

CITY OF KEENE
NEW HAMPSHIRE



INVITATION TO BID

BID No. 03-21-01

SALE OF PROPERTY

198 BAKER STREET, KEENE NH

Assessing Department

Due:

9/11/20

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

www.ci.keene.nh.us

City of Keene
New Hampshire

Bid No. 03-21-01
Sale of Property – 198 Baker Street

Property to Bid: 198 Baker Street, Keene, NH 03431

Tax Map Number: 595/071/000/000/000

General Information for Bidders:

The City of Keene, NH is accepting bids for the sale of a property located at 198 Baker Street, Keene, NH 03431. The Property was conveyed to the City of Keene by virtue of a tax collectors deed dated November 8, 2019.

Sealed bids clearly marked ‘**Bid No. 03-21-01, 198 Baker Street**’ will be accepted at the office of the Purchasing & Contract Services , 2nd Floor, 3 Washington Street, Keene NH 03431, or **via email (preferred) at jtitus@ci.keene.nh.us no later than 2:00 P.M. Friday, September 11, 2020. Due to COVID – 19 there will be no public Bid opening, however, the results will summarized and posted on Public Purchase.**

Parties interested in purchasing this property should consider visiting the property. **It is important to note that the City of Keene is complying with COVID -19 Executive Order #17 and following the CDC Guidelines with social distancing. It is expected that all individuals viewing the property will comply with Executive Order #17.** Property viewings and inspections will be conducted by appointment only with the Assessing Department, please call 352-2125 to schedule. Prior to entering on or into the property a **Release of Liability Form** is required by all individuals inspecting the property.

The property is located at 198 Baker Street in Keene, NH and consists of .23 acres. There is a 1926 one and a half story dwelling on the property consisting of 3 bedrooms and two (2) baths. The zoning is “Residential Preservation”. This property was conveyed to the City of Keene by virtue of a tax collectors deed dated November 8, 2019, deed recorded in book 3088 page 0748.

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 – 198 Baker Street, Keene, NH

BIDDERS SHALL RETURN PAGES 1 THRU 4 OF THIS DOCUMENT WHEN SUBMITTING A BID.

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

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 **198 Baker Street (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 its 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 Email Contact Information

Name of Representative at Inspection

Signature of Representative at Inspection

Date of Inspection _____