

CITY OF BAXTER, IOWA
NOTICE OF REQUEST FOR PROPOSALS

The City Council of Baxter, Iowa is requesting proposals for the acquisition and development of the property located at 407 S. East Ave., Baxter, IA 50028 with approximately 3.39 acres, 147,668 sq. feet, and legally described as:

W $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 14, Township 81 North, Range 20 West of the 5th P.M., in the City of Baxter, Iowa, except the N. 6 acres thereof.

The council is requesting proposals for a business plan that includes purchase of said property, demolition of the building, removal of the parking lot and development of the property. Council is open to review a variety of proposals, but all must include proper demolition and disposal of the building and parking lot adhering to Iowa state laws. In the event a proposal is accepted, Buyer would sign a Development and Minimum Assessment Agreement.

Buyer shall receive abstract showing marketable title and Warranty Deed at the time of Closing. City will pay cost of abstract continuation not to exceed \$800.00. Buyer is responsible for the final continuation of the abstract. Other buyer and seller expenses at the time of closing as usual. Contractor must rehabilitate and maintain property according to Baxter City Code standards.

Proposals must be submitted to the City Clerk's office, P.O. Box 415, 203 S. Main St., Baxter, IA 50028 on or before 4:30 P.M on July 1, 2023. Proposals will then be submitted to City Council for review and consideration.

Please note that this property is sold "as-is". Asbestos remediation has been performed and completed.

This property is sold in existing condition "as-is" with no warranties as to fitness for a particular purpose or other warranties other than warranties of title. Demolition of property to be completed within 12 months of signed agreement. City reserves the right to reject any and all proposals.