



**County of Sacramento**

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# **INSTRUCTIONS TO PROSPECTIVE BUYERS**

**8902 BEDFORD AVENUE  
FAIR OAKS, CALIFORNIA**

**Asking Price: \$75,000**

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**SALE OF SURPLUS REAL PROPERTY**

**If interested in making an offer, please contact:**

**Michael Colbert, Real Estate Officer II**

**Phone: (916) 876-5335**

**Email: [ColbertM@SacCounty.net](mailto:ColbertM@SacCounty.net)**

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## BACKGROUND

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On September 13, 2006, the Board of Supervisors of the County of Sacramento (hereinafter referred to as “County”) approved the Environmental Impact Report for the Hazel Avenue Widening Project – Madison Avenue to U.S. Highway 50 (hereinafter referred to as “Project”). The Project involves widening Hazel Avenue from four to six lanes and required the County’s full acquisition of over 40 parcels.

On April 24, 2018, the Board of Supervisors adopted Resolution No. 2018-0242, declaring County-owned real property located at 8902 Bedford Avenue, Fair Oaks, CA 95628 (hereinafter referred to as “Property”) as surplus to County needs, authorizing the Director of the Department of General Services (“Director”) of the County to offer the Property for sale and accept sealed bids, and setting a time and place for the sealed bid opening. However, the County received no sealed bids by the submittal deadline.

An item is scheduled on the Board of Supervisors agenda requesting authorization for the Director to continue offering the Property for sale on the open market, to accept the highest offer, and to execute the conveyance documents. Upon Board approval, an offer can be accepted at the County’s discretion.

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## INSTRUCTIONS

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The County Real Estate Division is now entertaining offers for the purchase of the Property. The asking price is \$75,000. An earnest money deposit of \$15,000 (check made out to “Fidelity National Title Company”) is required upon the County’s acceptance of an offer. Only offers submitted with the County’s approved Sales and Purchase Agreement will be considered. This is a cash sale. No contingencies will be considered.

The Property offered for sale is on an “AS-IS” basis with no guarantees or warranties. Sale is a buyer beware sale. Prospective buyers are advised to read the information provided in the Preliminary Title Report and investigate the property BEFORE buying. It is the responsibility of the prospective buyers to inspect the property prior to submitting an offer to determine pertinent factors of access, zoning, utilities, and easements, etc. Upon request, prospective buyers will be given a Waiver and Release of Liability and Indemnity Agreement and/or a short-term Permit-To-Enter to conduct its due diligence tests and inspections.

In the event the buyer is represented by a licensed real estate broker, the buyer shall be responsible for any real estate, finders or other commission due or payable by reason of this transaction. Each party shall indemnify the other for any actions which may cause the other party to be liable for a real estate brokerage or sales commission arising here from.

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## PROPERTY

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The Property is located at 8902 Bedford Avenue, Fair Oaks, CA 95628 (portion of Assessor's Parcel Numbers 235-0212-029 & 030) on the east side of Hazel Avenue, south of Bedford Avenue. The Property fronts on Bedford Avenue. A sound wall was constructed along the Hazel Avenue right-of-way as part of the Project. Direct access to and from Hazel Avenue is restricted.

The Property consists of approximately 10,785 square feet (0.247 acre) of vacant land. The zoning is RD-5 Residential. To determine what uses are designated within the zoning criteria, consult the Sacramento County Planning and Environmental Review Division, Public Information Counter at:

827 7<sup>th</sup> Street, Room 102  
Sacramento, CA 95814  
8:30 a.m. to 4:30 p.m.  
Monday through Friday  
Phone: (916) 874-6221  
Email: [sacplan@sacounty.net](mailto:sacplan@sacounty.net)  
Website: [www.per.sacounty.net](http://www.per.sacounty.net)

To submit an offer, please contact Michael Colbert, Real Estate Officer II, at (916) 876-5335 or [ColbertM@SacCounty.net](mailto:ColbertM@SacCounty.net).