

**NOTICE TO BIDDERS OF**  
**MUNICIPAL DISPOSAL OF REAL PROPERTY**  
**FOR THE CITY OF DELPHI, INDIANA**

NOTICE IS HEREBY GIVEN that the City of Delphi, Indiana will receive bids for the disposal of real property located at N US Hwy 421, Delphi, IN 46923, Parcel ID Nos. 08-06-30-046-014.000-007 and 08-06-30-046-019.000-007, all situated in Deer Creek Township, Section 30, Township 25 North, Range 2 West. The real property is zoned Urban 1 and is located in a Residential TIF allocation area.

Bids will be accepted at the City of Delphi City Hall, 201 S Union St, Delphi, IN 46923, beginning June 29, 2022, and the sale will continue from day to day until Friday July 15, 2022 at 4:30 PM, or until the disposing agent accepts a bid.

All bidding shall be in accordance with the bid documents prepared by Harmon Robeson Law, LLP, which can be obtained from the City of Delphi's website at [www.cityofdelphi.org/business/sale-of-property](http://www.cityofdelphi.org/business/sale-of-property), or from Delphi City Hall at 201 S Union St, Delphi, IN 46923 during regular business hours.

The minimum bid amount is \$160,000.00. The real property may not be sold to a person who is ineligible under Indiana Code 36-1-11-16. A bid submitted by a trust must identify each beneficiary of the trust and settlor empowered to revoke or modify the trust. All bids are open to public inspection. A bidder may raise the bidder's bid with such raise taking effect after written notification is delivered to other bidders. A bidder is permitted to specify conditions prerequisite to the bidder purchasing the Real Estate (such as required zoning or soil drainage conditions).

Bidders will be required to file, with their bids, a certified check made payable to the City of Delphi, Indiana or a Bid Bond for an amount not less than five percent (5%) of their maximum bid or bids. Should a successful bidder withdraw their bid, fail to make required statutory disclosures, or fail to execute a satisfactory purchase agreement, the City of Delphi may then declare the bid deposit or bid bond to be forfeited as liquidated damages.

The real property will be sold to the highest and best qualified bidder complying with the conditions for bidding, provided the bid is reasonable and it is to the best interest of the City of Delphi, Indiana, to accept it. The City of Delphi, Indiana, reserves the right to reject all bids pursuant to Indiana Code 36-1-11.

Bids not reaching said City Hall by 4:30 PM on July 15, 2022 will be summarily rejected and returned to the bidder.

Dated this 6th day of June, 2022.

CITY OF DELPHI, INDIANA  
ANITA WERLING, MAYOR / DISPOSING AGENT

## **Bidder Requirements**

This document describes the requirements for those wishing to submit a bid for the real property being sold by the City of Delphi, Indiana. If a prospective bidder does not meet the requirements for those wishing to submit bids, then that prospective bidder's bid will be rejected and returned.

**I. Description of Real Property.** The real property being sold by the City of Delphi, Indiana, is briefly described as follows:

<u>Address:</u>	N US Hwy 421, Delphi, IN 46923
<u>Acres:</u>	12.089 + .689
<u>Parcel ID(s):</u>	08-06-30-046-014.000-007 08-06-30-046-019.000-007
<u>T/S/R/:</u>	Deer Creek Township Section 30, Township 25 North, Range 2 West

**II. Bidder Requirements.**

- Bids shall be submitted to the Delphi City Building, either in person or via Certified United States Mail with return receipt requested, or other method of delivery requiring a signature upon receipt (e.g., FedEx or UPS) at 201 S Union St, Delphi, IN 46923.
- Bids should be delivered in envelopes that prominently state "BID ENCLOSED."
- Bids must be accompanied by a certified check made payable to the City of Delphi, Indiana, or a bid bond for an amount not less than five percent (5%) of the maximum bid or bids. Should a successful bidder withdraw their bid after selection, fail to make required statutory disclosures, or fail to execute a satisfactory purchase agreement, the City of Delphi may then declare the bid deposit or bid bond forfeit as liquidated damages.
- Bids should be submitted on the provided "Bid Submission Form."
- Bidders must not be deemed ineligible under I.C. 36-1-11-16.

**III. Required Disclosures.**

- If a bidder is a trust (as defined in I.C. 30-4-1-1(a)), such bidder must disclose the name of each beneficiary of the trust and each settlor empowered to revoke or modify the trust.
- All bidders must attest that such bidders are not deemed ineligible under I.C. 36-1-11-16.

## Bid Submission Form

All bidders wishing to submit bids for the N US Hwy 421 property owned by the City of Delphi shall submit with their bid using this form.

**Bidder Name:** \_\_\_\_\_

**Contact Person:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Telephone Number:** \_\_\_\_\_

**Bid Amount:** \_\_\_\_\_

**\* Alternate Bid Amount 1:** \_\_\_\_\_

**\* Alternate Bid Amount 2:** \_\_\_\_\_

**\*\* Bid Deposit Amount:** \_\_\_\_\_

*\* Alternate bid amounts are not required, but should be included in ascending order of value if the bidder wishes to have higher alternate bids in the event that the first bid is outbid.*

*\*\* The bid deposit amount must be no less than five percent (5%) of the highest bid submitted, and shall be in the form of a certified check made payable to the City of Delphi, Indiana, or a Bid Bond.*

If the bidder is a trust as defined by I.C. 30-4-1-1(a) include the name of each beneficiary of the trust and the name of each settlor empowered to revoke or modify the trust in the space provided below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ I affirm that the Bidder is not deemed ineligible under I.C. 36-1-11-16.  
*Initial*

***I, the undersigned, affirm that the foregoing information is true and correct to the best of my knowledge and belief, and agree to be bound by the Bidder Requirements and any other terms and conditions of this auction that the City of Delphi may promulgate from time to time.***

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

### Legal Description

Parcel ID Nos.: 08-06-30-046-014.000-007; 08-06-30-046-019.000-007

A part of Section 30, Township 25 North, Range 2 West, Carroll County, Indiana, being a portion of the land described in the Instrument Number 200200005276 (all referenced documents are recorded in the Office of the Recorder of Carroll County, Indiana) and being that part of the grantors' land more particularly described as follows: Commencing at a plastic capped rebar stamped "BF&S FIRM #0056" (hereinafter referred to as a BF&S capped rebar) at the southeast corner of Lot 12 of Block 42 of Grimes First Addition to the Town (now the City) of Delphi, recorded in Plat Cabinet A, Slide 2; thence North 26 degrees 34 minutes 26 seconds West 132.33 feet along an extension of the east line of said Lot 12 to a BF&S capped rebar on the north line of the 12 foot alley platted on the north side of said Block 42 and the point of beginning of this description; thence South 63 degrees 25 minutes 34 seconds West 104.41 feet along said north line to a BF&S capped rebar; thence North 47 degrees 51 minutes 32 seconds West 80.81 feet; thence South 42 degrees 08 minutes 28 seconds West 25.00 feet to a BF&S capped rebar; thence North 47 degrees 51 minutes 32 seconds West 100.00 feet to a BF&S capped rebar; thence South 42 degrees 08 minutes 28 seconds West 45.00 feet to a BF&S capped rebar; thence North 84 degrees 06 minutes 45 seconds West 93.01 feet to a BF&S capped rebar; thence South 42 degrees 08 minutes 28 seconds West 30.00 feet to a BF&S capped rebar on the northeast Right-of-Way of US Highway 421; thence North 47 degrees 51 minutes 32 seconds West 251.26 feet along said northwest Right-of-Way to a Mag Spike at the southeast corner of the City of Delphi property as described in Deed Record 164, Pages 1158-1162; thence along the east line of said City of Delphi property the following four calls: (1) North 06 degrees 46 minutes 17 seconds East 259.79 feet to a BF&S capped rebar; (2) thence North 46 degrees 16 minutes 31 seconds East 173.90 feet to a BF&S capped rebar; (3) thence North 66 degrees 46 minutes 57 seconds East 323.65 feet to a BF&S capped rebar; (4) thence North 23 degrees 54 minutes 39 seconds East 285.55 feet to a BF&S capped rebar on the south line of the U.S. Aggregates, Inc. property as described in Deed Record 165, Pages 309-311; thence along said southern line the following three calls: (1) South 65 degrees 01 minutes 15 seconds East 271.24 feet to a BF&S capped rebar; (2) thence easterly, along a spiral curve concave to the north with a radius of 1462.165 feet, a delta angle of 53 degrees 37 minutes 00 seconds and a spiral length 150.00 feet (centerline) and a chord bearing South 66 degrees 00 minutes 39 seconds East 151.55 feet; (3) thence easterly 72.65 feet along an arc to the left having a radius of 1462.17 feet and subtended by a long chord having a bearing of South 69 degrees 24 minutes 50 seconds East and a length of 72.64 feet to a BF&S capped rebar at the northwest corner of the Gary L. & Faye Underhill property as described in Deed Record 156, Pages 1827-1829; thence South 02 degrees 48 minutes 33 seconds East 243.50 feet along the western line of said property to a BF&S capped rebar on the north line of Hamstra Builders, Inc. property as described in Instrument Number 200200006028; thence South 63 degrees 25 minutes 34 seconds West 227.664 feet along said north line to a BF&S capped rebar at the northwest corner of said Hamstra; thence continuing South 63 degrees 25 minutes 34 seconds West 408.00 feet to a BF&S capped rebar; thence South 26 degrees 34 minutes 26 seconds East 241.67 feet to the point of beginning, containing 12.089 acres, more or less. As described on the Plat of Survey recorded as Instrument Number 2015000654.