

LEGAL NOTICE
SALE OF CITY-OWNED PROPERTIES

The City of Casper, Wyoming will accept sealed bids for the purchase of the following described, real properties. All sealed bids must be received no later than 5:00 P.M. on Friday, April 12, 2019, in the Community Development Director's Office, City Hall, 200 North David Street, Casper, Wyoming 82601.

PROPERTY DESCRIPTIONS

The legal descriptions for the parcel are listed below. Vicinity maps and supporting documents for the properties may be viewed on the City of Casper website, casperwy.gov, under the "Public Notices" section.

PARCEL 1:

A 3-acre, more or less parcel commonly described as the "Former Beverly Street Ball Fields parcel" - located north of Fire Station No. 3 at the intersection of Beverly Street and East 12th Street, zoned C2 (General Business), and described as follows:

Lots 2 and 3, Highland Park Addition No. 6, City of Casper

Based on an appraisal, dated February 18, 2019, said property has an "As-Is" "Market Value" of One Million Two Hundred Fifty-Five Thousand Dollars (\$1,255,000).

PARCEL 2:

A 14,260 square foot, more or less parcel commonly described as the "Former Fire Station No. 5" - located at 4000 East 15th Street, zoned R1 (Residential Estate), and described as follows:

Lot 4, Block 20 of the Kelly-Gate Addition to the City of Casper

Based on an appraisal, dated March 6, 2019, said property has an "As-Is" "Market Value" of One Hundred Ninety Five Thousand Dollars (\$195,000).

The Former Fire Station No. 5 property will be open to anyone who is interested in walking through the property on March 28, 2019 from 11:00 am to 1:00 pm., and on April 2, 2019 from noon – 1 p.m.

TERMS AND CONDITIONS:

1. The properties will be sold “as-is, where-is” and are subject to all defects, liens, encumbrances and faults, environmental or other. The City of Casper makes no warranties or guarantees whatsoever, whether written, oral, or implied, as to quality, condition or habitability;
2. The City reserves the right to reject any and all bids, and to waive any technical defects;
3. The successful Bidder will be required to submit a cashier’s check payable to the City of Casper in an amount equal to ten percent (10%) of the accepted bid price as an earnest money deposit within ten (10) business days of notification from the City of the acceptance of said bid by the Casper City Council. This earnest money deposit shall be held by the City of Casper for the faithful payment of the balance of the purchase price by the successful Bidder at the closing on said real property. The terms of the sale are cash with a cashier’s check due at closing;
4. Payment to the City of Casper shall be by cash, or cash equivalent. Failure to obtain financing during the closing process does not relieve the buyer of his/her legal responsibility and obligation for completion of the contract. Failure to comply with all provisions of the sale, terms and conditions may result in termination of the sale;
5. Title will be conveyed by Quit Claim Deed at the time of closing;
6. Issuance of a deed will be held, subject to clearance of funds;
7. The properties shall be sold to the highest responsible bidder. The responsibility of the bidders shall be determined solely by the Casper City Council;
8. The property sales are contingent on final Casper City Council approval;
9. Successful bidder shall be solely responsible for any and all costs related to title and lien searches against the real properties, as well as for any title insurance commitment or policy;
10. The successful bidder shall be solely responsible for any and all real estate taxes and special assessments levied against the real properties from, and after, the date of closing;
11. The closing on the properties shall be scheduled at a time convenient for both the successful Bidder and the City, within thirty (30) days after the Casper City Council has approved the purchase at a scheduled public hearing;

12. Bidders are invited, urged, and cautioned to inspect the properties prior to submitting a bid. Failure to inspect the property shall not constitute cause for cancellation of the sale;
13. The placement of a successful bid establishes a legally binding contract between the successful bidder and the City of Casper. The City Council's acceptance of the high bid establishes the contract, and the bidder may not withdraw its bid;
14. All Bidders shall be eighteen (18) years of age, or older, on the date of submittal of the bid;
15. In the event a person is bidding on behalf of another party, an original notarized Power of Attorney must be presented with the bid. Said Power of Attorney must contain appropriate language for having the authority to bid/purchase real property;
16. Persons bidding in the name of a corporation, business, or LLC must present appropriate official documentation to show proof of eligibility to bid on behalf of the entity;
17. Bidders must submit a copy of valid government issued photo ID with the bid;
18. Changes may be made on the day of the sale to the property status or descriptions. These changes take precedence over previous information pertaining to that property, but do not alter in any way the basic terms and conditions of the sale;
19. All information contained in the notice was derived from sources believed to be correct, however, there is no guarantee. Bidders acknowledge that they have relied entirely on his/her own information, judgment and inspection of the property;
20. It is the buyer's responsibility to ascertain and comply with all applicable federal, state, and local laws, ordinances and regulations;
21. The buyer shall pay one hundred percent (100%) of closing costs and fees.
22. The City of Casper reserves the right to withdraw any or all of the properties from the bid process at any time, for any reason.

For questions about any of the properties, or about the bid terms and conditions, please contact Liz Becher, Community Development Director, City of Casper, Wyoming, 200 N. David, Casper, WY 82601, (307) 235-8241, lbecher@casperwy.gov.

Dated this 20th day of March, 2019.

Liz Becher

Community Development Director
City of Casper

Please Publish: Sunday, March 24, 2019
 Sunday, March 31, 2019
 Sunday, April 7, 2019