TO: Perspective Bidders

Subject: Sealed Bid Sale of Surplus State-Owned Land, Winnebago County
Bid Opening - Thursday, March 26, 2020; 8:30 AM.

The Wisconsin Department of Transportation (WisDOT) solicits your sealed bid for the purchase of the above-referenced surplus real estate. This surplus property consists of 1.78 acres more or less of vacant land, located in the SE 1/4 of the NW 1/4 of section 13, T18N, R15E in the Town of Omro, Winnebago County near STH 21 & Sand Pit Road. If you are interested in bidding on this property, carefully read the instructions in the enclosed bulletin. In addition to terms of sale, the materials enclosed also contain a sample deed, sample language and legal description of the property with deed restrictions, a property location map, photos and the official forms on which your bid must be recorded.

The appraised value of the subject property is $116,000. Although there will be no minimum bid, WisDOT reserves the right to reject any and all bids. A bid deposit in the form of a certified check or cashier's check in the amount of ten percent (10%) of the bid amount must accompany the bid. Checks should be made payable to the Wisconsin Department of Transportation. In the event WisDOT accepts a bid, any deposit made by the winning bidder will be applied toward the purchase price. The bid deposits of unsuccessful bidders will be returned.

All bids must be received no later than 4:00 PM, Tuesday, March 24, 2020. The bid opening will be at the Wisconsin Dept. of Transportation's Division of Transportation Systems Development/Northeast Region, located at 944 Vanderperren Way, Green Bay, WI 54952. **Bid Opening - Thursday, March 26, 2020; 8:30 AM.** Your attendance at the bid opening is welcome but is not a requirement. If you need directions to our office or clarification of the bid instructions, I will be happy to assist you. You may contact me at 920-492-5982.

Sincerely,
Kent Gross
WisDOT Real Estate Specialist - Senior

WISCONSIN DEPARTMENT OF TRANSPORTATION
DIVISION OF TRANSPORTATION SYSTEM DEVELOPMENT – REAL ESTATE
NORTHEAST REGION, GREEN BAY OFFICE

SEALED BID SALE OF SURPLUS LAND

BIDDERS BULLETIN
(Contains Official Special Bid Form)

Project ID 6184-03-21; Parcel No.11

Subject Property Location: SE 1/4 of the NW 1/4 of Section 13, T18N, R15E, Town of Omro, Winnebago County, Wisconsin

BIDS MUST BE RECEIVED BEFORE:

4:00 p.m. on Tuesday, March 24, 2020

at the
WISCONSIN DEPARTMENT OF TRANSPORTATION
DIVISION OF TRANSPORTATION SYSTEM DEVELOPMENT – REAL ESTATE
NORTHEAST REGION, GREEN BAY OFFICE
944 VANDERPERREN WAY
GREEN BAY, WI 54304
ATTN: KENT GROSS, WISDOT PROPERTY MANAGER

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GENERAL INFORMATION APPLYING TO ALL SURPLUS LAND SALES

The Wisconsin Department of Transportation (also referred to as the "Department") urges you to visit and inspect the surplus parcel you are interested in before you bid. All lands will be conveyed on an "as is" basis. Ignorance of any condition of the site will not allow you to withdraw or adjust a bid after it is opened.

We urge you to secure firsthand information about the local real estate tax rate, utility services, zoning ordinances and building codes. With that information, you will be in a position to accurately determine the utility of the land and to prepare a bid reflective of that utility.

GENERAL INFORMATION ABOUT PROPERTY OFFERED FOR SALE

1. Parcel is located in the SE 1/4 of the NW 1/4 of section 13, T18N, R15E in the Town of Omro, Winnebago County

2. Project ID: 6184-03-21; Parcel No.11

3. Site Area: 1.78 ± acres of vacant land.

4. Present Zoning: TBD – Please contact Municipality

5. Quit Claim Deed with legal description and restrictions.

6. Taxes or Assessments Levied Against Site: None known. Any taxes or assessments will be the responsibility of buyer.

GENERAL TERMS OF SALE

1. Deadline for Bid Opening:
It shall be your duty as a bidder to see that your bid is delivered within the time and at the place prescribed in this bulletin. No bid received after the time fixed in this invitation for the opening of bids will be considered and those bids will be returned unopened. Bidders are welcome to attend the bid opening but attendance is not mandatory.

2. Award of Bid:
After payment of the full bid price, the Department will award title of the subject property to the bidder whose bid conforms to the terms and conditions stated in this bulletin and who has the highest dollar value bid acceptable to the Department. While there is no minimum bid requirement, the Department reserves the right to reject all bids if no bid is received that would be in the best interest of the Department to accept. In the event two or more acceptable high bids are received that are equal in all respects, the selection will be made by a lottery limited to the tied bidders.

3. Modification or Withdrawal of Bids:
The Department will not entertain claims from bidders for withdrawal or modification of bids after the bid opening because of ignorance of the condition of the subject property offered for sale or misinterpretation of the terms and conditions of the sale.

4. Notice of Acceptance or Rejection of Bids:
You will be notified by mail of acceptance or rejection of your bid within ten (10) business days after the day of bid opening.

5. Contract for Sale:
After the high bid was been accepted by the Department and the sale approved by the Governor, a sale agreement between the successful bidder and the state shall exist. Such agreement shall constitute the whole contract to be succeeded only by the formal conveyance instrument unless

modified in writing and signed by both parties. Neither oral statements nor representations made by or for, or on behalf of either party shall become part of such contract; nor shall the contract or any interest therein be transferred or assigned by the successful bidder without written consent of the Department. Any assignment transaction without such consent shall negate the sale. See Item 7 below.

6. Grounds for Rejection of Bids:
The Department expressly reserves the right to reject any and all bids when *d*eemed as irregular or when not in the best interest of the Department to accept. Bids containing any qualifying or contingent clauses not mentioned in this bulletin will be declared irregular and rejected. Minor irregularities in the bid form such as misspelled words, may be waived and the bid accepted.

7. Forfeiture of Bid Deposit:
In the event of a default by the winning bidder in the performance of the contract of sale created by the Department accepting that bid, the bid deposit shall be forfeited. The Department shall take such actions, as it deems necessary and appropriate, to enforce the contract. Those actions may include legal redress, awarding title to the second acceptable high bidder or re-advertising the site for sale.

8. Transfer of Title:
Transfer of title to the subject property to the successful bidder will be via a Quit Claim Deed. The deed will be executed by the Department on behalf of the State of Wisconsin and will recite approval of the Governor as required by the Section 84.09(5), Wisconsin Statues. A Quit Claim Deed, which includes the legal description and deed restrictions, is included on pages 6 and 7.

9. Final Payment to Seller and Recording of Deed:
In the event the Department accepts the highest bid, the winning bidder shall, on a mutually agreeable date not later than 60 days after acceptance of the bid or Governor's Approval of the sale, whichever is later, tender to the Department the balance of the purchase price. Upon receipt of that payment, the Wisconsin Department of Transportation will record the Quit Claim Deed at the Brown County Register of Deeds Office.

10. Delivery of Deed:
Once the deed has been recorded, the Department will deliver the original deed to the buyer.

11. Title Evidence:
Buyer will assume the expense of procuring any abstracts or title insurance as may be required.

12. Certified Surveys:
A certified survey has been completed for the subject property; a copy is attached.

13. Special Assessments:
The buyer will assume the payment of any unpaid deferred charges or special assessments for public improvements levied against the subject property at the time of sale. Amounts of these outstanding charges will be disclosed in the bulletin if known. None are known to exist.

14. Real Estate Taxes:
The buyer will be liable for all general real estate taxes levied against the subject property after title is transferred. Property is currently tax exempt.

15. Inspections:
Any qualified prospective bidder may physically inspect the property. The property is being sold 'as is" with no warranties as to condition or use. It is advised that all bidders research thoroughly, exercise due diligence, and seek professional advise if necessary regarding the property for sale.

INSTRUCTIONS TO BIDDERS

1. Special Bid Form:
You must submit your bid on one of the two copies of the Special Bid Form provided with this bulletin (Pages 8 and 9) and furnish all information requested; the second copy is provided for your records. If your bid is submitted on forms other than those supplied in this bulletin, or if the bid fails to furnish all information required, the bid might be rejected at the sole option of the Department. Your bid should be filled out legibly with all erasures, strikeovers and corrections initialed by the person signing it. The bid must be signed in ink by you or your agent.

2. Bid Envelope:
Your bid form should be placed in **an envelope clearly marked: "Sealed Bid, 03/26/2020, Project ID 6184-03-21, Parcel No. 11,"** with your name and address placed in the upper left hand corner of this envelope. No responsibility will be implied to any employee of the Department for the premature opening of, or failure to open a bid, which is not properly marked.

3. Bids Executed by Agents of Bidder:
A bid executed by an attorney or agent on behalf of the bidder, shall be accompanied by an authenticated copy of his Power of Attorney or other written evidence of his authority to act on behalf of the bidder.

4. Deposit Must Accompany Bid:
The bid submitted must be accompanied by a bid deposit in the form of a certified check, cashier's check or money order payable to the "Wisconsin Department of Transportation" in the amount of ten percent (10%) of the amount bid for the subject property. Failure to provide such bid deposit shall require rejection of the bid. Upon acceptance of a bid, the appropriate bid deposit of the high bidder shall be applied toward payment of the bidder's obligation to the state. Bid deposits of unsuccessful bidders will be returned to bidders at the close of the bid opening or by certified mail without interest, as promptly as possible after the bid opening. **No personal checks or cash will be accepted.** Bids containing those items will be summarily rejected.

5. No Minimum Bid Required:
There is no minimum bid for the subject property, but it has been appraised at $116,000. The Department retains the right to reject any and all bids that are not in the best interest of the Department to accept. Title to the subject property will be awarded to the party making the highest bid in acceptable form once approved by the Department.

6. Bid **Must** be Delivered by Deadline:
Bids **must** be in the hands of WisDOT; Division of Transportation Systems Development – Real Estate NORTHEAST Region, GREEN BAY Office, GREEN BAY, WI 54304, Attn: Kent Gross, **before 4:00 pm on Tuesday, March 24, 2020.** There are no exceptions to this deadline. Bids, whether hand delivered or mailed, that are received after the above stated deadline will not be opened and will be returned to the bidder.

Figure 1 - "Sample" Quit Claim Deed - State Grantor (RE1563)

The official version of the document is generated by the WisDOT READS system.

QUIT CLAIM DEED – STATE GRANTOR

Wisconsin Department of Transportation
Exempt from fee s. 77.25(2) Wis. Stats.
RE1563 04/2015

THIS DEED, made by the **State of Wisconsin, Department of Transportation**, GRANTOR, quit claims to GRANTEE(s), for the sum of ($) pursuant to Section 84.09(5) Wisconsin Statutes, the property described below.

LEGAL DESCRIPTION IS ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE.

It is expressly intended and agreed by and between the parties hereto that the following conditions apply:

No advertising signs or billboards of any type shall be located, erected or maintained on the above-described lands, except for on-premise signs.

All existing public and private utilities and public recreational trails located upon, over or under the above-described lands, whether by permit or easement, shall have the continued right of occupancy and the continued right of ingress and egress for personnel and equipment for the purpose of maintaining or improving their existing transmission and/or distribution facilities located wholly or partially within the above-described lands as of the date of this instrument.

SAMPLE

This space is reserved for recording data

Return to

Parcel Identification Number/Tax Key Number

These covenants, burdens and restrictions shall run with the land and shall forever bind the grantee, its successors and assigns; and, upon breach or failure of all or any part thereof, the State of Wisconsin, Department of Transportation may bring an action in the courts of this state to enforce said restriction, and shall recover in any such action its costs and expenses of enforcing the restriction, including actual attorneys fees, from the owner of the property, his/her successors, assigns, trustees, personal representatives or administrators.

Date

Real Estate Manager Signature

Print Name

Date

State of)
) ss.
_____ County)

On the above date, this instrument was acknowledged before me by the named person(s).

Signature, Notary Public, State of Wisconsin

Print Name, Notary Public, State of Wisconsin)

Date Commission Expires

This instrument was drafted by: Project ID Parcel No.:
Wisconsin Department of Transportation

LEGAL DESCRIPTION & RESTRICTIONS

A parcel of land located in the SE 1/4 of the NW 1/4 of section 13, T18N, R15E, Town of Omro, Winnebago County, Wisconsin Described as follows.
Commmence at the center of said Section 13, thence S89° 06' 52"W, 280.40'; Thence Course: N00° 14' 46"W, 62.13'
to a point on the Northerly Right of Way line of STH 21 and the Point of Beginning.
Thence N00° 14' 46"W, 337.76;

Thence N89° 06' 52"E, 247.40' to a point on the Westerly Right of Way line of Sand Pit Rd.;
Thence S00° 14' 46"E, along said line, 230.04';

Thence S45° 58' 25"W, along said line, 157.37' to a point on the Northerly Right of Way line of STH 21;
Thence S89° 04' 14"W,along said line, 133.77'to the Point of Beginning.

Said parcel contains 77424 Sq. Ft. or 1.78 acres of land, more or less.

Plat of Survey/Exhibit

PLAT OF SURVEY

May 24, 2019

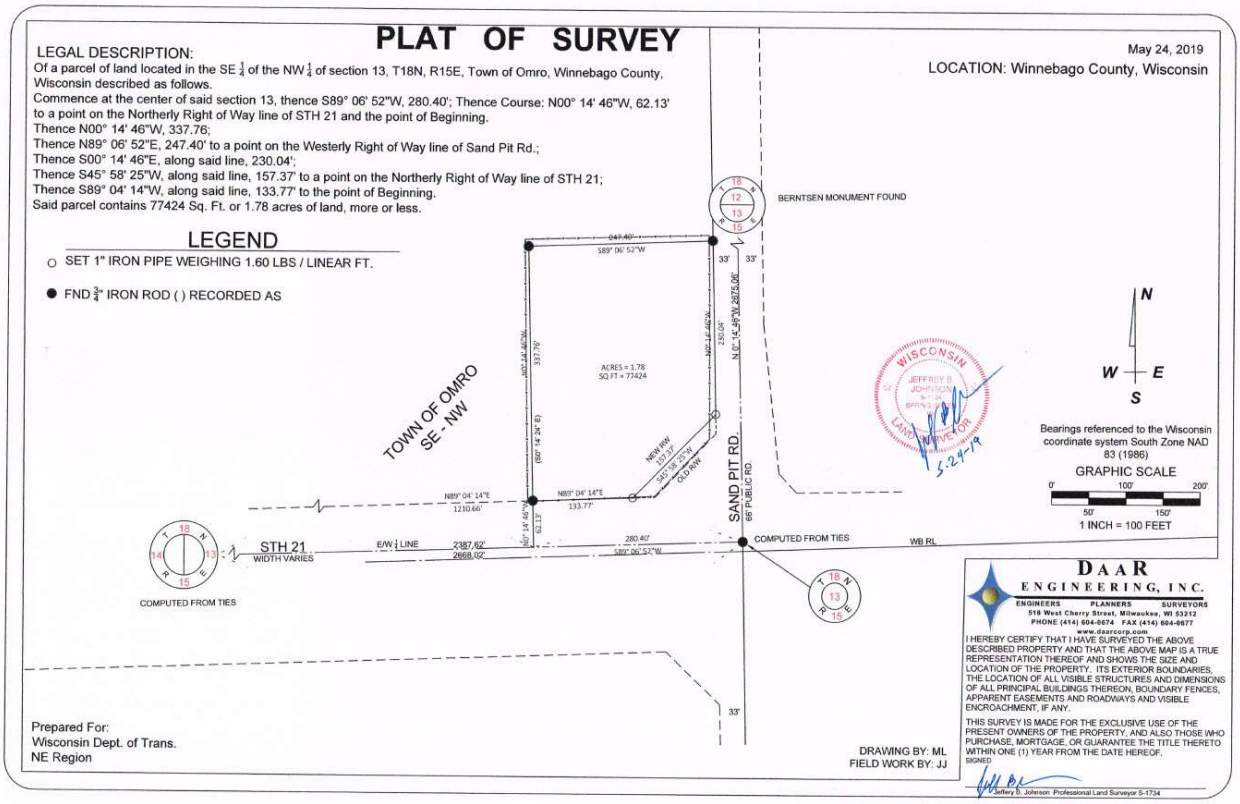
LOCATION: Winnebago County, Wisconsin

LEGAL DESCRIPTION:
Of a parcel of land located in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of section 13, T18N, R15E, Town of Omro, Winnebago County, Wisconsin described as follows.
Commence at the center of said section 13, thence S89° 06' 52"W, 280.40'; Thence Course: N00° 14' 46"W, 62.13' to a point on the Northerly Right of Way line of STH 21 and the point of Beginning.
Thence N00° 14' 46"W, 337.76;
Thence N89° 06' 52"E, 247.40' to a point on the Westerly Right of Way line of Sand Pit Rd.;
Thence S00° 14' 46"E, along said line, 230.04';
Thence S45° 58' 25"W, along said line, 157.37' to a point on the Northerly Right of Way line of STH 21;
Thence S89° 04' 14"W, along said line, 133.77' to the point of Beginning.
Said parcel contains 77424 Sq. Ft. or 1.78 acres of land, more or less.

LEGEND

○ SET 1" IRON PIPE WEIGHING 1.60 LBS / LINEAR FT.

● FND $\frac{3}{4}$" IRON ROD ( ) RECORDED AS



Prepared For:
Wisconsin Dept. of Trans.
NE Region

DRAWING BY: ML
FIELD WORK BY: JJ

DAAR ENGINEERING, INC.
ENGINEERS PLANNERS SURVEYORS
518 West Cherry Street, Milwaukee, WI 53212
PHONE (414) 604-0074 FAX (414) 604-0077
www.daarcorp.com

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED

Jeffrey B. Johnson Professional Land Surveyor S-1734

SPECIAL BID FORM

WISCONSIN DEPARTMENT OF TRANSPORTATION
DIVISION OF TRANSPORTATION SYSTEM DEVELOPMENT – REAL ESTATE
NORTHEAST REGION, GREEN BAY OFFICE

OFFICIAL BID FOR PURCHASE OF STATE-OWNED SURPLUS LAND

Bid Opening: 8:30 AM on Thursday, March 26, 2020
At the
Wisconsin Department of Transportation, Northeast Region, GREEN BAY Office
944 Vanderperren Way
GREEN BAY, WI 54304

Subject Property Location: 1.78 ± Acres, Town of Omro, Winnebago County, WI
Project ID: 6184-03-21; Parcel No. 11

I hereby submit a bid of _____ **Dollars ($_____)** for the above-described tract of land subject to the terms and conditions previously described in the bulletin.

Payment Schedule:
This bid is accompanied by a bid deposit in the form of a certified check, cashier's check or money order in the amount of _____ **Dollars ($_____)**. Make check payable to: **"Wisconsin Department of Transportation."** In the event of any default by successful bidder in the performance of the contract sale created by acceptance of the bid and the approval of the sale by the Governor of the State of Wisconsin, the deposit shall be forfeited and the Department shall take such action as it deems necessary and appropriate to enforce the contract.

In the event this bid is accepted, the Quit Claim Deed should name the following as grantee(s). Note: Please print clearly and spell name(s) exactly as you wish it appear (include middle initial, etc. if appropriate):

_____

_____

_____ _____
Bidder's signature Date

_____ _____
Bidder's printed or typed name Phone

_____
Street address

_____
City, State Zip

All blanks on this bid form must be filled out completely and legibly, with any corrections initialed by person signing as bidder. Bidder's signature must be you or your agent, appear in ink and include a printed or typed name, as well as phone and mailing address. Keep one copy for your records.

Place in envelope clearly marked: "Sealed Bid, 3/17/2020, Project ID 6184-03-21, Parcel No. 11"

SPECIAL BID FORM

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DIVISION OF TRANSPORTATION SYSTEM DEVELOPMENT – REAL ESTATE
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Subject Property Location: 1.78 ± Acres, Town of Omro, Winnebago County, WI
Project ID: 6184-03-21; Parcel No. 11

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Payment Schedule:
This bid is accompanied by a bid deposit in the form of a certified check, cashier's check or money order in the amount of _____ **Dollars ($_____)**. Make check payable to: **"Wisconsin Department of Transportation."** In the event of any default by successful bidder in the performance of the contract sale created by acceptance of the bid and the approval of the sale by the Governor of the State of Wisconsin, the deposit shall be forfeited and the Department shall take such action as it deems necessary and appropriate to enforce the contract.

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_____

_____

_____ _____
Bidder's signature Date

_____ _____
Bidder's printed or typed name Phone

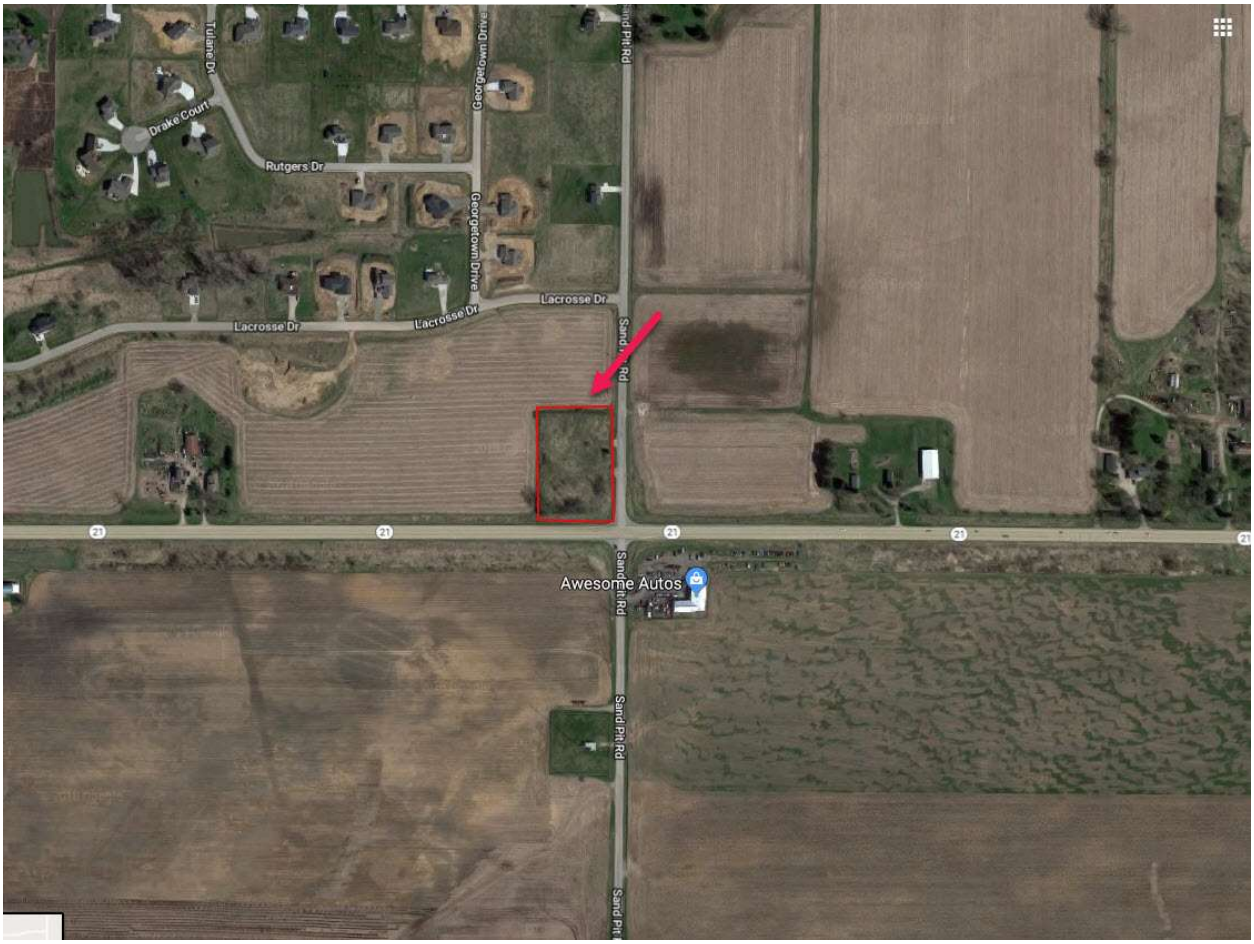
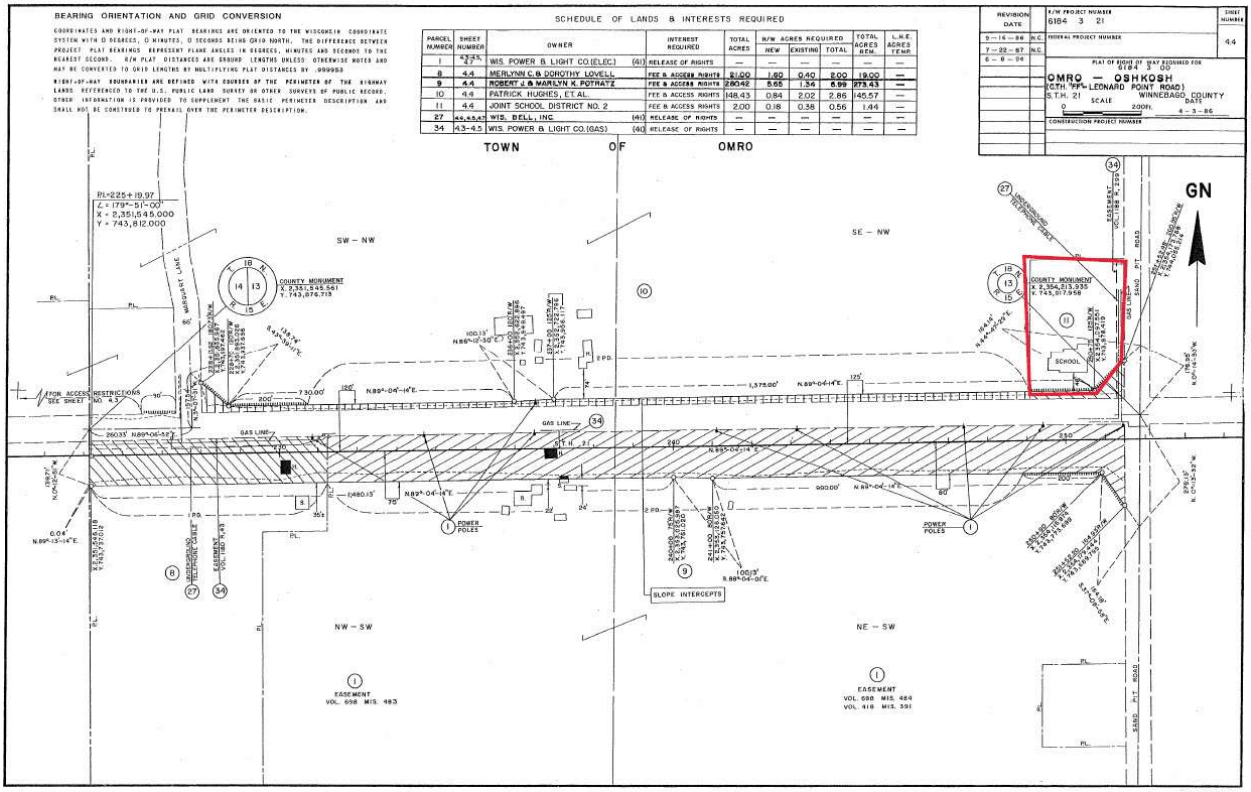
_____
Street address

_____
City, State Zip

All blanks on this bid form must be filled out completely and legibly, with any corrections initialed by person signing as bidder. Bidder's signature must be you or your agent, appear in ink and include a printed or typed name, as well as phone and mailing address. Keep one copy for your records.

Place in envelope clearly marked: "Sealed Bid, 3/17/2020, Project ID 6184-03-21, Parcel No. 11"

PROPERTY LOCATION MAP



TRANSPOTATION PROJECT PLAT