

# **SALE 2019-01 BID PACKET**

**Property location:** 12501 85<sup>th</sup> Ave NW, Pine Island, MN 55963

**Property Inspection Date:** March 28<sup>th</sup>, 2019, 11:00 am until 1:00 pm

**Contact:** Jeremy Douglas 328-7117

**Sealed bids will be received until 2:00 pm on April 2<sup>nd</sup>, 2019, at the Olmsted County Public Works office, 2122 Campus Dr SE, Suite 200, Rochester, MN 55904, at which time bids will be publicly opened and read aloud.**

Bid forms, Bidding Instructions and Specifications are available at the Public Works Office or on the Olmsted County Web Site at <http://www.co.olmsted.mn.us/pw/roadtransportation/rowcontractadmin/Pages/Surplus-land-buildings.aspx> then open the "Sale 2019 – 01" link.

<u><b>SALE #</b></u>	<u><b>DESCRIPTION</b></u>	<u><b>BID AMOUNT</b></u>
2019-01	. 140' X 40' Pole Shed	<b>Total bid for Building :\$_____</b>
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**NOTES:**

- . The property is being sold "AS IS" with no expressed or written or unwritten warranty provided.
- . Bids must be made in INK. Bids made in pencil will be rejected.
- . A minimum of ten (10) percent bid security is required with each bid (certified check, cashier's check or money order payable to Olmsted County Public Works).
- . Failure to attend the closing or make final payment will void the sale and forfeit the bidder's bid security.
- . The County will provide a bill of sale conveying the property to the successful bidder at the date of closing when the balance of the purchase price is paid.
- . The County reserves the right to reject any and all bids.

In response to the terms herein specified, the undersigned, if award is tendered, agrees to purchase the property as described above.

Name: \_\_\_\_\_ Address: \_\_\_\_\_  
(Bidder)

City \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_ Phone: \_\_\_\_\_

*By signing above, I acknowledge that I have read and understand the Bidding Instructions and Specifications.*

**Enclose all of the following in a regular envelope labeled as "BID 2019-01:**

1. This sheet, signed by bidder
2. 10% bid security (certified check, cashier's check, or money order payable to Olmsted County Public Works)

Exterior View





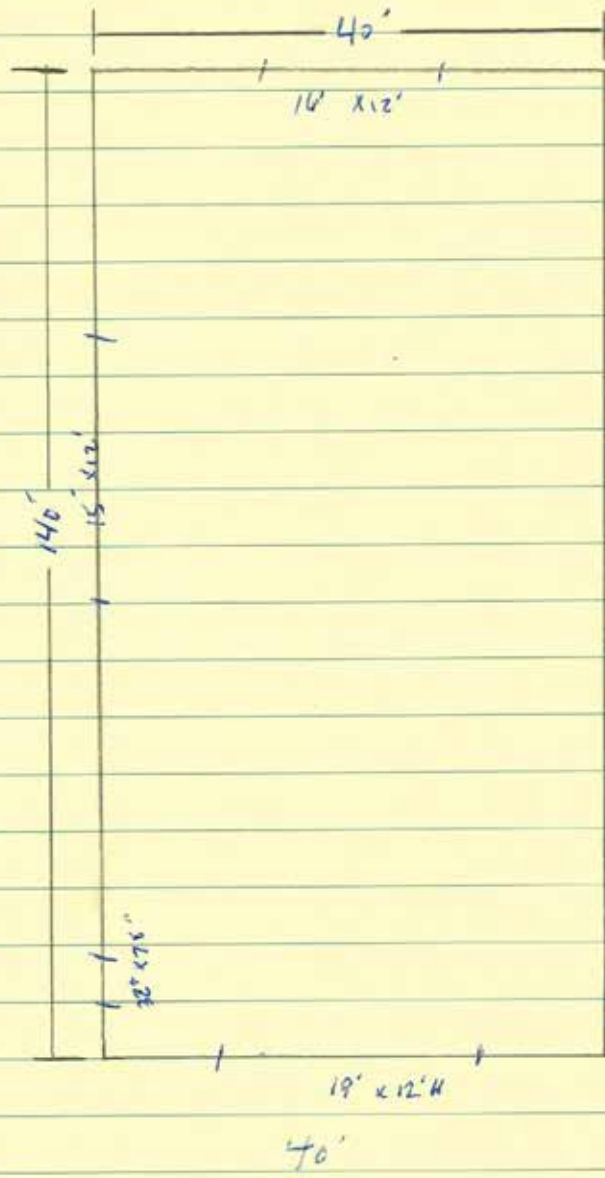






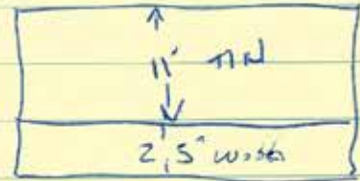
# ANDRIST SHED

42



110 POWER  
LIGHTS / OUTLETS

45 7'-9" PILES  
11' OPENINGS  
8' SPACING



8' SPACING

## Location Map



**12501 85<sup>th</sup> Ave NW Pine Island MN 55963**

### Directions from TH 52 South:

- Go West on Olmsted County Road 12 West for approximately 3.5 miles to Olmsted County Road 3. Go North on Olmsted County Road 3 for approximately 4.0 miles to Olmsted County Road 5. Go East on Olmsted County Road 5 for approximately 2.0 miles.

### Directions from TH 52 North:

- Take the First Pine Island exit. Go South on Goodhue County Road 11 (aka Main Street) for approximately 1.0 mile. Main Street turns right and becomes 8<sup>th</sup> Street. Go South on Olmsted County Road 3 for approximately 0.8 miles to Olmsted County Road 5. Go East on Olmsted County Road 5 for approximately 2.0 miles.



# Bidding Instructions and Specifications

## INSTRUCTIONS

Bidders may inspect the property on March 28<sup>th</sup>, 2019 between 11:00 am and 1:00 pm.

Because the building is vacant, the County cannot guarantee that it will remain in the condition, which the bidder finds it during inspection preparatory to submitting a bid. ALL BUILDINGS ARE SOLD "AS IS".

All bids are due by 2:00 pm on Tuesday April 2<sup>nd</sup>, 2019 at Olmsted County Public Works, 2122 Campus Dr SE, Suite 200, Rochester, MN 55904. All bids must contain a bid security of a minimum of 10 percent of the amount of the bid. The bid security must be in the form of a certified check, cashier's check, or money order. **Cash and personal checks will not be accepted and will cause rejection of the bid.** Remittances must be made payable to "Olmsted County Public Works".

The County makes no representation or warranty, express or implied that any building being offered for sale will conform to the current building code or zoning code requirements of any local jurisdiction.

## SPECIFICATIONS

### AWARD OF THE SALE

The County, reserves the right to reject any or all bids, to waive defects and technicalities therein, or to advertise for new bids in order to award the contract in the best interest of the County of Olmsted. (The highest responsible bidder will hereinafter be referred to as the successful bidder.) All bids are subject to County Board approval.

Within 10 days after the bid opening, the County will notify the apparent high bidder that their bid has been submitted to the County Board for acceptance.

All bid securities except the bid security of the successful bidder will be returned within 30 calendar days after the date of award. The bid security of the successful bidder will be used toward payment of the sale price.

Applicable sales tax will be added to the sale price.

Failure on the part of the successful bidder to pay the full sale price at the time of the closing shall be considered proof that the successful bidder has elected to abandon the purchase and forfeit their bid security.

Upon receipt of the full sale price at the closing, the County will provide a bill of sale to the successful bidder.

## **Building Description and Disclosure**

### **Building description**

The building is 140' x 40', with 3 sliding doors. A 19' (West Side), 15' (North Side) and a 16' (South Side) sliding door, all 12' in height. There is 1 personal entry door. The bottom 2 ½ feet is wood and the upper 11 feet is tin, as well as the roof. It is a wood frame with 7"-9" poles with 8' spacing.

### **Disclosure**

The building has been inspected by Med City Environmental on February 15<sup>th</sup> 2019, at which time a Pre-Demolition Inspection was completed. Through visual inspection there was no need for any tests to be completed.

A copy of the report is on file at the Olmsted Public Works Service Center and is available upon request.

The property/building is being SOLD-AS-IS and Buyer assumes all responsibility for any environmental remediation that may be required for the property. The above report is being provided as a disclosure by the County to provide all information available at the time of the sale to prospective bidders.