SALE OF LAND TRACT

Invitation for Bid Number: 31-05APR05

LOCATED:
OLD HIGHWAY 63 and BLUFF CREEK

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

Melinda Bobbitt, CPPB, Director
Phone: (573) 886-4391 Fax: (573) 886-4390
E-mail: mbobbitt@boonecountymo.org

NOTICE OF SALE OF LAND TRACT

Boone County is accepting bids for the following:

***Invitation for Bid*#: 31-05APR05 – Sale of Land Tract**

Property Description: Tract of land located at along Old Highway 63 South and Bluff Creek (See bid for legal description).

Bids will be accepted until **10:30 a.m. on Tuesday, April 5, 2005** in the Boone County Purchasing Office, Boone County Johnson Building, Room 208, 601 E. Walnut Street, Columbia, MO 65201.

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: March 22, 2005
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

A tract of land located in the S ½ of the NW ¼ and the W ½ of the NE ¼ of Section 29, Township 48 North, Range 12 West, being part of the right-of-way for Old 63 (formerly Business Route 63), described within the Right-Of-Way Deed from Evelyn J. Shepard – a single person (Grantor) and the State of Missouri, acting by and through the State Highway Commission (Grantee) recorded in Book 374, Page 296 as: "…Also all the land of the Grantors which lies within a strip of land 100 feet wide, lying on the left or north side of, parallel to and adjoining the centerline of Business Route 63 from Grantors' west property line, opposite Station 111+52.55 to Grantors' east property line, intersecting said centerline at station 121+20, a distance of 967.45 feet. Also a strip of land 100 feet wide, lying on the left or north side of, parallel to and adjoining the centerline of Business Route 63 from Grantors' west property line, intersecting said centerline at Station 125+12 to Station 137+60 a distance of 1248 feet…" Said land is described as follows:

The north 67.00 feet of the above described 100-foot strip of land, beginning at the place where the left or north line of said 100-foot strip contacts the southwest corner of Lot 1 of Bluff Creek Office Park Plat 3-D, recorded in Plat Book 30, Page 5, being approximately at station 115+40; thence southeasterly to the intersection of said left or north line of said 100-foot strip with the north line of the right-of-way for Route AC as shown on sheet 12, dated 6-9-00, of the plans for MoDOT Job No. J5U0673, approximately at station PT 3+294.909.

Excepting therefrom all that land lying to the right or south of the north line of the right-of-way for said Route AC.

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

1.2 The parcel of land for sale is designated on page 7 of bid. This copy is not to scale.

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, including 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.

2.10. Bidder may have access to property for inspection and testing prior to bid opening date with prior notification and approval by County. County reserves the right to participate in inspection and testing as it deems appropriate.

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

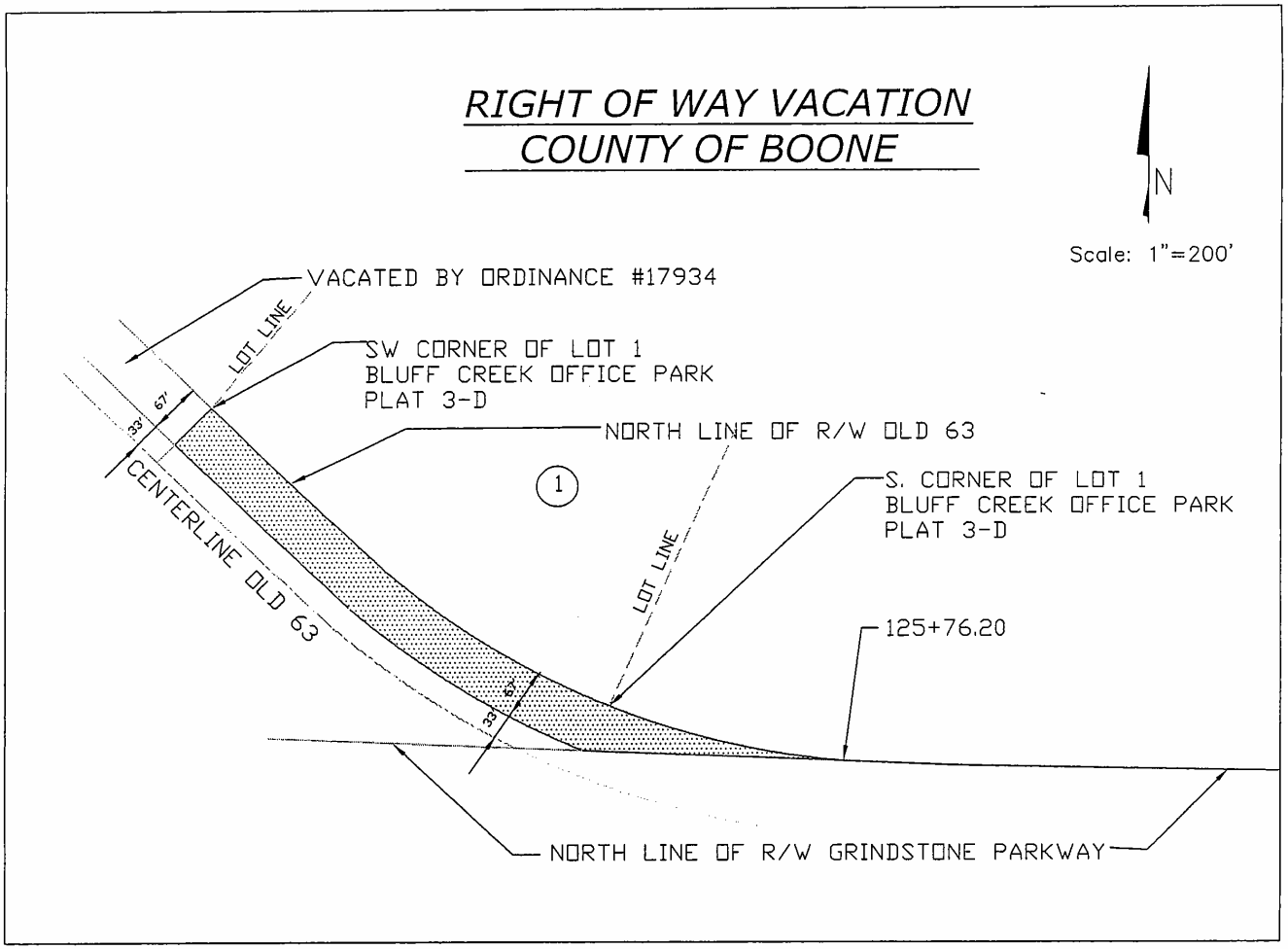
ADDRESS:_____

_____

PHONE: _____ **FAX:** _____

BY: _____
(Authorized Representative/must sign)

DATE: _____, 2005


RIGHT OF WAY VACATION
COUNTY OF BOONE
N
Scale: 1"=200'
VACATED BY ORDINANCE #17934
LOT LINE
SW CORNER OF LOT 1
BLUFF CREEK OFFICE PARK
PLAT 3-D
NORTH LINE OF R/W OLD 63
1
S. CORNER OF LOT 1
BLUFF CREEK OFFICE PARK
PLAT 3-D
LOT LINE
125+76.20
CENTERLINE OLD 63
33'
45'
33'
45'
NORTH LINE OF R/W GRINDSTONE PARKWAY