

RESOLUTION NO. 26 - 58

Board of Bonner County Commissioners Sale of Bonner County Owned “Odd-Lot” Real Property

WHEREAS, Idaho Code § 31-808(8) indicates the Board of County Commissioners has the authority to sell real property belonging to the County not necessary for its use; and

WHEREAS, Idaho Code § 31-808(8) indicates the Board of County Commissioners may, by resolution, declare certain parcels of real property as odd-lot property; and

WHEREAS, Idaho Code § 31-808(8) defines odd-lot property as one “...that has an irregular shape or is a remnant and has value primarily to an adjoining property owner.”; and

WHEREAS, Idaho Code § 31-808(8) indicates odd-lot property may be sold to an adjoining property owner for fair market value that is estimated by a land appraiser licensed to appraise property in the state of Idaho; and

WHEREAS, Idaho Code § 31-808(8) states that “When a sale of odd-lot property is agreed to, a public advertisement of the pending sale shall be published in one (1) edition of the newspaper as defined in subsection (1) of this section, and the public shall have fifteen (15) days to object to the sale in writing.”; and

WHEREAS, Idaho Code § 31-808(8) states that “The board of county commissioners shall make the final determination regarding the sale of odd-lot property in an open meeting.”; and

WHEREAS, Bonner County is the recorded legal owner of parcel RP54N04W013340A, per instrument number 44052, consisting of 3-acres, located in Section 1, Township 54 North, Range 4 West, Boise Meridian; and

WHEREAS, this parcel is landlocked, as it does not have access to Nitty Gritty Ln or any other roadway, nor does it have an access easement over the adjacent private property where Nitty Gritty Ln or any other nearby roadways are located; and

WHEREAS, a search of County records and inquiries with potentially effected County Elected Officials, County Offices and County Departments resulted in responses indicating there is no reason to believe the parcel is needed to serve a meaningful purpose for the County in the future; and

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of Bonner County, Idaho, hereby:

1. declares Bonner County owned parcel RP54N04W013340A an odd-lot as defined in Idaho Code § 31-808(8); and
2. approves the acceptance of a property purchase offer made by an adjoining property owner for the odd-lot for no less than the estimated fair market value as determined by a State of Idaho licensed land appraiser hired at the expense of the adjoining property owner; and

3. requires that the value of the purchase offer shall be no less than the fair market value as described above, and all fees required by law for the legal transfer of the property as required by Idaho Code § 31-808(5) and § 31-808(8); and
4. should no adjoining property owner make a purchase offer, the County may place the odd-lot up for auction and sell it to any interested party in compliance with Idaho Code § 31-808(1); and
5. approves opening the general fund budget to receive unexpected revenue should the odd-lot parcel be sold.

ADOPTED as a Resolution of the Board of Commissioners of Bonner County upon a majority vote on the 29th day of September 2026.

BOARD OF BONNER COUNTY COMMISSIONERS



Ron Korn, Chairman

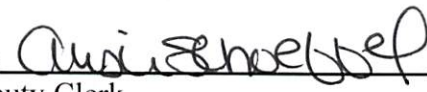


Asia Williams, Commissioner



Brian Domke, Commissioner

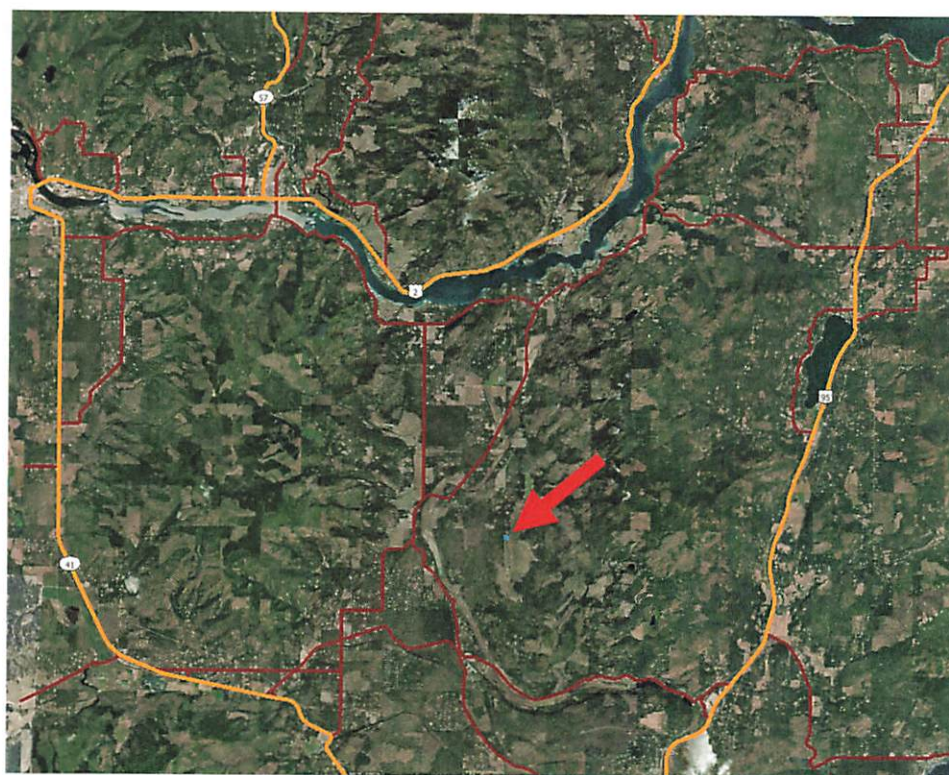
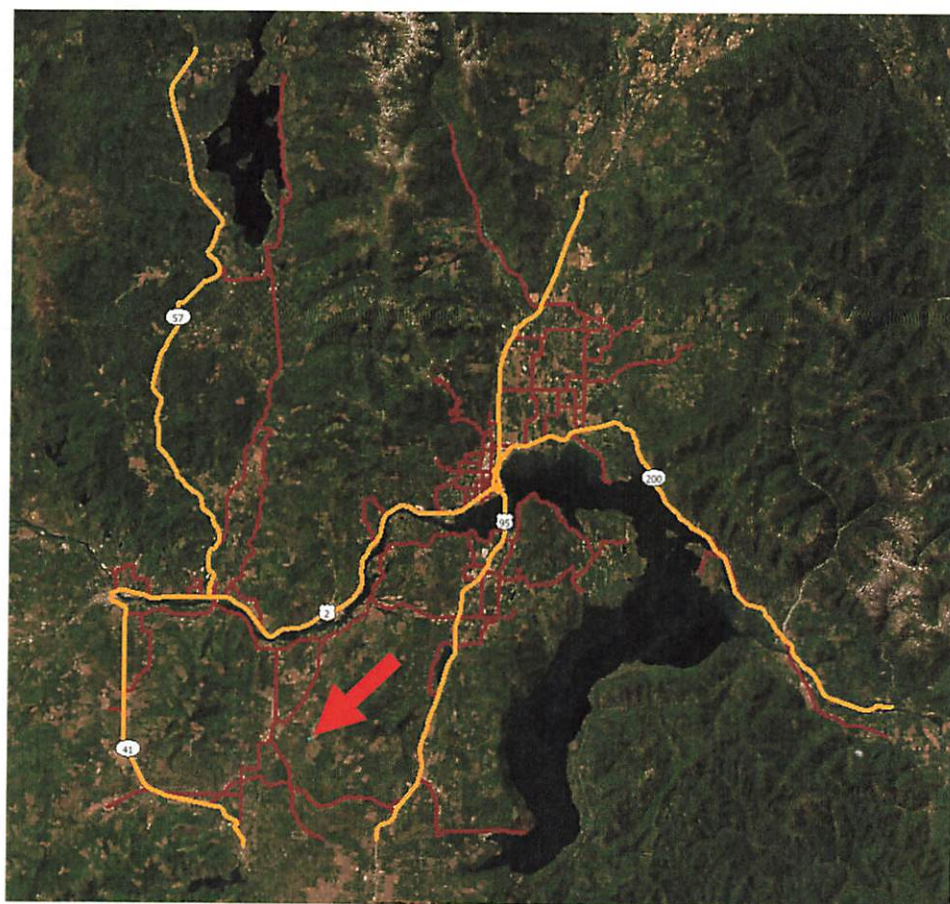
ATTEST: Michael Rosedale

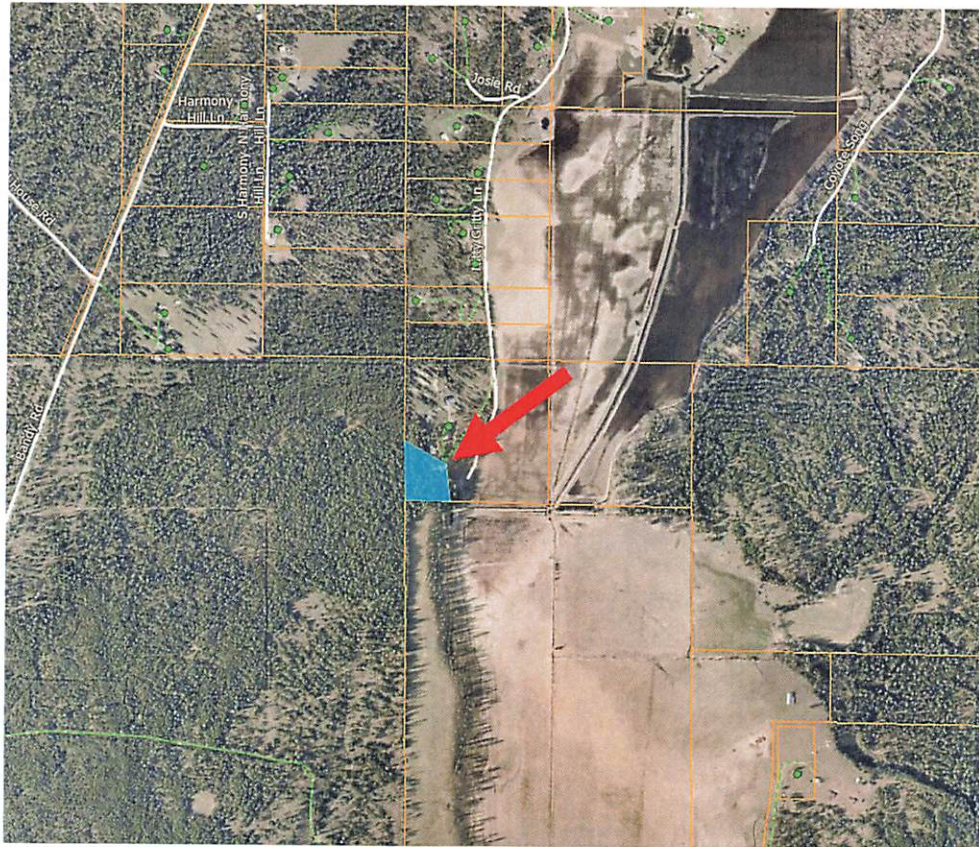
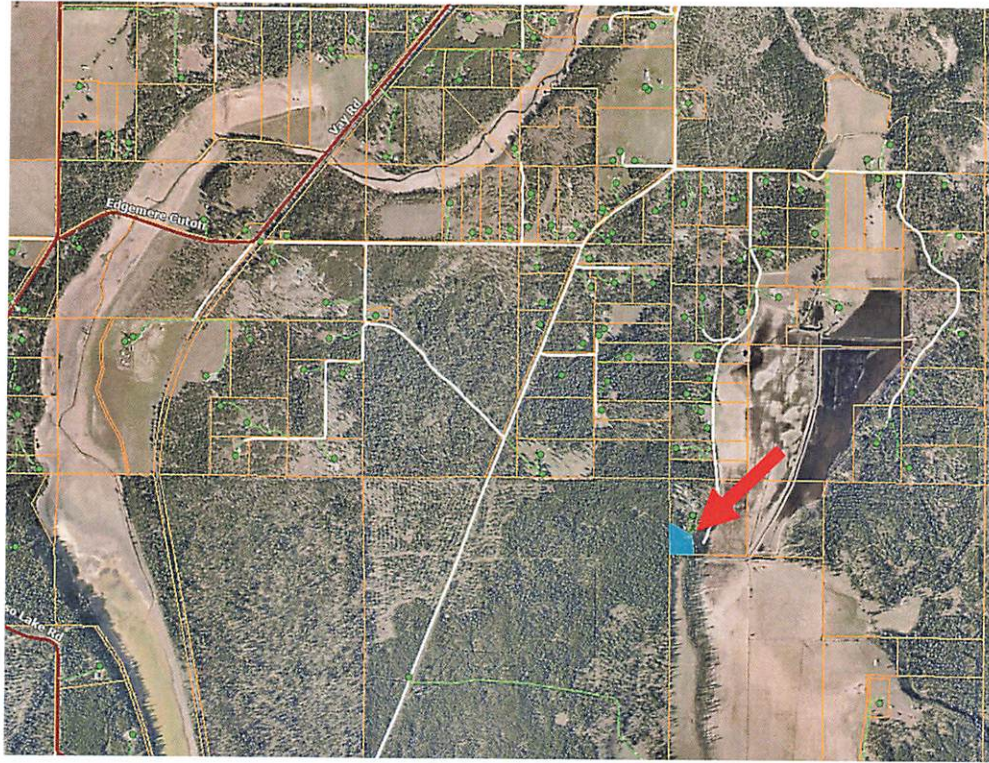
By: 
Deputy Clerk

**Sale of Bonner County Owned Real
Property**

Odd-Lot (RP54N04W013340A)

Location Maps







Bonner County
Board of Commissioners

Brian Domke

Asia Williams

Ron Korn

September 29, 2026

BOCC
Item #1

MEMORANDUM

To: Bonner County Commissioners

Re: Sale of Bonner County Owned Real Property

Bonner County owns a 3-acre parcel of land (RP54N04W013340A) located near the end of Nitty Gritty Ln. This parcel is landlocked, as it does not have access to Nitty Gritty Ln or any other roadway, nor does it have an access easement over the adjacent private property where Nitty Gritty Ln or any other nearby roadways are located. The parcel was purchased by Bonner County on July 11, 1918 for the sum of \$75 from the Garrett family. No record has been found indicating the intended purpose for the purchase of this land.

The owner of a parcel adjacent to the County owned parcel has requested to purchase the 3-acre parcel from the County for its fair market value.

Idaho Code § 31-808(1) indicates that the county has the authority to sell real property belonging to the County not necessary of its use. Additionally, Idaho Code § 31-808(8) indicates that the County can sell such a parcel to an adjoining neighbor if the County finds the parcel to be an "odd-lot" property. This same Idaho Code defines an odd-lot property as "that property that has an irregular shape or is a remnant and has value primarily to an adjoining property owner."

The County's legal counsel has indicated that the Board of County Commissioners can choose to sell this County owned property as Bonner County's representatives. If the BOCC chooses to do so, they should follow a two-step process as outlined in Idaho Code § 31-808(8). The first step in this process is that the Board of County Commissioners "may, by resolution, declare certain parcels of real property as odd-lot property, all or portion of which are not needed for public purposes and are excess to the needs of the county." Second, the property must be sold to the adjoining property owner "for fair market value that is estimated by a land appraiser licensed to appraise property in the state of Idaho."

The process of asking the other elected officials and departments that could have a beneficial use for a remote parcel of property in the county has been completed. All responses have indicated that no one was aware the County owned this parcel and/or that no one has a reason to believe it would serve a meaningful purpose for the County in the future.

Given the facts before us, I believe it is appropriate for the BOCC to declare this parcel an odd-lot, and then offer it for sale to the adjacent property owners. Should the sale of the odd-lot be completed, this action would place an otherwise unused County owned parcel back on the tax roll.

Proposed Odd-lot Sale Process:

1. Inquiries – Inform each of the adjoining property owners that the County has declared parcel RP54N04W013340A as an odd-lot and ask them if they are interested in purchasing the property for no less than the fair market value determined by a State of Idaho licensed land appraiser, plus the cost of all fees required by law for the legal transfer of the property. The adjoining property owners will be informed that they have 30-days to provide the County with written notification of their desire to purchase the odd-lot parcel.
2. Purchase Offer Process – Any adjoining property owner that notified the County of their desire to purchase the odd-lot within the stipulated 30-day timeframe will be informed by the County that they can hire a State of Idaho licensed land appraiser to determine the fair market value of the odd-lot, and then make a purchase offer to the County for no less than the fair market value determined by the appraiser, plus the cost of all fees required by law for the legal transfer of the property.
3. Multiple Purchase Offers – Should the County receive timely written notice from more than one adjoining property owner of their desire to purchase the odd-lot, the County will set a date and time by which purchase offers must be received. The County will then sell the odd-lot to whichever adjoining property owner offers the highest purchase price (which must be no less than the fair market value determined by the appraiser, plus the cost of all fees required by law for the legal transfer of the property).
4. No Purchase Offers – Should none of the adjoining property owners provide written notification of their desire to purchase the odd-lot, the County may place the odd-lot up for auction and sell it to any interested party in compliance with Idaho Code § 31-808(1).

A suggested Motion would be: Based on the information before us, I move to approve Resolution, number to be assigned, declaring Bonner County owned real property (parcel RP54N04W013340A) as an odd-lot, and then inform the adjoining property owners to determine their interest in purchasing the odd-lot. The odd-lot sale process will then follow the 4-step process outlined in this memo. Should the County sell the odd-lot parcel, the BOCC approves opening the general fund budget to receive unexpected revenue from the sale of the odd-lot parcel.

Recommendation Acceptance: ☒ yes ☐ no

Legal Approved

Ron Korn

Ron Korn, Chair

9-29-26

Date