

**CITY OF KEENE**  
**NEW HAMPSHIRE**



**INVITATION TO BID**

**BID No. 03-19-07**

**SALE OF PROPERTY**

**54 STANHOPE AVENUE, KEENE NH**

**Assessing Department**

**Due:**

**Wednesday November 14, 2018**

**No later than 2:00 PM.**

**Deliver to:**

Office of Purchasing and Contract Services

City Hall – Second Floor

3 Washington Street

Keene, N.H. 03431

Tel. 603-357-9800

Fax 603-283-5663

[jtitus@ci.keene.nh.us](mailto:jtitus@ci.keene.nh.us)

[www.ci.keene.nh.us](http://www.ci.keene.nh.us)

City of Keene  
New Hampshire

Bid No. 03-19-07

Sale of Property - 54 Stanhope Avenue

Property to Bid: 54 Stanhope Avenue, Keene, NH 03431

Tax Map Number: 527/030/000/000/000

General Information for Bidders:

The City of Keene, NH is accepting sealed bids for the sale of a property located at 54 Stanhope Avenue, Keene, NH 03431. The Property was conveyed to the City of Keene by virtue of a tax collectors deed dated May 4, 2018.

Sealed bids clearly marked '**Bid No. 03-19-07 – 54 Stanhope Avenue**' must be received by the City of Keene Purchasing & Contract Services Division, 2<sup>nd</sup> Floor, 3 Washington Street, Keene NH 03431, **no later than 2:00 P.M. Wednesday November 14, 2018**. Bids will be publicly opened and read aloud in the 2<sup>nd</sup> Floor Conference Room of City Hall.

The property is available for inspection by interested parties during normal business hours by scheduling an appointment with the City Assessor. Parties interested in purchasing this property should consider visiting the property or can contact the City Assessor for more information. Prior to entering on or into the property, a waiver form (see page 5) must be signed. General information regarding this property may be obtained by contacting Dan Langille, City Assessor, 603-352-2125 or at [dlangille@ci.keene.nh.us](mailto:dlangille@ci.keene.nh.us).

The property is located at 54 Stanhope Avenue in Keene, NH and consists of .70 acres. There is a 1947 one and three quarter story dwelling on the property consisting of 3 bedrooms and two (2) baths. The zoning is "Low Density". This property was conveyed to the City of Keene by virtue of a tax collectors deed dated May 4, 2018, deed recorded in book 3024 page 0382.

Except for general observations, the City has no knowledge of any condition in, on, or under the property, including but not limited to any improvements, systems, or infrastructure, and disclaims any warranty as to the condition of any aspect of the property, including but not limited to any personal property on site and offers the property solely in "as is" condition.

Transfer of title to the successful bidder will be by deed without covenants.

Successful bidder must place a non-refundable deposit, in the form of cash or a certified check, of 10% of the bid amount within five (5) days of notice of successful bid.

Transfer of ownership to take place within 60 days from the date of the award. In the event the successful bidder is unable to take possession of the property within 60 days, the deposit will be forfeited and property may be re-bid.

The City of Keene reserves the right to reject any or all bids and /or negotiate with any bidder if it is determined to be in the best interest of the City. The City reserves the right to consider the stated intention of any Bidder with respect to the property post purchase in the decision to accept or to reject a bid, notwithstanding any differences in the amount of the bids received.

**PROPOSAL SUBMISSION – SALE OF PROPERTY – 54 Stanhope Avenue, Keene, NH**  
**BIDDERS SHALL RETURN PAGES 1 THRU 4 OF THIS DOCUMENT WHEN SUBMITTING A BID.**

Sealed bids, clearly marked “Bid No. 03-19-07, 54 Stanhope Avenue” must be received by the Office of Purchasing & Contract Services, 2<sup>nd</sup> Floor, City of Keene, 3 Washington Street, Keene, New Hampshire 03431, no later than 2:00PM, Wednesday November 14, 2018.

Bidder states that the intended use of this property will be:

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Amount Bid: \$ \_\_\_\_\_.

Amount in Words: \_\_\_\_\_.

The undersigned, an authorized agent of his/her company, hereby certifies:

- familiarization with all terms, conditions, and specifications herein stated;
- That the pricing contained in this submittal is valid until \_\_\_\_\_ (date).

Respectfully submitted \_\_\_\_\_

Authorized Signature

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Printed Name of Individual Signing Proposal

\_\_\_\_\_  
Address 1

\_\_\_\_\_  
Title

\_\_\_\_\_  
Address 2

\_\_\_\_\_  
Telephone

\_\_\_\_\_  
City, State and Zip Code

\_\_\_\_\_  
Fax Number

\_\_\_\_\_  
Date Submitted

\_\_\_\_\_  
E-Mail Address

**Person signing proposal must be a person authorized to sign a contract with the City of Keene.**

City of Keene

New Hampshire

**GENERAL RELEASE OF LIABILITY**

The undersigned is being provided with the opportunity to enter certain property owned by the City of Keene located at 54 Stanhope Avenue (Property) for the purpose of inspecting the property for sale purposes together with any building or other improvements located thereon.

In consideration on the authorization by the City to enter into and upon the property, the undersigned agrees, for him or herself, and for their heirs, as follows:

**I understand that I am being authorized to enter the Property and to inspect the property for possible purchase. I also understand that the Property may contain hazards and hazardous conditions which are unknown to the City.**

**Understanding the possible risks, I agree to assume full responsibility for, and the risk of, bodily injury, death, or property damage that may occur to me while in or upon the Property.**

**I agree not to sue, and to release, discharge and hold the City, and its officers, officials, employees, and agent, harmless from and against all liability for any and all losses, damages, injuries whether personal or to property, claims, costs, and expenses, including attorney's fees, whether caused by the negligence of the City otherwise, arising from or related to my entry upon and inspection of the Property.**

I acknowledge that I have read and understand this release and waiver of liability and that I agree with it terms

I further understand and agree that this release and waiver of liability may not be modified unless in writing

\_\_\_\_\_  
Name of Person Inspecting Property

\_\_\_\_\_  
Signature of Person Inspecting Property

\_\_\_\_\_  
Address, Telephone and Email Contact Information

\_\_\_\_\_  
Name of Representative at Inspection  
Date of Inspection\_\_\_\_\_

\_\_\_\_\_  
Signature of Representative at Inspection