

RESOLUTION NO. 25-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEKOA, WASHINGTON, declaring certain real estate surplus to the needs of the City, and authorizing the sale thereof by public auction.

WHEREAS, the City owns the following described real estate ("the property"), situated within the City of Tekoa, to-wit:

The South half of Lot 5, and all of Lot 6, Block 5, Original Town of Tekoa, according to plat thereof, recorded in Book A of Plats, page 180, records of Whitman County, Washington.

SUBJECT TO: easements, restrictions and reservations of record.

and

WHEREAS, the City Council has determined that this property is not used for municipal purposes, nor is there any plan to use it for any municipal purpose within the foreseeable future; and

WHEREAS, the City Council has determined that it would be in the best interests of the City to sell the property to the highest bidder by sealed bid, with an undisclosed reserve to be fixed by the Mayor after discussions with the City Council, now, therefore,

BE IT HEREBY RESOLVED by the City Council of the City of Tekoa that:

- A. The above described property is surplus to the needs of the City.
- B. The property shall be offered for sale by sealed bid to be held on October 20, 2025, beginning at 12:00 o'clock A.m., in the chambers of the City Council at 419 Washington Street, Tekoa, Washington.
- C. Notice of the sale shall be posted within the City at the usual places where public notices are posted, and it shall be published at least once not sooner than ten days before the auction in the City's official newspaper, together with other newspapers, if any, as the City Clerk may determine reasonable and appropriate.
- D. Prior to the sale, the Mayor shall fix a reserve price (minimum bid) after discussion with the City Council. The reserve shall be disclosed to the Council, but shall remain confidential and undisclosed to the public until the auction is concluded.

- E. The bidding and sale rules and procedures for the auction shall be available at the City Clerk's office for public inspection during regular business hours beginning at least one week before the scheduled auction date. These rules and procedures shall be established and approved by the City Council.
- F. The property shall be conveyed to the highest bidder upon payment of the full bid amount in cash, cashier's check, or certified bank check. The property shall be conveyed by quit claim deed. The highest bidder must pay the full bid amount within two (2) hours after the bidding concludes. If the high bidder fails to pay the full bid amount as required, the property shall immediately be offered to the next highest bidder for the same amount as the highest bid. If the next highest bidder shall decline the offer and/or fail to pay the full bid amount within two (2) hours after being offered the property, the sale and auction shall cancel.
- G. The City of Tekoa shall not provide title insurance to the buyer. Prospective bidders should make their own arrangements for title insurance, if desired.
- H. The buyer shall be responsible for the real estate excise tax processing fee, and the cost of recording the deed of conveyance.
- I. The property shall be sold without any warranties as to its condition or its suitability for the buyer's intended use. The City of Tekoa will have no obligations to the buyer with respect to any encroachments on the property, or any conditions which may affect the buyer's intended use of the property.

ADOPTED this 22 day of September, 2025.

TEKOA CITY COUNCIL, by:

Council Member

Council Member

Council Member

Council Member

Council Member

APPROVED:



Mayor

ATTEST:



Clerk