

INSTRUCTIONS TO BIDDERS

1. Please read carefully the information contained herein including the Terms and Conditions attached hereto, and all other related information. The City of Olmsted Falls makes no representations or claims regarding fitness for purpose, access to property, property conditions, and/or any covenants or restrictions on the property.
2. Provide a separate bid form for each parcel you wish to purchase. A check in the amount of ten percent (10%) of the offered purchase price must accompany the submission as “good faith” and “escrow” money.
3. Complete this form in its entirety and submit it in a sealed envelope labeled “Land Purchase” with the Parcel ID Number to the Clerk of Council at the Olmsted Falls Administration Building 26100 Bagley Road, Olmsted Falls, Ohio 44138-1897 no later than 4:00 p.m. on May 9, 2024.

Please print or type the following information.

Purchase Applicant's Name *	Telephone ()
Street Address	
City, State, ZIP	Email

As the Purchase Applicant, I understand and agree that:

1. The City of Olmsted Falls will issue a Quit Claim deed.
2. Proof of the City's title to the desired land is not available and, if desired, must be obtained at purchaser's expense.
3. I acknowledge that I have read and accept the attached Terms and Conditions pertaining to sale of City land.

I hereby offer \$ _____ for Parcel No. _____,
as described on the Property Information Sheet.

If I am the successful high bidder, I will submit full payment within sixty (60) days from date of the bid award.

Signature

Date

* Note: If the purchaser is a corporation, trust, or other such entity, a certificate or resolution must be attached that authorizes the signer to act on behalf of the entity.

TERMS AND CONDITIONS

1. PROPERTIES OFFERED - These properties are subject to all local zoning and building ordinances. The City does not guarantee the usability or access to any of these lands. It is the responsibility of prospective purchasers to do their own research as to the use of the land for their intended purpose and to make a personal inspection of the property on the ground to determine if it will be suitable for the purposes for which it is being purchased.

The properties are sold by their LEGAL DESCRIPTION ONLY. While effort is made to ensure that the addresses, parcel sizes, maps, and/or photos are accurate, you are relying on your own investigation and information when purchasing this property. PLEASE DO YOUR RESEARCH THOROUGHLY AND CAREFULLY.

All parcels are sold "as is where is" and there are NO REFUNDS.

2. MINIMUM BID PRICE - The minimum bid prices are as shown. No sales can be made for less than the minimum bid price indicated. At its sole discretion, the City reserves the right to cancel any sale at any time up until delivery of the deed.
3. TITLE BEING CONVEYED - Quit-claim deeds will be issued conveying only such title as controlled by the City. If a buyer desires to obtain a preliminary commitment for title insurance or title insurance to the land, then it shall be the responsibility of the buyer to obtain such commitment or insurance and to pay for the same. The City makes no representation as to the availability of title insurance and the unavailability of title insurance is not grounds for canceling the sale. The purchaser may incur legal costs for quiet title action to satisfy the requirements of title insurance companies in order to obtain title insurance.
4. PROPERTY TAXES - All property taxes that become due and payable after the notification of acceptance of the bid will be the responsibility of the purchaser.
5. POSSESSION OF PROPERTY - No purchaser shall take physical possession of any property until a deed has been executed and delivered to the purchaser. No activities should be conducted on the site other than a baseline environmental assessment for contamination investigation purposes.
6. CONDITIONS - The purchaser accepts the premises in its present "as is" condition, and releases the City of Olmsted Falls from all liability whatsoever arising from any condition of the premises, whether now known or subsequently discovered, including but not limited to all claims based on environmental contamination of the premises.
7. GOOD FAITH AND ESCROW FUNDS - The ten percent (10%) Good Faith and Escrow deposit of unsuccessful bidders shall be returned to the address on the bid. The Good Faith and Escrow deposit of the successful bidder shall become non-refundable upon acceptance of the bid by the City. Failure to close as indicated above shall result in forfeiture of the deposit.

PARCELS

Parcel No. 291-05-008:

This parcel is located at 25700 Bronson Avenue. The parcel is 8,350 square feet in area and has 50 feet of frontage on Bronson Avenue. The parcel is vacant and is currently zoned D-3 Single Family Dwelling District. The minimum acceptable bid for this parcel is \$19,000.00.



Parcel No. 291-23-004:

This parcel is located on the East side of Columbia Road. The parcel is 6,500 square feet in area and has 50 feet of frontage on Lincoln Boulevard. Lincoln is an undeveloped street. The parcel is vacant and is currently zoned D-3 Single Family Dwelling District. The minimum acceptable bid for this parcel is \$2,200.00.



Parcel No. 291-23-005:

This parcel is located on the East side of Columbia Road. The parcel is 6,500 square feet in area and has 50 feet of frontage on Lincoln Boulevard. Lincoln is an undeveloped street. The parcel is vacant and is currently zoned D-3 Single Family Dwelling District. The minimum acceptable bid for this parcel is \$2,200.00.

