

NOTICE TO BIDDERS
SALE OF REAL ESTATE

NOTICE IS HEREBY GIVEN that the City of Huntingburg, Indiana, will accept written offers at the Office of Clerk-Treasurer, 508 E. Fourth Street, Huntingburg, Indiana 47542, beginning at 8:00 A.M. on the 8th day of February, 2022, and continuing from day to day thereafter until 4:00 o'clock P.M. on the 18th day of February, 2022, for the purchase of the following described real estate, situated in the City of Huntingburg, Dubois County, Indiana:

Part of Tax Parcel No. 19-11-33-300-049.000-020:

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST, DUBOIS COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIPE FOUND AT THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST; THENCE NORTH 2394.5 FEET (DEED) AND BEING NORTH 00 DEGREES 01 MINUTES 43 SECONDS EAST 2401.57 FEET TO A 1-1/2" IRON PIPE FOUND: THENCE NORTH 89 DEGREES 55 MINUTES 04 SECONDS WEST 514.10 (DEED) AND BEING 515.97 FEET (MEASURED) TO AN 5/8" IRON PIN FOUND AND BEING THE TRUE PLACE OF BEGINNING OF THIS DESCRIPTION: THENCE SOUTH 01 DEGREES 14 MINUTES 10 SECONDS WEST 127.00 FEET (DEED) AND BEING 127.06 FEET (MEASURED) TO A RIGHT OF WAY MARKER LOCATED ALONG THE EASTERLY RIGHT OF WAY LINE OF WEST THIRD STREET; THENCE ALONG SAID RIGHT OF WAY LINE AND BEARING NORTH 22 DEGREES 33 MINUTES 14 SECONDS WEST 338.37 FEET TO THE EXISTING INTERSECTING RIGHT OF WAY LINE OF WEST THIRD STREET AND STATE ROAD 64; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD 64 AND BEARING NORTH 89 DEGREES 34 MINUTES 10 SECONDS EAST 648.80 FEET TO A 5/8" x24" IRON PIN WITH YELLOW PLASTIC CAP SET THIS SURVEY WITH THE MARKINGS "BSI-0069", HEREIN AFTER REFERRED TO AS AN IRON PIN SET AT THE SOUTH RIGHT OF WAY LINE OF SAID STATE ROAD 64 AND HALF SECTION LINE; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 40.13 FEET: THENCE NORTH 89 DEGREES 55 MINUTES 04 SECONDS WEST 514.10 (DEED) AND BEING 515.97 FEET (MEASURED) TO A 5/8" IRON PIN FOUND; THENCE SOUTH 01 DEGREES 14 MINUTES 10 SECONDS WEST 144.86 FFET TO THE TRUE PLACE OF BEGINNING AND CONTAINING 0.97 ACRES MORE OR LESS.

EXCEPTING THEREFROM A 0.03 ACRE PARCEL OF LAND LOCATED AT THE EXISTING INTERSECTION OF STATE ROAD 64 AND WEST THIRD STREET AND BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIPE FOUND AT THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST; THENCE NORTH 2394.5 FEET (DEED) AND BEING NORTH 00 DEGREES 01 MINUTES 43 SECONDS EAST 2401.57 FEET TO A 1-1/2" IRON PIPE FOUND: THENCE NORTH 89 DEGREES 55 MINUTES 04 SECONDS WEST 514.10 (DEED) AND BEING 515.97 FEET (MEASURED) TO AN 5/8" IRON PIN FOUND: THENCE SOUTH 01 DEGREES 14 MINUTES 10 SECONDS WEST 127.00 FEET (DEED) AND BEING 127.06 FEET (MEASURED) TO A RIGHT OF WAY MARKER LOCATED ALONG THE EASTERLY RIGHT OF WAY LINE OF WEST THIRD STREET; THENCE ALONG SAID RIGHT OF WAY LINE AND BEARING NORTH 22 DEGREES 33 MINUTES 14 SECONDS WEST 338.37 FEET TO AN IRON PIN SET AT THE EXISTING INTERSECTING RIGHT OF WAY LINE OF WEST THIRD STREET AND STATE ROAD 64 AND BEING THE TRUE PLACE OF BEGINNING OF THIS EXCEPTION; THENCE NORTH 89 DEGREES 34 MINUTES 10 SECONDS EAST 70.82 FEET TO AN IRON PIN SET; THENCE SOUTH 55 DEGREES 42 MINUTES 07 SECONDS WEST 67.01 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF WEST SIXTH STREET; THENCE ALONG SAID RIGHT OF WAY NORTH 22 DEGREES 33 MINUTES 14 SECONDS WEST 40.31 TO THE TRUE PLACE OF BEGINNING AND CONTAINING 0.03 ACRES.

ALSO EXCEPTING THEREFROM A 0.08 ACRE PARCEL OF LAND LOCATED ALONG THE EAST RIGHT OF WAY LINE OF WEST THIRD STREET AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE FOUND AT THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST; THENCE NORTH 2394.5 FEET (DEED) AND BEING NORTH 00 DEGREES 01 MINUTES 43 SECONDS EAST 2401.57 FEET TO A 1-1/2" IRON PIPE FOUND; THENCE NORTH 89 DEGREES 55 MINUTES 04 SECONDS WEST 514.10 (DEED) AND BEING 515.97 FEET (MEASURED) TO AN 5/8" IRON PIN FOUND AND BEING THE TRUE PLACE OF BEGINNING OF THIS EXCEPTION; THENCE SOUTH 01 DEGREES 14 MINUTES 10 SECONDS WEST 127.00 FEET (DEED) AND BEING 127.06 FEET (MEASURED) TO A RIGHT OF WAY MARKER LOCATED ALONG THE EASTERLY RIGHT OF WAY LINE OF WEST THIRD STREET; THENCE ALONG SAID RIGHT OF WAY LINE AND BEARING NORTH 22 DEGREES 33 MINUTES 14 SECONDS WEST 138.58 FEET TO AN IRON PIN SET; THENCE NORTH 89 DEGREES 55 MINUTES 04 SECONDS EAST 56.02 FEET TO THE TRUE PLACE OF BEGINNING AND CONTAINING 0.08 ACRES.

CONTAINING IN ALL AFTER SAID EXCEPTIONS A TOTAL OF 0.86 ACRES, MORE OR LESS.

THE ABOVE-DESCRIBED PARCELS ARE SUBJECT TO ALL LEGAL RIGHTS OF WAYS AND EASEMENTS OF RECORD.

SUBJECT TO A GENERAL UTILITY EASEMENT OVER, UNDER AND ACROSS THE NORTH 40.13 FEET OF SAID TRACT, RESERVED BY THE CITY OF HUNTINGBURG.

Part of Key No. 017-01425-00

The City has set the offering price at no less than Fourteen Thousand Dollars (\$14,000.00), based on appraisal.

The real estate may not be sold to a person who is ineligible under IC 36-1-11-16.

An offer to purchase the real estate submitted by a trust (as defined in IC 30-4-1-1(a)) must identify each: (a) beneficiary of the trust; and (b) settlor empower to revoke or modify the trust.

Any eligible bidder may make an offer on the above described real estate and all offers must be in writing, include the name, address and telephone number of the bidder and the offered purchase price for the real estate. All offers will be open to public inspection. Any bidder may raise his bid during the bidding period, and all bidders shall be given written notice of any increased bid. The City reserves the right to sell the real estate to the highest and best eligible bidder. Further, the City reserves the right to reject all bids and to waive any informalities in the bidding process.

Terms: Ten Percent (10%) cash earnest money deposit upon acceptance of the offer, and the balance of the purchase price to be paid in cash within thirty (30) days thereafter.

Dated: January 25, 2022

CITY OF HUNTINGBURG, INDIANA

/s/ Thomas A. Dippel

Thomas A. Dippel, Clerk-Treasurer