



January 20, 2021

MEMO: RE: Sealed Bid for 416 E Charles

Bruce Brackin was the only bidder on 416 E Charles.



**INVITATION FOR SEALED BIDS:
PROPOSED SALE OF UNIMPROVED REAL PROPERTY**

Property known as
416 E. CHARLES, Oelwein, IA 50662
Parcel ID: 1821427019

Date of Bid Opening: January 11, 2021

Time of Bid Opening: 10:00 AM

Location of Bid Opening: Oelwein City Hall
20 2nd Ave SW
Oelwein, Iowa 50662

Minimum Bid Entry: \$2000.00

Bid Contact: Jay Shekleton, Building Official
Oelwein City Hall
20 2nd Ave SW
Oelwein, Iowa 50662
buildingofficial@cityofuelwein.org

Bidder's Instructions

The City of Oelwein, Iowa invites interested parties to submit sealed bids for the purchase of the City-owned real property located at 416 E. CHARLES, Oelwein, Iowa.

A. Description of Property

B. Preparation and Submission of Bids

Bidders should submit one (1) original bid and it must be submitted in accordance with the following instructions:

Bids must be sealed and clearly marked with the Bidder's name and address and the following identification:

“Sealed Bid for Proposed sale of Real Property: Parcel 1821427019.”

Bids shall be addressed and delivered to:
Dylan Mulfinger, City Administrator
20 2nd Ave SW
Oelwein, Iowa 50662

Must include with the bid proposal a letter stating your intentions for the property.

C. Withdrawal of Bids

Bids May not be withdrawn once they have been received and opened by the City.

D. Bid Opening

Bids shall be opened publicly on **January 11, 2021** at the Oelwein City Hall, 20 2nd Ave SW, Oelwein, Iowa 50662 at 10:00 AM. The name of each Bidder and the amount of each bid shall be read aloud.

Any bid received after **10:00 AM on January 11, 2021** shall not be considered. Bids must be mailed or delivered to the City Administrator's Office. Bids submitted by fax or email will not be accepted. It shall be the sole responsibility of the bidder to have his/her bid delivered to the City Administrator's Office on or before the stated date and time. If a bid is sent by U.S. Mail, the bidder shall be responsible for its timely delivery to the City Administrator's Office. Bids delayed by mail will not be considered, shall not be opened, and arrangements shall be made for their return to the bidder upon his/her request and at his/her expense.

E. Right to Reject Bids

The City of Oelwein reserves the right to reject any and all bids and to cancel the sale at any time prior to closing. Any and all bids may be rejected

F. Applicable Law

Jurisdiction and venue are Fayette county Iowa. Choice of Law: State of Iowa law applies.

G. Basis of Award

The award shall be made in accordance with the provisions of the Invitation for Sealed Bids. The award shall be made in the sole discretion of the city of Oelwein. The City of Oelwein reserves the right to take into consideration whether the price offered is equal to or greater than the Fair Market Value.

- For purposes of this paragraph, a “responsive bidder” is a bidder who has submitted evidence that satisfies the City that he/she has the capacity to complete the purchase of the Property.
- For purposes of this paragraph, a “responsible bidder” is a bidder who has submitted a complete bid that includes all documents as set forth herein, without irregularities, exclusions, special conditions or alternatives unless specifically requested in the Invitation for Sealed Bids

H. Notice of Award and Closing

Upon completion of the bid evaluation by the City Administrator and acceptance of a bid by resolution of the City Council, the City of Oelwein shall send the successful bidder a Notice of Award and request the preparation of a Quit Claim Deed by the city attorney, following thirty days of the passing of the resolution.

After the Quit Claim Deed has been prepared, it will be presented to the Mayor for execution. The City will direct the city attorney to provide instructions to the successful bidder in all matters related to the closing, including time and date of the closing and the type and amount of funds to be collected at the closing, if necessary.

Upon the completion of the transaction, the City will distribute any documents and cause the deed to be recorded.

All transactions will include, at the bidder’s cost, all cost associated with recording of the deed, resolution, notice of publication, and the cost of publication of public notice.

I, Bruce Braekin, reside at

103 E Main St., Stanley, Iowa 50671.

I am bidding the sum of \$2000.
on the property at 416 E Charles,
Oelwein, IA #: 1821427019

my intentions for the property is to
combine with the other two adjacent
properties. 65th ave SE, which I
intend on purchasing in the future.
and 10 5th Ave SE, which I currently
own. This would make it possible
for a garage to be built in the future.

Bruce Braekin

10/13/20

To whom it may concern,

I, Bruce Brackin, am the property owner of 10 5th Ave SE. I'm interested in acquiring the properties listed at 416 E Charles and 6 5th Ave SE only in their entirety. My intent is to grade and seed the properties to allow for a maintained appearance for all the traffic that goes along East Charles. It will also give the possibility of adding a garage for the house on 10 5th Ave SE in the future.

I'm willing to pay all legal transactions in order to acquire these properties. If there are any other offers on these properties please contact me. I would like to have the opportunity to make a counter offer. Thank You.

Sincerely,



103 East Main Stanley Va 50671
319-238-3337

11/04/2020

✓ RCVD
11/6/2020

City of Oelwein
ATTN: Community Development

To Whom It May Concern:

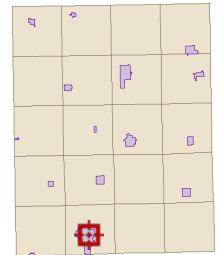
Regarding your letter dated October 30th, 2020, I would be interested in purchasing the vacant lot at 416 E Charles Street, which is adjacent to the property I own. Please take my request under advisement. I look forward to starting a conversation on the purchase of this vacant lot.

Sincerely,
Baylee C. Stammeyer-Wolf
319-283-8270 or
319-509-1061
412 E Charles St
Oelwein IA 50662





416 E CHARLES



Overview



Legend

-  Corporate Limits
-  Parcels
- Major Highways**
 -  County Highway
 -  Federal Highway
 -  State Highway
 -  Roads

Parcel ID	1821427019	Alternate ID	n/a	Owner Address	Oelwein, City Of
Sec/Twp/Rng	21-91-9	Class	R		City Hall 20 2nd Ave. SW
Property Address	416 E. CHARLES	Acreeage	n/a		Oelwein, IA 50662-
	OELWEIN				

District OELWEIN OELWEIN INC
Brief Tax Description W 33' E 80' LOT 21
W 33' E 80' N 10' OF
LOT 22 BLK 2
OELWEIN 4TH ADD
(Note: Not to be used on legal documents)

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