

# NOTICE

## NOW TAKING SEALED BIDS

The Plymouth County Board of Supervisors is selling the Residential Care Facility building and property located at 1240 Lincoln St. NE, Le Mars, IA (intersection of Hwy 3 and 14th Ave N.E.) containing 4.64 taxable acres more or less of land plus several out buildings. The building has been well maintained and is in good state of repair and is being sold as is.

The County Board of Supervisors will be taking written sealed bids. The highest bid of \$300,000.00 or more will be accepted. Sealed bids must be delivered to and received by the Plymouth County Auditor's office before 9:00 a.m. on Tuesday, March 16, 2021. The sealed bids will be opened at 10:00 a.m. at the Plymouth County Board of Supervisors public meeting on that date. In the event of a tie bid, bidding will then proceed to a live auction at the Board of Supervisors meeting following the opening of the bids. You are not required to be present for the opening of the bids, but any bidder not present in the event of a tie bid will be excluded from the live auction.

The purchaser shall pay 10% of the purchase price on the date of sale with a cashier's check payable to Plymouth County and will sign a real estate contract agreeing to pay the balance within 30 days upon delivery of clear and merchantable title. The property is being sold without a buyer contingency of any kind and bidders must have financial arrangements secured prior to bidding. Ownership and possession will be given following closing and final settlement. This property is being sold subject to a two-year lease with the current tenant. The buyer will assume the lease and receive the income from the lease. A copy of the lease is available at the Plymouth County Auditors' office for review during business hours. The buyer will assume real estate taxes from the date of final settlement upon when taxes are assessed and due.

The property is being sold "as is" and interested parties must use their own due diligence and should inspect the buildings and property to the extent deemed necessary and rely on their own judgment when bidding. Plymouth County makes no warranties, express or implied, about the condition of the property or buildings. Interested bidders may view the building and property at 9:00 a.m. on Monday, March 1, 2021 or by contacting the Plymouth County Auditor at 712-546-6100 to schedule a date and time to view the property.

