

**DIXON PARK DISTRICT
NOTICE TO BIDDERS AND BIDDER'S PROPOSAL
FOR PUBLIC SALE AND PURCHASE OF LAND**

Notice is hereby given that on November 14, 2018 the Dixon Park District will sell at public sale at 804 Palmyra Street, Dixon, Illinois 61021, at the hour of 6:00 p.m. on November 14, 2018 the following described property:

Up to 50 acres of the westernmost portion and northeastern most portion of Plum Creek Nature Area, commonly known as 620 Palmyra Road, Dixon Illinois, Permanent Index Numbers 07-02-31-100-030 and 07-02-31-251-005.

The terms of the sale shall be as follows:

The property shall be sold "as is" with no warranties expressed or implied. Sealed bids may be submitted to the Dixon Park District at 804 Palmyra Street, Dixon, Illinois 61021 by mail or in person during business hours. Bids must be submitted on the Dixon Park District Bid form, which may be obtained from the Park District office at 804 Palmyra Street, Dixon, Illinois, 61021. The sealed envelope must be marked "Sealed Bid: Plum Creek Property" and must be received by the Park District by 10:00 a.m. on November 14, 2018, no exceptions. It is the responsibility of the bidder to examine the property and public records to determine matters such as applicable zoning ordinances, allowable uses, prior uses, existence of public utilities, and easements or other deed restrictions encumbering the property.

Conveyance of the property shall be by quitclaim deed. In addition to any existing easements or encumbrances, prior to conveyance of the property, the Dixon Park District shall reserve and record an ingress and egress easement thirty (30) feet in width and approximately 425 in length located along the southwest boundary of PIN 07-02-31-100-030 beginning at Palmyra Road to and connecting to PIN 07-02-31-100-025. Bidders may bid on either parcel or both parcels.

Each bidder must furnish a performance deposit with their bid in the form of a certified check, cashier's check, bank draft or money order (No Personal Checks Accepted) payable to the Dixon Park District in the amount of \$10,000. Deposits of unsuccessful bidders will be returned after the date that all sealed bids have been opened and announcement of the successful bid, if any.

Upon award of the sale of the property, the successful bidder shall submit to the Dixon Park District, within two weeks, a certified check, cashier's check, bank draft or money order in the full amount of the bid, less the performance deposit. Upon receipt of the full amount of the bid, the Park District shall execute and convey the quitclaim deed to the property.

The Dixon Park District reserves the right to reject any and all bids for the sale of the property and to waive technicalities at its discretion.

Questions may be directed to Park District Executive Director Duane Long and must be submitted in writing.

Bidder's Proposal

I have read and understand the Notice to Bidders above and submit the following bid:

Amount of Bid:

(Bidders may bid on either or both parcels)

PIN 07-02-31-100-030: \$ _____

PIN 07-02-31-251-005: \$ _____

TOTAL BID: \$ _____

Performance Deposit \$10,000.00

Balance Due If Bid Is Accepted: \$ _____

Bidder Information:

Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____

E-Mail Address: _____

Signature: _____

Date: _____