



## SEALED BID SALE



**Property Location:** 47053 Road 201, O'Neals, CA  
Former Fire Station 17  
**APN:** 050-150-008  
**Listing Price:** \$40,500.00  
**Sealed Bid Deadline:** September 19, 2019 @ 4 P.M.

IMPORTANT: PLEASE SUBMIT SEALED BID PACKAGE WITH "PROPOSAL TO PURCHASE REAL PROPERTY – APN 050-150-008" CLEARLY ON THE OUTSIDE TO:

MADERA COUNTY ADMINISTRATION  
GENERAL SERVICES DIVISION  
200 WEST FOURTH STREET, 4<sup>TH</sup> FLOOR  
MADERA, CA 93637

For questions, please contact Maria Miranda, General Services Manager, at (559) 675-7703 or [maria.miranda@maderacounty.com](mailto:maria.miranda@maderacounty.com).





## DATA SHEET

The information contained in these sources is deemed reliable, but accuracy and completeness are not guaranteed. This material is provided merely as a courtesy to the bidders. All bidders are encouraged to make visual inspections prior to submitting sealed bid forms. The property is sold in “as is” condition.

<b>PROPERTY:</b>	APN 050-150-008 47053 Road 201 O’Neals, CA 93645
<b>ZONING:</b>	CRM – Commercial, Rural, Median District
<b>DESCRIPTION OF PROPERTY:</b>	.08 +/- acre property with an approximately 960-square-foot building
<b>REAL ESTATE TAXES:</b>	Property is not currently taxed while owned by the County of Madera. It will be taxed when transferred to private ownership.
<b>ENCUMBRANCES:</b>	The sale property is subject to all matters of public record and any easement, claim of easements or reservations not of record. Prospective bidders should consult local title companies if more complete information regarding the title of the property is required. The County does not provide a preliminary title report.





## BASIC TERMS OF PURCHASE AND SALE AGREEMENT

<b>SEALED BIDS DEADLINE:</b>	Thursday, September 19, 2019 on or before 4 P.M.
<b>PROPOSED PRICE:</b>	\$40,500.00 - <b>Only cash offers will be accepted.</b>
<b>ESCROW:</b>	After the bid award, an escrow will be opened with Chicago Title. Escrow shall close within 15 days after all conditions (if any) have been met.
<b>ESCROW, TITLE COSTS:</b>	Buyer shall pay all closing costs, escrow fees, and costs for an ALTA Extended Owner's Policy of Title Insurance.
<b>DEPOSIT:</b>	\$500.00
<b>ADDITIONAL CONDITIONS:</b>	Property is being sold in AS-IS Condition





## **LIMITING CONDITIONS:**

- 1) The purchaser may take possession when the Grant Deed is recorded.
- 2) The County of Madera reserves the right to reject any and all bids and cancel the sale in part or in its entirety at any time prior to recordation of the Grant Deed.
- 3) An agreement between two or more prospective bidders to set their bid price or not to submit bids against each other, with the purpose of purchasing this parcel or other parcels at a more advantageous price or terms, is prohibited. Where such agreements come to the knowledge of the County of Madera, any bids made pursuant to such an agreement will be disqualified.
- 4) The property is sold in "AS IS" condition. The successful bidder agrees that, as of the close of escrow, the property is acquired in an "AS IS" condition with all faults and conditions then existing on the property, including any hazardous substances or hazardous wastes that may be located on, under, or around the property, whether known or unknown, and the successful bidder assumes all responsibilities for such faults and conditions.
- 5) The property is warranted to be free of any liens, court judgments, loans and delinquent or unpaid property taxes. The sale of this property is subject to all matters of public record and any easements, claims of easements, or reservations not of record. The County of Madera does not assume any liability for any possible encumbrances on this property. The right, title, and interest in the property to be sold shall not exceed that vested in the County of Madera and this sale is subject to all title exceptions and reservation whether or not of record. The successful purchaser may obtain a policy of title insurance at his or her own expense.
- 6) Should the bidding produce a tie, similar purchase prices, or multiple bids under the proposed sale price, bidders will be notified by the County Administration Department with a request for best and final offer.
- 7) Should the successful bidder desire a survey of the property, this may be accomplished by an independent survey at the bidder's expense. The County of Madera makes no warranty relative to the ground locations of property lines other than right of way lines.





- 8) The subject is currently zoned CRM. It is recommended that all prospective bidders fully investigate zoning and land-use restrictions with local authorities concerning the potential uses.
- 9) The property is currently exempt from property taxes and assessments and will return to tax rolls upon recording of the Deed.
- 10) The information contained herein has been obtained from sources deemed reliable, but accuracy and completeness are not guaranteed.
- 11) All County of Madera employees may bid to acquire excess County property except employees who have direct access to information not generally available to the public or who influence the purchase or sale of right of way or other real property.
- 12) The successful bidder shall be bound to the terms specified in this Brochure.





**BID FORM**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_

For the purchase of the real property described as APN 050-150-008 located in O'NEALS, MADERA COUNTY, the undersigned bidder submits the bid of:

<b>TOTAL BID:</b> _____ <i>Bid in Words</i>	\$ _____ <i>Bid in Figures</i>
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Is the offer a cash offer? YES\_\_\_ NO\_\_\_  
Does the Bidder agree to all terms as listed in this sale brochure? YES\_\_\_ NO\_\_\_  
Does the Bidder propose any purchase contingencies? YES\_\_\_ NO\_\_\_

If yes, please describe contingencies in detail below:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





**Bidder's Consent**

I hereby understand and agree that the parcel(s) upon which I bid will be sold "AS-IS". This means that the County of Madera does not guarantee, warrant or imply any potential for development or uses of said parcel(s). I have done due diligence regarding existing and/or potential use(s) of the parcel(s) and I have investigated, to my own satisfaction, any possible conflicts/problems with zoning and/or development regarding parcels upon which I bid. If I am the successful bidder, I shall hold the County of Madera harmless regarding the development potential of the parcel(s). Furthermore, I shall release the County from any liability regarding any/all conflicts with local zoning, building, or development requirements. I have received and agree to these Terms.

\_\_\_\_\_  
Proper Name of Bidder

\_\_\_\_\_  
Signature of Bidder

\_\_\_\_\_  
Date

