

NOTICE OF SEALED BID FOR SALE OF REAL PROPERTY

The Village of Edmore (the "Village") is accepting sealed bids for the purchase of the following real property (the "Property") for the purpose of business development as described in this Notice of Bid Opening:

The Property commonly known as 641 E. Gilson Street consisting of approximately 1.14 acres of land, as more particularly described and depicted in Exhibit "A", attached hereto and incorporated herein.

The sale of the Property shall be awarded, at the discretion of the Village Council, to the bidder submitting a bid in accordance with the terms outlined below, and providing the best value to the Village.

It is the intention of the Village to sell the Property based on the best value bid that is submitted. The Edmore Village Council reserves the right to reject any and all bids. Should any bid be accepted, payment shall be made by earnest money deposit, subject to closing, and shall be deposited with the Village or by, cashier's check or money order payable to the Village of Edmore within three days of the award notice. Provisions of the sale of the Property shall include:

1. For the purchase of the real property in "as is" condition;
2. For the conveyance of the Property by special warranty deed;
3. For the PURCHASER to pay all fees, commissions and costs associated with closing the sale of the Property;
4. For the PURCHASER to close the sale within 30 days upon village council approval; subject to title defects if any;
5. For the PURCHASER to transfer all utilities at the time of closing;
6. For the PURCHASER to assume all responsibility or liability for any environmental condition affecting the Property, or any clean-up or remediation that may be required by law;
7. For the development of the Property for business development, or other project acceptable to the Village;
8. Execute Contract for Sale and Purchase of Real Property. The Property will be sold "as is" with no warranties or representations as to suitability for any particular use other than restricted by zoning. Conveyance of the Property will be by special warranty deed;
9. That only a **minimum bid** price that has been established at an assessed price **of \$57,000 be considered "best value"**;
10. It is the responsibility of the PURCHASER to obtain and pay for any title examination and/or survey. SELLER offers no guarantee in regard to the quality or condition of the title. Any defect revealed through the PURCHASER's research which makes the title unmarketable must be submitted to the SELLER in writing within 60 days from the date of the Purchase Offer.

By submitting a bid, each bidder agrees to waive and does hereby waive any claim the bidder has or may have against the Village of Edmore, and the Village's respective employees and representatives for the

awarding of damages or attorney fees, arising out of or in connection with the administration, evaluation, or recommendation of any bid, waiver, deletion or amendment of any requirements under this Notice of Bid Opening, acceptance or rejection of any bids, and award of the bid. By submitting a bid, the bidder specifically waives any right to recover or be paid attorney fees from the Village of Edmore, or any of the Village's employees.

The bidder acknowledges and agrees that this is the intentional relinquishment of a presently existing known right and that there is no disparity of bargaining power between the bidder and the Village of Edmore, Michigan.

By execution and submission of this bid, the bidder hereby represents and warrants to the Village that the bidder has read and understands this Notice of Bid Opening and that the bid is made in accordance with the terms stated herein. Bidder acknowledges that it understands all terms herein, which include the waiver provisions, and that it had the right to consult with counsel regarding all applicable documents.

The Village reserves the right to waive, delete or amend any of the requirements connected with this bid. Bids shall be delivered in writing on the attached bid proposal form, signed by the bidder or an authorized representative, and enclosed in a sealed envelope to the Village of Edmore,

"SEALED BID TO PURCHASE REAL PROPERTY." Bids must be received before 4:00 p.m. on July 22, 2016, and any bid received after that time will not be considered.

Village staff will publicly open, read and tabulate the bids at

Village Council Chambers, Village of Edmore, 209 S. Sheldon Street, Edmore, MI 48829

Bidders may contact the Village of Edmore, Village Manager at (989) 427-5641 for clarifications and questions.

Property Information: Exhibit A

SEALED BID

Date: 4:00 pm. July 22, 2016

(MINIMUM BID \$57,000)

PROPERTY LOCATION:

641 E. Gilson Street, Edmore, MI 48829

Parcel# 041-600-062 & 04-600-054-00

Approximately 1.14 Acres

IMPROVEMENTS:

Per Real Estate Records:

1 Story Framed Building (approx. 5500 square feet)

DESCRIPTION:

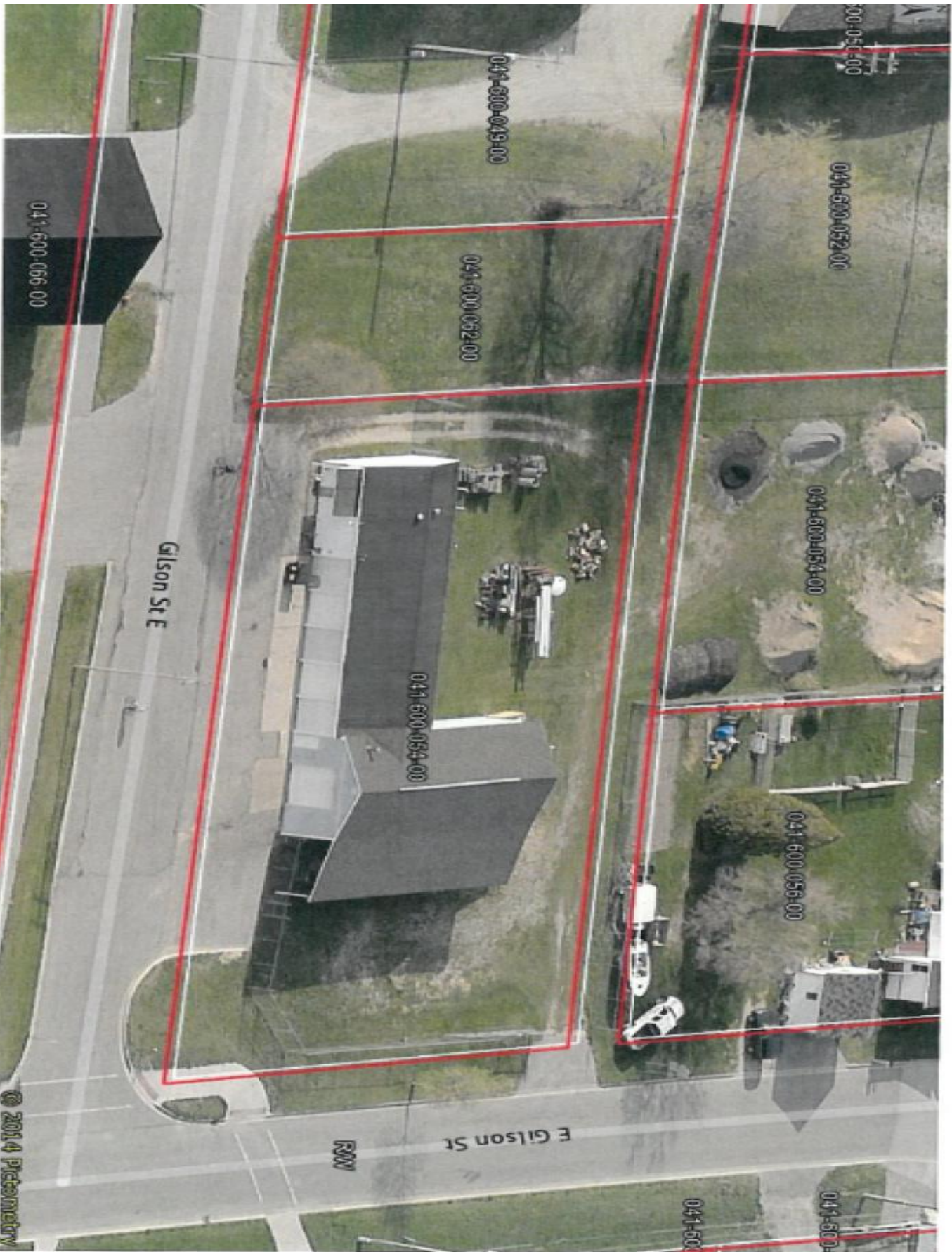
Located in the center of the Village of Edmore and less than 500 feet from M-46 with property adjacent to the Fred Meijer Rail Trail, this former Edmore Department of Public Works service building has office space, four bay garage and a secured fenced in lot with lockable gates. The building itself is roughly 5500 square feet and would be ideal for a business looking to expand or relocate.

UTILITIES AVAILABLE:

Village water and sewer.

ZONING:

B-2 Highway Business District



BID PROPOSAL FORM

SEALED BID SALE DATED

(MINIMUM BID \$57,000)

The undersigned, as bidder, hereby declares that he/she has examined the

Instruction to Bidders for Sealed Bid Sale, and that he/she has/has not inspected the property and agrees to accept it "as is" without warranty by the Seller as to its condition, value or usefulness for any purpose, except as may be specified in the Instruction to Bidders for Sealed Bid

The undersigned hereby agrees to purchase the property located in the Village of Edmore

upon the terms and conditions stated in the Instruction to Bidders for Sealed Bid Sale, the sum of \$_____.

A cashier's check, certified check or money order made payable to the

Village of Edmore for the sum of \$_____, which is 10% of the above bid, is attached and will be applied to the purchase price if the undersigned is the successful bidder.

The undersigned further agrees, upon written acceptance of this bid and within the specified time, that he/she will pay the balance of the purchase price upon delivery of the deed. Should the successful bidder fail to pay the balance of the purchase price, the sale will be declared void by the Village of Edmore and the bid deposit will be forfeited and retained as liquidated damages and not as a penalty. The next highest bidder may be notified and offered the property.

By:

Title:

Firm (if applicable):

Address:

Telephone:

Date: