



Request for Sealed Bids
L/O Off of Ledge Road
B2021-MGR-12

**Town of Seabrook, New Hampshire
PROPERTY AND BID INFORMATION PACKET**



REQUEST FOR BIDS # B2021-MGR-12

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 Thursday, **June 24, 2021**, at 2:00 p.m. prevailing time, and must be clearly marked:

***RFP # B2021-MGR-12
Town Managers Office
Town of Seabrook
c/o Shaylia Marquis
99 Lafayette Rd
Seabrook, NH 03874***

Map & Lot #	Address	Acreage	Assessed Value	Zoned
06-011-000	L/O Off of Ledge Rd.	0.75	\$13,500.00	Industrial

L/O = Land Only

***All proposals/bids must be received by Thursday, June 24th, 2021 at 2 p.m. EST
And will be opened publicly immediately after the deadline.***



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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 at the 2013 Town Meeting and are being sold without any warranties or guarantees 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 of 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 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. The 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 Town's best interest and to waive any formality in the bidding process.



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BIDDER QUALIFICATIONS:

1. 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 or unaddressed land use violations.
2. Prospective bidders must be current on property taxes and 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 for the purchase of the municipally-owned real estate.

VIEWING:

The Town Manager is available to answer questions about the property by calling (603) 474-3311 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 before the bid due date of June 24, 2021.

Approved By _____ *William M. Manzi III* _____ *5-17-2021*
William M. Manzi III, _____ Date
Town Manager



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TOWN OF SEABROOK, NH
OFFICIAL BID FORM

*(Bids must be submitted on this bid form in a sealed envelope marked **B2021-MGR-12**
and must be received in the Seabrook Town Office on or before
Thursday, June 24, 2021, at 2:00 p.m. prevailing time)*

Town of Seabrook
Town Manager's Office
PROPERTY BID
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
06-011-000	L/O Off of Ledge Rd.	0.75	\$13,500.00	Industrial	

Total Bid Amount \$ _____

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

L/O = Land Only



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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 the 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 guarantees 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

Know all Men by these Presents

That I, Lillian L. Knowles, Tax Collector for the Town of Seabrook in the County of Rockingham and State of New Hampshire, for the year 2016 by the authority in me vested by the laws of the State, and in consideration of One Dollar and other valuable consideration (\$1.00+) to me paid by the Town of Seabrook. Do hereby sell and convey to the said Town of Seabrook successors/heirs and assigns, a building situated in the Town of Seabrook, New Hampshire aforesaid. Taxed by the Selectmen/Assessors in 2014 to Pike Jeremiah Cleary listed in the invoice book as Map Lot # 6-11 and described as followed:

The following parcel of land hereinafter described situated in the Town of Seabrook, Rockingham County, State of New Hampshire:

A certain Tract of stump land, situated in said Seabrook, containing about three quarters of an acre more or less and bounded Southerly by land of Charles Locke, Westerly land of heirs of Benjamin Merrell, Northerly, Northerly and Easterly by John Philbrick. This land is known as the "Folly Mill Hook Land" which Josephine Beckman conveyed to Joshua Janvrin, (one acre more or less stump land).

Meaning and intending to convey the premises conveyed to Jeremiah Cleary Pike by deed of Robert Jere Pike dated March 18th, 2003 and recorded at the Rockingham County Registry of Deed in Book 3985, Page 1745 on March 28, 2003.

This deed is the result of the tax lien execution held at the Tax Collector's Office in the Town of Seabrook, New Hampshire, on the 4th day of May, 2015. To have and to hold, the said premises, to the said Town of Seabrook successors/ heirs and assigns forever. And I hereby covenant with the said Town of Seabrook that in making this conveyance I have in all things complied with the law, and that I have good right, so far as that right may depend upon the regularity of my own proceedings to sell and convey the same in the manner aforesaid.

In Witness Whereof, I have hereunto set my hand and seal, the 23rd day of May, in the year of our Lord two thousand and seventeen.

Signed, Sealed, and Delivered in the presence of:

Amy Davis
Witness AMY DAVIS
State of New Hampshire
Rockingham, SS

Lillian L. Knowles
Lillian L. Knowles, Collector
May 23, 2017

Personally appearing Lillian L. Knowles above named and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me,



Kelly J. O'Connor
Notary Public

020891

2017 MAY 25 AM 9:34

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

LEDGE RD

Location LEDGE RD

Mblu 6/11/11

Acct# 06011000

Owner TOWN OF SEABROOK

Assessment \$13,500

PID 539

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$0	\$13,500	\$13,500

Owner of Record

Owner TOWN OF SEABROOK

Sale Price \$0

Co-Owner

Book & Page 5821/0663

Address 99 LAFAYETTE RD
SEABROOK, NH 03874

Sale Date 05/25/2017

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
TOWN OF SEABROOK	\$0	5821/0663	05/25/2017
PIKE JEREMIAH CLEARY	\$0	3985/1745	03/28/2003
PIKE ROBERT J	\$0	2357/0212	

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description

Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Location:	
MHP	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(<http://images.vgsi.com/photos/SeabrookNHPhotos/default.jpg>)

Building Layout

(http://images.vgsi.com/photos/SeabrookNHPhotos/Sketches/539_539.jpg)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Land Line Valuation

Use Code 9030
Description MUNICIPAL

Size (Acres) 0.75
Assessed Value \$13,500

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$0	\$13,500	\$13,500
2019	\$0	\$13,500	\$13,500