

NOTICE
REQUEST FOR BIDS

RE: Lot Eight (8), Block Two (2), Wattle's First Addition to Carroll, Carroll County, Iowa
(Locally known as 1114 N Main Street, Carroll, Iowa 51401; Parcel ID Number: 06-24-286-003)

(THE "REAL ESTATE")

1. Owner: City of Carroll, 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 \$12,500.00.
 - C. Sealed bids must be received by 3:00 p.m. on April 19, 2024 ("the Deadline").
 - D. The Bid Form must be completed in its entirety, signed, sealed, and delivered to Carroll City Hall, Attn: City Manager, Aaron Kooiker, 627 N Adams, Carroll, 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 property is currently zoned R5, High Density Residential District. The City's expectation would be that the site shall be redeveloped consistent with the zoning. The house is in extremely poor condition and must be demolished. The property must be used for the purpose of redevelopment and not for land speculation.
 - F. The Bid Form is available at the office of the City Clerk of the City of Carroll at 627 N Adams Street, Carroll, Iowa.
 - G. An inspection of the property can be made by appointment with the City Manager.
 - H. The City reserves, in the City's sole and absolute discretion, the right to reject any and all bids even if it is the highest bid.
 - I. In the event of a tie following the Deadline, City Council will take into account the best proposal for development of the property.
 - J. No bids shall be subject to financing. Upon receipt of the proposed winning bid, the bidder 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 prior to its May 13, 2024 Council meeting.

- K.** 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 Carroll City Council after such public notice and hearing required by law.

3. For questions, contact:

Aaron Kooiker, City Manager
627 N Adams
Carroll, IA 51401
Telephone: 712-792-1000

CONDITIONS OF SALE

The City shall pay all real estate taxes that are due and payable as of June 30, 2024, 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 fiscal year 2024-2025.

Closing shall occur on or before May 31, 2024, unless otherwise mutually agreed upon by the parties. Bidder shall provide the City with a schedule and timeline for demolition, construction, completion and occupancy.

Buyer is purchasing the Real Estate in "AS IS" condition. Buyer acknowledges that the City has made no representation 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 Buyer shall be responsible for disposing of any junk, garbage, and/or personal property located at the Real Estate and shall be responsible for abating any existing nuisance conditions at the Real Estate, specifically, demolition of the unsafe and dangerous house.

The City is not required to provide an abstract of title to the Real Estate but has the abstract continued to March 4, 2024, and does not make any representations or warranties as to the state of title to the Real Estate. Any abstracting or title work shall be the Buyer's sole responsibility and cost. The City shall convey title to the Real Estate to Buyer by "Quit Claim" Deed.

Dated: March 25, 2024.

By: /s/Gerald H. Fleshner, Mayor