

**Town of Wellfleet
Notice of Auction
Town Owned Land**

The Town of Wellfleet will be accepting **sealed bids until 10 AM, Friday February 24, 2012** at the following address for 8 parcels of land determined by the Town to be surplus:

Town Administrator
Town of Wellfleet
300 Main St.
Wellfleet, MA 02673

The Wellfleet Board of Selectmen has voted pursuant to MGL c. 30B, §16(a), and Town Meeting has approved, that the following Parcels, being no longer needed for municipal purposes, are available for disposition.

Bid packages may be obtained from the address listed above between the hours of 8 AM – 4 PM Monday through Friday, holidays excepted or by calling (508) 349-0300 or by visiting the Town of Wellfleet website at www.wellfleet-ma.gov

Each bid shall be accompanied by a bid security in the amount of \$500 per parcel in the form described in the Information for Bidders. A separate bid security shall be provided for each bid.

No bid may be withdrawn for 30 days from the date and time of bid opening.

All bids will be publicly opened, read aloud, and available for public inspection shortly after the bid closure on February 24, 2012.

The Town of Wellfleet may waive any informalities or minor defects, or reject any or all bids in the best interest of the Town.

Instruction and Information for Bidders

1. Land Identification, Minimum Bid and Restrictions (if any)

<u>Map/Lot</u>	<u>Acres</u>	<u>Address</u>	<u>Minimum Bid</u>	<u>Restriction</u>
19/154	0.15	15 Summit Avenue	\$10,000	Open Space
19/155	0.18	295 Chequessett Neck Rd	\$10,000	Open Space
23/67	0.32	65 Designers Way	\$50,000	Open Space
30/606	0.09	0 South of Wireless	\$ 500	
30/625	0.01	0 Lecount Hollow	\$ 500	
36/164	0.05	0 Old Wharf Road	\$ 1,000	
36/285	0.04	0 Old Wharf Road	\$ 1,000	
29/481	0.04	0 Highland Ave.	\$ 500	

2. Statement concerning title

The Town of Wellfleet provides no opinion concerning the title of the property. Each bidder is responsible for obtaining their own title exams.

3. Receipt of bids

Bids will be received by the Town at the time and place stated in the Advertisement for Bids. Bids must be submitted in sealed envelopes, address to the Town Administrator. Bids must be plainly marked on the outside of the sealed envelope with "Bid for Land," the name of the bidder and the bidder's address. If forwarded by mail, the sealed envelope containing the bid must be enclosed in another envelope addressed to the Town Administrator at the above address.

4. Required Documents

All bids must be made on the forms included in this package. Only the blank spaces for land that you are bidding on must be filled in, in ink or typewritten. Only one set of bid documents is required to be submitted.

5. Late Bids, Modification of Bids and Withdrawal of Bids

Any bid may be withdrawn prior to the time and date scheduled for the closure of bids. Any bid received after the time and date specified shall be rejected and not considered. No bidder may withdraw a bid for a period of 30 calendar days from the date of bid closure. Prior to the bid closing time and date bids may be withdrawn upon written, oral, or email request of the bidder.

6. Examination and Information concerning the Bid Documents

Each bidder is responsible for reading and being thoroughly familiar with the bidding documents. The bid documents contain the provisions required for the bid. Information obtained from any town official or employee of the town shall not supersede these bid documents.

7. Addenda and Interpretations

All questions by prospective bidders as to the interpretation of the Bidding Documents shall be submitted in writing to the Town no later than ten (10) calendar days before the closing date for bids. The Town will respond to these questions no later than five (5) calendar days before the date of bid closing.

8. Bid Security

Each bid must be accompanied by a bid security in the form of a certified check or treasurer's check from a bank, credit union or similar trust company in the amount of \$500 per parcel made out to Town of Wellfleet. A separate bid security will be required for each parcel bid. The bid security will be returned by the Town to all unsuccessful bidders, except for the three highest bidders for each parcel. The remaining bid security will be returned to the other owners after the successful bidder has paid in full and complied with any other requirements.

9. Form For Bid

Each bidder must submit a bid on the form provided. Each bid must bear the written signature of the Bidder or an authorized agent of the bidder. If the bidder is a corporation or a partnership the bid must be signed by a duly authorized officer of such corporation, partnership. A conditional or qualified bid will not be accepted.

10. Bid Award

The bid will be awarded to the highest acceptable Bidder meeting all requirements. Winning bidders will have twenty-one (21) calendar days after receiving notification from the Town that they have been selected to provide full and final payment and to comply with any and all requirements. Payment shall be in the form of certified funds.

11. Payment of Property Taxes

The successful bidder shall pay pro forma taxes from the date of closing through the balance of the current fiscal year. Pro forma taxes are based on the bid price of the land multiplied by the current tax rate.

12. Recording Fees

The successful bidder shall provide a separate check in the amount of \$125 payable to Kopelman and Paige to cover the cost of recording the deed.

13. Deed to Successful Bidder

Upon payment in full and compliance with all bid requirements the Town of Wellfleet will provide a Quit Claim Deed in the name of the successful bidder.

14. Rejection of Bids

The Town reserves the right to reject any and all bids.

**Form for Bid
Town of Wellfleet
Sale of Town-Owned Land**

Bid of: _____
(hereinafter called "Bidder") organized and existing under the laws of the State of

_____ (if a corporation), bidding as

_____ (a corporation; a partnership; or an individual)

The Bidder hereby submits the following bid: Bid prices shall be typewritten or written by hand in ink. Alteration or erasure may void the bid. (Form may be duplicated):

Map/Lot	Acres	Address	Minimum Bid	Bid Price
19/154	0.15	15 Summit Avenue	\$10,000	\$ _____
19/155	0.18	295 Chequessett Neck Rd	\$10,000	\$ _____
23/67	0.32	65 Designers Way	\$50,000	\$ _____
30/606	0.09	0 South of Wireless	\$ 500	\$ _____
30/625	0.01	0 Lecount Hollow	\$ 500	\$ _____
36/164	0.05	0 Old Wharf Road	\$ 1,000	\$ _____
36/285	0.04	0 Old Wharf Road	\$ 1,000	\$ _____
29/481	0.04	0 Highland Ave.	\$ 500	\$ _____

By _____

Signature of Bidder

Date

Name of Bidder (Print)

Telephone Number

Street Address

Email

Town

State

Zip