



Marinette County - Sale of Property - Village of Crivitz

Marinette County will accept sealed bids for the purchase of the property described as CRIVITZ PLAT PRT 1 CSM 55 BNG LOTS 4 THRU 7 OF BLK 26 SUBJ TO ESMT IN 428R139 EX428R139, parcel number 121-01381.000 previously known as the Oak Haven Apartments. Bid documents can be obtained from the Marinette County website at marinettecounty.com, or calling the Marinette County Land Information Department at (715) 732-7780. Bids shall be placed in a sealed envelope marked "Bids for Oak Haven Apartments, 1013 Fritzie Ave, Village of Crivitz". Bids shall be received by the Marinette County Clerks Office, 1926 Hall Ave, Marinette, WI 54143 by 4 p.m. CDST June 5th, 2014.



**Instruction to Bidders: Oak Haven Apartment Building/Property,
1013 Fritzie Ave, Village of Crivitz**

Marinette County will accept **sealed bids** for the purchase of the property described as CRIVITZ PLAT PRT 1 CSM 55 BNG LOTS 4 THRU 7 OF BLK 26 SUBJ TO ESMT IN 428R139 EX428R139, parcel number 121-01381.000.

All bids shall be submitted on the attached form and include a cashiers check or money order in an amount equal to or greater than 10% of the proposed purchase price. This amount will be applied towards the purchase price for the successful bidder and returned within 30 days for all who are not the successful bidder.

Minimum bid price shall be \$5,000.

The successful bidder shall be capable of closing on the property within 30 days of being notified that they are the successful bidder.

Successful bidder shall provide financial assurance in the amount of \$50,000 in the form of a performance bond, letter of credit or cash deposit to ensure that the conditions of sale are met. An acknowledgement of the proposed financial assurance mechanism shall be identified on the attached bid form.

Conditions of Sale:

1. Within 6 months of conveyance, all material, including, but not limited to burnt building materials, equipment, appliances, personal property and other items deemed to be unsalvageable, shall be removed from the property in compliance with all local and State regulations. Local and WDNR notice of demolition including asbestos inspection and any required asbestos removal, shall take place prior to any demolition activities.
2. Within 18 months of conveyance, any portion of the existing apartment building which may be deemed to be salvaged shall be modified, remodeled, and rehabilitated to the extent necessary to be deemed habitable by the Village and/or the State of Wisconsin.
3. All required State and local building permits shall be obtained before construction is commenced.

4. The above described property may remain as a single parcel or may be divided into its original platted parcels upon approval granted by the County and the Village.
5. Nothing shall preclude the successful bidder from electing to demolish the entire apartment building in accordance with all local and State regulations, provided such demolition is completed within 6 months of conveyance of the property.
6. The proposed use of the above described property if different from the previous use prior to the fire shall be in compliance with the Village of Crivitz Zoning Code.
7. Any enlargement of the structure, as it existed prior to the fire, shall be approved by the Village of Crivitz.

Upon (a) removal of the entire apartment building including foundation within 6 months of conveyance of the property or (b) certification by the Village of Crivitz and/or the State of Wisconsin that the building is habitable the County shall release the financial assurance and consider all conditions of sale met.

If the above conditions are not met in their entirety within the time frames specified this sale may be rescinded by the County upon written notice to the purchaser. Upon receipt of notice, the purchaser shall within 15 days quit claim the title of the above described parcel to Marinette County. In addition the purchaser shall forfeit the purchase price and financial assurance in its entirety. By accepting and recording a deed from Marinette County for the property, the grantee agrees the grantee will be responsible for all costs of prosecuting legal action for a declaration of interest, in the event of rescission, if the grantee does not cooperate, and execute a quit claim deed restoring title to Marinette.

Please place your bid and supporting documents in a sealed envelope marked **Bids for Oak Haven Apartments, 1013 Fritzie Ave, Village of Crivitz**. Deliver your **sealed bid** to the Marinette County Clerks Office, 1926 Hall Ave, Marinette, WI 54143 **by 4 p.m. CDST June 5th, 2014**.

Questions concerning this bid should be directed to John Lefebvre, Director, Land Information Department at 1926 Hall Ave, Marinette, WI 54143, e-mail - jlefebvre@marinettecounty.com or by phone at Office-(715) 732-7536 or Cell-(715) 923-4794.

AGREEMENT

THIS AGREEMENT is entered into by and between Marinette County (Grantor) and _____ (Grantee) for the purpose of rebuilding or removing the fire damaged structure located at 1013 Fritzie Ave, Crivitz, WI, property described as Crivitz Plat Part 1, CSM 55, Lots 4 thru 7 of Block 26 Subject to Easement in 428R139, Ex428R139, parcel number 121-01381.000.

Grantee has provided requisite financial assurance and agrees to the following conditions of sale:

1. Within 6 months of conveyance, all material, including, but not limited to burnt building materials, equipment, appliances, personal property and other items deemed to be unsalvageable, shall be removed from the property in compliance with all local and State regulations. Local and WDNR notice of demolition including asbestos inspection and any required asbestos removal, shall take place prior to any demolition activities.
2. Within 18 months of conveyance, any portion of the existing apartment building which may be deemed to be salvaged shall be modified, remodeled, and rehabilitated to the extent necessary to be deemed habitable by the Village and/or the State of Wisconsin.
3. All required State and local building permits shall be obtained before construction is commenced.
4. The above described property may remain as a single parcel or may be divided into its original platted parcels upon approval granted by the County and the Village.
5. Nothing shall preclude the successful bidder from electing to demolish the entire apartment building in accordance with all local and State regulations, provided such demolition is completed within 6 months of conveyance of the property.
6. The proposed use of the above described property if different from the previous use prior to the fire shall be in compliance with the Village of Crivitz Zoning Code.
7. Any enlargement of the structure, as it existed prior to the fire, shall be approved by the Village of Crivitz.

Grantor agrees to the following conditions of sale:

Upon (a) removal of the entire apartment building including foundation within 6 months of conveyance of the property or (b) certification by the Village of Crivitz and/or the State of Wisconsin the building is habitable the Grantor shall release the financial assurance and consider all conditions of sale met.

Default

If conditions are not met in their entirety within the time frames specified this sale may be rescinded by Grantor upon written notice to Grantee. Upon receipt of notice, within 15 (fifteen) days Grantee shall quit claim the above described parcel Marinette County. In addition, Grantee shall forfeit the purchase price and financial assurance in its entirety. By accepting and recording a deed from Grantor for the property, Grantee accepts responsibility for all costs associated with prosecuting legal action required to restore title to Marinette County.

Marinette County

Grantee
Date

Kathy Brandt, County Clerk
Date