

The remainder of the full bid price, whether sealed or oral, must be paid within 180 calendar days of the sale date. Failure to pay the full price within the 180 days will disqualify the apparent high bidder and cause the entire bid deposit to be forfeited to the BLM.

Parcels N-75200 and N-76789 (West Henderson), as well as N-76570, will be offered only at the oral auction. Sealed bids for these parcels will not be accepted. If these parcels are not sold at the oral auction, they will not be offered on the Online Internet Auction. Should the apparent high bidders for parcels N-75200, N-76789 and N-76570 default, and if BLM decides to proceed with the sale, the second high bidder for each parcel will be declared the apparent high bidder.

Oral bids will be considered only if received at the place of sale and made at least for the appraised fair market value as determined by the Bureau of Land Management. For parcels designated *Serial Numbers N-75200 and N-76570* specifically, each prospective bidder will be required to show by certified check, postal money order, bank draft or cashier's check made payable to the Bureau of Land Management an amount of money which shall be no less than 20% of the federally appraised fair market value of the designated parcels, *Serial Numbers N-75200 and N-76570*, in order to be eligible to bid on each respective parcel. In order to bid on both designated parcels listed, a separate certified check, postal money order, bank draft or cashier's check made payable to the Bureau of Land Management in an amount of money which shall be no less than 20% of the appraised fair market value for each designated parcel will be required.

The apparent high bidders for parcels N-75200 and N-76789 will be required within 30 days from the date of the oral auction, November 6, 2003, to reach an agreement to develop with the City of Henderson. Failure to reach an agreement within will disqualify the apparent high bidder(s), the deposit(s) will be returned, and if BLM decides to proceed with the sale, the property shall be offered to the second highest bidder(s) at his/her highest bid. The second highest bidder will be required to submit to the Bureau of Land Management, a deposit in the amount of 20% of their bid. He/she will also be given 30 days from the date of the offer to reach an agreement to develop with the City of Henderson. Failure by the second high bidder(s) to reach an agreement within 30 days will disqualify the second high bidder, their

deposit will be returned, the sale cancelled. Having been published once in the **Federal Register**, the property may be re-offered for sale at a later date without further legal notice. The parcels will not be offered to the third high bidder in the event of the second high bidder's default.

Unsold parcels, with the exception of parcels N-75200, N-76789 and N-76570, may be offered on the Internet. Internet auction procedures will be available at <http://www.auctionrp.com>. If unsold on the Internet, parcels may be offered at future auctions without additional legal notice. Upon publication of this notice and until the completion of the sale, the BLM is no longer accepting land use applications affecting any parcel being offered for sale, including parcels being offered for sale that have been published in a previous Notice of Realty Action. However, land use applications may be considered after completion of the sale for parcels that are not sold through sealed, oral, or online Internet auction procedures.

Federal law requires bidders to be U.S. citizens 18 years of age or older; a corporation subject to the laws of any State or of the United States; a State, State Instrumentality, or political subdivision authorized to hold property, or an entity including, but not limited to, associations or partnerships capable of holding property or interests therein under the laws of the State of Nevada. *Certification of qualification, including citizenship or corporation or partnership, must accompany the bid deposit.*

In order to determine the fair market value of the subject public lands through appraisal, certain extraordinary assumptions may have been made of the attributes and limitations of the lands and potential effects of local regulations and policies on potential future land uses. Through publication of this NORA, the Bureau of Land Management gives notice that these assumptions may not be endorsed or approved by units of local government. Furthermore, no warranty of any kind shall be given or implied by the United States as to the potential uses of the lands offered for sale, and conveyance of the subject lands will not be on a contingency basis. It is the buyer's responsibility to be aware of all applicable local government policies and regulations that would affect the subject lands. It is also the buyer's responsibility to be aware of existing or projected use of nearby properties. When conveyed out of federal ownership, the lands will be subject to any applicable reviews and approvals by the respective unit of local

government for proposed future uses, and any such reviews and approvals would be the responsibility of the buyer. Any land lacking access from a public road or highway will be conveyed as such, and future access acquisition will be the responsibility of the buyer.

Detailed information concerning the sale, including the reservations, sale procedures and conditions, and environmental documents is available for review at the Bureau of Land Management, Las Vegas Field Office, 4701 N. Torrey Pines Drive, Las Vegas, NV 89130, or by calling (702) 515-5114. This information will also be available on the Internet at <http://propertydisposal.gsa.gov>. Click on NV for Nevada. It will also be available on the Internet at <http://www.nv.blm.gov>. Click on Southern Nevada Public Land Management Act and go to Land Sales.

The general public and interested parties may submit comments to the Field Manager, Las Vegas Field Office, 4701 N. Torrey Pines Drive, Las Vegas, Nevada 89130 until October 14, 2003. Any adverse comments will be reviewed by the State Director, who may sustain, vacate, or modify this realty action in whole or in part. In the absence of any adverse comments, this realty action will become the final determination of the Department of Interior. The Bureau of Land Management may accept or reject any or all offers, or withdraw any land or interest in the land from the sale, if, in the opinion of the authorized officer, consummation of the sale would not be fully consistent with FLPMA or other applicable laws or is determined to not be in the public interest. Any comments received during this process, as well as the commentator's name and address, will be available to the public in the administrative record and/or pursuant to a Freedom of Information Act request. You may indicate for the record that you do not wish to have your name and/or address made available to the public. Any determination by the Bureau of Land Management to release or withhold the names and/or addresses of those who comment will be made on a case-by-case basis. A commentator's request to have their name and/or address withheld from public release will be honored to the extent permissible by law.

Lands will not be offered for sale until at least October 28, 2003.

Dated: August 1, 2003.

Mark T Morse,
Field Manager.

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