

**INVITATION TO BID (ITB)
FOR
PURCHASE OF COUNTY OWNED SURPLUS REAL PROPERTY
OKEECHOBEE COUNTY
ITB # 2017-23**

Notice is hereby given that pursuant to Chapter 125.35, Florida Statutes, the Board of Okeechobee County Commissioners will receive sealed bids for the purchase of the following described real property as listed in Exhibit "A".

Sealed bids will be accepted in Room 123 of the Okeechobee County Historic Courthouse, 304 NW 2nd Street, Okeechobee, Florida 34972 until 3:00 p.m. local time, on January 19, 2018. All Bids must be sealed and labeled "Invitation to Bid 2017-23: "Purchase of County Owned Surplus Real Property, SEALED BID – OKEECHOBEE COUNTY, FLORIDA". Any bids received after the date and time specified will not be considered. The County has indicated that the minimum acceptable bid on each surplus property as defined in Exhibit "A".

The Bidder shall submit a bid form for each desired parcel in the following form:

Bidder, submits a bid in the amount of \$ _____ representing the total price for the above described property. The bidder hereby submits and encloses a security deposit (cashier's check) representing 5% of the total bid amount. Said bid shall be valid and shall not be withdrawn for a period of sixty (60) days from the date of the bid opening. In the event the successful bidder fails to tender the remaining cash to close by wire transfer to the County within fifteen (15) days from the date of bid acceptance by the County, then the security deposit shall be forfeited to the County as liquidated damages.

All right and title to said property, buildings including all materials, fixtures, furniture, appliances or any other related items shall be conveyed to the bidder at closing. By submitting a bid, the bidder hereby agrees to purchase the property on an "AS IS, WHERE IS" condition. The successful bidder will be responsible for any or all expenses associated with the repairs, permits, fees, taxes, closing costs, broker's commissions, or any other expenses related to the property. All interested bidder(s) must inspect each property prior to submitting a bid. Each bidder will submit one (1) original and two (2) copies of their bid.

In the event the successful Bidder does not close in compliance with the Bid Documents, the County, in its sole and absolute discretion, may elect to offer to complete the closing and transfer of the property to any of the next highest responsive bidder(s) who had bid at least the stated minimum bid.

Bid documents will be available at the Okeechobee County Historic Courthouse located at: 304 NW 2nd Street, Room 123, Okeechobee, Florida 34972 or online at

www.co.okeechobee.fl.us. Bid must be submitted on the bid form provided by the County in accordance with the conditions contained in the bid documents. The contact person for Okeechobee County will be Russell Rowland, Assistant to County Administrator, (863) 763-1811.

The Board of County Commissioners reserves the right to reject any or all bids for any reason whatsoever and to waive any and all informalities and irregularities and to accept the bid, which in its judgment is in the best interest of Okeechobee County.

Sharon Robertson, Clerk
Board of County Commissioners
Okeechobee County, Florida

Terry Burroughs, Chairman
Board of County Commissioners
Okeechobee County, Florida

Publish: The Okeechobee News

**INVITATION TO BID (ITB)
FOR
PURCHASE OF COUNTY OWNED SURPLUS REAL PROPERTY
SEALED BID – OKEECHOBEE COUNTY, FLORIDA
ITB # 2017-23**

Bidder Name: _____

Bidder Address: _____

Bidder Phone Number: _____

Parcel ID #: _____

The Bidder submits the following bid:

Bidder, submits a bid in the amount of \$_____ representing the total price for the above described property. The bidder hereby submits and encloses security deposit (cashier's check) representing 5% of the total bid amount. Said bid shall be valid and shall not be withdrawn for a period of sixty (60) days from the date of the bid opening. In the event the successful bidder fails to tender the remaining cash to close by wire transfer to the County within fifteen (15) days from the date of bid acceptance by the County, then the security deposit shall be forfeited to the County as liquidated damages. Bidder must submit a bid form for each desired parcel.

All right and title to said property shall be conveyed to the bidder at closing. By submitting a bid, the bidder hereby agrees to purchase the property on an "AS IS, WHERE IS" condition. The successful bidder will be responsible for any or all expenses associated with the repairs, permits, fees, taxes, closing costs or any other expenses related to the property. It will be the bidder's responsibility to inspect the property prior to submitting a bid.

Bidder's Signature: _____

Date: _____

EXHIBIT "A"

**INVITATION TO BID 2017-23
OKEECHOBEE COUNTY, FLORIDA (County)
BID SPECIFICATIONS
FOR
SALE OF SURPLUS LAND**

Notice is hereby given that pursuant to Chapter 125.35, Florida Statutes, the Board of Okeechobee County Commissioners will receive sealed bids for the purchase for cash of the following described real property:

**Property # 1: PARCEL: 3-21-37-35-0170-00040-0080
1019 SW PARK STREET
Vacant
Lot Size: 0.488 Acres
Okeechobee County Property Appraiser Land Value: \$54,810.00**

The location of the surplus property is in the Southwest area of the City limits of Okeechobee County. The property contains approximately 0.488 of an acre, which located at 1019 SW Park Street. The property is vacant and the estimated land value is \$54,810 as listed by the Okeechobee County Property Appraiser Office.

**Property # 2: PARCEL: 3-15-37-35-0010-00250-0090
923 NW 11th STREET
Vacant
Lot Size: 0.258 Acres
Okeechobee County Property Appraiser Land Value: \$3,600.00**

The location of the surplus property is in the Northwest area of the City limits of Okeechobee County. The property contains approximately 0.258 of an acre, which located at 923 NW 11th Street. The property is vacant and the estimated land value is \$3,600 as listed by the Okeechobee County Property Appraiser Office.

**Property # 3: Parcel: 1-04-37-35-0010-00000-057E
3548 NW 8th Avenue (Whispering Pines)
Vacant
Lot Size: 0.229 Acres
Okeechobee County Property Appraiser Land Value: \$4,788.00**

The location of the surplus property is in the Northwest area of Okeechobee County. The property contains approximately 0.229 of an acre, which located in Whispering Pines Estates at 3548 NW 8th Avenue. The property is vacant and the estimated land value is \$4,788 as listed by the Okeechobee County Property Appraiser Office.

Property # 4: Parcel: 1-23-36-34-0010-00050-0260
7753 NW 83rd Court (Dixie Ranch Estates)
Vacant
Lot Size: 0.358 Acres
Okeechobee County Property Appraiser Land Value: \$8,500.00

The location of the surplus property is in the Northwest area of Okeechobee County. The property contains approximately 0.358 of an acre, which located in Dixie Ranch Estates at 7753 NW 83rd Court. The property is vacant and the estimated land value is \$8,500 as listed by the Okeechobee County Property Appraiser Office.

Property # 5: Parcel: 1-30-35-35-0030-00000-0250
16880 NW 38th Avenue (Otter Creek Estates)
Vacant
Lot Size: 1.800 Acres
Okeechobee County Property Appraiser Land Value: \$14,600.00

The location of the surplus property is in the Northwest area of Okeechobee County. The property contains approximately 1.800 acres, which located in Otter Creek estates at 16880 NW 38th Avenue. The property is vacant and the estimated land value is \$14,600 as listed by the Okeechobee County Property Appraiser Office.

Property # 6: Parcel: 1-21-33-35-0010-00030-002A
202 NE 366th Trail (Sun & Country Ranches)
Vacant
Lot Size: 0.340 Acres
Okeechobee County Property Appraiser Land Value: \$6,120.00

The location of the surplus property is in the Northwest area of Okeechobee County. The property contains approximately 0.340 acres, which located at 202 NE 366th Trail. The property is vacant and the estimated land value is \$6,120 as listed by the Okeechobee County Property Appraiser Office.

Property # 7: Parcel 1-17-37-36-0A00-00003-013B
6959 NE 12TH Lane, Four Seasons Subdivision
Vacant
Lot Size: 0.229 Acres
Okeechobee County Property Appraiser Land Value: \$4,300.00

The location of the surplus property is in the Northeast area of Okeechobee County. The property contains approximately 0.229 of an acre, which located at 6959 NE 12th Lane. The property is vacant and the estimated land value is \$4,300 as listed by the Okeechobee County Property Appraiser Office.

Property # 8: Parcel: 1-15-37-35-0090-00020-0040

NE 16th Avenue (Douglas Park)

Vacant

Lot Size: 0.384 Acres

Okeechobee County Property Appraiser Land Value: \$8,349.00

The location of the surplus property is in the Northwest area of Okeechobee County. The property contains approximately 0.384 of an acre, which located near the corner of NE 16th Avenue and NE 12th Street. The property is vacant and the estimated land value is \$8,349.00 as listed by the Okeechobee County Property Appraiser Office.

EXHIBIT “A”

INVITATION TO BID 2017-23 OKEECHOBEE COUNTY, FLORIDA (County) BID SPECIFICATIONS FOR SALE OF SURPLUS LAND

TERMS AND CONDITIONS OF SALE

The property shall be conveyed by quitclaim deed. The COUNTY makes no express or implied warranty or representation with respect to the title to the property or the condition or suitability of the property for the buyer’s intended use or otherwise (including without limitation, NO WARRANTY OF MERCHANTABILITY, OR FITNESS FOR ANY PARTICULAR PURPOSE OR RELATING TO THE ABSENCE OF LATENT OR OTHER DEFECTS) all of which are expressly disclaimed by the COUNTY. The buyer shall accept the property in its “AS IS”, “WHERE IS” and “WITH ALL FAULTS” condition, subject to all matters including but not limited to title, land use, zoning, restrictions, prohibitions and other regulations and/or requirements imposed by governmental authority, taxes, access, ingress or egress, value, operating history, physical conditions, cultural resources, suitability for use, environmental conditions, and conditions with respect to hazardous waste, hazardous substances, or pollutants (as defined or regulated under applicable law) that may be located on, under or adjacent to the property. The property shall be subject to all applicable Chapter 373, Florida Statutes and Chapter 40E, Florida Administrative Code permitting requirements, and the conveyance of the property by the COUNTY to the successful bidder shall not constitute a waiver by the COUNTY of the obligation of the successful bidder to comply with all Chapter 373, Florida Statutes and Chapter 40E, Florida Administrative Code permitting requirements and the successful bidder acknowledges that there is no obligation on the part of the COUNTY to approve the issuance of any required permits. The COUNTY’s review process for any required permits will be done separately, independent and unfettered of the fact that the COUNTY has conveyed the property to the successful bidder and shall be in accordance with the COUNTY’s applicable statutes and rules.

INSPECTION OF SURPLUS REAL PROPERTY

It is the interested bidder(s) responsibility to inspect said surplus property and to research and understand the land use requirements and any zoning or code requirements or issues with the City of Okeechobee or Okeechobee County prior to submitting bid to the County. All zoning or code requirements will be the responsibility of the successful bidder.

BID SUBMISSION DEADLINE

Bids will be accepted until 3:00 p.m., January 19, 2018. Any bids received after that time will be deemed non-responsive, will not be accepted and will be returned to the Bidder unopened. The COUNTY is not responsible for bids received after 3:00 p.m., on January 19, 2018. Each bidder must submit one (1) original and two (2) copies of their bid.

BID OPENING

All bids received by the bid submission deadline will be publicly opened by the COUNTY at 3:00 p.m., local time, on January 19, 2018, in Room 201 of the Okeechobee County Historic Courthouse, 304 NW 2nd Street, Okeechobee, Florida 34972, or as soon thereafter as may be practical, at the discretion of the COUNTY. Each bidder must submit one (1) original and two (2) copies of their bid. Any interested party may attend the public bid opening.

BID FORM

All bids must be submitted on the Bid Form provided as part of this Bid Package. The Bid Form shall be completed and submitted in accordance with the procedures set forth herein. Otherwise the bid will be rejected. No other type of Bid Form will be accepted as a valid response.

MINIMUM BID

The minimum bid for each surplus parcel is stated in Exhibit “A”. All bids are cash bids. No financing is provided by the COUNTY. Any bid less than the minimum shall be deemed nonresponsive.

BID DEPOSIT

Each bid must be accompanied by a deposit in the amount of five percent (5%) of the bid. The bid deposit must be in the form of a local cashier's check payable to “Okeechobee County, Florida”. Any bid that does not include the required bid deposit shall be deemed non-responsive. The successful bidder's bid deposit shall immediately become non-refundable. Any unsuccessful bidder(s) shall have his or her bid deposit promptly returned. All bidders agree that any interest earned on any bid deposit while in possession of the COUNTY, or its agents, shall be retained by the COUNTY. The bid deposit amount shall be applied toward the monies due the COUNTY at closing. In the event the successful bidder fails to close for any reason, the non-refundable bid deposit shall be retained by the COUNTY as liquidated damages in full and complete satisfaction for the County's damages.

BID AWARD

Any award made will be made to the highest responsive Bidder, provided it is in the COUNTY's interest to accept the bid. The COUNTY reserves the right to reject any or all bids. In the event two or more high bids are received that are equal in all respects, the selection will be made by a coin toss limited to the tied bidders. The COUNTY further reserves the right to waive any minor irregularities in any bid received. Bid award may not be assigned without the consent of the COUNTY.

BID DELIVERY INSTRUCTIONS

All bids must be submitted in a sealed envelope clearly marked with the wording **“INVITATION TO BID 2017-23: Purchase of County Owned Surplus Real Property, SEALED BID – OKEECHOBEE COUNTY, FLORIDA”**. Each bidder must enter its name and return address in the upper left hand corner of the envelope for identification purposes. Bids may be delivered as follows:

- U.S. Postal Service, hand delivery or commercial carrier to: Okeechobee County Historic Courthouse, Attention: Russell Rowland, Assistant to County Administrator, Room 123, 304 NW 2nd Street, Okeechobee, Florida 34972.

NON-PAYMENT OF BROKERAGE FEES

COUNTY has not procured any realtor or broker in connection with this sale. Under no circumstances will the COUNTY pay a brokerage, real estate agent or finder's fee.

CLOSING

The closing will occur at the office of the County Attorney at 400 NW Second Street, Okeechobee, Florida, within fifteen days (15) days from the award to the successful bidder by the Okeechobee County Board of County Commissioners, unless otherwise agreed by the parties. The purchase price required to be paid by the successful Bidder shall be in the form of a wire transfer payable pursuant to wiring instructions that will be provided. At closing, the successful Bidder will pay all recording fees, all real estate broker or finder's fees, all documentary stamp taxes, all abstract and title insurance fees for title work and title insurance requested by the successful Bidder, along with any other closing costs associated with the sale of the property. In the event the successful Bidder does not close in compliance with these Bid Documents, the COUNTY, in its sole and absolute discretion, may elect to offer to complete the closing and transfer of the property to any of the next highest responsive bidder(s) who had at least the stated minimum bid.