

SALE OF LAND TRACT

Invitation for Bid Number: 81-21DEC04

LOCATED:

INTERSECTION OF BROWN SCHOOL ROAD
ROGER I. WILSON MEMORIAL DRIVE
OAKLAND GRAVEL ROAD



**Boone County Purchasing
601 E. Walnut Street, Room 208
Columbia, Missouri 65201**

Melinda Bobbitt, CPPB, Director
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NOTICE OF SALE OF LAND TRACT

Boone County is accepting bids for the following:

***Invitation for Bid#:* 81-21DEC04 – Sale of Land Tract**

Bids will be accepted until **10:30 a.m. on Tuesday, December 21, 2004** in the Boone County Purchasing Office, Boone County Johnson Building, Room 208, 601 E. Walnut Street, Columbia, MO 65201.

Property Description: Tract of land located at the intersection of Brown School Road, Roger I. Wilson Memorial Drive and Oakland Gravel Road.

Bids must be submitted on the form enclosed within these documents. **Each bid must be accompanied by a bid bond, cashiers or certified check payable to the County of Boone – Missouri, in the amount of five percent (5%) of the bid price** to guarantee that the successful bidder shall fulfill their obligations. Checks of unsuccessful bidders will be returned as soon as the award is made.

The County reserves the right to accept or reject any or all bids, to waive technicalities, and to accept the offer the County considers the most advantageous to the County.

The *Invitation for Bid* with legal description of land tract is available in the Boone County Purchasing Department, 601 E. Walnut Street, Room 208, Columbia, MO 65201. Requests for copies may be made by phone (573) 886-4391; fax (573) 886-4390; or e-mail: mbobbitt@boonecountymo.org. Vendors may view Bids, Bid Tabulations, and Bid Awards on the Boone County Web Page at <http://www.showmeboone.com>.

Melinda Bobbitt, CPPB
Director of Purchasing

Insertion: December 7, 2004
COLUMBIA MISSOURIAN



BID FORM

**To the Director of Purchasing – Boone County
601 E. Walnut, Room 208
Columbia, Missouri 65201**

Dear Director of Purchasing:

The undersigned, being familiar with the Invitation to Bid and Conditions of Bid on the following described property, hereby proposes to purchase, upon the terms and subject to the conditions set forth herein, the property described below:

1. PROPERTY DESCRIPTION

1.1 Parcel of land for sale consists of the following:

County Property

Intersection of Brown School Road
Roger I. Wilson Memorial Drive
Oakland Gravel Road

A tract of land located in the northeast quarter of the southeast quarter of section 30, township 49 north, range 12 west, Boone County, Missouri, being part of the tract described by the warranty deed recorded in book 1084, page 474 and being more particularly described as follows:

Commencing at the northeast corner of arcadia plat 5, recorded in plat book 33, page 21 and the southernmost point of the said tract described by the warranty deed recorded in book 1084, page 474; thence with the section line N0°07'10"W, 214.81 feet; thence leaving said section line, S89°52'50"W, 25.00 feet to the point of beginning;

Thence from the point of beginning, 77.70 feet along a 30.00-foot radius non-tangent curve to the right, said curve having a chord, S74°04'50"W, 57.73 feet; thence N31°43'10"W, 233.59 feet; thence 141.87 feet along a 100.00-foot radius curve to the right, said curve having a chord, N8°55'25"E, 130.27 feet; thence 173.17 feet along an 836.96-foot radius curve to the left, said curve having a chord N43°38'20"E, 172.86 feet to the westerly right-of-way line of U.S. Route 63; thence with said right-of-way, S1°22'00"W, 155.04 feet to a point 65 feet right or westerly of station 9+00 of the centerline of the Oakland Gravel Road connection with the U.S Route 63; thence N89°36'40"E, 41.95 feet; thence S0°07'10"E, 281.95 feet to the point of beginning and containing 1.22 acres.

This lot has been declared surplus by the County of Boone - Missouri.

1.2 The parcel of land for sale is designated on the attached map as *Attachment A*. This copy is not to scale. A clear copy is available in the Purchasing office.

1.3 For additional information pertaining to the land parcel for sale, please contact Melinda Bobbitt, CPPB, Director of Purchasing, by phone (573) 886-4391 or e-mail: mbobbitt@boonecountymo.org.

2. REQUIREMENTS/CONDITIONS OF SALE

2.1 Each bidder shall be required to furnish a deposit of not less than 5% of the total amount offered as a part of, and submitted along with, their bid with the balance due upon award and completion of the sale. All deposits shall be made by certified or cashier's check or bid bond and made payable to the County of Boone - Missouri. Any bid received that does not include a 5% deposit shall be rejected and not eligible for award. Bids may be withdrawn at any time up to the receipt of bids. A bidder may not withdraw their bid after the bid opening without forfeiting the bid deposit.

2.2 The deposit of the highest bidder shall be held pending completion of the sale. All other deposits submitted shall be promptly refunded. In the event and for any reason the highest bidder's offer is determined unacceptable by the County, the deposit will be promptly refunded. The face amount of the bid deposit shall be applied towards monies due the County at closing in accordance with the terms and conditions contained in the agreement for sale and purchase signed by the parties.

2.3. The bid deposit may be forfeited should the successful bidder fail or refuse to enter into an agreement for sale and purchase with the County within sixty (60) days after award of the bid.

2.4. Bidder/Buyer agrees to enter into an agreement for sale and purchase of the property following award of the bid. The agreement for sale and purchase shall include terms and conditions acceptable to a buyer and seller, the following items:

A. The property will be conveyed "As Is" and no representations or warranties are made concerning title, zoning, tax consequences, physical or environmental conditions, availability of access, ingress or egress, property value, operating history, governmental approvals, or governmental regulations.

B. The County is not obligated to remove any existing impediments or encumbrances to title which may be discovered unless otherwise agreed prior to closing.

2.5. If necessary, bidder/buyer agrees to make application for financing of the purchase price within five days after executing the agreement for sale and purchase.

2.6 The closing will occur in Columbia, Missouri, at a location mutually agreed upon by Buyer and County within 60 days following award of the bid unless otherwise agreed by the parties.

2.7 Bidder/Buyer agrees to pay all cost and expenses associated with recording of all necessary documents, title insurance, surveys, and structural and environmental inspections, if required or desired.

2.8. Formal approval of the bid by the Boone County Commission shall be required prior to negotiation of an agreement for sale and purchase of the property and conveyance of the property consistent with the terms and conditions contained herein, unless otherwise modified by the Boone County Commission.

2.9 Deed: the County/Seller will convey to the successful bidder/buyer the property by quit claim deed in recordable form and executed by the Boone County Commission subject to encumbrances and impediments to title present on the day of closing unless otherwise agreed by the parties.

3. PROPOSAL

3.1. Amount offered to the County of Boone - Missouri for parcel of land as described herein.

\$_____

GUARANTEE OF GOOD FAITH: If this bid is rejected or the bid submitted by the undersigned is not accepted as one of the high bidders, then the check which has been deposited with this bid shall be returned. However, if the undersigned is a successful bidder, then the deposit may be applied toward the full payment due for awarded land bid, or if the undersigned fails to provide full payment within sixty (60) days after notice of award, then the deposit check shall be forfeited to the County as liquidated damages and the item will be disposed of as the County deems necessary.

COMPANY: _____
or _____
INDIVIDUAL

ADDRESS: _____

PHONE: _____ **FAX:** _____

BY: _____
(Authorized Representative/must sign)

DATE: _____, 2004

