

# Anderson County Government

## INVITATION TO BID (Formal)

Tony Foreman, Purchasing Agent  
100 North Main Street, Suite 214  
Courthouse  
Clinton, Tennessee 37716  
(865) 457-6218 Office  
(865) 457-6252 Fax

[purchasing@andersontn.org](mailto:purchasing@andersontn.org)  
<http://andersontn.org/purchasing>

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**BID No.: 4702**

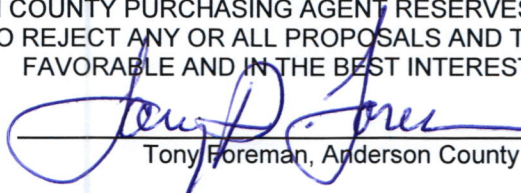
**Date Issued: September 21, 2016**

**Bids will be received until  
2:30 p.m. Eastern Time on October 6, 2016**

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Sealed bids are subject to the General Terms and Conditions of this bid, and any other data attached or incorporated by reference. Bids will be received in the office of the Anderson County Purchasing Agent until the date and time specified above, and at that time publicly opened and read aloud.

THE ANDERSON COUNTY PURCHASING AGENT RESERVES THE RIGHT TO WAIVE ANY INFORMALITIES IN OR TO REJECT ANY OR ALL PROPOSALS AND TO ACCEPT THE PROPOSAL DEEMED FAVORABLE AND IN THE BEST INTEREST OF ANDERSON COUNTY.

 9/21/16  
\_\_\_\_\_  
Tony Foreman, Anderson County Purchasing Agent

### BID DESCRIPTION

**Two Vacant Lots – Indian Hills Subdivision** – Anderson County Board of Education, Anderson County, TN

**All vendors must submit one original and one exact copy of their bid, including brochures.**

*Contact Purchasing in writing with any questions. Refer to General Terms and Conditions Section 1.2.*

**BID # 4702**  
**Two (2) Vacant Lots in Indian Hills Subdivision**

Anderson County Government is accepting bids and the public is invited to view two (2) vacant lots located at **Indian Hills Drive & 135 Iroquois Lane, Clinton, TN 37716 (Map 65D, Group A, parcel 45.00 & 52.00) see ATTACHMENTS A & B.**

All bidders may submit only one bid. All bids are subject to Purchasing Agent analysis and approval. The County reserves the right to reject any and all Bids and to waive or refuse any technicalities.

Submit all questions in writing via email at [purchasing@andersontn.org](mailto:purchasing@andersontn.org) . E-mail messages should have "Sale of Vacant Lots in Indian Hills Sub-division Bid # 4702" in the subject line.

All proposals must be delivered to the Anderson County Courthouse, 100 North Main, Room 214, Clinton, TN 37716, in a sealed envelope marked "**BID# 4702 - Sale of Vacant Lots in Indian Hills Subdivision**" by **October 6, 2016 at 2:30 p.m.** Bids will be opened at this time. Late, faxed or emailed bids will not be accepted.

All submitted bids will be considered the property of Anderson County.

1. Full payment of the purchase price will be due within thirty (30) days after Notice of Acceptance of Offer is issued to the bidder. All payments shall be in the form of a cashier's check, money order or certified check or cash payable to Anderson County Government.
2. In the event the awarded bidder fails to submit payment due, within the specified 30 (thirty) day time period, the County may, at its sole discretion, declare the sale cancelled and void. In such event, the County will award to the next highest bidder.
3. Each Bidder shall furnish a letter from a lending institution evidencing the bidder possesses the ability to obtain the necessary funds to purchase this property. **Failure to submit this letter with your bid may result in rejection of your bid.**
4. Anderson County conveys real estate by Quit Claim Deed and makes no representations as to title, condition or merchantability of said property. In the sale of County owned property, the County does not provide an abstract or any other evidence of title. However, such evidence as it may have been obtained at the time of acquiring the property will be available for examination by the bidder with the understanding that it is the bidder's responsibility to perfect his/her own title.
5. The bidder can view and inspect the real estate described above and all conditions affecting the purchase of the premises described, including but not limited to all easements, access to the land and the quality and merchantability of Anderson County's Title to the premises. The property is being sold in "As Is" condition as of the date of this notice to bid. The bidder acknowledges that no representations, warranties or guarantees with respect to the condition of the property have been made by the County.
  - a. It is the responsibility of the bidder to examine applicable zoning ordinances and the County expressly disclaims any responsibility for any bids predicated on a use forbidden by the applicable zoning.

- b. The responsibility for determination of whether public utilities and services are available rests solely on the bidder and the County expressly excludes warranties, expressed or implied, as to the availability of public utilities or services.
  - c. Possession will be delivered upon closing. Conveyance of title will be by Quit Claim Deed. The acquisition and cost of owner's title insurance is the responsibility of the successful bidder.
6. The County reserves the right to reject any and all bids and to waive or refuse to waive any technicalities at its discretion.
  7. The award will be based on the highest bid submitted by a responsive, responsible bidder. The amount must be written in words and figures in the proper place. The bidder must identify the lot (s) they are bidding on and the bid amount for each lot(s).
  8. Each bidder shall submit only one bid. The bid submitted shall be for one lot or both lots only.
  9. In the event this bid is awarded to a bidder, it shall constitute a contract between the parties hereto, but such contract shall not be assigned or transferred by the undersigned without the express written consent of the Anderson County, which may be granted or denied at its sole discretion for any reason whatsoever.

**BID PRICING PAGE:**

All proposals must be delivered to the Anderson County Courthouse, 100 North Main Street, Suite 214, Clinton, TN 37716, in a sealed envelope marked "**BID# 4702 - Sale of Vacant Lots in Indian Hills Subdivision**" by **October 6, 2016 at 2:30 p.m.** Bids will be opened at this time; late, faxed or emailed bids will not be accepted.

The BID PRICING PAGE and the SIGNATURE PAGE is be completed and submitted in a sealed envelope to the Anderson County Purchasing Department marked "BID# 4702 - Sale of Vacant Lots in Indian Hills Sub-division"

BID FOR THE PURCHASE OF:

- **Properties located in Indian Hills Subdivision, Clinton, TN 37716**
- **Map 65D, Parcel 45.00, Lot 28 & Parcel 52.00, Lot 21**
- **Each bidder must submit one (1) bid; that bid shall be for one (1) lot or two (2) lots only**
- **MINIMUM BID: \$25,000 per lot or \$50,000 for both lots**

The undersigned hereby requests that the named Grantee for the purpose of taking title to the property be shown as follows:

\_\_\_\_\_  
(PLEASE PRINT)

The undersigned submits their bid as described herein:

**I. BID FOR PARCEL 45.00, LOT 28**

\_\_\_\_\_  
AMOUNT OF BID IN WORDS

\$ \_\_\_\_\_ U.S. Dollar  
FIGURES

**II. BID FOR PARCEL 52.00, LOT 21**

\_\_\_\_\_  
AMOUNT OF BID IN WORDS

\$ \_\_\_\_\_ U.S. Dollar

DATED: This \_\_\_\_\_ day of \_\_\_\_\_, 2016

**SIGNATURE PAGE:**

**BID MUST BE SIGNED FOR CONSIDERATION**

\_\_\_\_\_  
BIDDER SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
BIDDERS NAME (PLEASE PRINT)

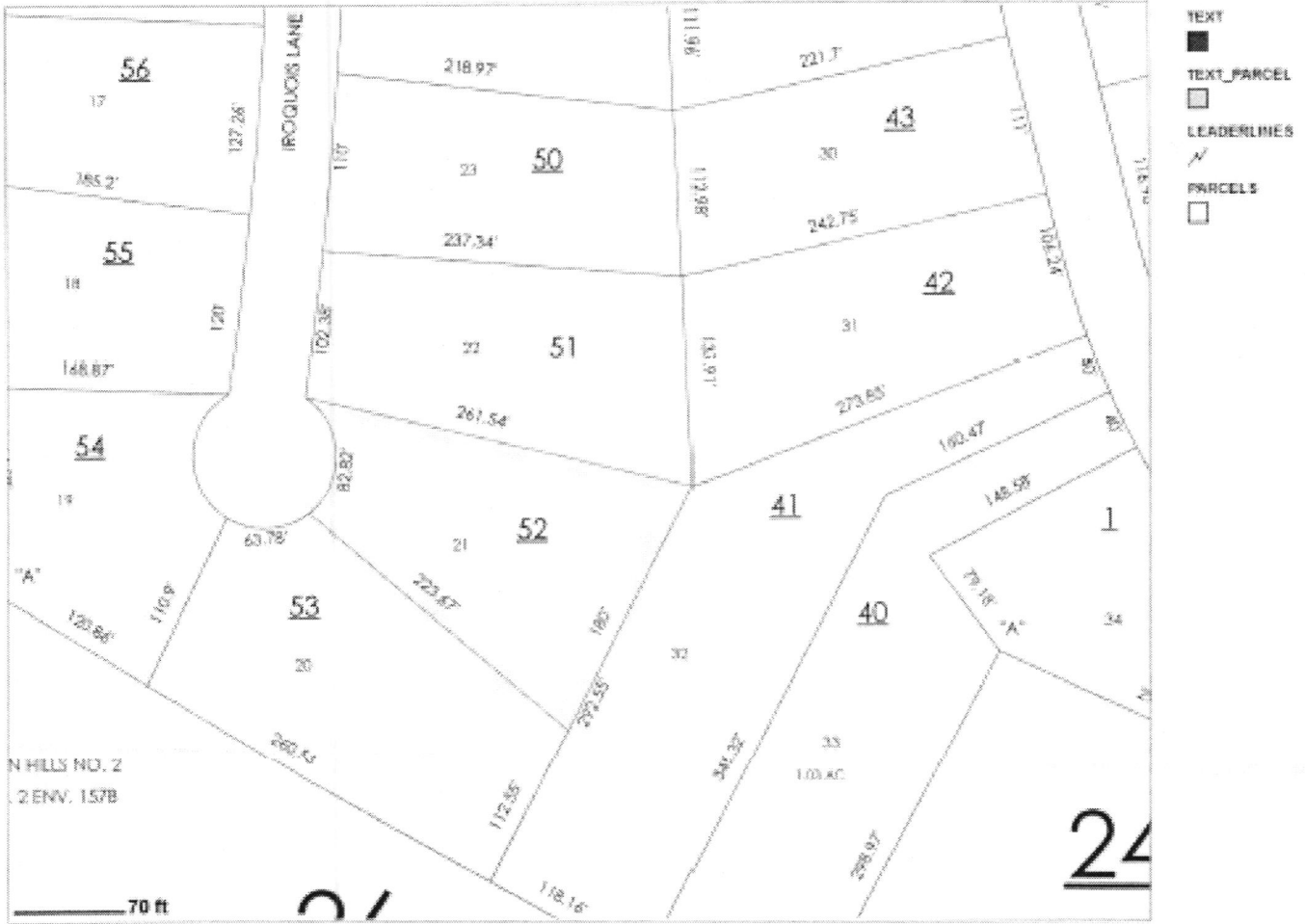
\_\_\_\_\_  
ADDRESS

\_\_\_\_\_  
CITY, STATE ZIP

\_\_\_\_\_  
EMAIL ADDRESS

\_\_\_\_\_  
PHONE NUMBER

**ATTACHMENT A:**



**ANDERSON COUNTY, TENNESSEE**

WARNING: This map is for property tax assessment purposes only. It does not constitute a property warranty. Because the office of the recorder of deeds is not considered to be a location of property or legal jurisdiction.



**ATTACHMENT B:**



- TEXT
- TEXT\_PARCEL
- LEADERLINES
- PARCELS



**ANDERSON COUNTY, TENNESSEE**

REGISTRATION: THIS MAP IS NOT PRESENTED FOR REGISTRATION PURPOSES UNTIL IT HAS BEEN REVIEWED BY THE PROPERTY INFORMATION REQUIREMENTS OFFICE. OFFICIAL USE REQUIRED FOR RECORDS AND PUBLIC INFORMATION ON THE SUBDIVISION PROPERTY WITH A STATE APPROVAL.

