



Bid Proposal

Sale of Tax Acquired Property
Bridgton, ME



Notice of Tax Acquired Property Sale

The Town of Bridgton is accepting sealed bids for the purchase of the municipality's interest in Tax Acquired Property **179 North Bridgton Road – Map: 40 Lot: 12A** All bids must be received no later than **Tuesday, September 14th at 2:00 p.m.** at which place and time they will be opened and read aloud.

Minimum Bid Required:	\$ 5,000.00	Required Deposit:	\$ 1,000.00
Special Requirements:	Property will be sold As-Is, Where Is, with a Municipal Quitclaim Deed. There are no warranties or guarantees of any kind.		

General Conditions

1.) Bidders are required to submit:

- a) This completed and signed Bidder Information Form.
- b) A deposit in the form of a certified check, cashier's check, or money order in an amount of \$ 1,000.00 Personal checks will not be accepted. The successful bidder's deposit will be credited against the purchase price. The successful bidder will be responsible for the cost of the recording the deed and paying its share of transfer tax owed on the transaction, in accordance with Maine Law.

2.) The town of Bridgton acquired this property through tax lien foreclosure and will convey whatever interest it has in the property. The property will be sold as-is, where-is, by Municipal Quitclaim Deed, with no warranties or guarantees of any kind, including without limitation as to title, environmental, or permitting. It is each bidder's responsibility to perform its own due diligence.

3.) Closing must occur by the thirtieth (30th) day following the date of execution of the purchase and sale agreement by seller. A copy of the purchase and sale agreement is included in this package but only needs to be completed and returned by the successful bidder.

4.) Deposits will be returned to unsuccessful bidders within twenty-one (21) days of the date the successful bidder is announced. The Town of Bridgton will notify bidders when they are available for pickup or mail return.

5.) In the event that a successful bidder fails to timely complete the purchase, for any reason, the town may terminate the Purchase and Sale Agreement. Required deposit amount will be refunded within twenty-one (21) days upon the termination of the agreement. The Board of Selectmen may thereafter negotiate a sale of the property with any or all unsuccessful bidders.

6.) The municipal officers reserve the right to reject any and all bids.

7.) Bids that do not conform to these conditions will be rejected. Late or incomplete bids will not be opened or considered. No emailed or faxed bids shall be accepted.

Process/Timeline

This Request for Bids will be posted on the Town website, and the Town will advertise the fact of this bid request in the local newspaper.

All bids must be received no later than [Tuesday, September 14th, 2021, at 2:00 p.m.](#) in the municipal clerk's office: Bridgton Municipal Complex, 3 Chase St., Suite 1, Bridgton, Maine, 04009

Each bid must be received in writing and in a sealed envelope marked "[Tax-Acquired Property Bid – 179 North Bridgton Road Map 40 Lot 12A](#)" on the outside, including this completed form and the required deposit.

Bids will be opened and read aloud by the Bridgton Town Manager or designee at the Bridgton Municipal Complex, 3 Chase St., Suite 1, Bridgton, ME 04009 on [Tuesday, September 14th, 2021, at 2:00 p.m.](#)

Received bids will be reviewed and the winning bidder will be selected by the Board of Selectmen on [Tuesday, September 28th, 2021](#), at the scheduled Selectboard Meeting. The awarded bidder will be notified within 3-business days.

Bidder Information (Required)

Bidder Name (First & Last)		Bid Amount \$	
Street Address			
City		State	Zip Code
Telephone #		E-mail Address	
Payment Method	<input type="checkbox"/> Certified Check # _____	<input type="checkbox"/> Cashier's Check # _____	<input type="checkbox"/> Money Order # _____

Signature _____

Date _____