

NOTICE OF SALE OF TAX-ACQUIRED PROPERTY

The Select Board of the Town of Bowdoinham is accepting bids for the purchase of the municipality's interest in the three tax-acquired properties listed below. Each bid must be received in writing and in a sealed envelope marked "Tax-Acquired Property Bid" on the outside. Each envelope may contain a bid for one property only; any person wishing to bid on several properties must submit a separate bid in a separate envelope for each property.

All bids must be received by the Town Manager's office at 13 School St, Bowdoinham, ME 04008, no later than 10am on November 1, 2022, where bids will be opened publicly. Late bids will not be opened or considered. No emailed or faxed bids shall be accepted.

Each bid must also include the bidder's name, mailing address and phone number and must be accompanied by a deposit in the form of a certified check or money order, in an amount equal to or greater than 10% of the bid price. Each successful bidder's deposit will be credited to the total purchase price for that parcel. Any bid which does not contain the proper deposit will be rejected. Deposits will be returned to the unsuccessful bidders, as outline in the Town's Policy for Disposition of Tax Acquired Property.

Bids will be reviewed and awarded by the Select Board at their meeting on November 8, 2022 at 6:30p.m. The Select Board reserve the right to reject any and all bids. Each successful bidder shall have 10 days from the date of the bid acceptance in which to execute the purchase and sale agreement. Each property will be conveyed by a Municipal Quitclaim Deed without covenants. The Bidder will be responsible for all closing costs, including but not limited to the applicable real estate transfer tax fee and recording fees at the Sagadahoc Registry of Deeds.

In the event that a successful bidder fails, for any reason, to complete the purchase in the time stated, the bid acceptance is void and the bidder's deposit shall be forfeited to the municipality. The Select Board may thereafter award the bid to another qualified bidder who has not withdrawn their bid.

The properties for sale are described on the Town/City's Tax Maps as:

- Map R02, Lot 055;
- Map R04, Lot 029-A;
- Map R06, Lot 027-T-006.

The tax maps and other public information concerning the properties may be reviewed at the Town Office during its normal business hours. Note that the municipality makes no warranties or representations of any kind whatsoever concerning the nature, extent, validity, value or utility of any rights to be conveyed. Bidders are strongly advised to consult an attorney prior to filing a bid.