

TOWN OF FARMINGTON, NH

REQUEST FOR BID (RFB) FOR SALE OF REAL ESTATE

The Town of Farmington (the “town”) hereby request proposals for the real estate currently owned by the Town of Farmington located on **Ten Rod Road , Farmington, NH 03835** (the” property”).

A. Property Details.

The property consists of 3.1 ac. The property is located in the Agricultural Residential Zone. Any and all proper permits and inspections prior will be required before building.

B. Legal Description.

The parcel is **Map R23 Lot 019 Book 1586 Page 191**. All information provided by the Town should be independently verified.

C. Terms and Conditions of Sales.

The sale of this property will be subject to, but not limited to, the following conditions:

1. Minimum Bid. The Town reserves the right to reject any and all proposals to purchase the property without further notice to the bidder. The minimum bid will be set at \$20,000.

2. Opportunity for Inspection. The Town will have showings by appointment. Please call Arthur Capello at 603-755-2208 to schedule an appointment. bidders are welcome to enter the property at their own risk, for surveying, testing, inspecting or investigating the property to determine if the property is suitable for the purpose.

3. No Representations or Warranties from the Town. The bidder must enter into an agreement with the intention of relying upon its own investigation and review of the physical, environmental, economic use, compliance, and legal conditions of the property and the bidder must acknowledge that it is not now relying, and will not later rely upon and representations and warranties made by the town or anyone acting or claiming to act, by, though, under or on the town's behalf concerning the property. The bidder will review, prior to entering into an agreement with the town, all items which in the bidder’s sole judgment affect or influence the bidder’s acquisition and use of the property. Accordingly, the city will only agree to sell the property with a quick claim deed, “AS IS, WHERE IS, WITH ALL FAULTS” basis, and the town will make no representations or warranties of any kind whatsoever, either express or implied, in connection with any matters with respect to the Property. The bidder must be willing to accept the title to the Property on an “AS IS” and “WHERE IS” basis, with all faults and subject to any and all latent and patent defects, and, except as expressly set forth herein, without any representation or warranty, all of which the town hereby disclaims. No warranty or representation will be made by the town as to (a) fitness for any particular purpose, (b) merchantability, (c) design, (d) quality, (e) condition, (f) the operation of, or the income to be derived from, the property, (g) the feasibility or advisability of the bidder’s proposed redevelopment of the property, (h) absence of defects, (i) absence of hazardous or toxic substances, (j) absence of faults, (k) flooding, (l)

compliance with laws and regulations including, without limitation, those relating to health, safety, and the environment, or (m) any other matter with respect to the property except as expressly set forth herein. In particular, by way of example but not of limitation, the town will make no representations or warranties with respect to: the suitability of the property for any and all development activities and uses which the bidder may conduct thereon; the use or condition of the property, including, without limitation, the condition of the soils or groundwater of the property and the presence or absence of asbestos, lead-based paint, toxic materials or hazardous substances in, on or under the property; compliance with applicable statutes, laws, codes, ordinances, regulations or requirements relating to zoning, subdivision, planning, building, fire safety, health or environmental matters; compliance with covenants, conditions and restrictions, including deed restrictions; and compliance with other local, municipal, regional, state or federal requirements or other statutes, laws, codes, ordinances, regulations or requirements.

2. **Release of the Town from Liability for Property Condition.** The bidder, for itself and its agents, employees, affiliates, successors and assigns, must agree to release and forever discharge the Released Parties from any and all rights, claims and demands at law or in equity, whether known or unknown at the time of the execution of an agreement, which the bidder has or may have in the future, arising out of the physical or environmental condition of the Property, including, without limitation, claims in tort or contract and claims for indemnification or contribution arising under the Comprehensive Environmental Response, Compensation, and Liability Act (42 U.S.C. Section 9601, et seq.) or to the extent allowable under any similar federal, state or local statute, rule or regulation now or hereafter in effect. The foregoing release will be set forth in the quick claim deed from the town.

The Town reserves the right to impose other conditions to the sale of the Property.

D. Proposal Requirements.

Proposals should include the following items:

1. Proposed purchase price;
2. The name, address and telephone number of the contact person for the bidder; and all bids must be sealed and marked Ten Rod Road Bid.
3. The bidder must close within 45 days.
4. Email bids will not be accepted.

E. Submission.

All bidders are encouraged to visit the Property prior to submitting a proposal by appointment only.

All proposals will be reviewed by the Board of Selectmen consideration. All information submitted may be used in the evaluation of a proposal.

Proposal should be submitted to the Town Administrator no later than 4:00 p.m., October 18, 2019, and should be addressed as follows:

Arthur Capello
Town administrator
Town of Farmington
356 Main Street
Farmington, NH 03835

RE: Ten Rod Road Bid

The Town reserves the right: (1) to cancel this RFP at any time for any reason; (2) to accept or reject any and all proposals and (3) to request additional information prior to or upon the final selection of a purchaser.

In its selection of a proposal, the town reserves the right to negotiate with any or all bidders including without limitation by negotiating all or portions of different proposals or by requesting additional offers from any or all bidders, and to waive requirements of the RFP if it is in the best interest of the town to do so.

The final proposed agreement will be subject to approval by the Farmington Board of Selectmen