

NOTICE TO BIDDERS
Wabasha County Regional Rail Authority Property Sale
Elgin Property Sale
BIDS CLOSE: May 1, 2018 at 1:00pm

Sealed bid proposals will be received by the Wabasha County Auditor/Treasurer at their office in the Old Wabasha County Courthouse/Annex Building located at 625 Jefferson Avenue, Wabasha, MN 55981 until 1:00 PM on May 1, 2018.

Legal Description: Lots 2 and 3, Block 8, BRYANTS ADDITION TO TOWN OF ELGIN, according to the plat thereof on file at the County Recorder's Office, Wabasha County, Minnesota.

Personal Property: None.

Immediately following the closing of the aforementioned bidding period, all received sealed bid proposals will be opened and read publicly in the presence of the Wabasha County Auditor/Treasurer and County Administrator at the Old Wabasha County Courthouse/Annex Building in Wabasha, MN. Received bid proposals will then be considered for award at the next called County Regional Rail Authority meeting.

Bid proposal packets and information are available online at www.co.wabasha.mn.us or by stopping by the County Administrator's Office. All bid proposals must be submitted on the form provided in the bid packet.

All bid proposals must be sealed, identified as a bid proposal on the envelope and accompanied by a Certified Check in an amount equal to at least 10% of the total bid made payable to the Wabasha County Auditor/Treasurer.

Sealed bid proposals shall also be clearly marked "Wabasha County - Elgin Property Sale"

The Wabasha County Regional Rail Authority reserves the right to reject any or all bids and to waive any irregularities therein

**BID PROPOSAL FORM
PURCHASE OF WABASHA REGIONAL RAIL AUTHORITY PROPERTY
ELGIN MN REAL ESTATE**

DATE OF BID PROPOSAL: _____

To: Wabasha County Regional Rail Authority

Regional Rail Commissioners:

The following Bid Proposal is for the purchase of Wabasha County Regional Rail property located in Elgin, MN. The property described above is located in Elgin, Minnesota, in Wabasha County, at a street address of 50 Center Avenue S, in Elgin, Minnesota. This bid is made in accordance with the Instructions to which were supplied with this Bid Proposal and upon which the Bid Proposal is based. The following bid is made in good faith and upon careful consideration of the requirements of the Instructions to Bidders. The Bidder acknowledges receipt of the Bid Packet and all terms set forth in it.

The Bidder certifies that this Bid has been arrived at independently. The Bidder understands and agrees that if this bid is accepted by the County, this signed Bid Proposal Form, the Description Sheet, and the Bidding Instructions and Specifications shall constitute a contract between the Bidder and the Wabasha County Regional Rail Authority.

A bid security in the form of a Certified Check in an amount equal to at least 10% of the total bid made payable to the Wabasha County Auditor/Treasurer is included.

Bid submitted in the sum of _____ (\$) Dollars.

Date: _____

By: _____

Bidder's Name (Please Type or Print)

Address

Phone Number

DESCRIPTION SHEET

Address

50 Center Street, Elgin, Minnesota 55932

Property Description

Vacant Lot

Lots 2 and 3, Block 8, BRYANTS ADDITION TO TOWN OF ELGIN, according to the plat thereof on file at the County Recorder's Office, Wabasha County, Minnesota.

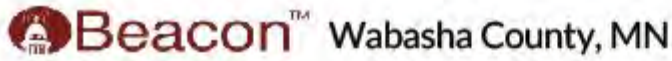
Inspection Date and Times

By Prior Appointment Only. May request and schedule an inspection during the business days and times of Monday-Friday 8:00 AM to 4:00 PM.

Please contact Michael Plante at 651-565-3073 to request and schedule a mutually acceptable appointment. If no answer, you may leave a voice message with name, telephone number, purpose of call and suggested time period to return your call (The Wabasha County Regional Rail Authority assumes no responsibility or liability for call backs).

Please note that it is a bidder's sole responsibility to schedule and confirm with the appropriate party(s) an appointment for inspecting the property.

PROPERTY LOCATION



Overview



Legend

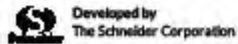
- Driveway Points
- Highways/Roads
 - US Highway
 - MN Highway
 - County-State Aid Highway
 - County Road
 - Township Road
 - Municipal Street
 - State Forest Road
 - Private Road-Restricted Access
- Parcels
- Section Lines
- Lakes/Rivers
- Cities Boundary
- Townships Boundary

Parcel ID	R19.00113.00	Alternate ID	n/a	Owner Address	WABASHA CO RAILROAD AUTHORITY
Sec/Twp/Rng	27-108-012	Class	955 - COUNTY PUBLIC SERVICE-OTHER		% DEB KOENIG
Property Address	50 CENTER AVE S	Acres	n/a		625 JEFFERSON AVE
District	ELGIN				WABASHA, MN 55981
Brief Tax Description	ELGIN C-SCH-2899-WWW Sect-27 Twp-108 Range-012 BRYANT'S ADDITION Lot-002 Block-008 & LOT 3 BLK 8 (WWW)				

The parcel boundaries are created and drawn by Wabasha County GIS and are continually updated. The parcels are drawn as accurately as possible, but should not be considered a replacement for a professional land survey.

Aerial Photos were collected in Spring 2016 by Pictometry International and are 6"/3" resolution.

Date created: 8/1/2017
Last Data Uploaded: 7/31/2017 9:15:45 PM



**INSTRUCTIONS AND SPECIFICATIONS
FOR THE PURCHASE OF WABASHA COUNTY
REGIONAL RAIL AUTHORITY PROPERTY
ELGIN MN REAL ESTATE**

BID PROPOSAL INSTRUCTIONS

The sale contract for the purchase of the real property and building(s) listed for sale on the attached Description Sheet will be administered by the Wabasha County Regional Rail Authority (herein referred to as “the Authority”).

Prior to submitting a bid proposal for the referenced property, the bidder should inspect the premises and become aware of existing site conditions. Bidders may arrange with the Authority for inspecting the property listed for sale, during the times shown on the Description Sheet, attached hereto and made a part hereof. A bidder shall submit his/her bid proposal on a form entitled “Bid Proposal Form – PURCHASE OF WABASHA COUNTY REGIONAL RAIL AUTHORITY PROPERTY, ELGIN MN REAL ESTATE,” attached hereto and made a part hereof.

The Authority does not guarantee that the property will remain in the condition in which the bidder finds from an inspection prior to submitting a bid through and including its condition at the time of sale. ALL PROPERTY WILL BE SOLD “AS IS-WHERE IS.”

If the Description Sheet lists any item for sale which is not a building, these Bidding Instructions and Specifications shall govern (to the extent applicable) the sale of those items and the description of the listed item shall be substituted for the word “building” as used herein.

A bid security in the form of a Certified Check in an amount equal to at least 10% of the total bid made payable to the Wabasha County Auditor/Treasurer must be included with any bid proposal. Cash and personal checks will not be accepted and will result in rejection of a bid proposal. The successful bidder acknowledges that they will be responsible for any Deed Tax in which will be in addition to their bid.

The County Regional Rail Authority makes no representation or warranty, express or implied that any property or building(s) offered for sale will conform to the building code or permit requirements of any local jurisdiction having control over the relocation of these buildings.

SPECIFICATIONS

AWARD OF THE BID

The Authority will award the sale to the highest responsible bidder for the property. The Authority, however, reserves the right to reject any or all proposals, to waive defects and technicalities therein, or to advertise for new proposals in order to award the property in the best interest of the Authority. (The highest responsible bidder will hereinafter be referred to as the successful bidder.)

Within 90 business days after the bid proposal of the successful bidder has been opened, read publicly, and been accepted by the County Regional Rail Authority, the Authority will notify the successful bidder by mail that his/her bid proposal has been accepted. Bid proposals may not be withdrawn during the 90-day period.

All bid securities except the bid security of the successful bidder and the second highest bidder will be returned within 90 business days after the date of the opening of bids. The bid security of the successful bidder will be credited toward payment of the sale price. The second highest bid security will be returned after full payment is received from successful bidder. The successful bidder acknowledges that they will be responsible for any Deed Tax which will be in addition to their bid.

Failure on the part of the successful bidder to pay the full sale price within 90 calendar days after notification of bid acceptance shall be considered proof that the successful bidder has elected to abandon the purchase and forfeit the bid security, not as a penalty, but in liquidation of damages sustained by the Authority as a result of such failure.

Upon receipt of the full sale price, the Authority relinquishes ownership of the property and building to the successful bidder. The property will be conveyed to the successful bidder via a quitclaim deed. Thereafter any damage to the property or building from fire, theft, vandalism, or any other cause shall be at the risk of the successful bidder.