

HOUSE FOR SALE
INVITATION FOR SEALED BID # 21-001

McClave School District
308 Lincoln Ave.
McClave, CO 81057

BEGINNING DATE	INQUIRY DEADLINE (Date & Hour)	BID DEADLINE (Date & Hour)	SEAL BID OPENING (Date & Hour)
April 13, 2021	April 27, 2021 4:00 PM	May 6, 2021 4:00 PM	May 10, 2021 6:00 PM

BIDDER NAME
ADDRESS

ADDRESS ALL INQUIRIES AND CORRESPONDENCE TO: Brittany Henson – Business Manager McClave School District 308 Lincoln Ave., McClave, CO 81057 E-MAIL ADDRESS: brittany.henson@mcclaveschool.org TELEPHONE NUMBER 719- 829-4517
--

PROPERTY ADDRESS: 30010 County Road LL, McClave, CO 81057

Legal Description: Lot 7, Reyher South Subdivision to the Town of McClave, Bent County, Colorado

Home Manufacturer: Skyline, Arkansas City, Kansas

Model: Springview 6631 CT

Year: 2011

Size: Approximately 1456 sq. ft, 3 bedroom, 2 bath home on 20K+ sq.
ft. lot

SPECIAL INSTRUCTIONS

1. Bids must be submitted on this form in a sealed envelope.
2. Bids MUST be signed below.
3. Bids must be delivered or mailed to the address above. Bids submitted by e-mail will not be accepted.
4. Bids received by mail or in person after the Bid deadline will not be considered.
5. Property and Manufactured Home are being sold "AS-IS" with NO WARRANTY.
6. Minimum Bid is set at \$60,000 USD.
7. A check for \$1,000 USD earnest money must be submitted with the sealed bid or the Bid will not be considered. Earnest checks should be payable to: McClave School District. Checks will be held by the District until May 11, 2021 and then will be returned to non-winning bidders. Earnest money submitted by the successful bidder will be deposited with the District and applied to the purchase price.
8. The successful bidder will have 30 days to complete the purchase. Failure to close on the purchase within thirty days of the Board's Notice of Award will forfeit the Bid and the District may proceed to offer the property to another bidder. Financing preapproval is recommended given the 30-day closing timeline.
9. Bidder shall pay all closing costs, title company fees, transfer taxes, documentary fees and other costs, fees or expenses associated with the purchase of the property. The successful Bidder may purchase title insurance at its own expense.
10. Inquiries: Bidders may make written inquiries concerning the home and property and to obtain clarification of requirements by emailing Brittany Henson at: brittany.henson@mcclaveschool.org. Bidders should not contact any other team members or individuals associated with the McClave School District regarding this Bid.

SPECIAL INSTRUCTIONS (continued)

- a. Inquiries made in person or by telephone will not be accepted or answered. As email delivery issues

can occur from time to time, McClave School District strongly recommends that bidders submitting inquiries electronically send a separate email to request McClave School District confirmation of receipt of the electronic inquiry.

- b. No inquiries will be accepted after the inquiry deadline as indicated in the schedule listed above.
 - c. All bidder inquiries will be responded to at the same time after the inquiry deadline. Responses to inquiries will be made by email to all bidders who have made inquiries prior to the inquiry deadline. Bidders should not rely on any other statements, either written or oral, that alter any instruction or other term or condition of the Bid posting during the open solicitation period other than those of the McClave School District representative listed above or as otherwise provided in this Bid posting.
11. Tours: Tours of the home and property may be scheduled prior to the Bid deadline listed above by contacting Merlin Holmes at: merlin.holmes@mcclaveschool.org or by phone at 719-829-4517.
 12. Reservation of Rights: McClave School District reserves the right to:
 - a. Select or reject any and all Bids received;
 - b. Request clarification(s) of the bidder's Bid;
 - c. Re-solicit, waive all informalities not involving price, and negotiate contract terms with an apparent successful bidder; or
 - d. Select the bidder it deems to be the most qualified to fulfill the needs of the District. The highest bid will not necessarily be the most qualified, since a number of factors other than price are important in the determination of the most acceptable bid.
 13. No Variance: By attaching its signature to its Bid, the bidder acknowledges acceptance of and agrees to comply with all the terms, conditions, requirements and instructions of this Bid request as stated or implied herein. Should the District omit anything from this document, which is necessary to a clear understanding of the of the sale of property, or should it appear that various instructions are in conflict, the bidder shall inquire and secure written instructions from the District representative by the inquiry deadline set forth in the schedule for this Bid posting.
 14. Modification and Withdrawal of Bids: Bids may be modified or withdrawn prior to the Bid deadline set forth in the above schedule. A submitted Bid shall constitute a binding offer. If a Bid offers suggested modifications, the decision to reject, accept or further negotiate requested changes will be at the District's sole discretion.
 15. Award of Bid: A contract must be completed and signed by the successful bidder and the District within ten (10) calendar days of the Board's issuance of the Notice of Award. In the event the parties are unable to enter into a contract within such ten-day period, then the successful bidder will forfeit its Bid and the District may proceed to accept another Bid deemed to be in the best interest of the District. It will be necessary to receive Board of Education approval prior to the acceptance of a Bid and prior to the execution of a contract with the successful bidder. The District will make effort to obtain Board of Education approval as soon as reasonably possible.

CERTIFICATION: IN ACCORDANCE WITH THIS INVITATION FOR SEALED BID, THE UNDERSIGNED OFFERS THE BID BELOW IN GOOD FAITH. WHILE THE PROPERTY HAS BEEN MAINTAINED PER DISTRICT PROCEDURES DURING THE YEARS OF OWNERSHIP, NO WARRANTY IS OFFERED FOR THE HOUSE, AND THE PROPERTY BIDDER ACCEPTS THE CONDITION "AS IS".

FULL LEGAL NAME (PRINT) <small>(Legal name as it will appear on the title)</small>		MINIMUM BID is \$60,000
BUSINESS NAME/DBA NAME <small>(If different than the Full Legal Name)</small>		SEALED BID AMOUNT
ADDRESS		SIGNATURE (IN INK)
E-MAIL ADDRESS	TELEPHONE NUMBER	Date