

City of West Liberty
409 N. Calhoun St.
West Liberty, IA 52776



Public Bid Announcement
Sale of Commercial Building Lot
by the City of West Liberty pursuant to Iowa Code 364.7

The City of West Liberty, Iowa, will open public bids on the 30th day of September, 2020, at 11 o'clock A.M. in the City Clerk's office, City Hall, 409 N. Calhoun Street, West Liberty, Iowa, for the following described real estate located in Muscatine County, Iowa, to-wit:

- The West Twenty-two (22) feet of Lot Nine (9), in Block Seven (7) in the town of West Liberty, Iowa, subject to rights for use of stairway as provided in Warranty Deed recorded in Book 42 of Lots, page 524, of the records of Muscatine County, Iowa.

Also a strip of land Eight (8) inches wide and eighty-two (82) feet long described as follows: Beginning at a point sixty (60) feet North of a point twenty-two (22) feet East of the Southwest corner of Lot Nine (9), in Block Seven (7) in the town of West Liberty, Iowa; thence North eighty-two (82) feet: thence East eight (8) inches: thence South eighty-two (82) feet; thence West eight (8) inches to the place of beginning; subject to contract recorded in Book 34 of Lots, page 462, of the records in Muscatine County, Iowa.

Bid packets containing information regarding the lot and conditions of the sale are available at City Hall, located at 409 N. Calhoun Street. Anyone submitting a bid for the above-listed property must agree in writing to meet the conditions set by the City of West Liberty concerning the uses of the lot.

Sealed bids are due on or before 11 o'clock A.M. on the 15TH day of October 2020, in the office of the City Clerk, City Hall, 409 N. Calhoun Street, West Liberty, Iowa. Minimum bid for the property shall be \$9,000. Bids will be opened immediately following the deadline.

The West Liberty City Council will hold a public hearing and act on bids for the above-described real estate on Tuesday, October 20, 2020 at 7:30 o'clock P.M. at the Public Library, 400 N. Spencer Street. At that time, the City Council may accept the bid and award the sale to the bidder whose application is the most advantageous to the citizens of the City. The City Council may reject any and all bids in its sole discretion. The City may waive any discrepancies or technicalities associated with said bid.

Published by order of the City Council of West Liberty, Iowa
Lee Geertz, City Clerk

Sale of Lot & Construction of Homes

The lot being sold is available due to an enforcement action or voluntary relinquishment of the property to the City of West Liberty. The City has cleared the property and removed all known construction debris. Water and sewer services have been temporarily discontinued, and the City makes no warranty as to the viability of the existing lines. Disconnection of the existing sewer line from the main, if needed, is the sole responsibility of the buyer. Upgrades or repairs to the connections, if needed, are the sole responsibility of the buyer.

The property is being sold "AS IS," so the bidder should make itself familiar with the lot prior to making a bid on the property.

The lot will be conveyed to the successful purchaser by warranty deed with right of reversion and the City of West Liberty will furnish an abstract. Closing shall take place within 60 days of award of the lot to the chosen bidder and entire bid price will be due and payable at the closing.

Lots are being sold with the sole purpose of encouraging new home construction in infill areas. Lots will not be sold to increase an adjoining landowner's lot size. A new home must be built or moved on the lot and made suitable for occupancy within 24 months. Extensions to this time limitation may only be granted by specific permission of the City Council. Homes built must be of stick-built or modular residential construction, and meet the following requirements:

- 1) Homes will have a minimum of 1,000 square feet finished living space. In the case of a duplex, the minimum will be 900 square feet per unit finished living space.
- 2) All homes must have an attached garage.
- 3) Driveway must be continuously paved from garage to street. If street is without curb & gutter, driveway must be continuously paved from garage to property line.
- 4) Existing trees should be maintained to the extent possible or replaced on a 1:1 basis if removal is required, except as approved in writing. In all cases, the finished property should contain at least two trees.
- 5) If a public sidewalk exists along the property, it must be brought up to code.
- 6) Homes constructed must conform to all building and zoning codes.

The minimum sale price for each lot is 9,000.

Bid for City-Owned Property:

Location: 115 E. 3rd St., West Liberty, IA 52776

Description: The West Twenty-two (22) feet of Lot Nine (9), in Block Seven (7) in the town of West Liberty, Iowa, subject to rights for use of stairway as provided in Warranty Deed recorded in Book 42 of Lots, page 524, of the records of Muscatine County, Iowa.

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Minimum bid for this property is \$9,000.

Describe the intended use for the property:

My bid: _____

_____ I acknowledge and agree to all of the requirements detailed in the Public Bid Announcement, and specifically acknowledge and agree to the requirement to build on the property and make a home suitable for occupancy within 24 months.

_____ I acknowledge and agree to fully comply with the requirements of the West Liberty Code of Ordinances as it may relate to this project.

_____ I acknowledge and agree that the City of West Liberty has the right to reject any and all bids.

Bidder Information:

Name: _____

Address: _____

Contact Phone: _____

Signature: _____ Date: _____

Please seal your bid in an envelope and submit to West Liberty City Hall at 409 N. Calhoun Street, by September 30, 2020 at 11 AM.