

## NOTICE OF REQUEST FOR BIDS FOR

**The East 75 feet of the West 175 feet of Lot 1 and the East 50 feet of the West 150 feet of Lot 2, all in Block 132 in Lane's Addition to St. Charles, now incorporated in and a part of Charles City, Iowa**  
(locally known as 312 15<sup>th</sup> Avenue, Charles City, IA 50616; Parcel ID Number: 120615301800)

### (THE "REAL ESTATE")

1. Owner: City of Charles City, Iowa ("the City")
2. Terms:
  - A. The City will accept sealed bids for the purchase of the Real Estate consistent with the terms and conditions stated herein.
  - B. Minimum bid is \$1,000.00.
  - C. Sealed bidding shall conclude at 3:00 p.m. on May 13, 2021 ("the Deadline").
  - D. The bid form attached as Exhibit "1" must be completed in its entirety, signed, sealed, and delivered to Charles City City Hall, Attn: City Engineer John Fallis, 105 Milwaukee Mall, Charles City, Iowa on or before the Deadline. Proposals received after the Deadline will not be opened or considered. Proposals containing any reservations or conditions not provided for in this Notice will not be considered.
  - E. The City reserves, in the City's sole and absolute discretion, the right to reject any bid even it is the highest bid.
  - F. In the event of a tie following the Deadline, a random selection process will be used to select the winning bidder.
  - G. No bids shall be subject to financing. Upon acceptance of a bid by the Charles City City Council following the Deadline, the selected buyer shall execute an Offer to Buy in a form provided by the City (and containing the terms and conditions set forth herein) and deliver to the City the executed Contract.
  - H. Any bid is non-rescindable and is an absolute offer to purchase on the terms set forth herein, **subject to acceptance and approval by the Charles City City Council after such notice and hearing required by law.**

3. For questions, contact:

John Fallis, City Engineer  
105 Milwaukee Mall  
Charles City, Iowa 50616  
Telephone (641) 257-6300

#### CONDITIONS OF SALE

The City shall pay all real estate taxes that are due and payable as of the date of possession and constitute a lien against the Property, including any unpaid real estate taxes for any prior years. Buyer shall be responsible for all subsequent real estate taxes. There will be no proration of real estate taxes for the current fiscal year due and payable in September of 2021 and March of 2022. Buyer will be solely responsible for all taxes due and payable September of 2021 and thereafter.

Closing shall occur on or before June 21, 2021, unless otherwise mutually agreed upon by the parties.

Buyer is purchasing the Real Estate in its "AS IS" existing condition. Buyer acknowledges that the City has made no representations or warranties, express or implied, as to the condition of the Real Estate or as to value, fitness for use, state of title, or environmental matters, and Buyer waives any claims based on the condition of the Real Estate and releases and discharges the City and its employees, officers, and agents from any such claims, liabilities, and causes of action.

The City is not required to provide an abstract of title to the Real Estate and does not make any representations or warranties as to the state of title to the Real Estate. The City shall convey title to the Real Estate to Buyer by "Quit Claim" Deed.

By: \_\_\_\_\_ Dated: \_\_\_\_\_  
Dean Andrews, Mayor

**BID FORM FOR**

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**(THE "REAL ESTATE")**

Seller: City of Charles City, Iowa

Date of bid: \_\_\_\_\_

Buyer(s): \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone number: \_\_\_\_\_

Email address: \_\_\_\_\_

Bid amount: \_\_\_\_\_

Return to: Charles City City Hall  
Attn: John Fallis  
105 Milwaukee Mall  
Charles City, Iowa 50616  
Telephone (641) 257-6300

By signing, each Buyer agrees to the terms and conditions of sale set forth in the NOTICE OF REQUEST FOR BIDS.

"Buyer(s)"

\_\_\_\_\_ Dated: \_\_\_\_\_

\_\_\_\_\_ Dated: \_\_\_\_\_