**REQUEST FOR BID AND**

**NOTICE OF SALE OF REAL PROPERTY**

Sale of Real Property –

Barry County Jail Property

**BID DUE DATE: Thursday, May 29, 2025, AT 10:00 A.M. (CST)**

**BID OPENING DATE: Thursday, May 29. 2025 AT 10:00 A.M. (CST)**

**Location:** Barry County Clerk, 200 Main, Ste. 2, Cassville, MO 65625

|  |  |  |  |
| --- | --- | --- | --- |
| **Address of Property:** | 505 East Street, Cassville, MO |  |  |
| **Parcel ID:** | 18-9.0-29-004-002-0003.000 |  |  |
|  |  |  |  |

Sealed bids will be received by Barry County, Missouri until the time and date cited above. Only bids received by the correct time and date will be recorded.

**Bids can only be sent in by US Mail, UPS, FED EX or other compatible delivery service, or hand delivered to the Barry County Clerk’s office. All bids should be sent to 700 Main, Ste. 2, Cassville, MO 65625 by bid due date and time. Bids not received by bid due date and time will not be considered.** Barry County is not responsible for the U.S. Mail or private couriers regarding mail being delivered by the specified time so that a bid can be considered.

Bids must be submitted in an envelope referencing “Barry County Jail Property” with the bidder’s name and address clearly indicated on the envelope. All bids must be complete and submitted by the time and date cited above. Bidders are strongly encouraged to carefully read the entire sale bid.

March 24, 2025

Issue Date

**BARRY COUNTY, MISSOURI**

**SALE TERMS AND CONDITIONS**

* 1. **INTRODUCTION/DESCRIPTION OF PROJECT:**

Barry County is soliciting sealed bids for the sale of the parcels of County owned property identified in Section 3.0, PROPERTY LISTING. The County will award and sell the property on an individual basis to qualified individuals or firms with the most favorable bid for each property.

The County will convey the property described herein to the successful bidder by “Special Warranty Deed” or “Quit Claim Deed.” The County reserves the right to place any necessary covenants on the property as necessary, based on the proposed usage described on the bidders Proposal Form.

# BACKGROUND:

The property is located at 505 East Street in Cassville. The property was used as the County jail for a number of years. The County has established a minimum asking price for the property.

# SITE CONDITIONS:

The zoning of the property is C-2. An official land survey has not been completed by the County at this time. The successful bidder shall be responsible for obtaining any required land survey including any easements, such as for utilities, as needed.

# ENVIRONMENTAL ISSUES:

There are no known environmental issues at the site. The property is being sold as is.

# CONSTRUCTION READINESS:

The County has not prepared any analysis of the site in terms of construction suitability. Construction readiness issues would be the responsibility of the successful bidder. This would include issues such as condition of the existing building, compaction of material, grading requirements, etc.

# GENERAL REQUIREMENTS:

* + 1. Those submitting bids shall meet all requirements of County to be considered "eligible bidders" -- i.e., they cannot have defaulted or be in default on a present or past obligation to the County.
    2. The bidder cannot currently be in violation of any local ordinances, rules, or regulations.
    3. **Inspection:** Before submitting a bid, bidders shall visit the property site(s) to fully inform themselves as to all existing conditions and limitations. Any bidder that fails to inspect, or inadequately inspects the property, forfeits any claims against the county.
    4. **Award:** Any award made hereunder shall be by a written document issued by the County. Verbal awards are prohibited. However, the County bid may discuss the bid results upon request. The County, at its sole option, may delay any decision to award or cancel the bid for up to ninety (90) days following the bid opening date; and further, reserves the right to reject any or all bids and unless otherwise specified by the bidder, to accept any item in the bid.
    5. **Approval Requirements:** Sale of this property is contingent upon approval by the County Commission.
    6. **Payment:** Payment shall be made at the time of closing or transfer of title. Closing or transfer of title will be scheduled by the County. Payment shall be made by cashiers’ check payable to the Treasurer of Barry County, Missouri, MO unless otherwise specified by a title-insurance company.
    7. **Time Limit:** The successful bidder shall complete property transactions within ninety (90) calendar days from date of acceptance of the sale.
    8. **Irrevocable Bid:** The bidder agrees that all bids made are irrevocable for a period of ninety (90) calendar days from the date bids are opened and agrees to such as a condition of bidding.
    9. **Failure to Pay:** In the event the bidder fails to make payment within the time specified herein, the County may sell to another buyer and the bidder shall be liable to the County for the amount of loss caused by such failure to pay for the property.
    10. **Title Work:** The bidder is responsible for securing title search, title commitment, and/or title insurance at their own expense and discretion.

# BID SUBMISSION REQUIREMENTS:

* + 1. Sealed bids with one (1) original shall be received at the office of County Clerk no later than Thursday, May 29, 2025, at 10:00 a.m..Bids will not be accepted after this time. Bids shall be addressed as follows:

**For Mail or Private Carrier delivery send to:**

Barry County Clerk

700 Main Street

Suite 2

Cassville, MO 65625

**Submitted envelopes should be marked:** “**BID – COUNTY JAIL PROPERTY**”

* + 1. **Addendum:** If it becomes necessary to revise or amend any part of this sale bid, the addendum will be posted on the County Clerk’s website. It is the responsibly of the bidder to check the County Clerk’s website for any addenda prior to submitting their offer: https://www.barrycoclerk.com
    2. **Questions Regarding Specifications or Bidding Process:** To ensure fair consideration for all bidders, the County prohibits communication to or with any department, board, or employee during the submission process, except as provided herein. Additionally, the County prohibits communications initiated by a bidder to the County official(s) or employee(s) evaluating or considering the bids prior to the time an award decision is made. Any communication between the bidder and the County will be initiated by the appropriate County official(s) or employee(s) in order to obtain information or clarification needed to develop a proper, accurate evaluation of the bid. Such communications initiated by a bidder may be grounds for disqualifying said bidder from consideration for award of the bid and/or any future bid(s).
       1. Any questions relative to interpretation of specifications or the bid process shall be addressed to the County Commission in writing. Inquiries must be posed ten (10) days prior to bid opening to be considered. Any interpretation made to prospective bidders will be expressed in the form of an

Addendum to the sale bid which, if issued, will be conveyed in writing to all prospective bidders not later than five (5) days prior to the date set for receipt of bids.

* + - 1. It will be the responsibility of the bidder to contact the County Clerk prior to submitting a bid to ascertain if any addenda have been issued, to obtain all such addenda, and to return an executed addendum with the bid.

**Direct inquiries to the County Clerk or County Commission**

* + 1. **Earnest Money:** All bids shall include a price to be paid to the County for the land and must include earnest money, in the form of a cashier’s check or money order made out to Barry County, MO in the amount of five percent (5%) of the purchase price or one thousand dollars ($1,000.00) whichever is greater.
    2. **Default:** If the bidder defaults on agreement with the County, the bidder shall forfeit earnest money to cover administrative costs of re-bidding the project.
    3. **Late Bids:** Bids received by the County after the time specified for receipt will not be considered. The bidder shall assume full responsibility for timely delivery of the bids to the location designated for receipt of bids. The County is not responsible for the U.S. Mail or private couriers in regard to mail being delivered by the specified time so that a bid can be considered.
    4. **Completeness:** All information required by the bid must be supplied to constitute a legitimate bid. Required documents include:
       1. Form 4.0 PROPOSAL FOR PURCHASE. Proposal form for each property being bid.
       2. Earnest money for each property being bid.
    5. Costs for developing bids in response to this sale bid are entirely the obligation of the bidder(s) and shall not be chargeable in any manner to the County.
    6. The County reserves the right to conduct personal interviews with any or all bidders prior to selection. The County will not be liable for any costs incurred by the bidder in connection with such interview (including travel, accommodations, etc.).
    7. The County reserves the right to waive minor irregularities in the procedures.
    8. All materials submitted as a response to this sale bid shall become the property of the County.
    9. The County reserves the right to use any and all information presented in any response to the sale bid. Acceptance or rejection of the bid does not affect this right.

# 2.0 EVALUATION

**EVALUATION CRITERIA**: Award consideration will be based on:

**Price:** The highest bid for the property identified in the Proposal for Purchase, will be considered in evaluating this Bid.

**Proposed Use of Property:** Consideration will be given to the proposed use of the property as outlined in the Proposal for Purchase.

**Example of Similar types of projects:** Consideration will be given to the experience, performance records, and abilities of the bidder to demonstrate that they have been involved in similar projects to the one proposed for the property being bid on (please provide one (1) example).

**SCORING RANGES**

|  |  |  |
| --- | --- | --- |
|  | 50 Point Item | 25 Point Item |
| Acceptable | 29-50 | 17-25 |
| Marginal | 16-28 | 8-16 |
| Unacceptable | 0-15 | 0-7 |

|  |  |  |  |
| --- | --- | --- | --- |
|  |  | Max. Pts | Score |
| 1. | **Price:** The highest bid for the property identified in the Proposal for Purchase will be  considered in evaluating this bid. | **50** |  |
| 2. | **Proposed Use of Property:** Consideration will be given to the proposed use of the property as  outlined in the Proposal for Purchase | **25** |  |
| 3. | **Example of Similar types of projects:** Consideration will be given to the experience, performance records, and abilities of the bidder to demonstrate that they have been involved in similar projects to the one proposed for the property being bid on (please provide one (1) example). | **25** |  |
|  | | Total  (100) |  |

# 3.0 PROPERTY LISTING

The County is seeking bids for the purchase of this piece of property:

**505 East St., Cassville, MO**

**Zoned: C-2**

**Parcel Number: 18-9.0-29-004-002-0003.000**

**Legal Description:**

**Asking Price: $109,000**

**Notes:**

* **The County makes no representations regarding zoning changes, land use approvals, or development potential.**
* **Any rezoning applications or land assemblage must be pursued by the buyer.**

**NOTE:** All information provided herein is for informational purposes. The bidder must execute due diligence to verify information prior to submitting a bid.

# 4.0 PROPOSAL FOR PURCHASE

The undersigned being fully familiar with the property and terms of sale for the County property, commonly referred to as 505 East St., Cassville, Missouri accepts the property in “as is” condition and proposes the following:

Bid Amount: Dollars ($ ) Special conditions (if any)

Proposed use of the property (25 Points)

Example of Similar type of Project (25 Points) Provide 1 Example

It is understood that the County intends to accept the proposal that it finds will be in the best public interest on the basis of price. The County reserves the right to waive informalities and to reject any and all bids.

Submitted By:

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

(name/company name)

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(signature of bidder) (printed or typed name)

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

(street address) (telephone)

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

(city, state, zip) (fax)

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

(date) (e-mail)