



The Confederated Tribes of the Colville Reservation
P.O. Box 150, Nespelem, WA 99155

(509) 634-2249



Wednesday, December 20, 2023

INVITATION TO RESIDENTIAL BID NO. CCT 24.01

THIS IS A NOTICE OF INVITATION FOR SEALED BIDS FOR PURCHASING RESIDENTIAL TRIBAL TRUST LANDS WHICH WILL BE HELD ON January 25, 2024 at 4:00 PM AT THE LUCY COVINGTON GOVERNMENT BUILDING, 3rd Floor - Large Conference Room (North East Wing, Forestry Conference Room)

INVITATION FOR BID

The Advertised Bid to PURCHASE Colville Tribal Residential Land(s) is to be conducted under the provisions of Colville Tribes Natural Resource Director. Award letters will notify the successful bidder(s). All other bids will be returned along with their bid offers.

The advertisement is limited to **RESIDENTIAL TRIBAL TRUST PROPERTY ONLY** as described in the **attached**. The property will be advertised for at least thirty (30) days through the Colville Tribes Real Estate Services website, Colville Tribes website, Colville Tribal Tribune, Colville Tribes Social Media outlets, US Mail, and internal Colville Tribes Broadcasts. BID Packets can be picked up at the Colville Tribes Real Estate Services Office Monday-Thursday 7:00 AM – 5:30 PM, 21 Colville St., Floor 3 NE, in Nespelem, Washington 99155.

SEALED BIDS ARE SUBJECT TO THE TERMS AND CONDITIONS OF THIS INVITATION, ITS SCHEDULES, AND ITS STIPULATED PROVISIONS. SEALED BIDS MUST BE RECEIVED BY 4:00 P.M. ON January 19, 2024. All bids must be enclosed in a sealed envelope marked plainly “**TRIBAL RESIDENTIAL BID TO BE OPENED January 25, 2024**”, addressed to the COLVILLE TRIBES, ATTN: Rebecca Hunt, NATURAL RESOURCES DIRECTOR, Post Office Box 150, Nespelem, WA 99155. Sealed bids can also be hand delivered to the Colville Tribes Real Estate Services Office on the 3rd Floor North East Wing of the Lucy Covington Government Building, in a sealed envelope marked as described in this paragraph.

RESIDENTIAL TRUST LANDS are lands held in Trust by the United States Government for the Colville Tribes and/or Indian Landowners. Only enrolled members of the Colville Tribes may BID on these properties.

Bids on the TRIBAL TRUST lands offered for SALE must be accompanied by a cashier's check, certified check, postal money order, or United States Treasurer's check, payable to COLVILLE CONFEDERATED TRIBES, For Not Less than 5% of the offer. NO CASH or PERSONAL CHECKS WILL BE ACCEPTED. THEY WILL BE RETURNED TO THE BIDDER. NO EXCEPTIONS.

In the case where the successful bid was submitted by multiple individuals, the Natural Resources Director will contact the bidders with the same bid amount and will offer the opportunity to submit another BID. The keys

will not be turned over to the client until the Conveyance DEED has been accepted and approved by the Chairperson of the Confederated Tribes of the Colville Reservation or their designee.

Failure on the part of the successful bidder to fully complete the purchase and sales agreement within 90 days of the award will result in the Bid being deemed invalid and the property will be re-advertised.* The terms and conditions of each sale can be inspected at the Colville Tribes Real Estate Services Office, Nespelem, Washington, Monday through Thursday, between the hours of 8:00 a.m. to 5:00 p.m.

Award of a BID on TRIBAL lands are subject to approval of the Colville Business Council. The approval will be per Resolution and approval of a signed Purchase Sales Agreement by the Chairperson of the Colville Confederated Tribes. The Colville Tribes will have jurisdiction over the land in accordance with applicable 25 CFR, Tribal Codes, and Tribal Policy. The advertised bids will be subject to "AS IS" conditions.

Notice: All bidders must be in good standing per Resolution 1985-166. Bids will only be accepted on the bid sheet form provided by the Colville Tribes Real Estate Services Office.

Bids may be officially withdrawn by written request received by the Colville Confederated Tribes – Natural Resources Director, PO Box 150, Nespelem, Washington, 99155 from the bidder 24 hours prior to the bid date opening. There will be no collusion in which the highest bidder withdraws after the opening of the bids to allow the second highest bidder to get a lower Purchase value. Both the bidders will forfeit their bid offers to the Colville Tribes and said property may be re-advertised for bid; subject to the discretion of the Natural Resources Director. The lands herein listed are to be advertised for sale and are subject to any or all valid existing encumbrances.

At the time fixed for the opening of the bids, the contents will be made public for the information of the bidders and other interested persons who are present. All envelopes must be plainly marked: TRIBAL RESIDENTIAL BID TO BE OPENED ON January 25, 2024 at 4:00 PM.

Further information concerning this advertisement may be obtained by contacting the Natural Resources Director, Rebecca Hunt at (509) 634-2840 or Property Acquisition Manager, Justin Boyd, at (509) 634-2343.

Dated: 12/20/23



Rebecca Hunt, Natural Resources Director

*Financial Institution Verification Required: dependent on funding and application and inspection reports provided upon request, if applicable.

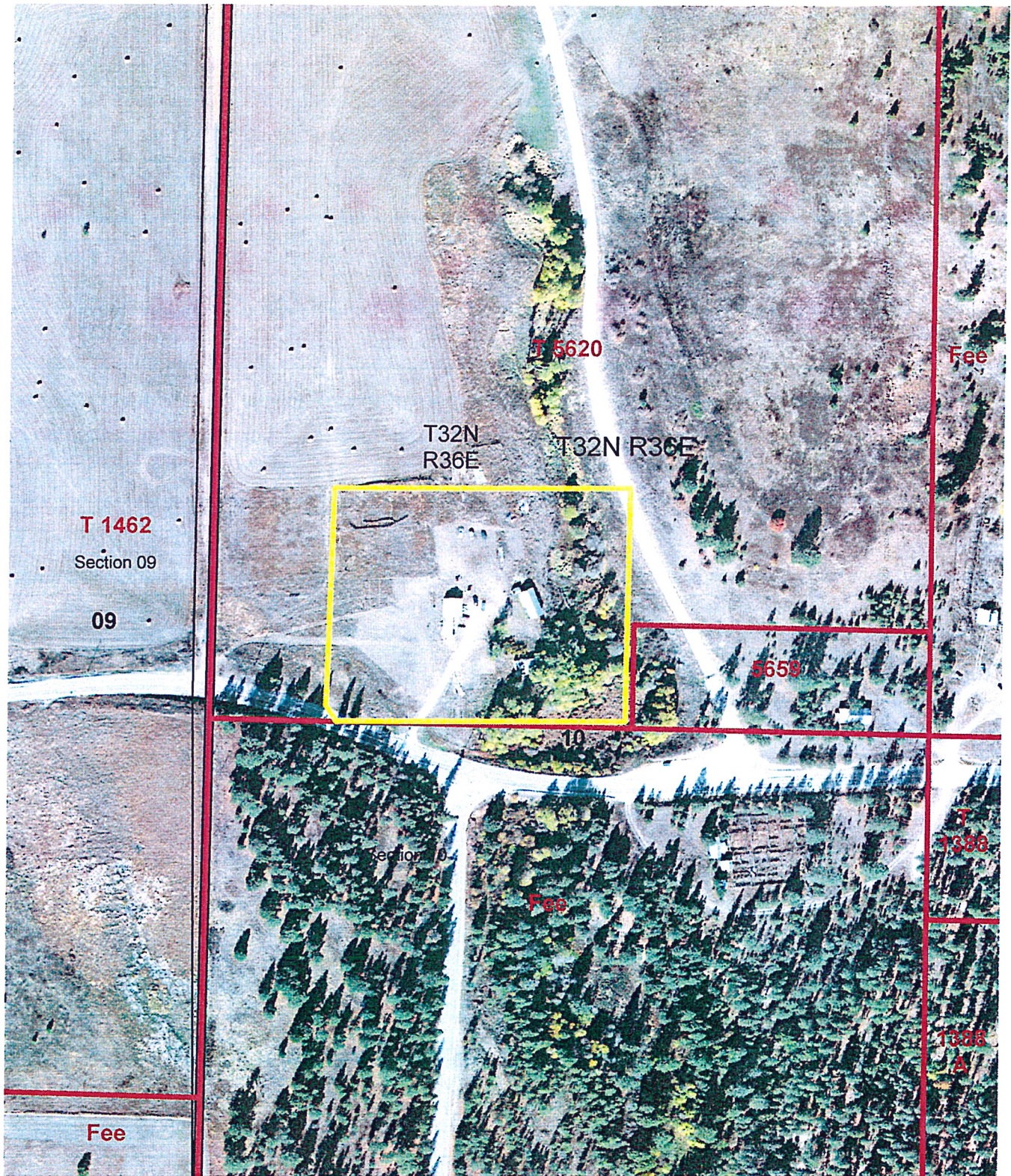
Colville Confederated Tribes

Natural Resource Department, PO Box 150, Nespelem, WA 99155

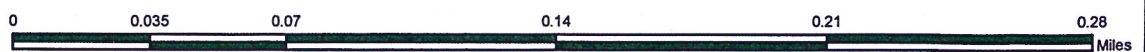
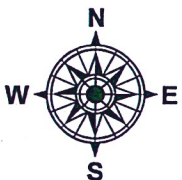
INVITATION TO RESIDENTIAL BID NO. CCT 24.01, closes 01/19/24 at 4:00 P.M - open 01/25/24 at 4:00 PM

NESPELEM DISTRICT		TOWNSHIP	RANGE	SECTION	ACRES	SPECS	Minimum BID	Location	Comments
ITEM	Parcel No.								
N-1	101-T435 (por)	30N	31E	17	5	Residential	\$ 45,000.00	Nespelem District	Trust property will be subject to "AS IS" condition. This is Colville Tribal trust property located near Buffalo Lake approximately 5 minute drive from the Lucy Government Center. There is access roads exist, service lines, possible well, and possible on-site septic.
OMAK DISTRICT		TOWNSHIP	RANGE	SECTION	ACRES	SPECS	Minimum BID	Location	Comments
O-1	101-T3242A	30N	25E	16	2.77	Residential	\$ 30,000.00	Omak District	Trust property will be subject to "AS IS" condition. This is Colville Tribal trust property located near Chief Joseph Smoke Shop and HWY 97. There is access dirt roads , service lines, possible well, and on-site septic.
INCHELUM DISTRICT		TOWNSHIP	RANGE	SECTION	ACRES	SPECS	Minimum BID	Location	Comments
I-1	101-T5620 (por)	32N	R36E	10	5	Residential	\$ 35,000.00	Inchelium District	Trust property will be subject to "AS IS" condition. This is Colville Tribal trust property located near Seylor Valley and is about a 5 minute drive from Inchelium. There is access roads exist, service lines, possible well, and on-site septic.
I-2	101-T5716 (por)	32N	R36E	2	5	Residential	\$ 35,000.00	Inchelium District	Trust property will be subject to "AS IS" condition. This is Colville Tribal trust property located near Buttercup Community off of Hall Creek Rd. There exists a dirt road for access, and electrical services. There may be access to water and sewer.

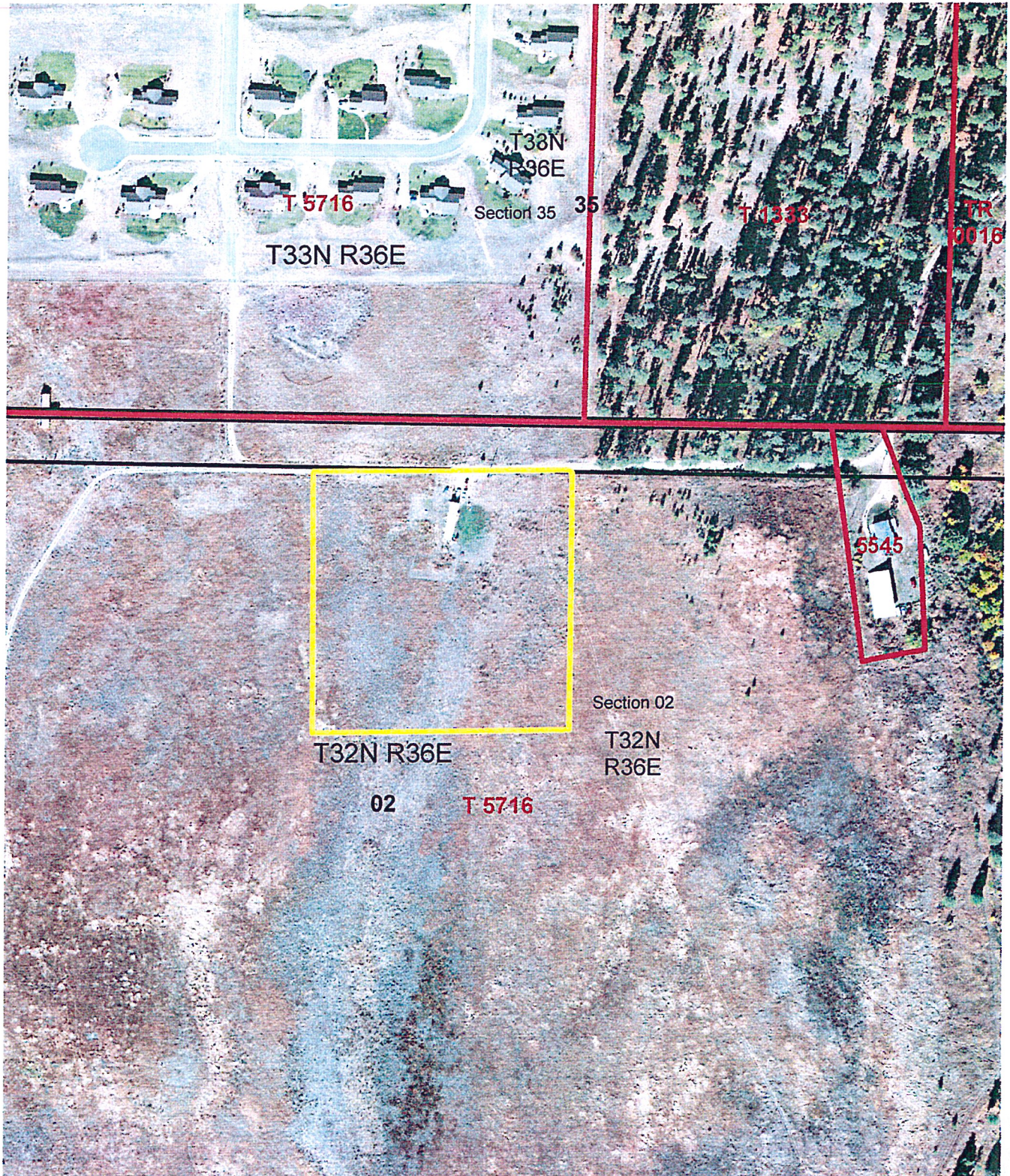
BID ITEM I-1: 101-T5620 (por)



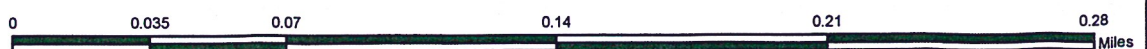
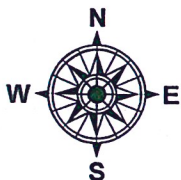
5.0 acres, more or less



BID ITEM I-2: 101-T5716 (por)



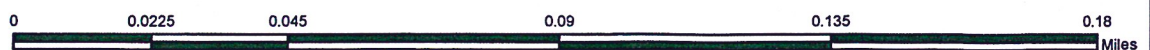
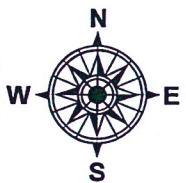
5.0 acres, more or less



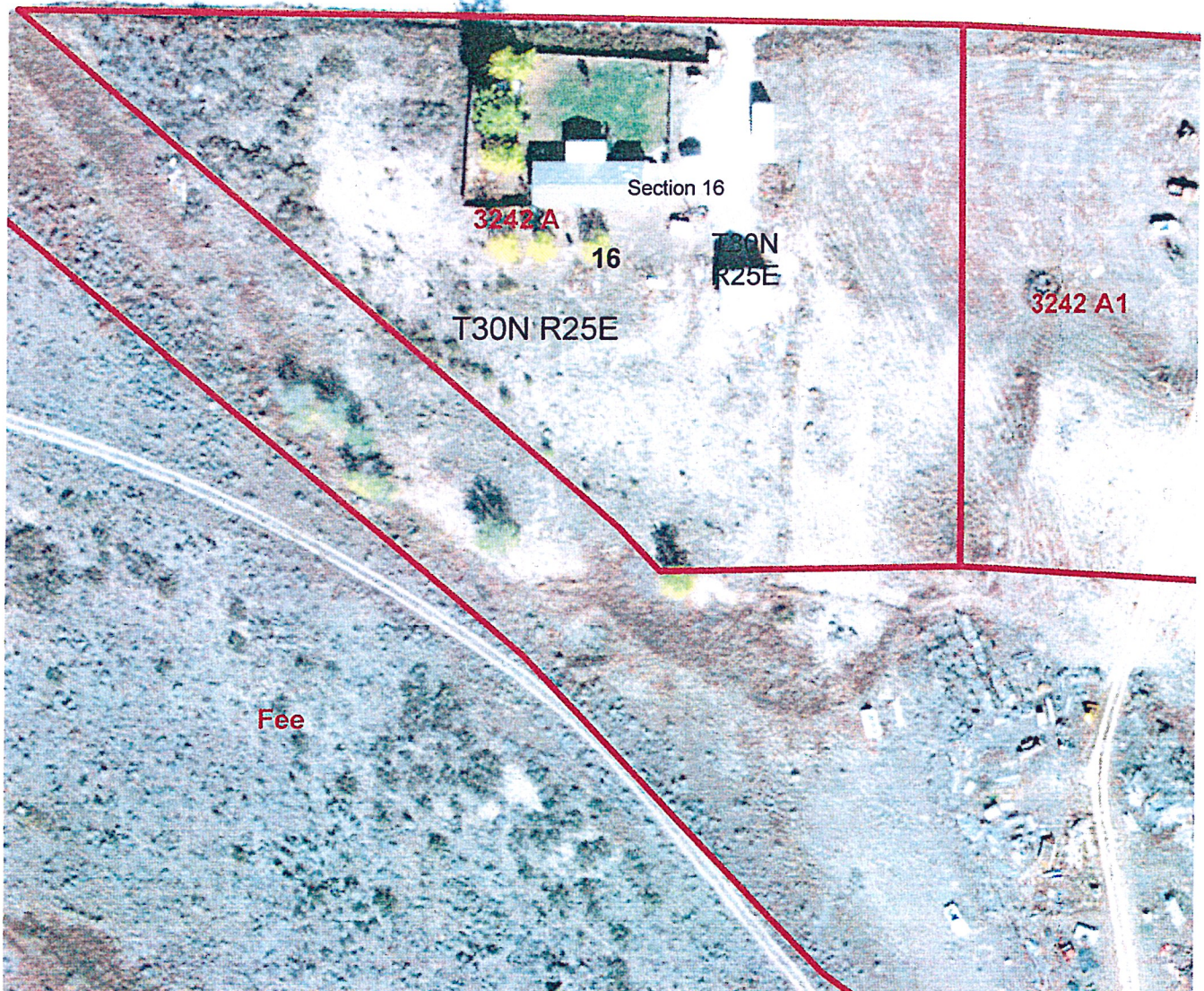
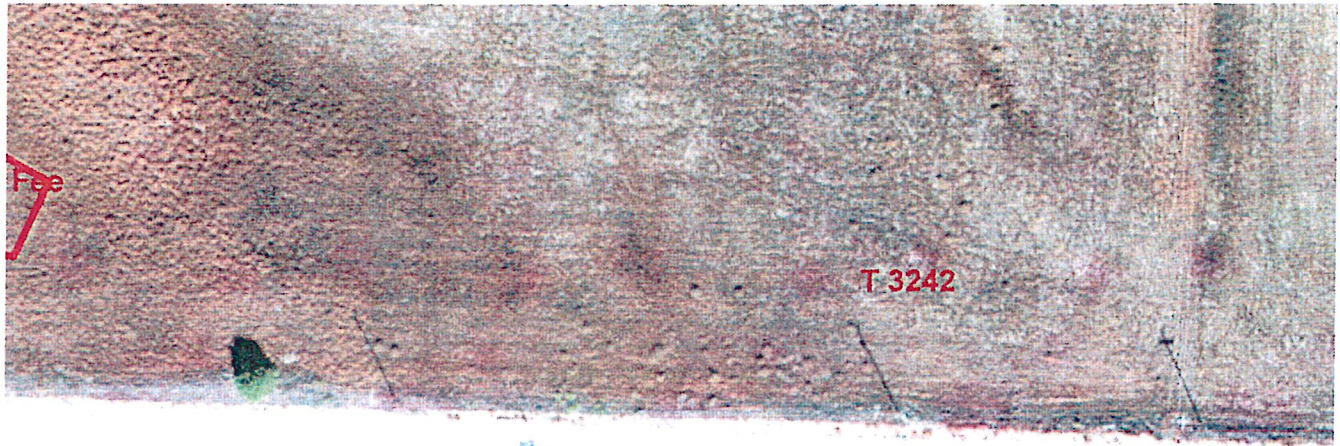
BID ITEM N-1: 101-T435 (por)



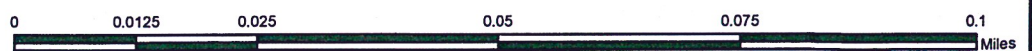
5.0 acres, more or less



BID ITEM 0-2: 101-T3242-A



2.77 acres, more or less



BID CLOSE January 19, 2024 AT 4:00 PM

BID OPENING January 25, 2024 4:00 PM

Lucy Government Center – Real Estate Services (3rd Floor Government Center)

Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

BID ITEM: _____

TRACT NO: _____

BID OFFER:

CASH: _____

COMMENTS:

**Please Note: ALL "AS IS" SALES must be closed within 3 months of BID opening*