

Real Estate – Sealed Bid Auction

November 13, 2009

Properties for sale:

- 1) **104 Washington Street** – a 66' x 132' undeveloped lot located in an R-2 (Two Family Residential) zoned district. This lot formerly was the location of a village well that was capped and removed per OEPA guidelines in late 1990's. This lot currently has alleys on the east and north sides and abuts Washington Street to the south. Last Deed reference is Vol. 154, Page 382.

- 2) **307 E. Broadway Street** – an irregular shaped lot that is 46.53' along the front (south) on E. Broadway Street, 154.34' along the west property line, 38.28' on the rear (north) property line and 155.1 feet along the east property line. It is located in an R-3 (Multi Family Residential) zoned district with residential properties on each side. Last Deed reference is Vol. 277, Page 202.

Terms:

- 1) All bids must be on the correct bid form and be sealed in the envelope as provided by the Village.
- 2) All bids must be accompanied by a check (or equivalent) in the amount of \$100 for each parcel in which a bid is submitted. All checks for those bids not accepted will be returned within five days of the bid opening.
- 3) The Village of Fort Recovery reserves the right to refuse any and all bids submitted.
- 4) The successful bidder will have until December 15, 2009 in which to pay the remaining balance of the approved purchase price less deposit.
- 5) The purchaser will pay the next installment of Real Estate taxes due as per the Mercer County Auditor. Lot #1 was previously tax exempt as used for municipal purposes; therefore, tax amount is undetermined at this time. Lot #2 has a current annual tax bill of \$91.72.
- 6) The Village will provide a Quit-Claim Deed to the successful / approved bidder at the time of closing. Filing fees are to be paid by the purchaser and will be shown on the closing statement.
- 7) Any other terms deemed necessary will be provided in writing as an addendum to this bid packet prior to the bid date.