



Town of Dixfield, Maine

NOTICE OF SALE OF TAX ACQUIRED PROPERTY

The Selectmen of the Town of Dixfield are soliciting bids for the sale of the municipality's interest in ten tax-acquired properties. Each bid must be in writing and in a sealed envelope marked "Tax-Acquired Property Bid" on the outside. Each bid may be for one property only; any person wishing to bid on both properties must submit a separate bid for each one. Each bid must also include the bidder's name, mailing address, phone number, property bid upon, and amount of bid. **All bids must be received at the Dixfield Municipal Building, Attention, Dustin M. Starbuck, Town Manager, PO Box 808, 46 Main Street, Dixfield, Maine 04224 by November 19, 2018 at 4:00 p.m.** Late bids will not be opened or considered.

Bids will be opened and reviewed by the Selectmen at the Ludden Memorial Library on November 26, 2018 at 5:30 p.m. The Board of Selectmen reserves the right to reject any and all bids. Each successful bidder shall have 15 days from the date of the bid acceptance in which to complete the purchase. Each property will be conveyed by a quitclaim deed without covenants. In the event that a successful bidder fails, for any reason, to complete the purchase in the time stated, the bid acceptance is void. The Board of Selectmen may thereafter negotiate a sale of the property with any or all unsuccessful bidders.

The successful bidder shall be responsible for any and/or all occupants and any contents of the purchased tax-acquired property in accordance with State Statutes. The property for sale is described on the Town's tax maps and a minimum bid is required:

<u>Parcel Description</u>	<u>Partial Description</u>		<u>Assessed value</u>	<u>Minimum Bid</u>
Map 021 Lot 008	Main St.	0.5 Acre	\$8,600	\$2,480
Map 021 Lot 013	218 Main St	Bldg & .35 Acre	\$25,600	\$8,390
Map 007 Lot 004	Weld Street	14.2 Acres	\$40,900	\$13,530
Map 016 Lot 003	32 Coburn Ave	Bldg & 0.2 Acre	\$58,300	\$15,300
Map 016 Lot 063	198 Weld St	Bldg & 0.31 Acre	\$136,600	\$10,850
Map 014 Lot 096	62 Main St	Bldg & 0.75 Acre	\$58,300	\$15,100
Map 021 Lot 010	196 Main St	Bldg & 0.27 Acre	\$13,900	\$2,920
Map 008 Lot 026L	Rollins Ridge Rd	12.0 Acres	\$3,900	\$1,100
Map 006 Lot 028	Averill Hill Rd	40.5 Acres	\$31,500	\$4,480
Map 021 Lot 003	28 Spring St	Building & 0.52 Acre	\$25,800	\$5,420

The tax maps, Notice and Acknowledgement form, and other public information concerning the properties may be viewed at the Town Office during regular business hours, 8:00 a.m. to 4:00 p.m.; Monday through Friday or by calling (207) 562-8151.

The properties to be sold "as is where is".

The Town of Dixfield makes no warranties or representations of any kind whatsoever concerning the nature, extent, validity, value, or utility of any rights to be conveyed. Successful bidders will be required to sign a Consent and Acknowledgement form which is available at the Town Office. Bidders are strongly advised to consult an attorney prior to filing a bid. The sale is subject to any condition a title search may reveal and is "As Is" and subject to the provisions of Maine Standards of Title.