

**NOTICE OF BID SOLICITATION FOR PROPERTY SALE
GOURLEY TOWNSHIP VACANT PROPERTY**

Notice Date: November 30, 2023

Sealed bids will be accepted by the North Central Area Schools (“District”) Board of Education (“Board”) for two parcels of vacant property located in Gourley Township, Michigan, specifically Parcel No. 004-013-005-00 and Parcel No. 004-013-008-00 (collectively, the “Property”). The two parcels collectively contain approximately 80 acres and – upon information and belief – the Property is landlocked, being surrounded on three sides by land owned by the State of Michigan, as reflected on the County GIS image attached as Attachment 1. The District will not sell the Property parcels separately – both parcels must be purchased.

For those interested in placing a bid to purchase the Property, the bid conditions are:

1. Bids for the Property must be received on or before 4:00 p.m. on Friday, December 15, 2023, at the office of the District’s Superintendent, Dave Florenski, which is located at W3795 US 2 & 41, Powers, Michigan 49874. Bids must be submitted using the Bid Form Attached as Attachment 2, and documentation demonstrating financial capability to pay the bid amount must be attached to the Bid Form.
2. The minimum bid amount is Forty Thousand and 00/100 Dollars (\$40,000.00) A certified or cashier’s check in the amount of Five Thousand and 00/100 Dollars (\$5,000.00) shall accompany each Bid Form and shall be forfeited if a bid is accepted and the bidder fails to timely sign the Purchase Agreement discussed below or close the transaction in accordance with the Purchase Agreement. The deposit amount will be credited to the purchase price at closing of the sale of the Property to the selected bidder. The deposit amount will be mailed back to each unselected bidder to the bidder’s address listed on the Bid Form within ten (10) calendar days from the date the Board has accepted a bid for the Property or has rejected all bids for the Property.
3. Questions concerning the Property must be directed to Dave Florenski, District

Superintendent, at 906-498-7737 or dflorenski@ncajets.org.

4. The Board plans to review all timely and conforming bids at its December 20, 2023 regular meeting, which is scheduled to begin at 6:00 PM CST (“Meeting”). The District will not be accepting presentations to explain bids, but bidders are welcome to participate during the public comment portion of the Board’s meeting.

5. The Board may schedule bidder interviews during the Meeting, which may be held on a date subsequent to the Meeting.

6. The Board may, in its discretion, accept a bid during the Meeting or at a subsequent meeting (the selected bidder, if any, the “Purchaser”).

7. The Board expressly reserves the right to (a) reject any or all bids, (b) extend the bid deadline, (c) allow supplemental bids, (d) negotiate with any or all bidders, and (e) accept the bid which the Board, in its sole discretion, determines best serves the interests of the District.

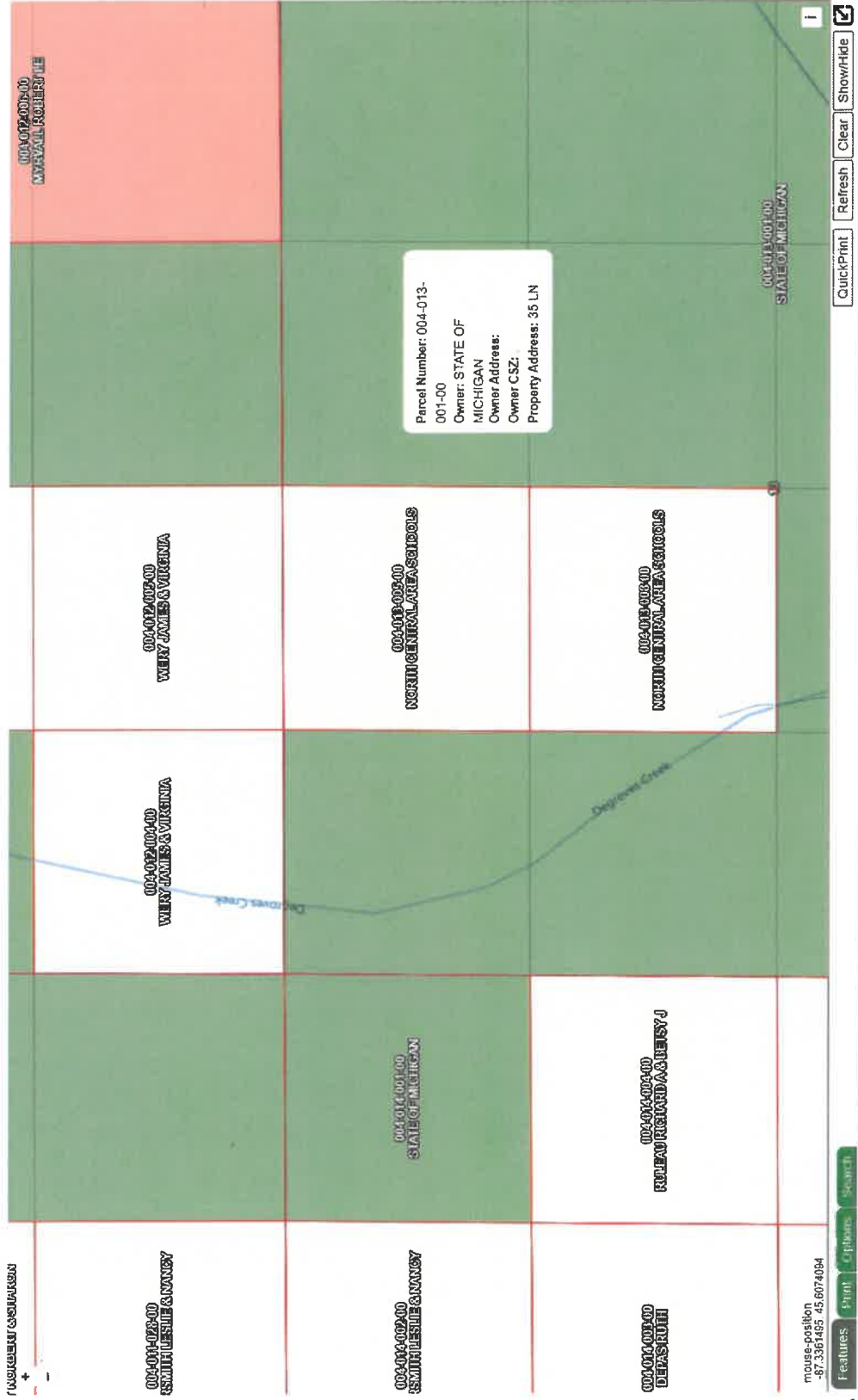
The conditions of the Property sale are:

A. The Property will be sold “as is” and the District expressly disclaims any warranties with regards to the Property.

B. The Purchaser shall sign a purchase agreement containing the terms and conditions in the Purchase Agreement attached as Attachment 3 within seven (7) days from the date that the Board accepts the Purchaser’s bid. Failure to timely sign will result in the Purchaser forfeiting the deposit amount referenced in Section 2 above and in the sale being automatically terminated.

C. Following conveyance of the Property to the Purchaser, the District shall have no liability or exposure with respect to the condition of the Property. At closing, the Purchaser shall enter into an agreement with the District wherein the Purchaser shall indemnify and hold harmless the District from all liability arising out of the condition of the Property.

Notice of Bid Solicitation Attachment 1
GIS



00401200000
MAYALL ROBERT E

00401200200
WERY JAMES & VIRGINIA

00401200400
WERY JAMES & VIRGINIA

00401102800
SEMMLIESE GANNON

00401300200
NORTH CENTRAL AREA SCHOOLS

00401400100
STATE OF MICHIGAN

00401402000
SEMMLIESE GANNON

Parcel Number: 004-013-001-00
Owner: STATE OF MICHIGAN
Owner Address:
Owner CSZ:
Property Address: 35 LN

00401300300
NORTH CENTRAL AREA SCHOOLS

00401400400
RUFFAU RICHARD A & BETSY J

00401400500
DEPAS RUTH

00401300100
STATE OF MICHIGAN

mouse-position
-87.3861495 -45.6074094

Features Print Offsets Search Click/Print Refresh Clear Show/Hide

Notice of Bid Solicitation Attachment 2
Bid Form

Bid Form
Gourley Township, Michigan, Vacant Property

Bid Amount: \$ _____ (Must Equal At Least \$40,000.00)

Bidder agrees to the Property sale terms and conditions stated in the Notice of Bid Solicitation for Property Sale dated November 30, 2023 and the Purchase Agreement attached to that Notice, which concern property located in Gourley Township, Michigan, specifically Parcel No. 004-013-005-00 and Parcel No. 004-013-008-00 (collectively, the "Property"). The Bidder's representative signing below represents that the representative is duly authorized to sign on behalf of the Bidder.

Bidder Name: _____

Bidder Representative Name: _____

Bidder Street Address: _____

Bidder City, State, & Zip Code: _____

Bidder Telephone Number: _____

Bidder Proposed Use of the Property: _____

Bidder Representative Signature

Signature Date

Please send bids to: North Central Area Schools
Attn: Dave Florenski, Superintendent
W3795 US 2 & 41
Powers, Michigan 49874

Bids must be received by the District on or before 4:00 p.m. CST on December 15, 2023, at the address specified above. Bids received after that time will not be accepted. All bids must be accompanied by documentation demonstrating financial capability to pay the bid amount and a certified or cashier's check in the amount of \$5,000.00. The check shall be forfeited if a bid is selected and the bidder fails to timely execute the Purchase Agreement or close the transaction in accordance with the Purchase Agreement.

The Board of Education reserves the right to accept or reject any or all bids received, extend the bid deadline, allow supplemental bids, negotiate with any or all bidders, and accept the bid which the Board, in its sole discretion, determines best serves the interests of the District.

Notice of Bid Solicitation Attachment 3
Purchase Agreement