

THE CITY OF SULPHUR SPRINGS

REQUESTS YOUR SEALED BID

FOR THE SALE OF REAL PROPERTY LOCATED AT

**COUNTY ROAD 4738, HOPKINS COUNTY, TEXAS,
A 50 ACRE TRACT OF LAND.**

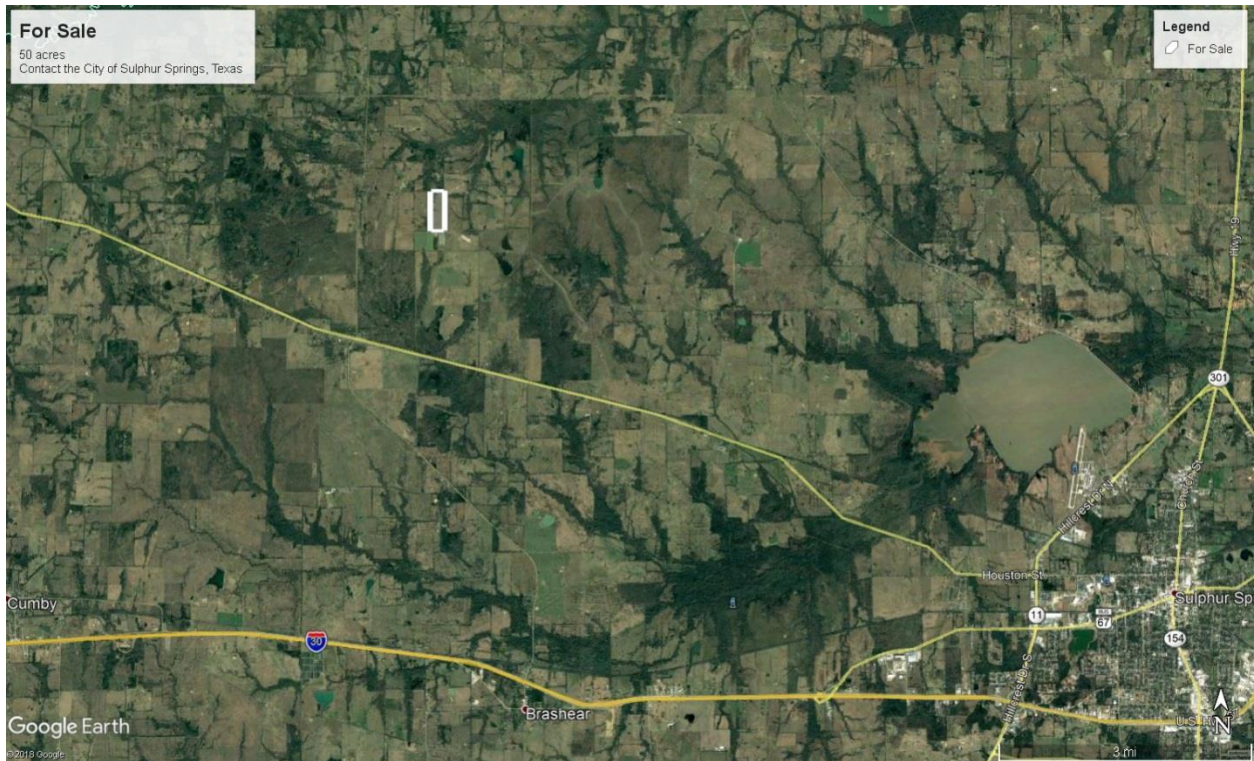
MINIMUM BID AMOUNT \$150,000.00

DATE OF PUBLIC BID: November 1, 2018

***BIDS DUE at 10AM,
125 S. Davis St. at the Business Office***

**Public Bid opening: 10:15AM, 201 N. DAVIS ST.
(City Hall Council Chambers)**

**CONTACT:
Jim McLeroy
903-885-7541**



<https://maps.google.com/?q=33.202966,-95.752240>

GENERAL INSTRUCTIONS

The City of Sulphur Springs advises all bidders to carefully examine the General Instructions and Standard Provisions for Bidding all of which are attached within this bid packet.

*Bid proposals are due on or before 10:00 A.M., **November 1, 2018***

Bids must be sealed and marked

"PROPERTY LOCATED AT COUNTY ROAD 4738, HOPKINS COUNTY, TEXAS, same being more particularly described as follows: "

All the right, title and interest of the City of Sulphur Springs in that certain tract or parcel of land situated in Hopkins county, Texas, about 9 miles Northwest from Sulphur Springs and being 50 acres of the East side of 107 acres being part of the Wm. Irwin Survey, the 107 acres described as follows:

Beginning on the South line of a 320 acre survey in the name of Henry Russell 136 varas West from the S.E. corner of said Russell Survey;

Thence East passing said Russell Survey and tracing the South line of a tract of 31 acres of the said Irwin survey heretofore conveyed by J.G. Wellborn and S.H. Wellborn to R.

Carpenter in all 686 varas Carpenter's S.E. corner a bois d'arc stake in prairie;

Thence South 882 varas a bois d'arc stake in prairie;

Thence West 686 varas a bois d'arc stake in prairie;

Thence North 882 varas to the place of beginning.

Being the same 50 acre tract conveyed by deed from J.M. Springer to L.D. Hamm dated December 20th, 1912, of record at Vol. 99, Page 540, Deed Records of Hopkins County, Texas;

SUBJECT TO THE FOLLOWING:

Subject to the following reservation in Deed from Floyd D. Hamm et al to James Virgil Teaver and wife, Kay Teaver, dated February 5, 1983, filed for record February 10, 1983, under Clerk's file No. 722: "Save and Except, and there is hereby reserved unto Grantors, their heirs and assigns, an undivided one-half (1/2) of all of the oil, gas and other minerals in and under and that may be produced from the above described property, together with the right of ingress and egress at all times for the purpose of mining, drilling exploring, operating and developing said lands for oil, gas and other minerals and removing the same therefrom."

Bids must be mailed, or delivered to: City of Sulphur Springs, 125 S. Davis St., Sulphur Springs, Texas 75482. Bids not properly marked and opened by mistake will not be considered. Bids received after due time fixed for the bid will be returned unopened. Alternate bids will not be considered.

Successful bidder shall be required to pay, in addition to the purchase price of the property, all costs of closing, including preparation of closing documents, seller's policy of title insurance, any costs for surveying or appraisals, and any other closing cost.

The offered property is sold in an "AS IS" condition and no representations or warranties are made as to the suitability of said property for any purpose. The successful bidder shall have no claims against the City of Sulphur Springs for any loss or damage incurred as a result of any latent condition of the property. The acreage reference is a reference only, and no warranty is made as to the actual number of acres contained within the boundaries of said property. The bid submitted shall be a lump sum bid only and shall not be adjusted for any shortfall in actual area of said property upon survey.

The City of Sulphur Springs is exempt from state and federal excise taxes. An exemption certificate will be issued upon request of the successful bidder.

The City of Sulphur Springs reserves the right to reject any and all bids and to waive informalities in bidding. In case of lack of clarity in stating prices, the City reserves the right to consider the most advantageous bid thereof, or reject the bid.

BID PROPOSAL
TO
CITY OF SULPHUR SPRINGS
125 South Davis St.
Sulphur Springs, Texas 75482
FOR

PROPERTY LOCATED AT COUNTY ROAD 4738, HOPKINS COUNTY, TEXAS.

The undersigned, having examined the **Property, all ingress and egress to and from the Property**, all federal, state and local laws, ordinances, rules and regulations, within the time frame set forth therein, bids as follows:

Total Lump Sum Purchase Price for Property:
\$ _____

To secure said Bid, Bidder hereby submits his/her/its cashiers check in the amount of 5% of the bid amount. Unsuccessful bidder's escrow checks will be returned to bidders. Successful bidders escrow check will be deposited with the Title Company selected by bidder and shall be forfeited to the City in the event that bidder fails to close the purchase of the property for any reason, other than the failure by the City to close, within 45 days after the bid is awarded.

The bidder hereby agrees to close the purchase of the property within 45 days from the date the bid is awarded or to forfeit the 5% escrow amount immediately to the City of Sulphur Springs.

Bidder/Firm
Name: _____

Signature and Title: _____

Phone & Address: _____

Date & email Address: _____

CITY OF SULPHUR SPRINGS

STANDARD PROVISIONS FOR BIDS

I. General Conditions:

A. Prospective bidders must prove beyond any doubt that they are duly qualified, capable, etc. to fulfill and abide by the specifications herein listed.

B. When Bidder cannot complete the purchase of the Property for any reason, Bidder shall immediately forfeit all right to the return of the 5% escrow amount and shall do all things required to cause said funds to be immediately paid to the City of Sulphur Springs.

C. Bids not submitted on forms provided will not be considered. Award to successful bidder will be made by the City Council.

D. The City of Sulphur Springs reserves the right to reject all bids. The minimum bid for the property is \$150,000.00. Any bids below that amount will not be considered.

E. The Property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation (except as expressed with respect to title), either express or implied, concerning or pertaining to the Property is made by The City of Sulphur Springs. **THE CITY OF SULPHUR SPRINGS DISCLAIMS ALL WARRANTIES OR REPRESENTATIONS PERTAINING TO THE PROPERTY, OR ANY PART THEREOF, WHETHER EXPRESS OR IMPLIED OR ARISING BY OPERATION OF LAW, INCLUDING ANY WARRANTY OF TITLE (EXCEPT AS EXPRESSLY PROVIDED FOR IN THIS AGREEMENT), MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR OF GOOD AND WORKMANLIKE SERVICE. THE CITY OF SULPHUR SPRINGS SHALL HAVE NO LIABILITY TO THE SUCCESSFUL BIDDER FOR ANY SPECIAL, INDIRECT, CONSEQUENTIAL OR OTHER DAMAGES ARISING FROM THE SUCCESSFUL BIDDER'S OWNERSHIP OR USE OF THE PROPERTY.**