

**INVITATION FOR BID
49-27AUG09**

SALE OF LAND TRACT

PROPERTY LOCATION
A REMNANT LOT ON OAK STREET



**Boone County Purchasing
601 E. Walnut Street, Room 208
Columbia, Missouri 65201**

Melinda Bobbitt, CPPB, Director
Phone: (573) 886-4391 Fax: (573) 886-4390
E-mail: mbobbitt@boonecountymo.org



NOTICE OF SALE OF LAND TRACT

Boone County is accepting bids for the following:

Invitation for Bid#: 49-27AUG09 – Sale of Land Tract

Property Description: A remnant lot of land located on Oak Street (See bid for legal description).

Bids will be accepted until **10:30 a.m. on Thursday, August 27, 2009** in the Boone County Purchasing Office, Boone County Johnson Building, Room 208, 601 E. Walnut Street, Columbia, MO 65201.

Bids must be submitted on the form enclosed within these documents. **Each bid must be accompanied by a bid bond, cashiers or certified check payable to the County of Boone – Missouri, in the amount of five percent (5%) of the bid price** to guarantee that the successful bidder shall fulfill their obligations. Checks of unsuccessful bidders will be returned as soon as the award is made.

The County reserves the right to accept or reject any or all bids, to waive technicalities, and to accept the offer the County considers the most advantageous to the County.

The *Invitation for Bid* with legal description of land tract is available in the Boone County Purchasing Department, 601 E. Walnut Street, Room 208, Columbia, MO 65201. Requests for copies may be made by phone (573) 886-4391; fax (573) 886-4390; or e-mail: mbobbitt@boonecountymo.org. Vendors may view Bids, Bid Tabulations, and Bid Awards on the Boone County Web Page at <http://www.showmeboone.com/PURCHASING/>

Melinda Bobbitt, CPPB
Director of Purchasing

Insertion: Sunday, August 9, 2009
COLUMBIA MISSOURIAN



BID FORM

**To the Director of Purchasing – Boone County
601 E. Walnut, Room 208
Columbia, Missouri 65201**

Dear Director of Purchasing:

The undersigned, being familiar with the Invitation to Bid and Conditions of Bid on the following described property, hereby proposes to purchase, upon the terms and subject to the conditions set forth herein, the property described below:

1. PROPERTY DESCRIPTION

1.1. Tract of land for sale as detailed on the attached Boone County Assessor – Real Property Summary:

County Property

A remnant parcel of land, parcel # 16-319-00-09-039.00 01.

Property Location: Oak Street

Subdivision Plat Book/Page 0001 0002

Section/Township/Range 12 48 13

Legal Description GARTH'S SD OF LTS 49-72

W 20 FT OF E 250 FT OF S 88.5

LT 23 & E 30 FT OF W 240 FT OF S 55 FT LOT 23

Lot Size 88.5 x 45

Irregular Shape Yes

This tract has been declared surplus by the County of Boone - Missouri.

1.2 The tract of land for sale is further described on page 6 of bid.

1.3 For additional information pertaining to the land tract for sale, please contact Melinda Bobbitt, CPPB, Director of Purchasing, by phone (573) 886-4391 or e-mail: mbobbitt@boonecountymo.org.

2. REQUIREMENTS/CONDITIONS OF SALE

2.1 Each bidder shall be required to furnish a deposit of not less than 5% of the total amount offered as a part of, and submitted along with, their bid with the balance due upon award and completion of the sale. All deposits shall be made by certified or cashier's check or bid bond and made payable to the

49-27AUG09

3

8/5/09

County of Boone - Missouri. Any bid received that does not include a 5% deposit shall be rejected and not eligible for award. Bids may be withdrawn at any time up to the receipt of bids. A bidder may not withdraw their bid after the bid opening without forfeiting the bid deposit.

2.2 The deposit of the highest bidder shall be held pending completion of the sale. All other deposits submitted shall be promptly refunded. In the event and for any reason the highest bidder's offer is determined unacceptable by the County, the deposit will be promptly refunded. The face amount of the bid deposit shall be applied towards monies due the County at closing in accordance with the terms and conditions contained in the agreement for sale and purchase signed by the parties.

2.3. The bid deposit may be forfeited should the successful bidder fail or refuse to enter into an agreement for sale and purchase with the County within sixty (60) days after award of the bid.

2.4. Bidder/Buyer agrees to enter into an agreement for sale and purchase of the property following award of the bid. The agreement for sale and purchase shall include terms and conditions, including the following items:

A. The property will be conveyed "As Is" and no representations or warranties are made concerning title, zoning, tax consequences, physical or environmental conditions, availability of access, ingress or egress, property value, operating history, governmental approvals, or governmental regulations.

B. The County is not obligated to remove any existing impediments or encumbrances to title which may be discovered unless otherwise agreed prior to closing.

2.5. If necessary, bidder/buyer agrees to make application for financing of the purchase price within five days after executing the agreement for sale and purchase.

2.6 The closing will occur in Columbia, Missouri, at a location mutually agreed upon by Buyer and County within 60 days following award of the bid unless otherwise agreed by the parties.

2.7 Bidder/Buyer agrees to pay all cost and expenses associated with recording of all necessary documents, title insurance, surveys, and structural and environmental inspections, if required or desired.

2.8. Formal approval of the bid by the Boone County Commission shall be required prior to negotiation of an agreement for sale and purchase of the property and conveyance of the property consistent with the terms and conditions contained herein, unless otherwise modified by the Boone County Commission.

2.9 Deed: the County/Seller will convey to the successful bidder/buyer the property by quit claim deed in recordable form and executed by the Boone County Commission subject to encumbrances and impediments to title present on the day of closing unless otherwise agreed by the parties.

2.10. Bidder may have access to property for inspection and testing prior to bid opening date with prior notification and approval by County. County reserves the right to participate in inspection and testing as it deems appropriate.

3. PROPOSAL

3.1. Amount offered to the County of Boone - Missouri for tract of land as described herein.

\$ _____

GUARANTEE OF GOOD FAITH: If this bid is rejected or the bid submitted by the undersigned is not accepted as one of the high bidders, then the check which has been deposited with this bid shall be returned. However, if the undersigned is a successful bidder, then the deposit may be applied toward the full payment due for awarded land bid, or if the undersigned fails to provide full payment within sixty (60) days after notice of award, then the deposit check shall be forfeited to the County as liquidated damages and the item will be disposed of as the County deems necessary.

COMPANY: _____
or
INDIVIDUAL _____

ADDRESS: _____

PHONE: _____ **FAX:** _____

BY: _____
(Authorized Representative/must sign)

DATE: _____, 2009



Tom Schauwecker
Boone County Assessor
Boone County Government Center
801 E. Walnut, Rm 143
Columbia, MO 65201-7733

Office (573) 886-4270
Fax (573) 886-4254

Parcel 16-319-00-09-039.00 01 **Property Location** OAK STREET

City COLUMBIA (01) Road COUNTY ROAD DISTRICT (CO) School COLUMBIA (C1)
Library COL LIBRARY Fire

Owner CO UNTY OF BOONE
Address 801 E WALNUT ST RM 245
City, State Zip CO LUMBIA, MO 65201

Subdivision Plat Book/Page 0001 0002
Section/Township/Range 12 48 13

Legal Description GA RTH'S SD OF LTS 49-72
W 20 FT OF E 250 FT OF S 88.5
LT 23 & E 30 FT OF W 240 FT OF
S 55 FT LOT 23

Lot Size 88.5 x 45
Irregular shape Y

Deed Book/Page

Current Appraised				Current Assessed			
Type	La nd	Bldgs	T otal	Type	La nd	Bldgs	T otal
XV	11,100		11,100	XV			
Totals	11,100	0	11,100	Totals	0	0	0

Previous Year's Tax
Year Amount

www.ShowMeBoone.com, Boone County, Missouri. 801 East Walnut Columbia, MO 65201 USA.

Boone County Parcel Information Viewer

Search Menu Map Legend Help

Property Search Menu

Search by Address

Search by Owner

Search by Parcel ID



Tom Schauwecker
Boone County
Assessor
(573) 886-4270

Owner
COUNTY OF BOONE
801 E WALNUT ST
RM 245

City/
State ZIP
COLUMBIA, MO
65201

School
COLUMBIA (C1)
GARTH'S SD OF LTS
49-72

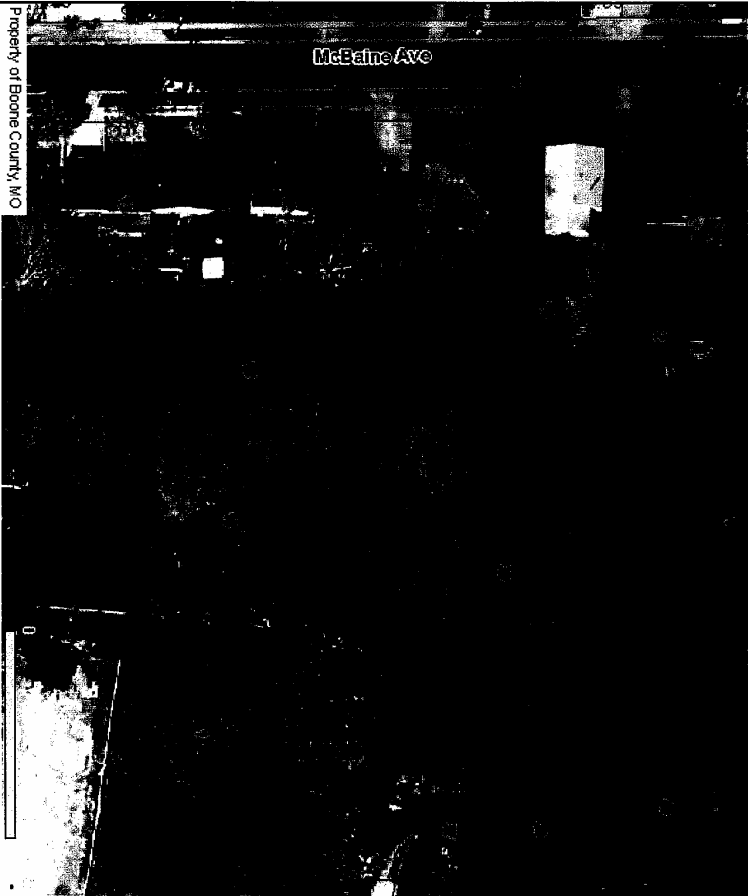
Legal
Description
W 20 FT OF E 250 FT
OF S 88.5
LT 23 & E 30 FT OF
W 240 FT OF
S 55 FT LOT 23
88.5 X 45

Lot Size
Parcel
16-319-00-09-
039.00 01

Owner Information current as of:
8/4/2009 3:57:59 PM CST

[Click here for full real estate summary](#)

[Back](#)



Property of Boone County, MO

Zoom to Location...

Zoom to Map Sheet...

Zoom Level
(City)
(County)



Photo ON



Active Tool:
Identity