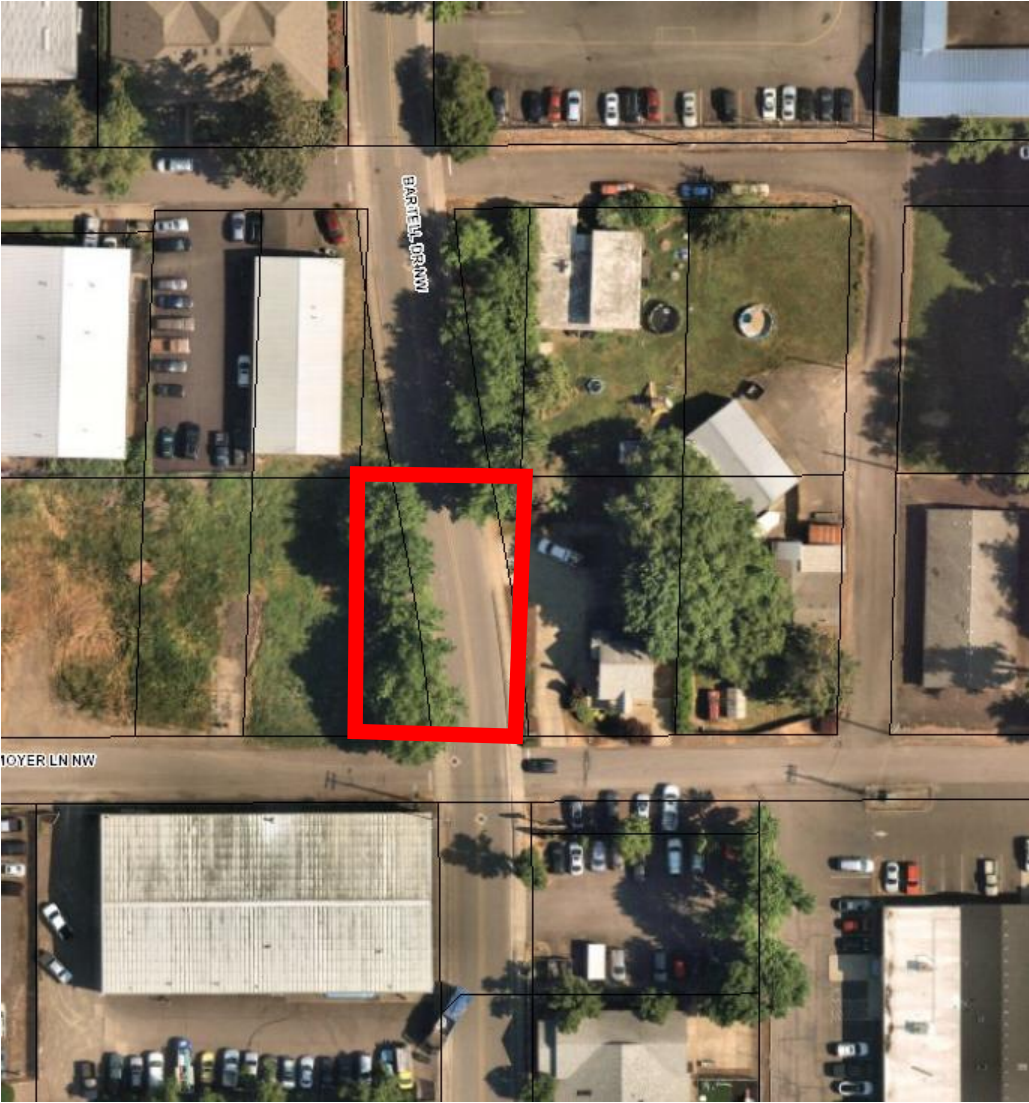
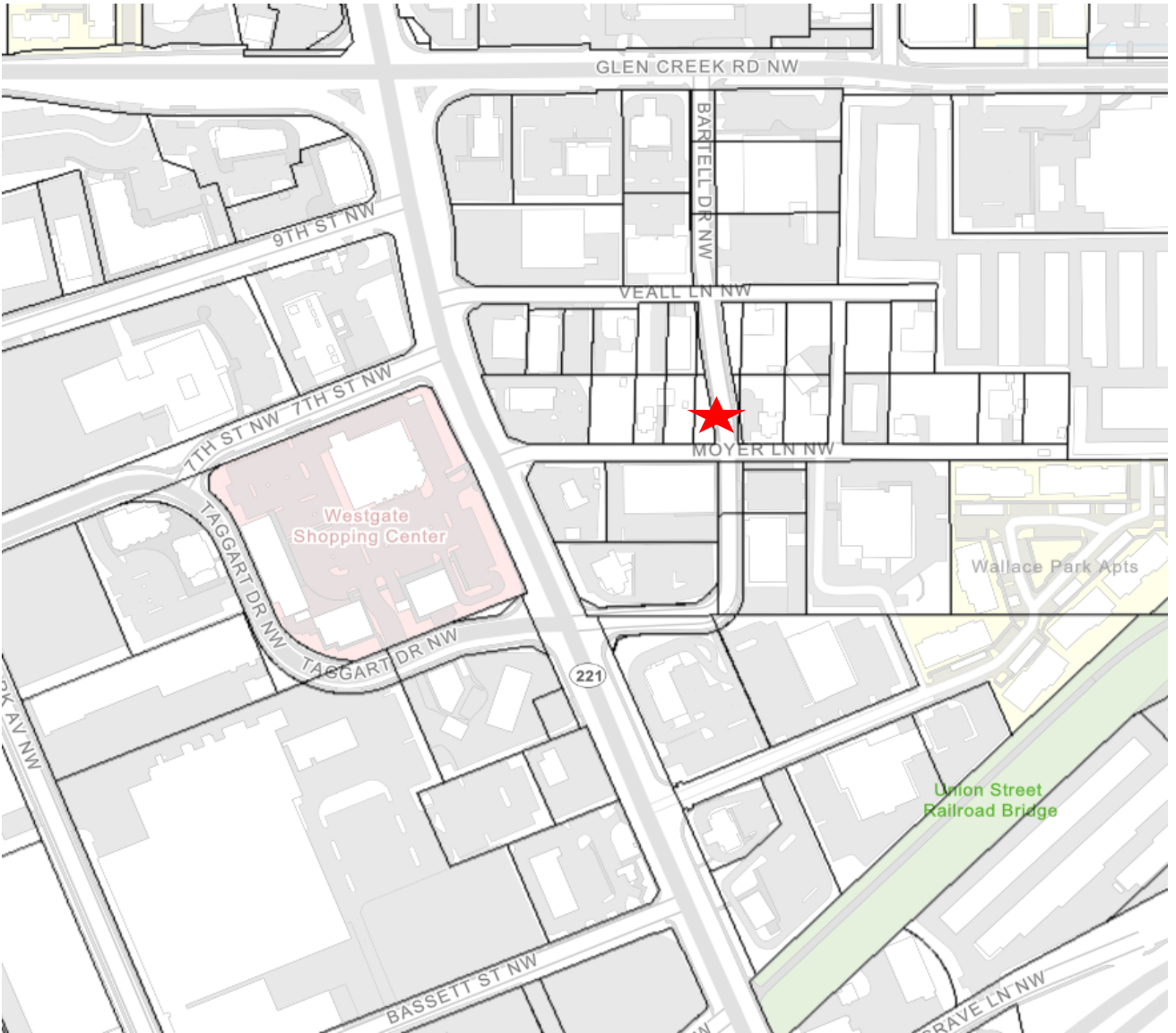


FOR SALE

Moyer Lane NW at Bartell Drive NW



LOCATION MAP



SITE MAP



Tax Lot 073W22CB00800

Acreege: 0.08

SALE TERMS

1. Minimum bid is \$30,000.
2. Buyer to complete all required land use actions at its own cost to partition parcel. Land use work shall include, but not be limited to, dedication of right of way of existing Moyer Lane NW and Bartell Drive NW, any additional right of way required to be dedicated, and dedication of NE corner of parcel as right of way.
3. The property may contain significant and/or protected trees as defined in the Salem Revised Code.
4. Winning bidder and Seller will enter into a formal Purchase and Sale Agreement detailing creation of final lot and required land use actions.

BID SUBMITTAL AND INTERIM SALES AGREEMENT

PUBLIC SALE: Tax Lot #073W22CB00800 (Mover Lane at Bartell Drive NW, Salem, Oregon)

MINIMUM ACCEPTABLE OFFER: \$30,000.00

AMOUNT OF OFFER: \$ _____
LESS DEPOSIT @ 10%: \$ (_____ .00)
= BALANCE DUE AT CLOSING: \$ _____

CONDITIONS OF SALE:

- § Subject to all City, State, and Federal requirements applicable to subject property.
- § Subject to special assessments, existing restrictions, reservations, and easements of record.
- § Subject to mutual agreement and City Council approval of Purchase and Sale Agreement.

The undersigned as proposer, hereinafter referred to as Purchaser agrees to the terms set forth in the Terms of Sale, which terms are incorporated herein by reference and made a part hereof and agrees to pay the City of Salem, an Oregon municipal corporation, herein referred to as "City" the sum indicated above as the Amount of Offer, for the parcel described below:

<insert Legal Desc.)

Accompanying the proposal is a good faith deposit in the form of a check payable to First American Title Company of Oregon, in the amount of \$ _____ (10% of bid). The property is to be purchased on a cash basis. Balance of purchase price, in the amount of \$ _____, to be deposited into escrow at First American Title Company of Oregon. Purchaser must be able to close escrow within 60 days of City's acceptance of bid.

The deposit shall be applied to the offer for the property on which the undersigned is the successful Purchaser. In the event Purchaser fails to pay the balance due in the time specified all rights of the Purchaser in said real property shall cease and all right, title, and interest in said real property shall continue to remain vested in the City, free of any claim or equity in the undersigned Purchaser or those claiming through the Purchaser, and the City shall retain all payments or deposits as liquidated damages for failure of Purchaser to complete the purchase or meet the conditions of the contract.

THIS AUCTION WILL REMAIN OPEN UNTIL 4:00 P.M. MARCH 1, 2025.

TERMS OF SALE

Good faith deposit of 10% of bid price is non-refundable once offer is accepted by the City. Balance to be paid at closing. It is understood that the Purchaser acquires no right, title, interest, or equity in or to said real property until full purchase price has been paid. Real property taxes shall be prorated to the date of sale closure. Purchaser accepts the land, improvements (if any) and all other aspects of premises in their present condition, without any representations or warranties. The City shall convey by Bargain and Sale Deed only such right, title, and interest in said real property as is now vested in City. The sale of this property may be subject to special assessments, existing covenants, conditions & restrictions, reservations, and easements of record. In the event sale is withdrawn by City after bid, all monies deposited shall be refunded without payment of interest.

NAME(S) TO BE PLACED ON DEED

(PRINT)

PURCHASER	DATE	PURCHASER	DATE
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Mailing address

Telephone number

The City reserves the right to reject any or all bids at any time prior to approval by City Council.



SEALED BID AUCTION FOR REAL PROPERTY

- ADDRESS:** N/A (intersection of Moyer Lane NW and Bartell Drive NW)
- TAX LOTS:** 073W22CB00800
- PLEASE NOTE:** Property sale and transfer will require substantial land use action(s) to create legal lot at Buyer's cost and responsibility.
- Property is being offered at below market price to account for cost of required land use action to create legal lot.

The City of Salem is offering the above-referenced property for sale via a sealed bid public auction. If you are interested in submitting an offer, please follow the guidelines below.

1. Complete the attached *Bid Submittal and Interim Sales Agreement* form, **minimum bid is \$30,000.**
2. Attach a check or money order in an amount equal to 10% of your bid.
3. Send the completed form and deposit to:
City of Salem
Urban Development Dept.
Attn: Clint Dameron
555 Liberty Street SE
Salem, OR 97301
4. All bids must be received in a sealed envelope no later than **4:00 p.m. March 1, 2024.**
5. All late or incomplete bids will be automatically rejected with no exceptions.
6. Bids will be opened on after 4:00 p.m. on March 1, 2024.
7. The bidder submitting the highest offer will be declared the winner.
8. The winning bidder will be notified and will enter into a Purchase and Sale Agreement with the City of Salem.
9. If the winning bidder is represented by a broker at the time of bid submittal, the broker will be paid a fee of 3.0% of the bid price.
10. All other bidders will be notified and have their deposits returned.
11. No agreement is final until approved by the City Council and executed by the City Manager.
12. Should the winning bidder fail to close on the property, an offer will be made to the next highest bidder.
13. Property tours can be scheduled at the number/email below.

If you have any questions or comments, please contact Clint Dameron at 503.540.2404 or CDameron@cityofsalem.net.