

## INVITATION TO BID

Sealed bids will be received by the Selectmen of the Town of Cornish for the purchase of a .4 acre parcel of non-buildable land, due to setbacks from road right-of-way, abutters, and shoreline, located between 499 and 511 Town House Road, Cornish, New Hampshire, and being also known as Tax Map 6, Lot 102. Bids are to be delivered or mailed to the Town Selectmen's Office, 488 Town House Road, Cornish, New Hampshire 03745.

All bids must be received by 7:00pm on May 13, 2024. Late bids and facsimile bids will not be accepted. All bids will be opened and read aloud at that time.

Each bid must be accompanied by a certified check or bank check, payable to the Town of Cornish, for Five Hundred Dollars (\$500.00). As soon as the bid prices have been compared, the Town will return the checks of all except the two HIGHEST responsible bidders. When the property is conveyed, the check of the remaining unsuccessful bidder will be returned. The deposit is nonrefundable to the successful bidder. A minimum bid of Five Hundred Dollars (\$500.00) is required.

The successful bidder will be required to execute a purchase and sales agreement, with no contingencies, within 2 business days of the date of the close of bidding. The terms of the sale are contained in the purchase and sales agreement, a copy of which can be obtained from the Town offices. The balance of the purchase price shall be paid within twenty-five (25) days from the date of the close of bidding. TIME BEING OF THE ESSENCE. The failure to sign the purchase and sales agreement or to complete the purchase as required herein shall result in the forfeiture of the bidder's deposit.

The property to be sold at the sale will be sold AS IS AND WHERE IS, by Quitclaim Deed. The Town makes no representations, either express or implied, regarding the condition of the premises or marketability of title, and the property is sold subject to prior liens or other enforceable encumbrances of record, all rights of possession, and to any rights of redemption which the Internal Revenue Service or any other governmental agency may possess. No information obtained from any officer, agent or employee of the Town on any such matter shall in any way affect the risk or obligation assumed by the bidder or relieve the bidder from fulfilling any of the conditions of the contract.

The Town of Cornish reserves the right to reject any and all bids and to waive any formalities or informalities in the bidding.