

TOWN OF RICHMOND, MAINE
NOTICE OF INVITATION TO BID
SALE OF TAX-ACQUIRED PROPERTY

The Town of Richmond, Maine will receive sealed proposals for the purchase of a certain parcel of tax-acquired property (Tax Map R-05, Lot 023), located at 640 Alexander Reed Road in Richmond (the “Property”), until **2 p.m. on January 21, 2021**, at the Richmond Town Office, 26 Gardiner Street, Richmond, ME 04357, at which time and place all proposals will be publicly opened and read aloud.

The Property consists of an 85-acre parcel of land with buildings. The Property will be conveyed strictly AS IS, WHERE IS, WITH ALL FAULTS AND TENANT INCLUDED.

Please be advised that the Property was previously the subject of a land use enforcement action, *Town of Richmond v. David B. Smith*, Docket No. WESDC-CV-2017-0069, due to its status as an illegal junkyard. That case resulted in a final judgment in favor of the Town, dated October 25, 2017. The court order includes a remediation plan for the Property, and any outstanding items on the plan must be completed by the successful bidder within one (1) year of the date of the municipal release deed. A copy of the remediation plan for the Property is available at the Richmond Town Office for inspection and may be emailed to potential bidders upon request.

The Town makes no representations or warranties with regard to the environmental condition of the Property or its suitability for any uses, and bidders are responsible for conducting their own due diligence with regard to the Property at their sole expense. However, a copy of a soil test conducted by Beacon Environmental Consultants, LLC, dated March 14, 2019, is available at the Richmond Town Office for inspection and may be emailed to potential bidders upon request.

Each bid shall be plainly marked “**BID FOR MAP R-05, LOT 023 TAX-ACQUIRED PROPERTY**” and shall be addressed to the Town Manager at the above address. Faxed or emailed bids will not be accepted.

Bidders are responsible for all of their costs in preparing and submitting bids hereunder.

Each bid must be accompanied by a deposit of ten percent (10%) of the bid amount. This deposit may be made by a properly certified check, bank treasurer's check, bank cashier's check, bank money order, postal money order, or cash. Checks or money orders shall be made payable to the Town of Richmond and will be deposited in its account. Such deposits will be returned to any unsuccessful bidder.

The winning bidder will have thirty (30) days from the date of the award to pay the balance owed in full. The balance due may be paid by a properly certified check, bank treasurer's check, bank cashier's check, bank money order, postal money order, or cash. Upon payment of the purchase price, the Town of Richmond will issue a municipal release deed in a form substantially similar to the deed attached to this notice. The successful bidder will also be responsible for paying the applicable real estate transfer tax fee, as well as the fee to record the Town's deed in the registry of deeds.

In the event that acceptance of said deed is refused for any reason, the Town of Richmond shall not be required to refund the purchase price and shall be entitled to retain it with no further obligation on its part.

It is understood that the Town of Richmond is conveying only whatever right, title, and interest it may have in said Property and **that it makes no warranties of any kind, express or implied.** It shall be the bidders' sole responsibility to satisfy themselves regarding the legal title to the Property.

The Town of Richmond reserves the right to waive all informalities in bids, to accept any bid or any portion thereof or to reject any or all bids should it be deemed in the Town's best interest to do so. The Town reserves the right to negotiate with any bidder or proposer. The Town also reserves the right to reject any and all bids deemed by the Board of Selectmen not to be in the Town's best interests as well as the right to negotiate with any bidder or proposer.

No bid may be withdrawn within a period of thirty (30) days following the opening of bids.

Questions regarding this bid may be directed to Adam Garland, Town Manager via email: townmanager@richmondmaine.com.

Any questions which, in the opinion of the Town Manager, request interpretation of these bid documents, will be addressed in the form of a numbered addendum, sent by first class mail to each person or firm who has taken out a bid packet not later than three (3) days prior to the scheduled opening of bids.

Date: _____, 2020

Town of Richmond, Maine

By: _____
Adam T. Garland
Its Town Manager