

BID ANNOUNCEMENT  
INVITATION TO BID

SEALED WRITTEN BIDS WILL BE RECEIVED FOR SALE OF REAL PROPERTY  
LOCATED IN OTTER TAIL COUNTY, MINNESOTA.

OWNER/SELLER: City of Vergas

LOCATION: 310 W Lake Street, Vergas, MN 56587

LEGAL DESCRIPTION:

the County of Otter Tail, State of Minnesota, and legally described as follows:

The North 1037 feet of the West 802 feet of Government Lot 1, Section 25, Township 137, Range 41, being a part of the unplatted portion of the City of Vergas, Otter Tail County, Minnesota.

TERMS: Terms of the sale will be as described herein and on the attached purchase agreement, incorporated into this Bid Announcement by this reference. Prior to acceptance of any bid the apparent successful bidder may be required to furnish Seller with current information and data regarding the bidder's resources and a commitment for financing adequate to support the bid and establish the qualifications of the bidder to purchase the property. Seller shall have up to thirty (30) days after the opening of the bids to issue a notice of bid acceptance or notice of rejection of all bids. Closing shall occur within 30 days after notice of bid acceptance. Sealed bids must be accompanied by the completed bid form signed by the bidder, the completed purchase agreement signed by the bidder, and the \$1,000 bid deposit described below. Upon acceptance of the bid Seller will issue a notice of bid acceptance and mail it to the successful bidder by first class mail and deposit the bid deposit into Seller's account. Within five (5) days of mailing notice of bid acceptance, the successful bidder must deliver to Seller a certified check in the additional sum of \$1,000, to be combined with the bid deposit to be the earnest money under the purchase agreement. Thereafter Seller will sign the purchase agreement, deposit the additional \$1,000 into Seller's account and mail a copy of the signed purchase agreement to the successful bidder. Bidders failing to timely pay the additional \$1,000 after notice of bid acceptance will forfeit the bid deposit as liquidated damages and the bid may be awarded to an alternate bidder. Bidders failing to close the transaction within 30 days after notice of bid acceptance will forfeit the bid deposit and earnest money as liquidated damages and the bid may be awarded to an alternate bidder. Bid deposits from unsuccessful bidders will be returned only after issuance of a notice of bid acceptance to the successful bidder or notice of rejection of all bids.

BID PROCESS: Bids should be for the total dollar amount. Bids must be guaranteed for up to thirty (30) days following opening of the bids. Bidders who have properly submitted written sealed bids will have the opportunity, after opening of the sealed bids, to orally raise their bid. Bidders who qualify may do so in person or by authorized representative in attendance at the Bid

opening, or by telephone communication by bidder at the time of the bid opening and until **11 a.m. on December 1, 2021** when all bidding will cease. Written verification of the authority of an authorized representative must be received by Seller on or before **11 a.m. on December 1, 2021**. Bidders wishing to have the opportunity to raise their bid by telephone communication must contact Seller to make arrangements no later than **9 a.m. on December 1, 2021 at 218-342-2091**. Contemporaneous access to e-mail or a facsimile machine is required. Oral raises to a bid will be inscribed on the original bid form and on the original purchase agreement and initialed by the bidder. No other changes to the bid or purchase agreement will be allowed. Once submitted, a bid may not be withdrawn.

Seller reserves the right to reject all bids. Seller reserves the right to award the bid in its discretion and is not required to award the bid to the highest bidder. Seller reserves the right to incorporate by reference the bid documents into the purchase agreement. Seller reserves the right to waive any defect in the bid documents and to disqualify or reject any or all bids, before or after opening.

Sealed bids should be in writing on the attached bid form and on the attached purchase agreement, including the full name, address, telephone number and tax identification number of the bidder, accompanied by a certified check for bid deposit (no personal or business checks) payable to Seller **IN THE AMOUNT OF \$1,000**. Bids should be sealed in an envelope. All written sealed bids must be received by the undersigned **NO LATER THAN 10 a.m. on December 1, 2021**, at the following address:

City of Vergas  
PO Box 32  
111 Main St  
Vergas, MN 56587

Parties failing to timely submit written sealed bids will not be allowed to submit written or oral bids at the bid opening. All blank spaces on the form must be completed in ink or typewritten, illegible bids will be rejected. Alterations or erasures must be crossed out and correction must be printed in ink or typewritten and initialed by each person signing the bid. All sealed bids must be submitted by signed originals, copies will be rejected. Facsimile bids are acceptable only in connection with an oral bid raise described above. Bids made in pencil will be rejected. The envelope containing the bid form, purchase agreement and bid deposit must have the following inscription typed or written on the outside of the envelope:

Sealed Bid for 310 W Lake St property  
Due December 1, 2021 @ 10 a.m.  
(Name of bidder)  
(Address of bidder)  
(Phone number of bidder)  
(Broker for bidder, if applicable)  
(Phone number of Broker, if applicable)

Seller shall not be liable for premature opening of a bid not properly addressed or identified. Seller shall not be liable for the costs of bid preparation. Questions regarding the bid process may be

directed to Thomas P. Winters at (218) 847-5653.

**BID OPENING:** Buyers should be present at bid opening in person or by authorized representative. All bids will be opened on **December 1, 2021 AT 11 A.M. AT:**

140 W Linden St  
Vergas, MN 56587

Bidding will cease at **11:30 a.m. on December 1, 2021.**

**PRE BID INSPECTION:**

Prospective Bidders and/or their representatives may arrange for an inspection of the premises prior to submitting a bid by contacting Seller City of Vergas at 218-342-2091

**BROKER PARTICIPATION INVITED:**

Seller encourages all licensed real estate professionals to participate. Information can be obtained by contacting Seller City of Vergas at 218-342-2091.

All information presented here is believed to be correct but is not guaranteed. All announcements made the day of bids are opened shall take precedence over any printed materials. All measurements and other figures are approximate. Drawings, maps and diagrams are not necessarily to scale.

BID FORM

FOR SALE OF REAL PROPERTY LOCATED IN OTTER TAIL COUNTY, MINNESOTA.

OWNER/SELLER: City of Vergas

LOCATION: 310 W Lake St, Vergas, MN 56587

LEGAL DESCRIPTION:

the County of Otter Tail, State of Minnesota, and legally described as follows:

The North 1037 feet of the West 802 feet of Government Lot 1, Section 25, Township 137, Range 41, being a part of the unplatted portion of the City of Vergas, Otter Tail County, Minnesota.

TERMS/BID PROCESS:

Terms of the sale and the Bid Process will be as described Bid Announcement/Invitation to Bid and on the Purchase Agreement attached to and incorporated into the Bid Announcement/Invitation to Bid.

BIDDER/BUYER NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

SEALED BID: \$ \_\_\_\_\_ (Total Dollar amount).

Oral amendment at bid opening \$ \_\_\_\_\_

In response to the terms specified in the attached Purchase Agreement and in the attached Bid Announcement/Invitation to Bid the undersigned, if award of bid is tendered, agrees to purchase the property and pay the bid price specified herein according to the terms and conditions specified in the Bid Announcement/Invitation to Bid and the Purchase agreement. I have read, fully understand and agree to the terms stated therein and acknowledge that by Signing this Bid Form and the Purchase Agreement I will be bound to fully perform according to those terms. The required bid deposit of \$1,000 is enclosed.

BIDDER/BUYER SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_, 20\_\_\_\_.

TAX IDENTIFICATION NUMBER OF BIDDER: \_\_\_\_\_

TELEPHONE NUMBER: \_\_\_\_\_.

E-MAIL ADDRESS: \_\_\_\_\_.

BROKER/REPRESENTATIVE NAME (if applicable):