

STATE OF MAINE
DEPARTMENT OF TRANSPORTATION

Oquossoc

Franklin County

Sale of Property by Bid

Date

IMPORTANT!!

This is a Package and must not be taken apart. When you submit a bid, utilize the "Proposal Bid Sheet," and return the entire package intact to the Department office in accordance with information contained in "Notice to Bidders".

If you require further information as to the proposal contract, contact the Department of Transportation, as per "Notice to Bidders".

STATE OF MAINE
DEPARTMENT OF TRANSPORTATION

FOR SALE BY BID

2.6±ACRES

SURPLUS LAND

OQUOSSOC , Maine

Sealed bids will be received by the Maine Department of Transportation at its Commissioner's Office, Transportation Building, Augusta, Maine until 11:30 A.M. on Wednesday **August 29, 2007** and at that time and place publicly opened and read for the sale of a parcel of land in **Oquossoc**, Maine located on Route 16 (wilsons Mill Road) approximately ¼ mile north of the intersection of Route 4 and Route 16.

Terms and conditions of sale, description of land and bid forms may be obtained from the Property Office, Department of Transportation, Transportation Building, Augusta, Maine 04333, (Telephone 207-624-3460) or from the Department's Regional Office in Dixfield, Maine. (telephone 207-562-4228)

The Department reserves the right to reject any or all bids.

Dated at Augusta, Maine
July 31, 2007

DEPARTMENT OF TRANSPORTATION

John E. Dority, Chief Engineer

Terms and Conditions of Sale

BIDS: Bids shall be submitted on the form furnished by the Department of Transportation in a sealed envelope marked "Proposal, Purchase of Land **Oquossoc**, Maine".

MINIMUM ACCEPTABLE BID WILL BE: **\$65,000.00**

CONDITIONS OF SALE:

All Bids must be accompanied by a Certified Check, Cashier's Check or U.S. Postal Money Order drawn to the order of TREASURER, STATE OF MAINE for a minimum of **\$6,500.00** or **10%** of the bid offer, whichever is the greater amount. Upon acceptance of the Bid by the Department of Transportation, the Department will recommend to the Governor the conveyance of the property to the successful Bidder. The Department cannot guarantee that the Governor will concur and execute the document of conveyance.

If the Governor does not concur, the full amount of the deposit will be refunded. The conveyance document will be a Governor's deed (Quit-Claim) for a portion of that land as acquired by the State of Maine from Vera Burr and recorded at the Franklin County Registry of Deeds in Book 371 Page 498. Being as shown on a plan on file in the office of the Department of Transportation in Augusta, File No. 4-82, Sheets 1 of 1 sheets, comprising about 2.6± acres.

Prospective bidders should investigate current restrictions imposed by the Town under its zoning or other applicable ordinances.

The Department will accept one of the bids, or will reject all bids within fourteen (14) days after the opening date. In case of two or more equal bids the Department of Transportation shall decide which bid will be accepted.

Check or Money Order of the unsuccessful Bidders will be returned within ten (10) days after acceptance of the successful bid.

If the successful bidder, before receiving a deed and within thirty (30) days after the State's acceptance of the bid, submits proof of any encumbrances or title defect, the State may take any necessary remedial action. If the State does not elect to exercise the right, the successful bidder may, if such encumbrance or title defect affects the marketability of the title, rescind his purchase obligation and recover all amounts paid by him to the State on account of the purchase price. However, neither the successful bidder nor parties claiming under him shall be entitled, under any circumstances, to recover from the State any damages, interest, or costs on account of any encumbrance or defect affecting the title to the property. Unless proof of encumbrances or defects other than enumerated, is submitted by the successful bidder within the time specified above, any and all such encumbrances and defects shall be conclusively presumed waived, and the successful bidder and any parties claiming under him shall be forever barred from asserting them against the State.

If, after receiving a draft of a proposed deed from the State, the successful bidder finds omissions or other discrepancies in the proposed deed, the successful bidder shall, within thirty (30) days of receipt, submit to the State a list of desired additions, deletions or other alterations to the deed which will make it acceptable. Failure of the successful bidder to act in a timely manner, may, at the option of the State, result in forfeiture of the successful bidder's deposit. No deed will be submitted to the Governor for execution without prior written acceptance from the successful bidder.

A minimum of forty-five days will be required for processing the deed. The balance of the Bid Price is due within ten (10) days after notice by the State that the Governor's Deed is available for delivery and recording. Notice to this effect will be sent to the successful bidder via Certified Mail, addressed as indicated by the bidder on the Bid Sheet. The form of payment is to be the same as that required for the deposit. If the balance of the Bid Price is not delivered to the Department as required above, the entire deposit shall be forfeited, not as a penalty, but as liquidated damages.

The Department reserves the right to reject any or all bids.

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Proposal Bid Sheet
Land

_____, Maine

BID

The undersigned has read the Conditions of Sale and the Property Condition Disclosure for the _____ located in the Town of _____, and submits a Bid of _____

(Write Out)

(\$ _____) Dollars in conformity with those conditions for the purchase of the property.

Signed _____

Address _____

Date _____

DO NOT DETACH THIS SHEET

_____ S.S. _____

I, _____, _____
Name (Title)

of _____
(Corporation, Firm, Partnership, Joint Enterprise, Etc.)

State of _____, do hereby depose and say
that said company has not, either directly or indirectly, entered into any agreement,
participated in any collusion, or otherwise taken any action in restraint of free
competitive bidding in connection with the sale of this property.

Contractor

By _____
Title

_____ S.S. Date _____

Before me personally appeared _____,
_____ of _____

and made oath that the above statement is true.

Justice of the Peace
Notary Public

My Commission Expires

_____ 19__

PROPOSAL

ALL CORPORATIONS MUST COMPLETE THIS FORM
AND SUBMIT WITH THE BID PROPOSAL

(Insert copy of that part of the records of the corporation wherein authority was given to the officer of the corporation to sign this bid on behalf of the corporation.)

_____ Date

The above is a true copy of the records of the _____
_____ Corporation, which records are in
my legal custody.

Official Having Custody of the Records

_____ ss:

Before me appeared _____,
of the _____ Corporation, and
made oath that the above statement is true.

Notary Public (Signature and Seal)