

# **INVITATION FOR BIDS FOR SALE OF CITY OF KINGMAN PUBLIC LAND**

The Mayor and Common Council of the City of Kingman, Arizona, (the “City”), hereby gives notice that in accordance with Arizona Revised Statutes §9-402, the City intends to receive sealed bids for the sale of three parcels of real property situated at the following locations:

**PARCEL #1:** Portions of Lots 25 and 26, Block 4, of the Banks Airport Addition, Kingman, Mohave County, Arizona, located southwest of the intersection of Bank Street and Kino Avenue and recorded as a Record of Survey in the Mohave County, Arizona Recorder’s Office in Book 38, Page 83, Fee #20081248. The property is approximately 3,000 square feet and consists of the south nine (9) feet of Lot 26 and most of Lot 25. This parcel is not developable unless it is combined with adjoining property.

**PARCEL #2:** Portions of Lots 28 through 31, Block 83, Greater Kingman Addition, Unit #2, Kingman, Mohave County, Arizona and is recorded as a Record of Survey in the in the Mohave County, Arizona Recorder’s Office in Book 38, Page 83, Fee #20081249 as Parcel “A”. This parcel is 1781 square feet and is not developable without being joined with an abandoned Yuma Street right-of-way.

**PARCEL #3:** Portions of Lots 7 through 12, Block 82, Greater Kingman Addition, Unit #2, City of Kingman, Mohave County, Arizona and is recorded as a Record of Survey in the Mohave County, Arizona Recorder’s Office in Book 38, Page 83, Fee #20081249 as Parcel “B”. This parcel is 8020 square feet but is not developable without being combined with the adjoining property to the north. The parcel is located north of Airway Avenue and west of the Yuma Street right-of-way.

1. Sealed bids not complying with the requirements set forth in this notice will be disqualified. Conforming bids will be evaluated by the City Manager and forwarded to the City Council for acceptance. The City Council reserves the right to reject any and all bids submitted and to re-offer the property for sale and/or exchange on the same or different terms.
2. Each parcel is offered “AS IS.” The City does not make any representations or provide any warranties regarding title to the parcels or its condition or fitness for any purpose.
3. The parcels will be conveyed by quit-claim deed. Transfer of the parcels will be subject to all valid easements and other encumbrances, whether or not of record (collectively, the “Encumbrances”). Bidders are responsible for identifying Encumbrances and their effect on the parcels.

4. The parcels are offered individually, therefore, each parcel bid shall be submitted separately. A single bid for all of the parcels will not be considered.
5. The Minimum Bid for each parcel is as follows: Parcel #1 is \$12,500; Parcel #2 is \$1,800; and Parcel #3 is \$8,000.
6. Bidders whose bids are accepted by the City shall deposit 100% of the bid amount into escrow, in immediately available funds of the United States, within 15 days after notice that the bid has been accepted, pursuant to such escrow instructions as determined by the City Attorney. Failure by the successful bidder to make the required deposit shall result in the bid being disqualified and returned to the bidder. Thereafter, the City may either offer the parcel to the next highest bidder or withdraw the parcel for later use or sale.
7. Bids, including one (1) paper copy of required information and materials as well as any transmittal letter and supplemental materials, must be submitted in a sealed envelope, clearly marked "Sealed Bid for Parcel \_\_\_\_\_", addressed to the City Manager, at 310 North 4th Street, Kingman, Arizona, by 3:00 p.m., local time, Kingman, Arizona, on February 2, 2009. Disabled individuals requiring aid to bid may call (928)753-5561; FAX (928)753-6867. Upon request, this notice may be available in other formats.
8. Bids shall be opened on February 2, 2009 at approximately 3:15 p.m., local time, at the City Council Chambers located at 310 North 4<sup>th</sup> Street, Kingman, Arizona.

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