



SEALED BID AGREEMENT

Thank you for your interest in purchasing a property from the Williams County Land Reutilization Corporation (Land Bank). Public information regarding properties offered by the Land Bank may be obtained on the Williams County Auditor's website (www.williamsoh.ddti.net/). In order to submit a bid for this property, all bidders must complete the Sealed Bid Agreement by the date and time specified herein. *Please read the Sealed Bid Agreement, Sealed Auction Rules, and Disclaimer in their entirety before submitting a bid.*

Offer

The undersigned bidder(s) ("Bidder") offers to buy from the Williams County Land Reutilization Corporation ("Seller") the property described below ("Property") on the terms contained in this Agreement ("Agreement").

Property Address: 14022 Road 6-75 Montpelier, OH 43543
 Parcel Number: 103-070-00-005.000
 Legal Description: R.3 T.10 S.7 TRACT 2 1.50A 093-00580-000

Minimum Bid

The minimum bid is set at \$8,000.00 plus closing costs.

Purchaser Qualification

List all properties currently owned in Williams County. Use additional sheet if necessary.

Parcel Number	Property Address	Are property taxes paid in full?	Any outstanding code violations?	List current use of property

Have you (individual or company) owned property that has been foreclosed upon for delinquent taxes?

☐ Yes ☐ No

If yes, please provide parcel number(s) and year of foreclosure:

Have you (individual or company) owned property that has been the subject of a mortgage foreclosure?

☐ Yes ☐ No

If yes, please provide parcel number(s) and year of foreclosure:



SEALED BID AGREEMENT

Bidding Terms

I (the "Bidder") agree to purchase the property located at 14022 Road 6-75 Montpelier, OH 43543 for the bid amount I have entered below. I certify that I am at least 18 years of age, and that I have physically inspected the property offered to my satisfaction. I understand that by bidding, I am making an enforceable offer to contract for the items bid, and I am agreeing to buy what I bid on in an "AS IS, WHERE IS" CONDITION AND THAT THERE IS NO GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED. My signature below certifies that I have read this statement and the attached Sealed Auction Rules and disclaimer, and agree to all terms and conditions of sale contained or referenced in this document. I agree that I am current on all real estate taxes and assessments for property I own in the County and further agree that I have NOT had a tax foreclosure after January 1, 2010. If I do not comply with these requirements, my bid will be rejected. If I fail to honor the purchase of these items, I acknowledge that the Seller may pursue legal action for specific performance of the contract. THE WILLIAMS COUNTY LAND REUTILIZATION CORPORATION MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE QUALITY, CHARACTER, SIZE, OR DESCRIPTION OF THE PROPERTY OFFERED, OR ITS FITNESS FOR ANY USE OR PURPOSE.

Refunds or exchanges are not allowed and will not be considered. By your signature, you are agreeing to purchase the items you bid on in an "as is, where is" condition with all faults, whether revealed or not. The Seller reserves the right to reject any or all bids and to waive any informalities.

Bid Amount: \$ _____

Signature Date

Name Email Phone

Address City State Zip



SEALED AUCTION RULES

1. Bids will be accepted no later than **4:00 p.m.** on Wednesday, August 22, 2018 to the Williams County Treasurer, 1 Courthouse Square #H Bryan, OH 43506. Bids must be labeled "Attention: Sealed Bid – 14022 Road 6-75 Montpelier, OH 43543." Bids emailed or otherwise electronically submitted cannot be accepted and will be rejected.
2. Bidders must be 18 years of age or older.
3. Bidders that would like to inspect the property before placing a bid visit the property at their own discretion and at their own risk.
4. Minimum bid is \$8,000.00 plus closing costs.
5. Bidders must write name, telephone number, street address, e-mail address, and bid amount on the Sealed Bid Agreement form. Illegible bids will be disqualified.
6. Bidders must be current on all real estate taxes and assessments for any owned property in the County and cannot have had a tax foreclosure after January 1, 2010. Bidders must complete the Purchaser Qualification section within the Sealed Bid Agreement.
7. Bids cannot be made after the auction has ended.
8. Winner of the auction is the person who places the highest responsive bid.
9. Tied bids will be broken by a coin toss conducted and witnessed by two or more of the Williams County Land Reutilization Corporation Board Members.
10. Bids will be opened at the Williams County Commissioners' Office – Annex Room, 1 Courthouse Square, 4th Floor Bryan, OH 43506 at 1:00 p.m. on Thursday, August 23, 2018. Bidders are not required to be present at the bid opening. Successful bidders will be notified via telephone, email, or mail.
11. The winning bidder must pay for the property from Friday, August 24, 2018 to Friday, August 31, 2018 from 8:00 a.m. to 4:00 p.m. at the Williams County Treasurer's Office, located at 1 Courthouse Square #H Bryan, OH 43506 (419-636-1850).
12. Payment must be made in full. Acceptable forms of payment include cash, check, or money order made payable to the Williams County Land Reutilization Corporation.
13. The winning bidder must sign an acknowledgment of receipt and disclaimer at time of payment. The Bidder will be responsible for any and all Closing costs as well as applicable taxes and assessments once the bid is awarded.



Williams County Land Bank

Williams County Land Reutilization Corporation

100 South Main Street, Bryan, Ohio 43506 Phone: 419-636-1850

Email: williamscountylandbank@gmail.com

DISCLAIMER

This is an "AS IS" auction. The Williams County Land Reutilization Corporation makes no warranty, expressed or implied, as to the quality, condition, or description of any of the property or its fitness for any use or purpose. No claim for adjustment of price or rescission based on failure of the property to correspond with the standard expected will be considered. Purchaser shall indemnify and hold harmless the Williams County Land Reutilization Corporation and all of its Board members, officers, agents, and employees from any loss, damage to property and injuries, including death, to all persons, arising or in any manner growing out of the sale of any equipment or removal thereof from the Williams County Land Reutilization Corporation premises and shall defend at its own expense any suits or other proceedings brought against the Williams County Land Reutilization Corporation and its Council members, officers, agents and employees, or any of them, on account thereof, and pay all expenses, including attorney fees, and satisfy all judgments which may be incurred by or rendered against them or any of them in connection therewith. Purchaser agrees not to advertise, sell, or otherwise dispose of equipment and/or materials covered by this agreement as the Williams County Land Reutilization Corporation property and will not use any Williams County Land Reutilization Corporation identification in connection therewith. Purchaser agrees to pay the winning bid amount to the Williams County Land Reutilization Corporation no later than 4:00 p.m. on Friday, August 31, 2018. Failure to do so will result in the property being offered to the next highest bidder.