



## **NOTICE OF SEALED BID FOR SALE OF REAL PROPERTY**

The City of Fairfield, Texas (the "City") is accepting sealed bids for the purchase of the following tracts of real property (the "Property") for the purpose of residential development as described in this Notice of Bid Opening:

### **Tract 1:**

**The Property known as the City of Fairfield, Reddin Gainer Survey, A-12, Freestone County, Texas, also known as Parcel 3658, Address TBD, by the Freestone County Appraisal District, consisting of approximately 0.76 acres of land, as more particularly described and depicted in Exhibit "A", attached hereto and incorporated herein.**

### **Tract 2:**

**The Property known as the City of Fairfield, Reddin Gainer Survey, A-12, Freestone County, Texas, also known as 417 N. Hall Street, by the Freestone County Appraisal District, consisting of approximately 0.28 acres of land, as more particularly described and depicted in Exhibit "B", attached hereto and incorporated herein.**

### **Tract 3:**

**The Property known as the City of Fairfield, Reddin Gainer Survey, A-12, Freestone County, Texas, also known as 430 Bradley Street, by the Freestone County Appraisal District, consisting of approximately 0.30 acres of land, as more particularly described and depicted in Exhibit "C", attached hereto and incorporated herein.**

The sale of the Property shall be awarded, at the discretion of the City Council, to the bidder submitting a bid in accordance with the terms outlined below and providing the best value to the City.

It is the intention of the City to sell the Property based on the best value bid that is submitted. If in the judgment of the City Council the bids submitted do not represent the fair value of the Property, the Council reserves the right to reject any and all bids. Should any bid be accepted, payment shall be made by earnest money deposit, subject to closing, and shall be deposited with the City or designated escrow agent by, cashier's check or money order payable to the City of Fairfield within three days of the award notice. Provisions of the sale of the Property shall include:

1. For the purchase of the real property in "as is" condition;
2. For the conveyance of the Property by special warranty deed;

3. For the Buyer to pay all fees, commissions and costs associated with closing the sale of the Property;
4. For the Buyer to assume all responsibility or liability for any environmental condition affecting the Property, or any clean-up or remediation that may be required by law;
5. For the development of the Property for residential development, or other project acceptable to the City;
6. Execute Contract for Sale and Purchase of Real Property.

The Property will be sold “as is” with no warranties or representations as to suitability for any particular use. Conveyance of the Property will be by special warranty deed. By submitting a bid, each bidder agrees to waive and does hereby waive any claim the bidder has or may have against the City of Fairfield, Texas, and the City’s respective employees and representatives for the award of damages or attorney fees, arising out of or in connection with the administration, evaluation, or recommendation of any bid, waiver, deletion or amendment of any requirements under this Notice of Bid Opening, acceptance or rejection of any bids, and award of the bid.

By submitting a bid, the bidder specifically waives any right to recover or be paid attorney fees from the City of Fairfield, Texas, or any of the City’s employees and representatives under any of the provisions of the Texas Uniform Declaratory Judgments Act (Texas Civil Practice and Remedies Code, Section 37.001, et. seq., as amended). The bidder acknowledges and agrees that this is the intentional relinquishment of a presently existing known right and that there is no disparity of bargaining power between the bidder and the City of Fairfield, Texas.

By execution and submission of this bid, the bidder hereby represents and warrants to the City that the bidder has read and understands this Notice of Bid Opening and that the bid is made in accordance with the terms stated herein. Bidder acknowledges that it understands all terms herein, which include the waiver provisions, and that it had the right to consult with counsel regarding all applicable documents.

The City reserves the right to waive, delete or amend any of the requirements connected with this bid.

Bids shall be delivered in writing on the attached bid proposal form, signed by the bidder or an authorized representative, and enclosed in a sealed envelope to the City of Fairfield, City Secretary, PO Box 1149, Fairfield, Texas 75840, or can be delivered in person to City Hall, 425 W. Commerce St, Fairfield, Texas 75840. All bids shall be plainly marked “**SEALED BID TO PURCHASE REAL PROPERTY.**” Bids must be received before 1:59 p.m. on **Friday, October 21, 2022**, and any bid received after that time will not be considered.

City staff will publicly open, read and tabulate the bids at 2:00 p.m. on **Friday, October 21, 2022**, at City Hall, City of Fairfield, 425 W. Commerce St., Fairfield, Texas 75840. Those bids will then be considered at the November 8 meeting of the City of Fairfield City Council.

Bidders may contact the City of Fairfield, City Secretary at (903) 389-2633 for clarifications and questions.



**BID PROPOSAL FORM**

I hereby submit my proposal for the purchase of **Tract 1, Parcel 3658, Address TBD:**

Legal Description: **Lot A-12, Reddin Gainor Addition**

Bid Amount: \$\_\_\_\_\_

**THE CITY OF FAIRFIELD RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS AND/OR WAIVE ANY INFORMALITIES.**

I understand that the property is purchased “as is, where is, with all faults.” I further understand that that if my bid is accepted by the Fairfield City Council, the bid amount shall be paid in full by cashier’s check or money order, made payable to the City of Fairfield within three calendar days of the award notification, see earnest money deposit. I hereby certify that I have read and understand the terms of this agreement as specified in the notice of sealed bid for sale of real property. I hereby approve and accept all of the conditions of this agreement.

\_\_\_\_\_  
(Bidder’s Signature)

\_\_\_\_\_  
(Bidder’s Name)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Telephone Number)

\_\_\_\_\_  
(Date)



**BID PROPOSAL FORM**

I hereby submit my proposal for the purchase of **Tract 2, 417 N. Hall Street:**

Legal Description: **Lot A-12, Reddin Gainor Addition, 417 N. Hall Street**

Bid Amount: \$\_\_\_\_\_

**THE CITY OF FAIRFIELD RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS AND/OR WAIVE ANY INFORMALITIES.**

I understand that the property is purchased “as is, where is, with all faults.” I further understand that that if my bid is accepted by the Fairfield City Council, the bid amount shall be paid in full by cashier’s check or money order, made payable to the City of Fairfield within three calendar days of the award notification, see earnest money deposit. I hereby certify that I have read and understand the terms of this agreement as specified in the notice of sealed bid for sale of real property. I hereby approve and accept all of the conditions of this agreement.

\_\_\_\_\_  
(Bidder’s Signature)

\_\_\_\_\_  
(Bidder’s Name)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Telephone Number)

\_\_\_\_\_  
(Date)



**BID PROPOSAL FORM**

I hereby submit my proposal for the purchase of **Tract 3, 430 Bradley Street:**

Legal Description: **Lot A-12, Reddin Gainor Addition, 430 Bradley Street**

Bid Amount: \$\_\_\_\_\_

**THE CITY OF FAIRFIELD RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS AND/OR WAIVE ANY INFORMALITIES.**

I understand that the property is purchased “as is, where is, with all faults.” I further understand that that if my bid is accepted by the Fairfield City Council, the bid amount shall be paid in full by cashier’s check or money order, made payable to the City of Fairfield within three calendar days of the award notification, see earnest money deposit. I hereby certify that I have read and understand the terms of this agreement as specified in the notice of sealed bid for sale of real property. I hereby approve and accept all of the conditions of this agreement.

\_\_\_\_\_  
(Bidder’s Signature)

\_\_\_\_\_  
(Bidder’s Name)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Telephone Number)

\_\_\_\_\_  
(Date)

**Exhibit A – Tract 1, Parcel 3658, Address TBD**

Legal Description - All that certain 0.76 acre tract of land, more or less, situated in the R. Gainor League, A-12, Freestone County, Texas and being the same land described in Deed dated February 9, 1994 from John E. Finch, Sherry Lynn Finch, LaWanda Finch Cox, and Wayne Cox in Volume 724, Page 252, Deed Records of Freestone County, Texas.

Aerial Photo:





**Exhibit B – Tract 2, 417 N. Hall Street**

Legal Description - All that certain 0.28 acre tract of land, more or less, situated in the R. Gainor League, A-12, Freestone County, Texas and being the same land described in Deed dated May 15, 1974 from Joel A. Bonner, et ux., Lillie Mae Bonner, to Mr. and Mrs. H.C. Pagitt, Sr., recorded in Volume 434, Page 729, Deed Records of Freestone County, Texas, SAVE AND EXCEPT that 85' X 115' tract of land described in Deed dated August 30, 1993, from Bobbie Harding Pagitt to Sidney W. Rosser, and wife, Gloria H. Rosser, recorded in Volume 911, Page 553, Official Records of Freestone County Texas, such property generally referenced by local street address of 417 N. Hall St., Fairfield, Freestone County, Texas.

Aerial Photo:



Current Photo:



**Exhibit C – Tract 3, 430 Bradley Street**

Legal Description - All that certain 0.30 acre tract of land, more or less, situated in the R. Gainor League, A-12, Fairfield, Freestone County, Texas and being the same land described in Deed dated May 19, 1988, from Henry E. Stalcup, to Bill Goodman and Doris Goodman recorded in Volume 775, Page 800, Deed Records of Freestone County, Texas, and BEGINNING at the Southeast corner of the one acre tract described in the deed dated October 1, 1919 from A.J. Browne and wife, Clara Browne, to L.C. Kirgan recorded in Volume 57, Page 83, Deed Records of Freestone County, Texas; THENCE North with the said East Line of said one acre tract, 74.27 varas to the Northeast corner of said tract; THENCE West with the North Line of said one acre tract, 60.0 feet to a stake for the corner in said line; THENCE South parallel with the East Line of said one acre tract, 74.27 varas to a stake in the South Line of said tract, 60 feet from the Southeast corner thereof; THENCE East with the South Line of said tract, 60 feet to the beginning, and Southeast corner of said one acre tract, and consisting of a 60' X 60' tract of land generally referenced by local street address of 430 Bradley St., Fairfield, Freestone County, Texas.

Aerial Photo:



Current Photo:

