Instructions to bidders for the sale of real property located at 609 15th Avenue North, Nampa, ID 83687

You are hereby invited to submit a bid for the purchase the property located herein described as Parkview School.

- Parcel Number: R1215700000
- Size (ac) 1.55
- Size (SF) 66,518
- Imp (SF) 10,833
- Legal Description 23-3N-2W SW MARTHA KNIGHT REPLAT LTS 1-6 INC & ½ ADJ VAC ALLEY, LTS 10-12 INC & ½ ADJ VAC ALLEY T75487 T75566
- Physical Address 609 15th Avenue North, Nampa ID 83687

Conditions:

1. Sealed bids in the form of an Earnest Money Agreement will be received by Nampa School District until 2:00 p.m., Friday, February 28, 2020.
2. The bid opening will be at 2:00 p.m., Friday, February 28, 2020 at the Nampa School District Office at 619 S Canyon, Nampa, ID 83686.
3. All envelopes containing bids are to be clearly marked “BID FOR PURCHASE OF PARK VIEW SCHOOL PROPERTY” on the face of the envelope. The envelope itself is to be addressed as follows:

   Nampa School District
   Attention: Tammy Wallen
   District Office
   619 S Canyon St,
   Nampa, ID 83686

4. Bids received after the due date and time of opening shall not be opened and considered, and no Bidder may withdraw his/her bid after the hour set for the opening or before award of sale or sales unless said award or awards are delayed for a period of sixty (60) days.
5. The appraised value of the real property is $590,000, and a copy of that appraisal may be viewed at https://nampa.school/Park-View-School-Building.
6. Each bid shall be accompanied by a Certified Check or a Cashier’s Check as earnest money in the sum of 5% of the bid amount made payable to TitleOne Corporation.
7. All bids shall be opened immediately after the closing hour for said bids, as indicated in this notice.
8. Terms of Sale: Cash on closing, which shall be within ninety (90) days after the award, or most favorable terms acceptable to the Seller. If the bidder is unable to close within ninety (90) days, his earnest money will be forfeited and retained by the Seller, and the sale may be awarded to another bidder. Conveyance will be by warranty deed, and subject to existing liens, assessments, and easement of record.
9. Bids should state if buyer is represented by a licensed real estate agent and if buyer expects the Seller to compensate buyer’s agent.
10. All questions regarding this property should be directed to Tammy Wallen, Clerk of the Board, Nampa School District. The telephone number is (208) 468-4600.

11. If the buyer is represented by a real estate broker, please indicate what, if any commissions will be paid, which are the obligation of the seller.

12. Seller will be responsible for the following: Title Insurance Policy, a deed recording fee, one half of the escrow closing fee, and FIRPTA Affidavit. All taxes, assessments, and utilities shall be prorated as of closing. Buyer is responsible for all other costs associated with closing.

13. The Seller reserves the right to reject any and all bids or to waive any informality, or to accept the bid or bids deemed best for the Seller.

14. Representations and warranties of Seller: Buyer acknowledges and agrees that Buyer is acquiring property in an “As Is” condition and solely in reliance on Buyer’s own inspection; and that other than as set forth in this agreement, neither Seller nor any agents, representative or employees of Seller, has made any representations or warranties, express or implied, verbal or written, with respect to any aspect of the property including without limitation the physical and environmental condition of the property (and the subsurface conditions of the soil and water) or its fitness for any particular use.