

APPLICATION TO PURCHASE INFORMATION

(Please read carefully before filing.)

IMPORTANT

Prior to filing an application, an Application Addendum must be completed and signed by the Land Department. See Addendum to schedule a pre-application conference with a Sales Administrator.

NON-REFUNDABLE FILING FEE must be submitted with your application.

IMPORTANT FILING CONSIDERATIONS:

All Trust land transactions must be in accordance with the State's mandate to assure the highest and best use of the land and to act in the best interest of the Trust.

Submission of an application does not guarantee that the land will be sold. Should the State Land Commissioner determine at any point during the sales process that a sale would not be in the best interest of the Trust, the application may be denied. Prior to filing an Application to Purchase, you are required to schedule a pre-application conference with a Sales Administrator.

Trust land sales are subject to the Arizona Revised Statutes §§ 37-231 through 241, 243 through 247, 249 through 261, 322.02 and 322.04 and the Administrative Rules described in Article 4, R12-5-402 through R12-5-406, R12-5-408 and R12-5-413. Starting with their appraised value, Trust lands are sold at public auction with competitive oral bidding.

EXPENSES BORNE BY THE APPLICANT

1. Application to Purchase (non-refundable) filing fee.
2. Cost of preparing a certified land survey or ALTA survey, if required.
3. Cost of conducting an archaeological survey, if required.
4. Legal advertising: approximately \$2,500.00.
5. Broker commission fee or sales administrative fees up to 3% of purchase price.
6. If acting as an "Attorney in Fact", both a notarized copy of Power of Attorney and a non-refundable \$50.00 filing fee are required.

APPLICATION PROCESS

Each purchase application is reviewed on a case-by-case basis. Evaluation of the application includes an analysis of: income potential to the Trust; proposed use; impact to adjacent Trust lands; availability of utilities/infrastructure; access; proximity to existing development; parcel size; and conformance with local jurisdiction regulations are taken into consideration when evaluating the merits of each application.

The time required to process a purchase application may exceed twelve months.

All Trust lands shall be sold at public auction, and only after: completion of a comprehensive staff evaluation; approval to continue processing is given by the Project Evaluation Panel (PEP); a formal appraisal has been prepared and accepted; receipt of State Board of Appeals and State Land Commissioner approval; and all legal advertising requirements have been met.

Method of payment will be either cash or terms as determined by the State Land Department and published in the public auction sales notice. The State Treasurer establishes the interest rate.

The auction notice shall be published once each week for not less than ten successive weeks in a newspaper of general circulation, published regularly at the State Capitol, and in a newspaper of like circulation regularly published nearest the location of the lands to be sold. Additional marketing may be funded by the Department on selected parcels.