

**NOTICE OF SALE
TOWN OF SEABROOK, NEW HAMPSHIRE**

NOTICE is hereby given that the Town of Seabrook (“the Town”), pursuant to an agreement between the Town and Chase Enterprises, Inc., dated 6 October 1969 and recorded at Book 2003, Page 15 of the Rockingham County Registry of Deeds, and by the authority to sell by advertised sealed bids such Town property as is no longer used by the Town granted to the Board of Selectmen by the Legislative Body via approved Article 10 of the 1984 Town Meeting Warrant, will sell by:

**SEALED BID
DUE ON OR BEFORE
DECEMBER 10, 2018 at 2PM**

the premises located adjacent to Route 95 and further identified as Town Tax Map 6, Lot 21, an unimproved 8-acre parcel located in the Industrial Zone with an assessed value of \$446,200 (the “Premises”), more particularly described as follows:

The Premises is shown as Lot “I” on a plan titled Plot Plan of Land for Town of Seabrook, Folly Mill Woods, Scale 1” = 200’ (approx.), May 1969, Parker Survey Assoc. Inc., Seabrook, N.H.” which is recorded as Plan C-2193 in the Rockingham County Registry of Deeds.

The Premises benefits by a 50-foot access easement over property identified as Town Tax Map 6, Lot 34-1, which easement is recorded at Book 3316, Page 2864 of the Rockingham County Registry of Deeds, which easement is shown on a plan entitled “Proposed Lot Line Change in Seabrook, N.H. for E & D Realty Trust,” which is recorded as Plan D-26494 at the Rockingham County Registry of Deeds.

The Premises benefits by 20-foot sewer easement over property identified as Town Tax Map 6, Lot 17-4, which is recorded at Book 4866, Page 1643 of the Rockingham County Registry of Deeds, which easement is shown on a plan entitled “Plat of Land in Seabrook, NH showing a Proposed Sewer Easement at 151 Batchelder Road (Assessor’s Map 6, Lot 17-4),” which is recorded as Plan D-35151 at the Rockingham County Registry of Deeds.

TERMS OF SALE:

1. The property is being sold in “AS IS” condition. The Town makes **NO WARRANTY** as to the ability of the purchaser to build on the property.
2. Reserve Price – The Premises is offered subject to a Reserve Price.
3. No Warranties - The Premises are being offered pursuant to the aforementioned authority of the Board of Selectmen to sell the same by a vote of the Legislative Body on Article 10 of the 1984 Town Meeting Warrant and is being sold without any warranties or guaranties regarding the chain of title or condition of the Premises.

4. Bid Security - All bids must include bid security in the amount of 10% of the bid amount by bank certified check or money order. No personal checks or cash will be accepted.
5. Duration - Bids will be good for a period for 30 days after the bid due date.
6. Balance of Payment - The successful bidder must be able to provide the balance of payment for the purchase of the Premises within 30 days after the notice of award of the bid by wired funds only, twenty-four (24) hours prior to the closing date. No certified bank check, cashier's check, money order, personal checks or cash will be accepted. Failure of the successful bidder to meet this requirement will result in the forfeiture to the Town of the posted bid security, not as a penalty, but as liquidated damages.
7. Property Taxes - Property Taxes will commence from the date the bid price is paid in full. Buyer will be responsible for providing the Town with a check or money order for the recording fee and the Buyer's one-half of the transfer tax, which must be paid at closing. Buyer shall be responsible for the LCHIP fee.
8. Quitclaim Deed - The Town will provide the successful bidder(s) with a Quitclaim Deed for the Premises acquired. The Town will have the deed recorded at the Rockingham County Registry of Deeds.
9. Tie Bid - In the case of a tie bid, the Town will use the earliest post marked date and time on the sealed bid envelope.
10. Rejection of Bids - The Board of Selectmen retains the right to reject any and all bids not deemed to be in the best interest of the Town and to waive any formality in the bidding process.

BIDDER QUALIFICATIONS:

11. No person may bid on the sale of municipally-owned real estate if the prospective bidder has outstanding housing or building code violations that have been cited by the Town.
12. Prospective bidders must be current on property taxes as well as any other payments that may be due to the Town at the time of the bid opening date, otherwise, the bidder shall not be eligible on the sale of municipally-owned real estate.

VIEWING:

The Town Manager is available to answer questions about the property by calling (603) 474-3252 or email at wmanzi@seabrooknh.org and is available to show the property upon request. The Town Manager reserves the right to consolidate requests for viewings into one or two viewings on or before December 5th, 2018.

MISCELLANEOUS

The following Property and Bid Information Packet, to include the Official Bid Form are also available by request at the Office of the Town Manager and can be found on the Seabrook Town website, Seabrooknh.info/Procurement.

All bids submissions must be received by 2 PM on Monday, December 10th, 2018 to be considered. A public bid opening will immediately follow in the Town of Seabrook Selectmen's Meeting Room. Submissions received after the bid closes will be returned unopened.

For further information regarding the Premises and/or terms of the sale, please contact the Town Manager, via the contact information below.

Dated this 19th day of October, 2018.

TOWN OF SEABROOK

By: 

William M. Manzi, III
Town Manager
99 Lafayette Road
Seabrook, NH 03874
(603) 474-3252

TOWN OF SEABROOK PROPERTY AND BID INFORMATION PACKET

The Town of Seabrook will accept sealed bids for the below-identified property. All sealed bids must be received by the Seabrook Town Manager's Office, on the attached Official Bid Form, no later than Monday, **December 10, 2018**, at 2 PM EST, and must be clearly marked: PROPERTY BID, B2018-MGR-07

Map & Lot #	Address	Acreage	Assessed Value	Zoned
06.021.000	L/O RTE 95	8	\$446,200	Industrial

L/O = Land Only

TERMS OF SALE:

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2. Reserve Price – The Premises is offered subject to a Reserve Price.
3. No Warranties - The Premises are being offered pursuant to the aforementioned authority of the Board of Selectmen to sell the same by a vote of the Legislative Body on Article 10 of the 1984 Town Meeting Warrant and is being sold without any warranties or guaranties regarding the chain of title or condition of the Premises.
4. Bid Security - All bids must include bid security in the amount of 10% of the bid amount by bank certified check or money order. No personal checks or cash will be accepted.
5. Duration - Bids will be good for a period for 30 days after the bid due date.
6. Balance of Payment - The successful bidder must be able to provide the balance of payment for the purchase of the Premises within 30 days after the notice of award of the bid by wired funds only, twenty-four (24) hours prior to the closing date. No certified bank check, cashier's check, money order, personal checks or cash will be accepted. Failure of the successful bidder to meet this requirement will result in the forfeiture to the Town of the posted bid security, not as a penalty, but as liquidated damages.
7. Property Taxes - Property Taxes will commence from the date the bid price is paid in full. Buyer will be responsible for providing the Town with a check or money order for the recording fee and the Buyer's one-half of the transfer tax, which must be paid at closing. Buyer shall be responsible for the LCHIP fee.

8. Quitclaim Deed - The Town will provide the successful bidder(s) with a Quitclaim Deed for the Premises acquired. The Town will have the deed recorded at the Rockingham County Registry of Deeds.
9. Tie Bid - In the case of a tie bid, the Town will use the earliest post marked date and time on the sealed bid envelope.
10. Rejection of Bids - The Board of Selectmen retains the right to reject any and all bids not deemed to be in the best interest of the Town and to waive any formality in the bidding process.

BIDDER QUALIFICATIONS:

11. No person may bid on the sale of municipally-owned real estate if the prospective bidder has outstanding housing or building code violations that have been cited by the Town.
12. Prospective bidders must be current on property taxes as well as any other payments that may be due to the Town at the time of the bid opening date; otherwise, the bidder shall not be eligible on the sale of municipally-owned real estate.

VIEWING:

The Town Manager is available to answer questions about the property by calling (603) 474-3252 or email at wmanzi@seabrooknh.org and is available to show the property upon request. The Town Manager reserves the right to consolidate requests for viewings into one or two viewings on or before December 5th, 2018.

**TOWN OF SEABROOK, NH
OFFICIAL BID FORM**

*(Bids must be submitted on this bid form in a sealed envelope marked:
Property Bid, B2018-MGR-07 and must be received in the Seabrook Town Managers Office on
or before Monday, December 10, 2018, 2 PM EST)*

Town of Seabrook
Town Manager's Office
PROPERTY BID - B2018-MGR-07
99 Lafayette Road
PO Box 456
Seabrook, NH 03874

The undersigned has carefully examined the Property and Bid information and binds himself/herself to the provisions submitted below:

Map & Lot #	Address	Acreage	Assessed Value	Zoned	Bid Amount
06.021.000	L/O RTE 95	8	\$446,200	Industrial	

Total Bid Amount \$ _____

Bid Security Amount Enclosed (10% of Total) \$ _____

L/O = Land Only

I understand the information provided in the Town of Seabrook, Property and Bid Information packet, which I acknowledge receipt of by signing below. Specifically, I understand that property listed above will be sold **AS IS, WHERE IS WITH NO WARRANTY IMPLIED OR STATED AS TO THE ABILITY OF THE PURCHASER TO BUILD ON THE PROPERTY**. I also understand that the Town will provide a Quitclaim Deed, without any warranties or guaranties of title, without any title insurance. I further understand the requirements for the deadline, the bid security payment, the payment of the balance due, should I be the successful bidder on the property, and I understand that the Premises are being offered subject to a Reserve Price and the Board of Selectmen retains the right to reject any and all bids not deemed to be in the best interest of the Town and to waive any formality in the bidding process.

Respectfully submitted,

Signature

Date: _____

Name (Please Print)

Address

Telephone Number

Email Address