

**NOTICE TO RECEIVE BIDS  
FOR SALE OF COUNTY REAL ESTATE  
DUE 10.00 A.M., MAY 28**

Notice is hereby given that the Adams County Board of Commissioners will receive bids 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.

Written bids should be submitted to the Adams County Auditor's Office at 313 West Jefferson Street, Decatur, IN 46733 and should 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". Additional information and instructions for bidders is on file with the Adams County Auditor. Written bids will be received by the Adams County Auditor's Office until **10:00 A.M.** on Tuesday, May 28th at which time they will be opened and read by the Adams County Commissioners. 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. The highest written bid will be the opening bid at the meeting and 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. Additional bids will be received at the meeting from qualified bidders present and the real estate will be offered to the highest bidder or combination of bidders. 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 will be open to public inspection at the office of the Adams County Auditor during regular business hours.

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 and may require a public hearing for final approval and acceptance by Adams County 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. 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