



U.S. Department of the Interior
Bureau of Land Management

Land Sale Auctions

Frequently Asked Questions

General Questions

Q: How does Southern Nevada Public Land Management Act authorize the BLM to sell land?

A: The Southern Nevada Public Land Management Act (SNPLMA) authorizes the sale of BLM-administered federal lands within a congressionally designated boundary in the Las Vegas Valley.

Q: How many acres remain within the current disposal boundary?

A: At the start of Fiscal Year 2025, over 27,000 acres of federal land remained available for disposal within the SNPLMA disposal boundary. To date, nearly 44,000 acres have been sold or conveyed through land sales and Recreation & Public Purpose Act leases and patents. All parcels proposed for sale by local governments have been offered for sale by the BLM. Public land managed by the BLM outside the SNPLMA boundary must be identified for disposal in a Resource Management Plan.

Q: How do I find out about upcoming auctions?

A: There are several ways to stay informed. A Notice of Realty Action is published in the *Federal Register*. Additionally, the BLM posts information on its website, issues news announcements and shares updates through social media. You can also request to be added to an email list that notifies you when the notice is published in the *Federal Register* by contacting

blm_nv_lvfo_landtenureteam@blm.gov.

Nomination Process

Q: How are parcels included in a SNPLMA auction?

A: Parcels made available for sale are determined through a joint selection process. To initiate the sale of a parcel within the SNPLMA disposal boundary, the interested individual or company must first identify the parcel(s) and present the request to the local government where the land is located. If the local jurisdiction agrees to the sale, the local government submits a nomination to the BLM. The BLM then completes the necessary processes to ensure the parcel is eligible to be offered for sale.

Q: What is the BLM's role in a SNPLMA auction?

A: The BLM is responsible for adjudicating the parcel, inspecting it for encumbrances, ordering appraisals and publishing a Notice of Realty Action in the *Federal Register*. The BLM collaborates with an online auction service provider to conduct the auction.

Auction Process

Q: How are SNPLMA land sales conducted?

A: SNPLMA land sales are conducted online through Efficient Markets. Participants can access the auction by visiting [EfficientMarkets](#) buyer registration webpage.

Q: How do I register for an auction?

A: To register for an auction, you must create an account on [EfficientMarkets](#), agree to the bidding terms and request a bidding allowance. Afterward, you will then need to register specifically for the BLM Nevada SNPLMA Land Sale. Please note that the verification of financial qualifications may take up to five business days.

Q: What are the starting bids for parcels?

A: Each parcel in a SNPLMA auction starts at its Fair Market Value, which is determined by an appraiser outside BLM. The Fair Market Value is posted at least 30 days before the auction begins.

Q: How does the bidding process work?

A: The bidding process is conducted online, with each parcel assigned a unique 24-hour bidding window. Only bids submitted within this designated timeframe are accepted.

Payments and Fees

Q: What payments are required?

A: Winning bidders are required to make a 20 percent down payment immediately after the auction concludes. The remaining balance must be paid within 180 days from the auction date. Additionally, a 1.5% commission fee is payable to Efficient Markets.

Q: What payment methods are accepted?

A: Payments can be made using certified funds, which include certified checks, postal money orders, bank drafts, cashier's checks, or electronic funds transfers (EFTs.) Cash is not accepted.

Q: What happens after I win a bid?

A: After winning a bid, you will receive an invoice with instructions for submitting the down payment. Within a few days, you will also receive an Acceptance of Bid Letter, which includes escrow instructions, if applicable. The final payment must be submitted within the specified timeframe to complete the transaction.

Q: How do I send in my payments for the purchase of the land parcel after the land sale is concluded?

A: The high bidder can bring the payment into the BLM Field Office at Field Office at 4701 N. Torrey Pines Dr., Las Vegas, NV 89130 or wire the funds via EFT.

Q: When will I get the wiring instructions?

A: After the conclusion of the sale, wiring instructions will be sent to the highest bidder via email along with their invoice.

Post-Auction Requirements

Q: What documents are required after the auction?

A: Winning bidders are required to provide proof of U.S. citizenship, such as a birth certificate, passport, or naturalization papers. Additionally, they must complete and submit a Certificate of Eligibility form to finalize the name that will appear on the issued patent. Any name changes must be submitted within 30 days of receiving the Acceptance of Bid Letter.

Q: Can I use the land immediately after the auction?

A: Surface disturbance or use of the land is permitted after the patent is officially issued.

Additional Information

Q: Who can I contact for help with registration or bidding?

A: For assistance with registration or bidding, you can visit <https://www.efficientmarkets.com/GovernmentResources> buyer registration webpage or contact the Efficient Markets Government Resources Team at (866) 364-4688.

Q: Where can I get more information about SNPLMA auctions?

A: For more information, you can contact the Bureau of Land Management Las Vegas Field Office directly at (702) 515-5017.