.** The Property is currently zoned Residential A under the City zoning ordinance.

(d) **Adjacent Uses.** The Property is surrounded by primarily residential land uses, with the parcel to the north being used for baseball fields by the District.

(e) **Platting.** The Property is in the process of being formed by a boundary line adjustment, which the District expects to be complete prior to the end of the bidding period. The record of survey attached hereto on Exhibit A, for purposes of the boundary line adjustment has already received the requisite governmental approvals and been recorded in the real property records of the County.

(f) **Property Visit.** All interested bidders may visit the Property by appointment. Appointments can be scheduled with the District’s real estate agent, Kloy Debban, phone (208) 870-3553.

2. Bidding Information.

(a) **Bidding Open Date.** Bids may be delivered to the District commencing on March 16, 2026 at 8:00 a.m., local time.

(b) **Bidding Closing Date.** All bids must be delivered prior to April 15, 2026 at 4:00 p.m., local time. All bids delivered after this date and time will not be considered.

(c) **Delivery of Bids.** All bids must be physically delivered to:

Joint School District No. 371
1312 1st Ave. N
Payette, ID 83661

The bids must be delivered between 8:00 a.m. and 4:00 p.m., local time, Monday through Thursday, or by appointment. No bids delivered via email, facsimile or other electronic methods will be accepted or considered.

All envelopes containing bids are to be clearly marked “BID FOR PURCHASE OF PROPERTY” on the face of the envelope.

(d) **Auction Date and Location.** Sealed bids will be opened in public at the District administration office located at 1312 1st Ave. N, Payette, ID 83661, on April 15, 2026 at 4:30 p.m., local time.

(e) **Minimum Bid.** The bid must be at least One Million Three Hundred Thousand and 00/100 Dollars (\$1,300,000.00). Any bid received less than this amount will not be considered.

(f) **Bid Deposit.** All bids require a deposit equal to five percent (5%) of the bid (the “**Deposit**”). The Deposit must be provided in the form of a cashier’s check or money order made payable to “**Joint School District No. 371, Payette and Washington Counties, Idaho**”. No bid will be considered without a Deposit in the form and amount indicated above. The Deposit will be promptly returned to each party not selected as the successful bidder following the determination of the successful bidder. In the event the successful bidder defaults under these Terms and Conditions or the Purchase and Sale Agreement (as defined below), the Deposit will be retained by the District as liquidated damages.

(g) **Completion of Bid Packet.** All bidders shall execute this Term and Conditions, the Successful Bidder Information Sheet, and the Public Auction Sealed Bid Proposal and include the same, with the Deposit, in the sealed bid packet delivered to the District.

(h) **Changes to Bids.** No additions or changes to a bidder’s original bid will be allowed after submittal.

(i) **Tie Bids.** In case of a tie as to the bid amount, the bid will be awarded on a first come basis.

3. Successful Bidder.

(a) **Selection of Successful Bidder.** The successful bidder (the “**Buyer**”) will be selected by the District after opening all sealed bids. As permitted under Idaho Code Section 33-601, the District may select the highest bid, reject any bid, or reject all bids. The Buyer will be notified of its selection as the successful bidder by the District.

(b) **Purchase Agreement.** Following the selection, if any, of the Buyer, the District and the Buyer shall negotiate and execute a Purchase and Sale Agreement. The Purchase and Sale Agreement will be in accordance with these Terms and Conditions, among other provisions as required by the District, and as agreed to by the District and the Buyer.

(c) **Terms of Sale.**

(i) **Funds.** Cash on closing, which will be within fifteen (15) days after the satisfaction of the following Conditions of Closing.

(ii) **Conditions of Closing.** The following shall be completed prior to, and as the District’s condition of, the closing of the conveyance of the Property by the District to the Buyer:

(1) The District shall obtain all approvals, reports, studies, and written agreements (including, but not limited to, plat approval, conceptual site plan, environmental reports and permits and traffic studies), required by the appropriate public or governmental authorities to permit the conveyance of the Property to the Buyer in accordance with applicable law (“**Government Approvals**”). The Buyer shall fully cooperate with the District in the obtaining of the Governmental Approvals. The District and the Buyer shall equally split the cost of obtaining the Governmental Approvals, which cost is separate from the successful bid amount.

(2) The District shall have completed the boundary line adjustment of the Property.

(iii) **Conveyance of Property.**

(1) **Deed.** The Property will be conveyed to the Buyer by special warranty deed pursuant to Idaho Code Section 55-612.

(2) **As-Is.** The Property will be conveyed “AS-IS” without warranty of any kind. The Buyer acknowledges and agrees that the District has not made, does not make and specifically negates and disclaims any representations, warranties, promises, covenants, agreements or guaranties of any kind or character whatsoever, whether express or implied, oral or written, past, present or future, of, as to, concerning or with respect to any and all warranties and representations of, as to or concerning merchantability, condition, suitability, fitness for a particular purpose, workmanship, habitability, environmental matters or compliance with laws pertaining or related to the Property.

(iv) **Closing Costs.** The Buyer shall pay all closing and escrow costs, including all recording fees, and the premiums for an owner's policy of title insurance, loan policy of title insurance as required by the Buyer's lender (if any, and any endorsements required by the Buyer or the Buyer's lender (if any).

I have read, understand and agree to the Terms and Conditions.

Date: _____

By: _____

Name: _____

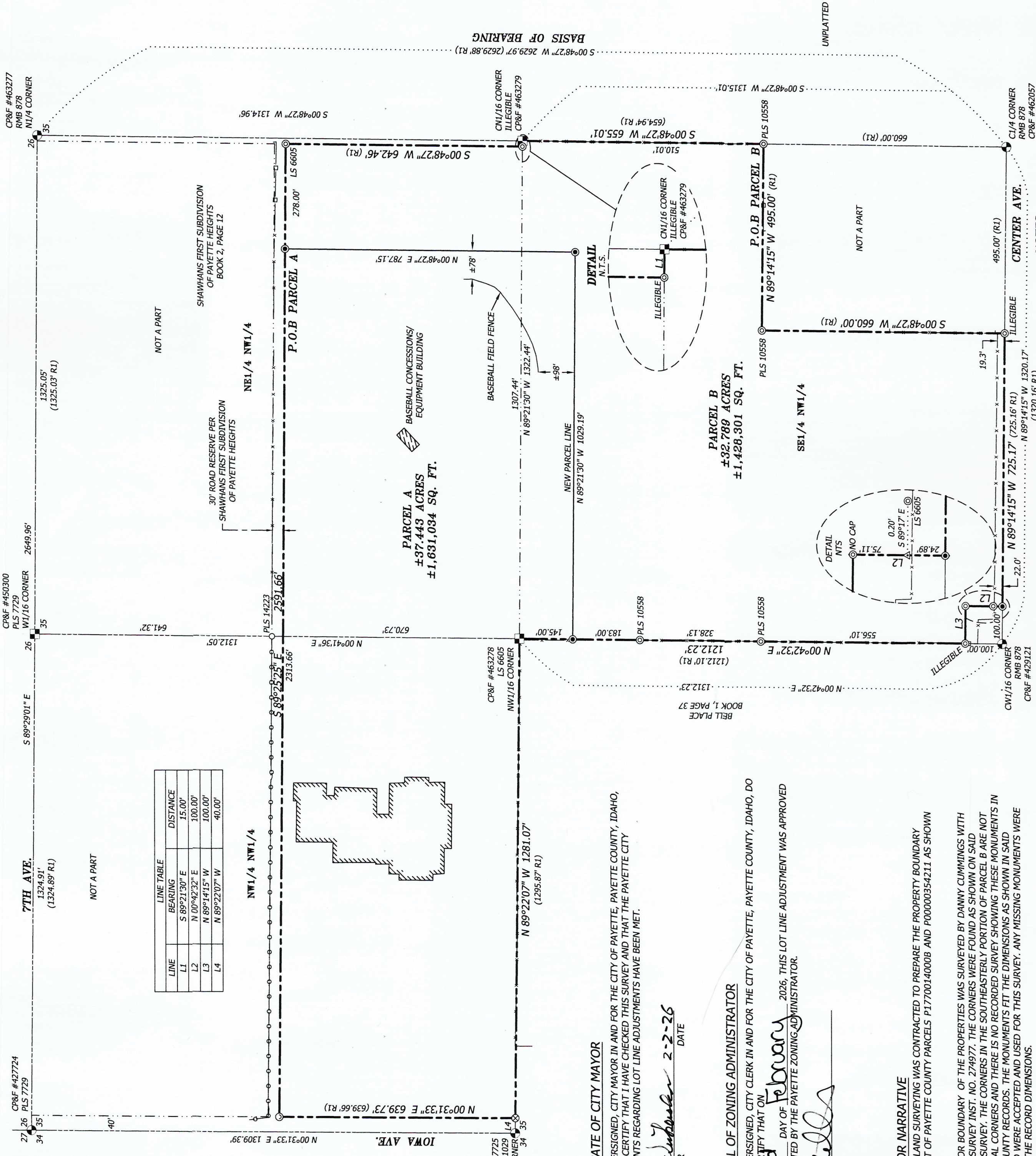
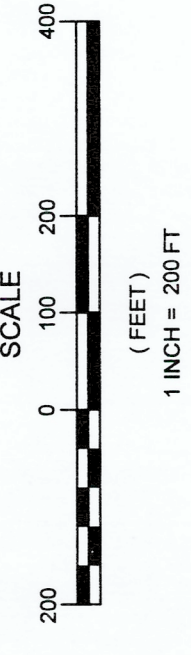
Title: _____

EXHIBIT A
DEPICTION OF PROPERTY

(Attached)

464791

**RECORD OF SURVEY/PROPERTY BOUNDARY ADJUSTMENT FOR
PAYETTE SCHOOL DISTRICT
BEING BLOCK 14, 15, 16 AND 17 SHAWHANS FIRST SUBDIVISION OF PAYETTE HEIGHTS,
WITHIN THE N1/2 OF THE NW1/4 AND THE SE1/4 OF THE NW1/4, SECTION 35
T. 9 N., R. 5 W., B.M., CITY OF PAYETTE, PAYETTE COUNTY, IDAHO
2026**



LINE	BEARING	DISTANCE
L1	S 89°21'30" E	15.00'
L2	N 00°42'32" E	100.00'
L3	N 89°14'15" W	100.00'
L4	N 89°22'07" W	40.00'

Instrument # 464791
STATE OF IDAHO, PAYETTE COUNTY
2-2-2026 02:01:25 PM No. of Pages: 1
Recorded for: SAWTOOTH LAND SURVEYING
LINDSEY BRATCHER
Ex-Officio Recorder, Deputy
Fee: 5.00
FILED FOR RECORD OF SURVEY

- LEGEND**
- PROPERTY BOUNDARY LINE
 - - - EXISTING DEED OR LOT LINE
 - NEW PARCEL LINE
 - SECTIONAL LINE
 - ▨ EXISTING BUILDING
 - EXISTING WOOD FENCE
 - EXISTING CHAIN LINK FENCE
 - EXISTING WIRE FENCE
 - FOUND 5/8" REBAR AS NOTED
 - FOUND 1/2" REBAR AS NOTED
 - FOUND ALUMINUM CAP
 - FOUND BRASS CAP
 - FOUND IDAHO TRANSPORTATION DEPARTMENT RIGHT OF WAY BRASS CAP
 - SET 5/8" REBAR/CAP PLS 11574
 - SET BRASS PLUG PLS 11574
 - △ CALCULATED POINT
 - () RECORD INFORMATION
 - P.O.B POINT OF BEGINNING

REFERENCES:
R1) RECORD OF SURVEY INST. NO. 274977
R2) SHAWHAN'S FIRST SUBDIVISION OF PAYETTE HEIGHTS, BOOK 2, PAGE 12 ON RECORD AT PAYETTE COUNTY.
R3) WARRANTY DEED INST. NO. 289813
R4) WARRANTY DEED INST. NO. 369228

CERTIFICATE OF SURVEYOR
I, JEFF BEAGLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY ON THE GROUND UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS MAPPED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE, AND I DO HEREBY STATE THAT AS OF THE DATE OF THIS SURVEY, OCTOBER 9, 2025, THERE WERE NO VISIBLE BUILDING ENCROACHMENTS OVER THE PROPOSED PROPERTY LINES OR INTO THE SETBACK LINES. THIS SURVEY DOES NOT CHANGE OR MOVE ANY PUBLIC OR PRIVATE ROADWAY, EASEMENT OR PUBLIC DEDICATED AREA.



JEFF BEAGLEY P.L.S. 11574

CERTIFICATE OF CITY MAYOR
I, THE UNDERSIGNED, CITY MAYOR IN AND FOR THE CITY OF PAYETTE, PAYETTE COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS SURVEY AND THAT THE PAYETTE CITY REQUIREMENTS REGARDING LOT LINE ADJUSTMENTS HAVE BEEN MET.

Paula...
CITY MAYOR DATE 2-2-26

APPROVAL OF ZONING ADMINISTRATOR
I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF PAYETTE, PAYETTE COUNTY, IDAHO, DO HEREBY CERTIFY THAT ON 2nd DAY OF February, 2026, THIS LOT LINE ADJUSTMENT WAS APPROVED AND ACCEPTED BY THE PAYETTE ZONING ADMINISTRATOR.

Sh...
CITY CLERK

SURVEYOR NARRATIVE
SAWTOOTH LAND SURVEYING WAS CONTRACTED TO PREPARE THE PROPERTY BOUNDARY ADJUSTMENT OF PAYETTE COUNTY PARCELS P1770014000B AND P00000354211 AS SHOWN HEREON.

THE EXTERIOR BOUNDARY OF THE PROPERTIES WAS SURVEYED BY DANNY CLUMMINGS WITH RECORD OF SURVEY INST. NO. 274977. THE CORNERS WERE FOUND AS SHOWN ON SAID RECORD OF SURVEY. THE CORNERS IN THE SOUTHEASTERLY PORTION OF PARCEL B ARE NOT THE ORIGINAL CORNERS AND THERE IS NO RECORDED SURVEY SHOWING THESE MONUMENTS IN PAYETTE COUNTY RECORDS. THE MONUMENTS FIT THE DIMENSIONS AS SHOWN IN SAID SURVEY AND WERE ACCEPTED AND USED FOR THIS SURVEY. ANY MISSING MONUMENTS WERE SET USING THE RECORD DIMENSIONS.

THE BOUNDARY LINE BETWEEN THE TWO PARCELS IS BEING ADJUSTED TO KEEP ALL BASEBALL FIELD IMPROVEMENTS ON PARCEL A AND THE CROSS COUNTRY TRACK ON PARCEL B.

SURVEY INDEX NO. 954-35-4-1-0-02-12
SURVEY INDEX NO. 954-35-4-4-0-02-12
SURVEY INDEX NO. 954-35-4-2-0-00-00

DWG#: 125200-R0S(10-23-25)

2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105
WWW.SAWTOOTHLS.COM

DATE: 01/2026
DRAWN BY: JWB/GM
CHECKED BY: GM/JRB/JWB
JOB#: 125200

SHEET: 1 OF 1

NOTES
AT THE TIME OF THIS SURVEY BOTH PARCELS WERE ZONED AS "A RESIDENTIAL" PER CITY OF PAYETTE ZONING MAP

UNPLATTED

UNPLATTED

SUBJECT PHOTOS



Photo Taken:
2/18/26
By: JTM

View of subject
Parcel B looking
southwest from
the northeast
parcel corner.
Eastern property
boundary.



Photo Taken:
2/18/26
By: JTM

View of subject
Parcel B looking
south. Note
rolling
topography.



Photo Taken:
2/18/26
By: JTM

View of subject
Parcel B looking
south towards
Center Avenue.



Photo Taken:
2/18/26
By: JTM

View of subject
Parcel B looking
north from
Center Ave.
Eastern property
boundary.



Photo Taken:
2/18/26
By: JTM

View of subject
Parcel B looking
north from
Center Ave.
Western
property
boundary.



Photo Taken:
2/18/26
By: JTM

View of mid
tract Parcel B
sewer and Water
line stubs.
(Southeast
corner of the
McCain Middle
School parent
parcel.)



Photo Taken:
2/18/26
By: JTM

View of Center Avenue looking east. Southern property boundary. Subject Parcel B on the left.



Photo Taken:
2/18/26
By: JTM

View of the subject's current northern access lane looking west. Northern property boundary. Subject Parcel B on the left.

EXHIBIT B
DESCRIPTION OF PROPERTY

(Attached)



Sawtooth Land Surveying, LLC

P: (208) 398-8104 F: (208) 398-8105
2030 S. Washington Ave., Emmett, ID 83617

Parcel B Description

BASIS OF BEARING for this description is S. $0^{\circ}48'27''$ W., between a brass cap RMB 878 marking the N1/4 corner of Section 35, and a brass cap RMB 878 marking the C1/4 corner of Section 35, both in T. 9 N., R. 5 W., B.M., Payette County, Idaho.

A parcel of land being a portion of Block 17 of Shawhans First Subdivision of Payette Heights, located in the N1/2 of the NW1/4 of Section 35 and a portion of the SE1/4 of the NW1/4 of Section 35, T. 9 N., R. 5 W., B.M., City of Payette, Payette County, Idaho, more particularly described as follows:

COMMENCING at a brass cap RMB 878 marking the C1/4 corner of said Section 35;

Thence N. $0^{\circ}48'27''$ E., coincident with the east line of said SE1/4 of the NW1/4, a distance of 660.00 feet to a 5/8" rebar/cap PLS 10558 and the **POINT OF BEGINNING**;

Thence leaving said east line, N. $89^{\circ}14'15''$ W., parallel to the south line of said SE1/4 of the NW1/4, a distance of 495.00 feet to a 5/8" rebar/cap PLS 10558;

Thence S. $0^{\circ}48'27''$ W., parallel with said east line, 660.00 feet to a 5/8" rebar with an illegible cap on the south line of said SE1/4 of the NW1/4;

Thence N. $89^{\circ}14'15''$ W., coincident with said south line, 725.17 feet to a 5/8" rebar/cap PLS 11574;

Thence leaving said south line, N. $0^{\circ}42'32''$ E., parallel with the west line of said SE1/4 of the NW1/4, a distance of 100.00 feet to a 5/8" rebar with no cap;

Thence N. $89^{\circ}14'15''$ W., parallel with said south line, 100.00 feet to a 5/8" rebar with an illegible cap on said west line;

Thence N. $0^{\circ}42'32''$ E., coincident with said west line, 1067.23 feet to a 5/8" rebar/cap PLS 11574;

Thence leaving said west line, S. $89^{\circ}21'30''$ E., parallel with the north line of said SE1/4 of the NW1/4, a distance of 1029.19 feet to a 5/8" rebar/cap PLS 11574;

Thence N. $0^{\circ}48'27''$ E., parallel with the east boundary of said Block 17, a distance of 787.15 feet to a 5/8" rebar/cap PLS 11574 on the north boundary of said Block 17;

Thence S. $89^{\circ}25'25''$ E., coincident with said north boundary, 278.00 feet to a 5/8" rebar/cap LS 6605 marking the northeast corner of said Block 17;

Thence S. $0^{\circ}48'27''$ W., coincident with said east boundary, 642.46 feet to a 5/8" rebar with an illegible cap on said north line of the SE1/4 of the NW1/4 and marking the southeast corner of said Block 17;

Thence S. 89°21'30" E., coincident with said north line, 15.00 feet to an illegible aluminum cap marking the NE corner of said SE1/4 of the NW1/4 (CN1/16 corner);

Thence S. 0°48'27" W., coincident with said east line, 655.01 feet to the **POINT OF BEGINNING.**

The above described parcel contains 32.789 acres, more or less.

