

INSTRUCTIONS TO BIDDERS

SALE OF REAL PROPERTY

The City of Independence, Iowa, is accepting sealed bids on the following parcel of real property:

Address: 812 10th Street NE, Independence, Iowa 50644

Property Identification Number (PIN): 06.35.152.004

Legal Description: Lot 1, except the East 22 feet and Lot 2, except the West 45 feet thereof, all in Block 41, of Railroad Addition to Independence, Buchanan County, Iowa.

Property size (approximate): 0.2 acres

Zoning: R-2 (One- and Two-Family Residence District)

Current Use: Vacant Lot

INSTRUCTION TO BIDDERS: Confidential bids, sealed in an envelope and marked (on the outside of the envelope) bid for (identify PIN # shown above), will be accepted until 1:00 PM on Friday, May 2nd, 2025, at which time the bids will be opened and read publicly in the Council Chambers at City Hall (331 E. 1st Street, Independence, Iowa 50644). A tabulation of the responsive bids will be created and distributed to bidders via email before the end of the day on Friday, May 2nd, 2025. Bidders must include an email address in their submitted documents. Bidders are strongly encouraged to attend the May 2nd, 2025, bid opening, as the top three bidders will be asked if they would like to increase their bid following the opening of all bids. The City Council will make the final decision on responsive bids during its regular meeting on May 12th, 2025.

Bids may be mailed or submitted in person to: City Clerk, 331 E. 1st Street, Independence, Iowa 50644. No faxed or emailed bids will be accepted.

To be considered a responsive bid, the bidder, in their bid envelope, shall provide:

1. A letter of intent, including but not limited to the full legal name of the person or entity submitting the bid, valid telephone number, physical mailing address, email address and the amount you wish to bid. The bid amount must be a specific dollar figure and cannot include escalators or similar clauses. The letter of intent must be signed by an individual with the requisite authority to legally bind the bidder.
2. Their intentions for the property if successfully acquired (Examples: I would like to construct a single-family home on this lot within 18 months of acquisition)
3. Bid bond in the amount equal to 25% of the enclosed bid. Bid bond may be in the form of certified check, cashier's check or certified bond. (Bid bonds will be returned to non-winning bidders upon an approved purchase agreement between the City of Independence, Iowa and the awarded bidder. If an award is made and the awarded bidder defaults on the purchase agreement, the bid bond will be forfeited to the City of Independence Iowa.

The minimum bid which may be accepted on this parcel is \$13,000.00 (U.S. Currency). All bids less than this amount will be considered non-qualified bids and will not be accepted. The bid amount is payable in cash, cashier's or certified check upon Notice of Award of bid by the City of Independence, Iowa and an approved purchase agreement.

The property is being sold in AS-IS Condition, with all faults. The City reserves the right to award the sale to the highest responsible bidder or to reject all bids. Transfer of the property to the winning bidder will be by quit claim deed. Note: The City of Independence will not represent the awarded bidder during closing. The awarded bidder should seek out objective legal opinion during closing, therefore the closing cost incurred by the awarded bidder shall be awarded bidders responsibility.

Questions related to the property or process should be directed to:

Matthew Chesmore

Building Official

Phone: (319) 334-4711

Email: mchesmore@independenceia.gov