SUSSEX COUNTY GOVERNMENT

REQUEST FOR PROPOSALS

PROPERTY SALE
22512 SPRINGFIELD LANE, GEORGETOWN, DE 19947
135-20.00-51.00

Prepared By:

SUSSEX COUNTY GOVERNMENT
FINANCE DEPARTMENT
2 THE CIRCLE
PO BOX 589
GEORGETOWN, DELAWARE 19947
(302) 855-7741
www.sussexcountyde.gov

CONTENTS

Bid Notice 1
Instructions to Bidders 2
Bid Proposal Form 4
Fact Sheet 5
Property Sketch 6
Pictures of Property 7

BID NOTICE

The Sussex County Government invites sealed bids for the purchase of the property located at 22512 Springfield Lane, Georgetown, DE 19947, known as Lot 4A, Addition to Springfield Farms, containing 2.23 acres of land, more or less, together with improvements, identified as Sussex County Tax Parcel # 135-20.00-51.00 and part of the property contained in Deed Book 4186, Page 183. The property is zoned AR-1, Flood Map No. 10005C0325K and has an assessed value of $48,400.00. The property is being sold "as is" and requires a minimum bid of $250,000.00. Brokers are welcomed at 2.5%.

The highest acceptable bid will be presented to Sussex County Council. Final acceptance of the bid and conveyance of the property is subject to the approval of Sussex County Council.

Interested parties may obtain an information package by visiting Sussex County's website www.sussexcountyde.gov/e-service/rfp or by contacting Gina A. Jennings, Sussex County Finance Director at gjennings@sussexcountyde.gov. All sealed bids must be hand delivered, mailed or otherwise delivered to Todd Lawson, Sussex County Administrator, 2 The Circle, P.O. Box 589, Georgetown, DE 19947 no later than 3:00PM EST on January 6, 2016. All bids must be submitted on the "Bid Proposal Form" by the stated deadline for consideration. Late bids will not be accepted.

Bids must be submitted in the manner prescribed in the "Instruction to Bidders" contained in the information package. All bids must be accompanied by a deposit of 10% of the bid amount form of a certified check, cashier's check or money order. The successful bidder's deposit will be applied toward the purchase price. All others will be returned. Closing shall occur within thirty (30) days after approval of sale. Employees of Sussex County Council and/or their immediate families are ineligible to bid.

Proposals will be publicly opened on the same day in Sussex County Council Chambers at the Sussex County Administration Building. The purpose of the proposal opening is to reveal the names of the bidders. All other information shall be confidential. Sussex County may extend the time and place for opening of bids by providing not less than two (2) calendar days' notice, by certified delivery, facsimile machine, or other electronic means to those bidders who obtained copies of the specifications or descriptions and provided notice thereof to Gina A. Jennings at the email address provided herein.

Sussex County reserves the right to reject any and all bid proposals, to waive any informalities in bids received, except with respect to the date, time, and place where the documents are submitted, to cancel this RFP in whole or in part, to reissue this RFP and/or to accept or reject items of bids received. In the event this RFP is cancelled prior to the opening of proposals, all respondents shall receive a notice of cancellation and all proposals received shall be returned to the respective respondents unopened.

By: Gina A. Jennings
Finance Director

INSTRUCTIONS TO BIDDERS FOR SEALED BID – DEADLINE JANUARY 6, 2016

Property Address: 22512 Springfield Lane, Georgetown, DE 19947

The Sussex County Council invites bids for the purchase of this property on the attached form. Bids will be accepted until Wednesday, January 6, 2016 at 3:00 P.M.

Bids shall be enclosed in two (2) envelopes (outer and inner) each of which shall be sealed and the inner envelope clearly labeled **"SEALED BID FOR 22512 SPRINGFIELD LANE – BID DEADLINE January 6, 2016 AT 3:00 P.M."**

The outer envelope shall be addressed as follows:

Todd Lawson, Sussex County Administrator
2 The Circle
P.O. Box 589
Georgetown, DE 19947

Sealed bids may be hand delivered, mailed or delivered by any other method chosen by Bidder (Buyer) to the address above at Buyer's expense. The risk of late delivery or misdelivery shall be upon the Buyer.

A cashier's check, certified check or money order made payable to "SUSSEX COUNTY COUNCIL," in the amount equal to 10% of the bid must accompany all bids. This amount will be applied against the purchase price of the successful Buyer and will be refunded within ten (10) days to all other Buyers. In the event of default on the part of the Buyer, the bid deposit shall be forfeited and retained by the Sussex County Council as liquidated damages. No bids received after January 6, 2016 at 3:00 P.M will be considered. No bid will be considered unless it is accompanied by the required deposit.

In the event identical acceptable high bids are received, a drawing will be held to determine the successful Buyer.

Acceptance of the bid and conveyance of the property is subject to the approval of the Sussex County Council.

The property is being sold "as is." Notification will be given to the Buyer when the deed is ready for delivery and the balance of payment is due; however, the Buyer expressly agrees that settlement shall occur within thirty (30) days after the sale has been approved by the Sussex County Council.

It shall be the responsibility of the Buyer to pay all closing costs, including recordation fees and taxes normally paid by a purchaser.

Bids must be signed and will be accepted only on the form provided. The Bid Form, along with the Instructions to Bidders, shall be construed to be the contract of sale with the successful Buyer. Failure to submit a bid on the attached form, the making of any modification, addition, or amendment to the form or its conditions, or the submission of any terms or conditions other than those contained in the Invitation to Bid, shall be grounds for rejection of the bids. Bids must be for a fixed and certain sum of the lawful money of the United States of America. Any offer not for a fixed and certain sum of such money, including but not limited to any offer of goods, services, real property, securities, money of another nation, or any other thing, in whole or in part, shall invalidate the bid.

The right is reserved to reject any and all bids if, at the discretion of the Sussex County Council, they are found not to be in the best interest of the County.

ALL INFORMATION RELATING TO THE PROPERTY IS PROVIDED TO THE BEST KNOWLEDGE AND BELIEF OF THE SUSSEX COUNTY COUNCIL; HOWEVER, IT IS THE RESPONSIBILITY OF THE BUYER TO VERIFY ALL INFORMATION PROVIDED.

NOTE: The following documents are enclosed as part of this Request for Proposal:

Instructions to Bidders
Bid Proposal Form
Property Description (as set forth on Fact Sheet)
Fact Sheet
Property Sketch/Tax Map or Location Map, if available
Pictures of Property

For further information, contact:

Gina A. Jennings, Finance Director
2 The Circle
P.O. Box 589
Georgetown, DE 19947
302-855-7741

BID PROPOSAL FORM

Due: January 6, 2016 at 3:00 P.M.

Property Address: 22512 Springfield Lane, Lot 4A, “Addition to Springfield Farms,”
Georgetown, DE 19947
Minimum Bid: $250,000

Todd F. Lawson
Sussex County Administrator
2 The Circle
P.O. Box 589
Georgetown, DE 19947

The undersigned, as bidder, hereby declares that he/she has examined the Instruction to Bidders for Sealed Bid – Deadline January 6, 2016 and that he/she has/has not inspected the property and agrees to accept it "as is" without warranty by the Seller as to its condition, value or usefulness for any purpose, except as may be specified in the Instruction to Bidders for Sealed Bid – Deadline January 6, 2016 at 3:00 P.M.

The undersigned hereby agrees to purchase the property located at 22512 Springfield Lane, Georgetown, DE 19947, known as Lot 4A, “Addition to Springfield Farms,” containing approximately 2.23 acres, more or less, with improvements, Sussex County, Delaware (Sussex County Tax Map: 135-20.00-51.00) upon the terms and conditions stated in the Instruction to Bidders for Sealed Bid – Deadline January 6, 2016 at 3:00 P.M. for the sum of $_____.

A cashier's check, certified check or money order made payable to "SUSSEX COUNTY COUNCIL," for the sum of $_____ , which is 10% of the above bid, is attached and will be applied to the purchase price if the undersigned is the successful bidder.

The undersigned further agrees, upon written acceptance of this bid and within the specified time, that he/she will pay the balance of the purchase price upon delivery of the deed. Should the successful bidder fail to pay the balance of the purchase price, the sale will be declared void by the Sussex County Council and the bid deposit will be forfeited and retained as liquidated damages and not as a penalty. The next highest bidder may be notified and offered the property.

By: _____
Title: _____
Firm (if applicable): _____
Address:
_____
_____
Phone: _____
Date: _____

NOTE: Face of envelope must bear the words "SEALED BID FOR 22512 SPRINGFIELD LANE - DEADLINE January 6, 2016 AT 3:00 P.M

PROPERTY FACT SHEET

SEALED BID DEADLINE: January 6, 2016 at 3:00 P.M

PROPERTY LOCATION: 22512 Springfield Lane (Lot 4A, Addition to Springfield Farms), Georgetown, DE 19947 (Sussex County Tax Parcel No. 135-20.00-51.00)

ACREAGE: 2.23 acres, more or less

IMPROVEMENTS: 3,944 sq. ft. dwelling with 3 bedrooms and 3 baths
Additional improvements include a large rear deck, in ground pool, and front entry porch

DESCRIPTION: Two-story, single-family dwelling on 2.23 acres

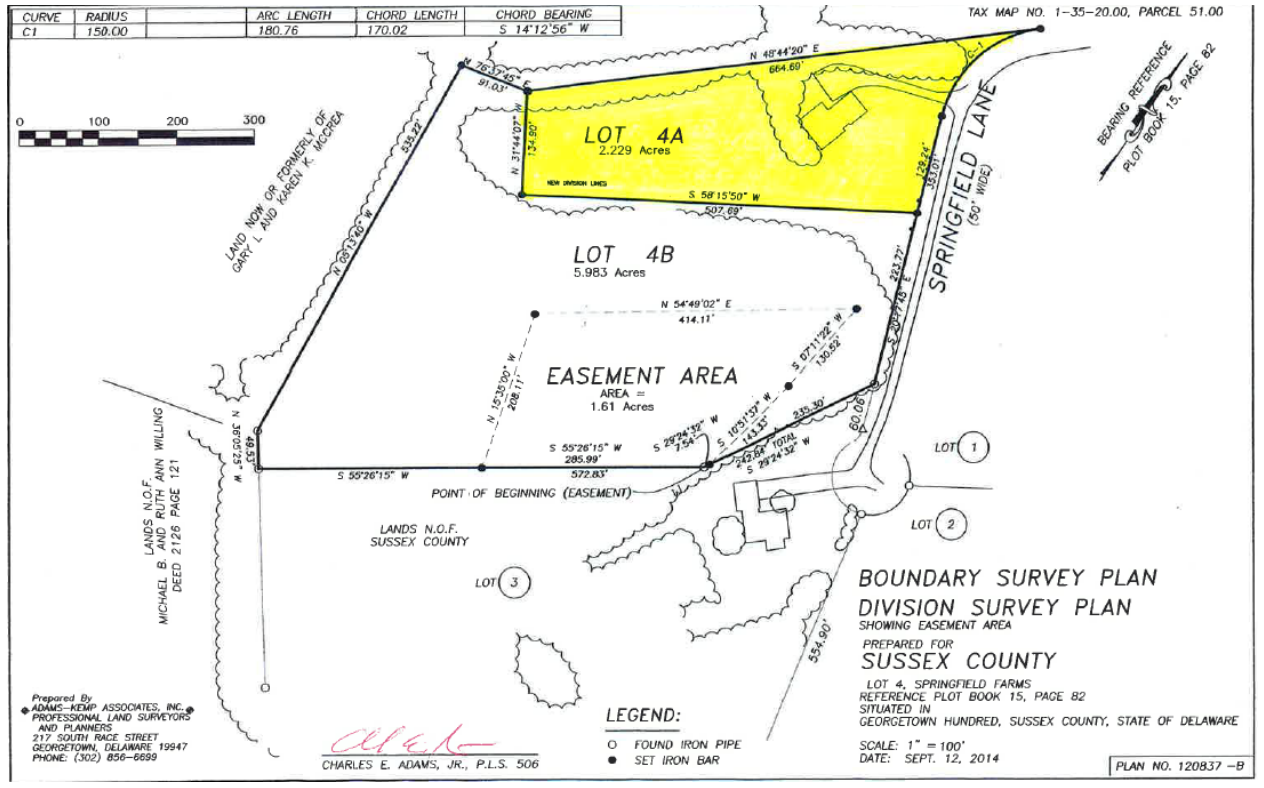
UTILITIES AVAILABLE: Propane, well and septic

ZONING: AR-1

FLOOD MAP NUMBER: 10005C0325K

TAX MAP: 135-20.00-51.00

Property Sketch



Pictures of Property

10/03/2015 08:57 AM

10/03/2015 08:59 AM

10/03/2015 08:52 AM

10/03/2015 08:56 AM

10/03/2015 09:04 AM

10/03/2015 09:01 AM

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