



# Town of Dixfield, Maine

## TOWN OF DIXFIELD NOTICE OF TAX ACQUIRED AND TOWN OWNED PROPERTY SALE

The Selectmen of the Town of Dixfield are soliciting bids for the sale of the municipality's interest in six tax-acquired properties. Each bid must be in writing and in a sealed envelope marked "Tax Sale Bid" on the outside. Each bid may be for one property only; any person wishing to bid on multiple properties must submit a separate bid for each one. **All bids must be received at the Dixfield Municipal Building, Attention, Eugene R. Skibitsky, Town Manager, PO Box 808, 46 Main Street, Dixfield, Maine 04224 by March 22, 2010 at 4:00 p.m. when they will be publicly opened at the Selectmen's meeting.** Late bids will not be opened or considered.

The following is required for proper submission: a quotation in United States currency, the proposer's name, mailing address and daytime phone number, Notice and Acknowledgement form, a certified check, bank money order, or postal money order in an amount not less than twenty percent (20%) of the quotation price, shall be included as a deposit on the quoted price. The successful proposer will be notified via regular first class mail. The Selectmen shall, as a credit to payment, retain the submitted quotation price deposit of the successful party, and shall return all other submitted deposits. The Selectmen shall retain the right to reject any and all quotations submitted, to waive any formality in any proposal which, in its sole discretion, appears to best serve the interests of the municipality and the residents and property owners in proximity of the property.

The Selectmen shall require payment in full, from any successful proposer within thirty (30) days of acceptance of the quotation. The proposer is required to sign a Notice and Acknowledgement form that must be included in the sealed bid envelope (in the case of multiple bids, only one Notice and Acknowledgement form is required). Should the successful proposer fail to complete the purchase, that proposer's deposit shall be forfeited to the municipality, which will also retain title to the proffered property. The Selectmen may, at their discretion, then accept the next highest acceptable proposal. The Selectmen shall issue only a Municipal Quit Claim Deed without Covenant to convey title to the tax acquired property. All property is being sold "as is-where is".

The property for sale is described on the Town's tax maps:

<u>Parcel Description</u>	<u>Partial Description</u>		
Map 015 Lot 44	7 Ellis Street	No Land	Mobile Home
Map 009 Lot 28A	1590 Main Street	0.51 Acres	Land & Mobile Home
Map 009 Lot 11 A	118 Norton Road	1.0 Acres	Land & Mobile Home
Map 022 Lot 20	Church Street, E. Dixfield	0.09 Acres	Land
Map 022 Lot 7	938 US Route 2 West	0.04 Acres	Land

The tax maps, Notice and Acknowledgement form and other public information concerning the properties is available at the Town Office during regular business hours, 8:00 a.m. to 4:00 p.m.; Monday through Friday or by calling (207) 562-8151.