

**NOTICE TO BIDDERS OF
MUNICIPAL DISPOSAL OF REAL PROPERTY
FOR THE CITY OF DELPHI, INDIANA**

NOTICE IS HEREBY GIVEN that the City of Delphi, Indiana will receive bids for the disposal of real property located at N US Hwy 421, Delphi, IN 46923, Parcel ID Nos. 08-06-30-046-014.000-007 and 08-06-30-046-019.000-007, all situated in Deer Creek Township, Section 30, Township 25 North, Range 2 West. The real property is zoned Urban 1 and is located in a Residential TIF allocation area.

Bids will be accepted at the City of Delphi City Hall, 201 S Union St, Delphi, IN 46923, beginning June 29, 2022, and the sale will continue from day to day until Friday July 15, 2022 at 4:30 PM, or until the disposing agent accepts a bid.

All bidding shall be in accordance with the bid documents prepared by Harmon Robeson Law, LLP, which can be obtained from the City of Delphi's website at www.cityofdelphi.org/business/sale-of-property, or from Delphi City Hall at 201 S Union St, Delphi, IN 46923 during regular business hours.

The minimum bid amount is \$160,000.00. The real property may not be sold to a person who is ineligible under Indiana Code 36-1-11-16. A bid submitted by a trust must identify each beneficiary of the trust and settlor empowered to revoke or modify the trust. All bids are open to public inspection. A bidder may raise the bidder's bid with such raise taking effect after written notification is delivered to other bidders. A bidder is permitted to specify conditions prerequisite to the bidder purchasing the Real Estate (such as required zoning or soil drainage conditions).

Bidders will be required to file, with their bids, a certified check made payable to the City of Delphi, Indiana or a Bid Bond for an amount not less than five percent (5%) of their maximum bid or bids. Should a successful bidder withdraw their bid, fail to make required statutory disclosures, or fail to execute a satisfactory purchase agreement, the City of Delphi may then declare the bid deposit or bid bond to be forfeited as liquidated damages.

The real property will be sold to the highest and best qualified bidder complying with the conditions for bidding, provided the bid is reasonable and it is to the best interest of the City of Delphi, Indiana, to accept it. The City of Delphi, Indiana, reserves the right to reject all bids pursuant to Indiana Code 36-1-11.

Bids not reaching said City Hall by 4:30 PM on July 15, 2022 will be summarily rejected and returned to the bidder.

Dated this 6th day of June, 2022.

CITY OF DELPHI, INDIANA
ANITA WERLING, MAYOR / DISPOSING AGENT