

PUBLIC HEARING ON BID TO PURCHASE COUNTY PROPERTY
AND OPPORTUNITY FOR ADDITIONAL BIDS
DUE 10.00 A.M., AUGUST 13TH

Notice is hereby given that the Adams County Board of Commissioners AND The Adams County Council will on the **13th day of August, 2019, at 10:00 A.M.** at the Adams County Service Complex, 313 W. Jefferson Street, Decatur, Indiana, will receive additional bids and will hold a PUBLIC HEARING to consider bids received for the sale of the following real estate and improvements owned by Adams County, Indiana:

Adams County Jail and adjacent work release building located at 313 South First Street in Decatur, containing approximately 2.16 acres in 2 tracts.

Tract 1 Parcel#: 01-05-03-200-002.000-022 (.93A)

Tract 2 Parcel#: 01-05-03-200-001.000-022 (1.23A)

The real estate and improvements are being offered "AS IS" and "AS ZONED" with no warranties. The current zoning classification is R-2. Persons interested in inspecting the property should contact Adams County Sheriff, Dan Mawhorr at 260-724-5345 and make arrangements for inspection between 8:30 a.m. and 3:00 p.m. M-F. Copies of two written appraisals are on file and available for inspection in the office of the Adams County Auditor.

All bids must be submitted in writing to the Adams County Auditor's Office at 313 West Jefferson Street, Decatur, Indiana 46733 prior to **10:00 A.M. on Tuesday, August 13th**. Only bidders who have submitted a written bid on or before said time will be qualified and permitted to raise their bid at the meeting. **Currently, the Adams County Auditor's Office has received one (1) bid for the total sum of \$10,000.** The highest written bid will be the opening bid at the meeting.

All bids must state the name of the bidder, address, email, phone, and the total price the bidder will pay to purchase the real estate and improvements "AS IS". A bidder may raise the bidder's bid prior to the meeting and that raise takes effect after the board has given notice of that raise to the other bidders. Additional bids will be received at the meeting from qualified bidders present and the offer from the highest bidder or combination of bidders will be considered. A bid submitted by a trust (as defined in I.C. 30-4-1-1(a)) must identify each beneficiary of the trust and the settlor empowered to revoke or modify the trust. The real estate may not be sold to a person who is ineligible under I.C. 36-1-11-16. All bids submitted prior to the meeting and public hearing will be open to public inspection during regular business hours at the office of the Adams County Auditor where additional information and instructions for bidders is on file.

The Adams County Commissioners reserve the right to reject any bid or combination of bids and may sell the property in a manner that nets the highest price for Adams County. Final bids are subject to approval and acceptance by the Adams County Council. Immediately following the receipt of final bids at the meeting, the County Council and Commissioners will conduct a public hearing to consider the highest bid if the highest bid is less than the average appraised value. The average appraised value is \$129,000.00. Two appraisals for the property are on file with the Adams County Auditor and may be inspected during regular business hours. If the County approves a bid, the successful bidder will be required to enter a written purchase agreement to purchase the real estate and must pay a \$5,000.00 earnest money deposit. A copy of the purchase agreement is on file with the Adams County Auditor.

Mary M. Beery
Auditor, Adams County