

NOTICE TO BIDDERS

Sale of Former Worcester County Liquor Control Warehouse Property 7.96 acre Commercial Property - with 47,575 square foot Office/Warehouse located at 5363 Snow Hill Road, Snow Hill, Maryland

The Worcester County Commissioners recently declared the above-referenced property located at 5363 Snow Hill Road, just west of Snow Hill, Maryland as surplus property and are currently accepting bids from interested buyers for the purchase of this 7.96 acre commercial property which includes a 47,575 square foot office/warehouse building. The building includes a conditioned front office/warehouse area and a rear unconditioned warehouse section. The property is currently zoned C-2 General Commercial District under the Worcester County Zoning Code. Bid packages are available from the Office of the County Commissioners, Room 1103 - Worcester County Government Center, One West Market Street, Snow Hill, Maryland 21863, obtained online under the "Bids" drop-down menu in the lower right hand side of the home page at www.co.worcester.md.us, or by calling the Commissioners' Office at 410-632-1194 to request a package by mail. The sale is "as is and with all faults." Based upon a recent appraisal, the asking price for this property is \$990,000. The property will be available for inspection throughout the month of January 2019 by appointment which may be scheduled by contacting Kathryn Gordon, Economic Development Deputy Director, at 410-632-3112. **Sealed bids will be accepted until 1:00 PM, Monday, February 11, 2019** in the Office of the County Commissioners at the above address, at which time they will be opened and publicly read aloud. Envelopes shall be marked "**Bid for Purchase of Former Liquor Control Warehouse**" in the lower left-hand corner. After opening, bids will be reviewed by staff and a recommendation of award will be made to the County Commissioners at a future meeting. In awarding the bid, the Commissioners reserve the right to reject any and all bids, waive formalities, informalities and technicalities therein, and to take whatever bid they determine to be in the best interest of the County considering highest or best bid, potential impact on the local economy, quality of goods and work, time of delivery or completion, responsibility of bidders being considered, previous experience of bidders, or any other factors they deem appropriate. All inquiries shall be directed to Kelly Shannahan, Assistant Chief Administrative Officer, at 410-632-1194.

Bid Form

Purchase of Former Worcester County Liquor Control Warehouse Property in Snow Hill, MD

The undersigned hereby offers to purchase the property located at 5363 Snow Hill Road, just west of Snow Hill, Maryland which previously served as the administrative headquarters and warehouse for the Worcester County Department of Liquor Control. The property is a 7.96 acre commercial property, currently zoned C-2 General Commercial, and includes a 47,575 square foot office/warehouse building. The building includes a conditioned front office/warehouse area and a rear unconditioned warehouse section. I understand that this property is being sold "as is and with all faults." I hereby offer to purchase the above referenced property at a

A Total Purchase Price of \$_____

The undersigned agrees to execute a formal contract upon acceptance of the bid which said contract shall incorporate the provisions set forth and contract provisions attached hereto.

BID MUST BE SIGNED TO BE VALID.

Date: _____

Signature: _____

Typed Name: _____

Title: _____

Firm: _____

Address: _____

Phone: _____

Fax: _____

Email: _____

Bid and Contract Provisions must be signed in order to be accepted.

**Former Worcester County Liquor Control Warehouse Property
in Snow Hill, MD
Contract Provisions**

1. Title shall be in fee simple.
2. Title shall be free and clear of all liens and encumbrances except utility rights of way and restrictions of record. The deed shall be a special warranty deed which shall be sellers sole warranty of title or physical condition.
3. Settlement shall be 60 days after date of signing of the contract.
4. Deposit shall be \$10,000.00 upon signing of the contract. The balance shall be paid in cash or certified check at settlement.
5. Settlement shall be held in Snow Hill, Maryland. Time is of the essence.
6. Reasonable access to the property shall be given to the Buyer prior to settlement. Complete possession shall be given at settlement.
7. Taxes and all other public charges shall be apportioned to the date of settlement and Buyer shall assume taxes and public charges become due and owing after settlement.
8. Buyer shall pay all costs of preparation of title papers, transfer costs, recording costs, recordation tax, transfer tax, title search and all buyers legal fees. Seller shall pay Seller's legal fees.
9. In the event of failure to settle in a timely manner, the \$10,000.00 paid upon signing shall be forfeited as liquidated damages.
10. There are no real estate agents, brokers, or other persons entitled to be paid any amount by Seller on account of this transaction.
11. The property is sold "as is," "where is" and "with all faults."

Date

Signature

Printed Name

Bid and Contract Provisions must be signed in order to be accepted.