

# **ADVERTISEMENT FOR BIDS**

## **Sale of City of Waterville-Owned Real Estate 6824 Anthony Wayne Trail (Part East of Railroad)**

Sealed bids will be accepted by the Municipal Administrator, 25 North Second Street, City of Waterville, Ohio, 43566-1491 until 2:00 pm local time, January 4, 2018 for the sale of real estate located at 6824 Anthony Wayne Trail (that part of parcel number 96-25961 located east of the railroad), Waterville, Lucas County, Ohio.

The property consists of approximately 8.4 acres of vacant land currently used for farming and subject to a lease expiring on the 31<sup>st</sup> day of October, 2019, with the right of early termination. A copy of the Cash Land Lease Agreement will be provided to Bidders upon request. The property has approximately 665-feet of frontage on the Anthony Wayne Trail, is zoned R-4, and has all utilities available along the frontage.

The City intends to sell the property to the highest and best Bidder but reserves the right to reject any and all bids. Only bids of \$176,000 or higher will be considered. The property will be sold in its AS-IS condition with no warranties or guarantees expressed or implied.

Prospective Bidders are encouraged to visit and inspect the property prior to submitting a bid.

When determining the "best" Bidder, the City will take into account any contingencies associated with the bid. If there are two or more equal bids, the City reserves the unilateral right to select the bid that is deemed to be the most favorable to the City. A final contract for the sale of the property must be entered into within ten (10) days of bid acceptance with a closing date no later than 45 days after contract execution or completion of a survey of the property, the cost of which shall be split equally between the Buyer and the City. In the event the chosen Bidder fails to enter into a final contract, the City may select the next highest and best Bidder, at its sole option.

The City accepts no responsibility for expenses incurred by responding Bidders in the preparation or submittal of a bid and reserves the rights not to enter into any contract with any Bidder, to waive any irregularities, informalities, or inconsistencies in the bids, and to reject any and all bids received.

Each bid must contain the full name and address of the Bidder and the full amount of payment to the City of Waterville for the stated real estate. The bid shall be accompanied by a certified or cashier's check in the amount of Two Percent (2 %) of the total bid amount, payable to the City of Waterville as a guarantee that, if the bid is accepted, a contract will be entered into between the successful Bidder and the City.

Bids received after the scheduled bid opening date and time or not accompanied by a satisfactory check or bid bond will neither be read nor considered. Each bid shall be signed and enclosed in a sealed envelope marked "REAL ESTATE BID" and addressed to the Municipal Administrator, City of Waterville.

A copy of the City's final Contract form will be provided to Bidders upon request.

### **City of Waterville**

Municipal Administrator  
James M. Bagdonas