

**DELAWARE COUNTY
REQUEST FOR PROPOSALS
TO PURCHASE REAL PROPERTY**

Delaware County is requesting proposals from those persons interested in purchasing the real property locally known as the Courthouse Annex, located at **201 E. Main Street, Manchester, Iowa** and legally described as follows:

Lots 151 and 152, located in the City of Manchester, Delaware County, Iowa, all according to plat recorded in Book I L.D., Page 284 in the office of the Delaware County Recorder

The property, including any improvements thereon, will be sold “as is,” with no warranties or representations as to condition, zoning, or appropriateness for any use. The property will be conveyed by deed without warranty.

Prospective bidders may view the property prior to submitting a bid. Viewings may be scheduled by appointment only by calling Supervisor Jeff Madlom at (563) 920-6564 and referencing this Request for Proposals. The property will also be available for viewing at an **open house** to be held on **Wednesday, March 30, 2022 from 1:00 PM until 5:00 PM.**

All offers to buy the property must be made using the form Offer to Purchase Real Estate posted on the County’s website. No modifications may be made to this form except to insert the price, proposed closing date, and buyer information. All offer prices will be considered; however, for reference, the County purchased the property in 2020 for \$599,999, and its current assessed value is \$806,000. By submitting an offer, the bidder is warranting it has sufficient funds or pre-approved financing for the purchase price offered, which representation is subject to confirmation by the County.

Each offer must be enclosed and sealed in an envelope plainly marked with the words: “OFFER TO BUY REAL ESTATE.” Offers must be received by the Delaware County Auditor at 301 East Main Street, Manchester, Iowa, no later than 12:00 p.m. on May 2, 2022.

No offeror may withdraw its offer after the scheduled time for receipt of offers.

If you require any other information prior to submitting a bid, please contact the Supervisor Jeff Madlom at (563) 920-6564.

The County reserves the right to request additional information for the evaluation of the offers received. The County reserves the right to reject any or all offers and to waive irregularities in any offer and to enter into an agreement, with or without modification, as shall be deemed to be in the best interests of the County.