

**NOTICE AND INTENT TO SELL REAL PROPERTY
AND CALL FOR BIDS
THE TOWN OF CLIFTON
GREENLEE COUNTY, ARIZONA**

ADVERTISEMENT FOR BIDS

Sealed Bids for the sale of the 1,241 square foot historic brick framed building and real property located at 234 Chase Creek Street, Clifton, Arizona 85533 will be received by the Town of Clifton ("Town"), C/O Espie Castaneda (510 N. Coronado Boulevard, Clifton, Arizona, 85533) until **2:00 p.m.** local time on **December 9, 2021** at which time the Bids received will be publicly opened and read. Electronic copies of bids will not be accepted in addition, bids received after the bid due date and time will not be accepted and will be returned unopened. The Town reserves the right to postpone the bid opening date at any time prior to bid opening.

Bidder shall clearly mark on the outside of the sealed bid envelope "**234 Chase Creek Street**" and state bidder's name, address, and date.

The Town of Clifton reserves the right to reject any and all bids and to waive minor irregularities and informalities therein and further reserves the right to award the contract to the most responsive and responsible bidder.

The brick frame building built in 1907 is currently on the National Register of Historic Places. The building contains 4 separate spaces, which includes a reception area, 2 separate office spaces and a large open back room and 1 bathroom. See, Depiction attached. The Town spent approximately \$134,000.00 in renovations of this building. These renovations were to the interior of the building which were completed in 2006, which include, but are not limited to, new windows, flooring, plaster, concrete, lighting, roofing, plumbing, electrical and HVAC.

Please note that this building falls within the Town's Historic Preservation (HP) District and is listed on the National Register of Historic Places, as such any renovation to the building must follow the requirements of the Town's HP Ordinance. The HP District requires that the building be used for commercial purposes as found in the Town's CC-1 Central Commercial Zone and GC-1 General Commercial Zone. Any alterations to the building will require the owner to go before the Town of Clifton Historic Preservation Commission. More information regarding the Historic Chase Creek properties can be found at <http://www.cometoclifton.com/sights-to-see/walking-tour.php> , this building is number 32.

CALL FOR BIDS INFORMATION:

1. All bids must include one bid price for the property. The Town has established a minimum bid of \$51,500 for the Property.
2. Within 48 hours from the declaration of the successful bidder and notice to the successful bidder, the successful bidder ("Buyer") shall deliver to the Town a signed cashier's check made payable to the Town in the amount of the bid price. Within 24 hours of the cashier's check clearing, and the funds deposited into the Town's account, the Town shall execute a quit claim deed for the Property, conveying the Property to the Buyer.
3. Because there are no conditions of sale other than payment of the bid price by Buyer and execution of a quit claim deed by the Town, no escrow will be opened by the Town for this transaction. The bid package includes a preliminary title report dated October 22, 2021 ("Title Report") prepared by Pioneer Title Agency, Inc. If Buyer desires title insurance for the

Property, it should contact the title company. The Town has not and will not perform any act that modifies the Schedule B Exceptions in Title Report prior to call for bids.

4. The Property is being sold by the Town **WITHOUT** warranty of title, in an "**AS IS**" condition WITH ALL FAULTS and without expressed, or implied, or statutory warranty against vices and defects therein whether obvious or latent, known or unknown. By placing a bid, the Buyer agrees to take ownership of the Property **WITHOUT** warranty of title and expressly waives any implied or statutory warranties growing out of or connected with any vices and defects in the Property, to be sold herein, whether obvious or latent, known or unknown. Said condition **WITHOUT** warranty of title and waiver shall be included in any act of sale of the Property. It is the bidder's responsibility to research the records of the parcel, all relevant files made available by the Town and any other public agencies regarding this property.
5. Copies of the Title Report, legal description of the Real Property and bidding requirements are available at the Town Clerk's Office, Town of Clifton, 510 North Coronado Boulevard, Clifton, Arizona 85533, and online at www.cliftonaz.com.

To schedule viewings and or inspections of the Property, please contact Rudy Perez, Town Manager at 928-865-4146 or perez@townofclifton.com.

++END OF ADVERTISEMENT FOR BIDS++