

BID SUBMITTAL FOR
HELTONVILLE ELEMENTARY SCHOOL BUILDING

Minimum bid is \$350,000. Any bid under this amount will be rejected. All bids must conform to the bid specifications set forth in the Notice to Bidders published in the newspaper and set forth below.

Bid Amount: _____

Name of Bidder: _____

Person to Contact (if different than above): _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Phone: () _____

Please attach a letter of reasonable assurance from a financial institution stating that financing for the bid amount can be secured by bidder.

PROPERTY AVAILABLE TO VIEW/INSPECT BY CONTACTING 812-279-3521

BID SPECIFICATIONS

HELTONVILLE ELEMENTARY SCHOOL BUILDING

The Board of School Trustees of North Lawrence Community Schools has advertised for sale the following real estate located in Lawrence County, Indiana and more particularly described as follows, to-wit:

A part of the Southwest Quarter of Section 23, Township 6 North, Range 1 East, Lawrence County, Indiana, described as follows: Commencing at a 3/4 inch iron pipe marking the northwest corner of the Southwest Quarter of said section; thence along the north line of said quarter, North 89 degrees 38 minutes 59 seconds East, 907.50 feet to a MAG nail in the centerline of a county road; thence along said centerline, South 24 degrees 36 minutes 51 seconds East, 746.25 feet to a MAG nail and the Point of Beginning; thence North 65 degrees 24 minutes 24 seconds East, 32.33 feet to a wood post; thence North 15 degrees 49 minutes 30 seconds East, 132.11 feet to a wood post; thence North 89 degrees 05 minutes 16 seconds East, 638.96 feet to a wood post; thence South 24 degrees 37 minutes 59 seconds East, 60.40 feet to a concrete post; thence along the south fence line of the Gilgal Cemetery, North 79 degrees 07 minutes 57 seconds East, 393.35 feet to a 1/2 inch marked rebar with Woloshen cap at the base of a tree; thence continuing along said cemetery fence, North 01 degrees 48 minutes 14 seconds West, 104.55 feet to a 5/8 inch rebar with a Ridgeway cap; thence North 89 degrees 38 minutes 59 seconds East, 281.74 feet to a 5/8 inch rebar with a plastic cap stamped "BLEDSOE TAPP PC 50920004" hereafter referred to as a marked 5/8 inch rebar; thence North 00 degrees 43 minutes 41 seconds West, 148.50 feet to a marked 5/8 inch rebar; thence North 52 degrees 40 minutes 27 seconds East 82.27 feet to a marked 5/8 inch rebar on the east line of said quarter; thence along said east line, South 00 degrees 43 minutes 41 seconds East, 915.22 feet to a marked 5/8 inch rebar; thence leaving said east line and parallel with the north line of said quarter, South 89 degrees 38 minutes 59 seconds West, 1263.98 feet to a MAG nail in the centerline of said county road; thence along said centerline, North 24 degrees 37 minutes 10 seconds West, 340.03 feet to a PK Nail at the southwest corner of the water tower site; thence leaving said centerline, North 65 degrees 22 minutes 50 seconds East, 75.00 feet to a marked 5/8 inch rebar at the southeast corner of said water tower site; thence North 24 degrees 37 minutes 10 seconds West, 50.00 feet to a marked 5/8 inch rebar at the northeast corner of said water tower site; thence South 65 degrees 22 minutes 50 seconds West, 75.00 feet to a PK nail in the centerline of said county road at the northwest corner of said water tower site; thence along said centerline, North 24 degrees 36 minutes 57 seconds West, 103.09 feet to the point of beginning. Containing 19.75 acres, more or less.

More commonly known as Heltonville Elementary School, located at 580 Diamond Road, Heltonville, Indiana.

The minimum bid for the above-described real estate is Three Hundred Fifty Thousand Dollars (\$350,000). Bids will be received, in writing, commencing at 9:00 A.M. (EDT), on Wednesday, March 24,

2021, and continuing until 4:00 P.M. (EDT) on May 6, 2021, at the Office of the Superintendent located at 460 W Street, Bedford, Indiana.

Bidders may specify certain conditions of the sale as a prerequisite to purchasing the property.

The sale will continue from day to day for a period determined by the disposing agent of not more than sixty (60) days. Pursuant to I.C. § 36-1-11-4(d), a bidder may raise the bidder's bid and that raise takes effect after the Board has given written notice of that raise to the other bidders. Each bidder shall have the opportunity to raise their respective bids until the highest bid is determined.

This real estate will not be sold to a person who is ineligible under I.C. § 36-1-11-16.

A bid submitted by a trust (as defined in I.C. § 30-4-1-1(a)) must identify each: (a) beneficiary of the trust; and (b) settlor empowered to revoke or modify the trust.

The Board of School Trustees of North Lawrence Community Schools will open the bids at 5:30 p.m. on May 6, 2021 at the Office of the Superintendent located at 460 W Street, Bedford, Indiana.

All bids will be open to public inspection.

The successful bidder will receive a commitment for title insurance showing merchantable title to the above-described real estate within twenty (20) days of the acceptance of the bid.

The Board of School Trustees of North Lawrence Community Schools may reject all bids.

The sale shall be closed for cash or certified funds within fourteen (14) days of the date of the delivery of a commitment for title insurance in the full amount of the purchase price and the real estate will be conveyed to the successful bidder by Warranty Deed.

Prospective bidders may obtain information about the real estate and arrange to inspect the property by contacting the office of the Office of the Superintendent during regular business hours Monday through Friday at (812) 279-3521.

All bidders shall rely entirely upon their own inspection of the property as the same is being sold "AS IS".