

Invitation to Bid
Formal Bid No. 1613
PRIME REAL ESTATE FOR SALE
I-40 FREEWAY EXIT 22 PROPERTY
GALLUP, NEW MEXICO

The City of Gallup, New Mexico is selling 2.5 acres of land at the southwest corner of the Miyamura Bridge (Exit 22) and Montoya Blvd. This property is at a very active interchange of Interstate 40 and has restricted access. This property was part of the Federal Highway Administration Interstate 40 project and the City of Gallup must obtain a minimum bid of \$381,000 for the property.

The property will be sold, as is, for cash to highest bidder. The amount of the highest bid accepted, will need to be escrowed with Gallup Title Company within 10 days of the acceptance of the bid. If the full amount of the bid is not escrowed with Gallup Title Company within 10 days, the City of Gallup will move to the second place bidder.

The City of Gallup will receive sealed bids on the property until the hour of 2:00 p.m. (local time), **July 13, 2016** at the office of the Purchasing Division at City Hall, 110 W. Aztec Avenue, Gallup, NM. Bids will be opened read aloud at that time. No bids will be received or considered if received after the time stated above. Bid information may also be accessed at www.gallupnm.gov/bids.

The highest bid will be accepted pending approval of an ordinance selling the property by the city council of the City of Gallup, pursuant to State law and City Ordinances. In addition, a deed from the New Mexico Department of Transportation of its reverter clause will need to be obtained prior to closing. The NMDOT has already approved the appraisal of the property to be sold for a minimum of **\$381,000**. The City estimates it will take 30-45 days to complete the sale from acceptance of the bid.

For questions, please contact the George Kozeliski, City Attorney, City of Gallup, New Mexico Phone: 505-863-1270, email: attorney@gallupnm.gov

SPECIFICATIONS OF PROPERTY

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD:

Lot Two (2) of

Miyamura Subdivision to the City of Gallup,
as the same is shown and designated the Final Plat of said Subdivision
filed in the Office of the County Clerk of McKinley County, New Mexico
on March 17, 2016, as Reception #375376

CONDITION OF PROPERTY: The property is offered “as is” without
representation, warranty or guarantee as to condition, or that the same is in
condition or fit to be used for the purpose for which intended.

*******INVESTIGATE BEFORE YOU BUY*******

RESEARCH the property before bidding. The burden is on the purchaser to
thoroughly research before the sale any matters relevant to his or her decision to
purchase.

INSPECT the property before bidding. The City of Gallup does not make any
representation regarding the condition of the property other than to state it is
unimproved real estate with certain public utility easement (PDE) on the property
nor assume any responsibility for conformance to codes, permits or zoning
ordinances.

**Do not bid unless an investigation has been made as to the location,
desirability, and usefulness of the property!!**

TERMS OF SALE

The City of Gallup is interested in soliciting sealed bids for property located at the southwest corner of the Miyamura Bridge (Exit 22) and Montoya Blvd. Gallup NM, as described in Property Specifications, page 2.

BID AWARD: The property will be sold, as is, for cash to highest bidder. The amount of the highest bid accepted, will need to be escrowed with Gallup Title Company within 10 days of the acceptance of the bid. If the full amount of the bid is not escrowed with Gallup Title Company within 10 days, the City of Gallup will move to the next apparent highest bidder. The City of Gallup reserves the right to determine acceptance and award of bids that is deemed to be most advantageous to the City. All bids are final. In case of equal sealed bid offers, award will be made based on a coin flip.

METHOD OF PAYMENT: Payment must be in the form of cash, certified check, cashier's check, or wire transfer, all U.S. Funds. The bidder must absorb any costs associated with the method of payment. The bid price is payable within ten (10) calendar days of the notification of acceptance. Failure to pay the bid price within ten (10) calendar days will result in rejection of the bid submittal. The City Attorney will then award the bid to the next apparent highest bidder.

REJECTION OF BID: The City of Gallup reserves the right, for any reason whatsoever, to refuse or reject any or all bids, to withdraw this item from the sale without prior notice, to cancel any or all sales at any time without notice. All sales are subject to approval by City Council.

ALL WRITINGS CONTAINED HEREIN: This Sealed Bid contains all the terms and conditions agreed upon by the Parties. No other understandings, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind any of the Parties hereto.

BID PROPOSAL RESPONSE PAGE

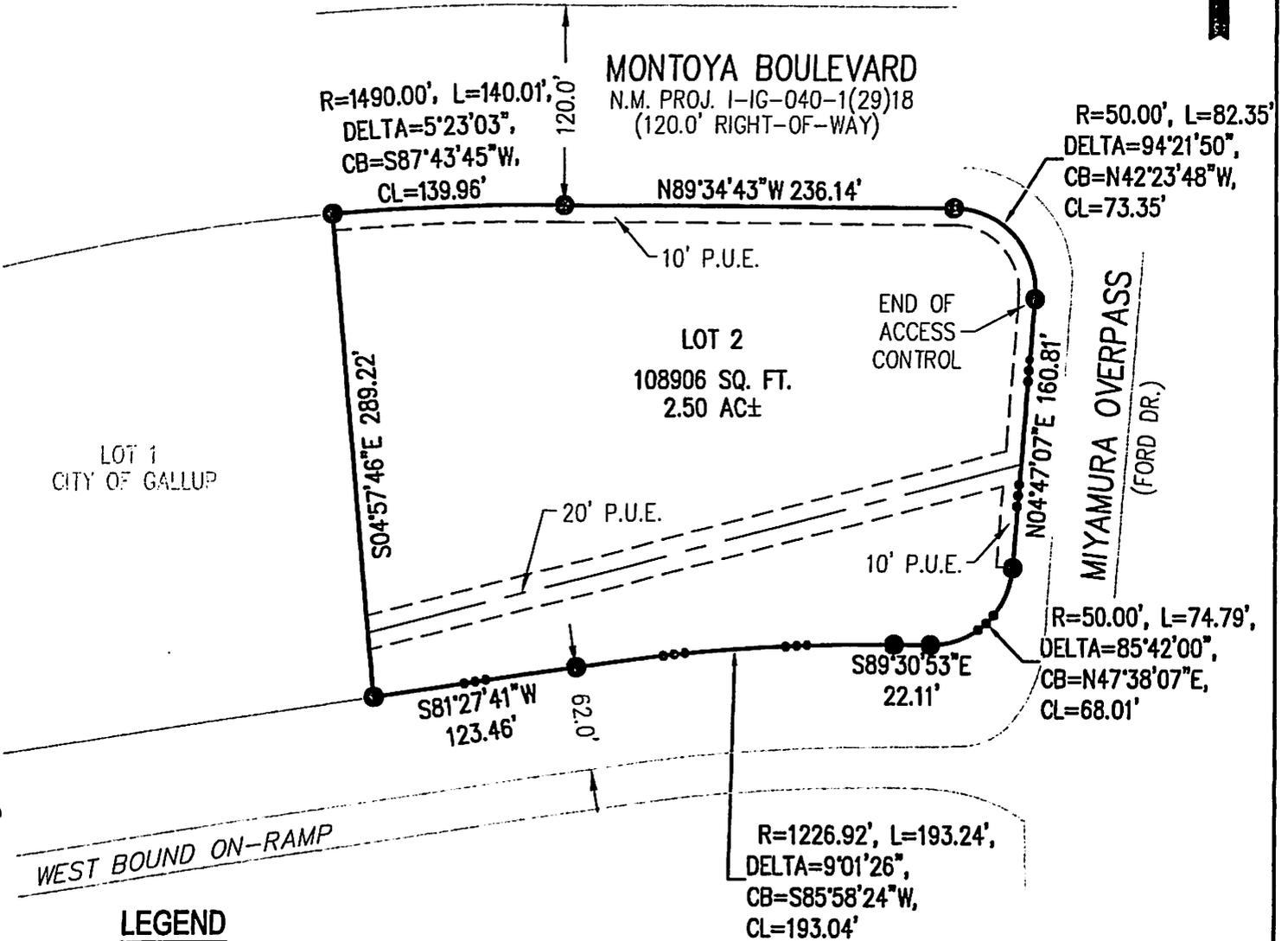
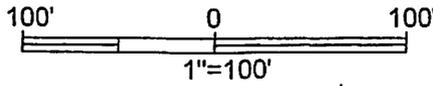
Bidder may bid only once. The City of Gallup reserves the right to reject any or all bids. Payment of Sales Tax and all other fees, if any, is the responsibility of the purchaser. Please complete this form and return with you sealed bid.

Printed Name:		
Company:		
Phone:		
Fax:		
Email:		
Signature:		Date:

I wish to place the following bid: \$ _____
*minimum \$381,000.00

LOT 2 OF MIYAMURA SUBDIVISION GALLUP, MCKINLEY COUNTY, NEW MEXICO.

AS THE SAME IS SHOWN ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE CLERK OF MCKINLEY COUNTY, NEW MEXICO
AS DOC# 375376 ON MARCH 16, 2016 IN PLAT CABINET "R", FOLIO No. 35.



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ATTACHMENT A

Prepared by:
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