

NOTICE OF BIDS

The Wood County Executive Committee will accept sealed bids (no faxed bids accepted) up until 4:00 PM (CST) on Friday, February 23, 2018 at the Wood County Treasurer's Office, 400 Market Street, Wisconsin Rapids, WI 54494 for purchasing of the following:

Bid on Property at 1010 Airport Avenue

(Interested parties may view the house and site on Wednesday, February 21, 2018 from 12:00 PM (Noon) till 4:00 PM)

Minimum Acceptable Bid: \$150,000

Specifications, Bid Procedure and Forms may be had by applying at the above office.

The Committee reserves the right to reject any or all bids or to accept any bid they deem most advantageous to Wood County.

By Order of the Wood County Executive Committee:

Heather L. Gehrt
Wood County Treasurer

GENERAL BIDDING PROCEDURE

BID OPENING: Monday, February 26, 2018, 9:00 AM at the office of the Wood County Treasurer, 400 Market Street, Wisconsin Rapids, WI 54494

To comply with the NOTICE OF BIDS, the following General BIDDING Procedure and Specifications are to govern:

All bids must be in the Office of the Wood County Treasurer, 400 Market Street, Wisconsin Rapids, WI 54494 by 4:00 PM (CST), Friday, February 23, 2018. Bids must be sealed and properly identified giving the name and address of the bidder. Each bid must be in a separate container or envelope and marked **BID ON PROPTERY AT 1010 AIRPORT AVENUE**. All bids will be publicly opened and read at the above time and place by the Executive Committee, or its authorized representatives, and only TOTAL bids will be read. Bids will be reviewed, and possibly awarded, at the regular meeting of the Executive Committee on the following Tuesday. Final approval of sale would take place at the monthly County Board of Supervisors meeting.

All bids must be entered and submitted on the specified Form of Proposal prepared by the Treasurer's Office, and only bids submitted on these forms will be considered for award purposes by the Committee. **Minimum acceptable bid is \$150,000**. The General Bidding Procedure, Specifications and Proposal shall constitute the bid of each bidder and must be attached in the above order. Bidders shall attach such additional information to their proposal as they deem advisable and necessary for the benefit of the Committee in assembling comparative specifications.

Each bid must be accompanied by a bid deposit of not less than 10% of the bid price in the form of a certified check, cashier's check, or postal money order payable to Wood County Treasurer. Failure to provide such bid deposit shall require rejection of the bid. Upon acceptance of a bid, the appropriated bid deposit of the successful bidder shall be applied toward payment of the successful bidder's obligation to the County. Appropriate bid deposits accompanying bids which are rejected will be returned to bidders, without interest, as promptly as possible after rejections of bids.

A bid received from a responsible bidder whose bid, conforming to this Invitation for Bids, will be most advantageous to the County, price and other factors considered, is an acceptable bid. In the event two or more acceptable bids are received that are equal in all respects, the selection will be made by a drawing by lot limited to such equal bids.

The Committee reserves the right to consider all proposals for a period not to exceed sixty (60) days from the date of opening. The Committee will either award the contract or reject all bidders within that time.

The Executive Committee reserves the right to reject any or all bids or parts, thereof and to WAIVE any technicality in any bid submitted and to make such award as they deem most advantageous to Wood County.

The successful bidder has sixty (60) days from final approval of bid to close on the property and take ownership.

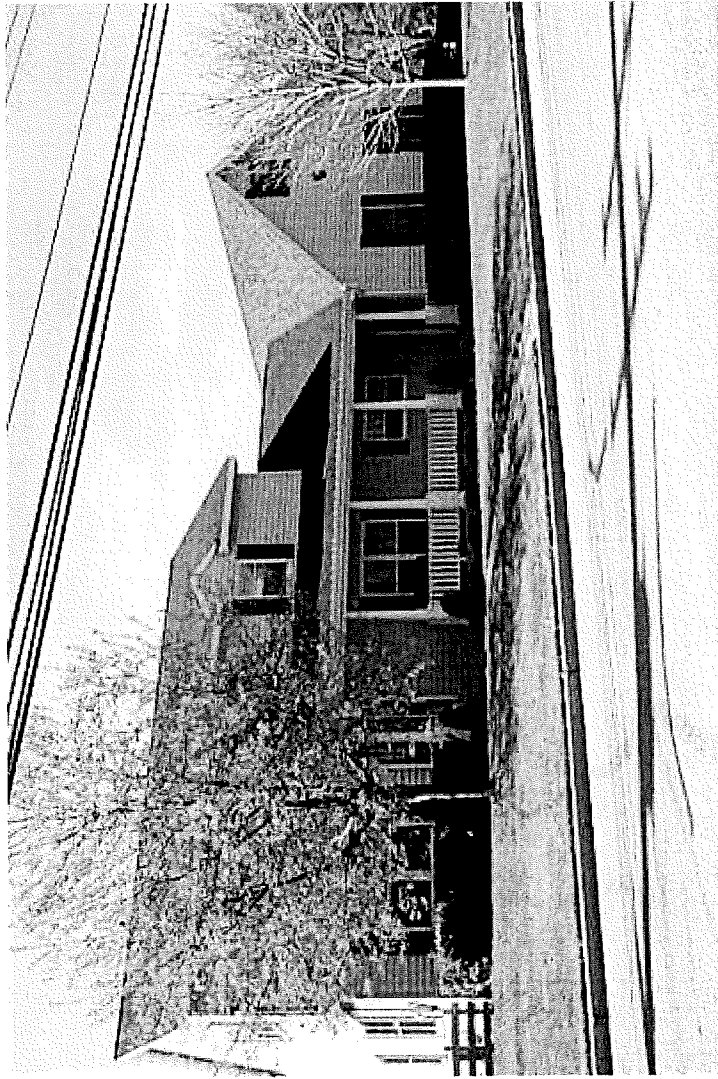
By applying for purchase of this parcel, the successful bidder agrees to hold Wood County harmless for any and all costs and expenses that might be required for procurement of evidence of title, property, boundaries, access rights and/or development of said access.

The bidder is responsible for inspection of property prior to sale. Wood County does not guarantee tile, acreage, access rights or location of parcel boundaries. Wood County will issue only Quit Claim Deeds, conveying only whatever interest Wood County has in the parcel. Acreage amounts listed for the parcel in the tax parcel map depictions may not be accurate and are not guaranteed by Wood County.

SPECIFICATIONS OF THE PROPERTY AT 1010 AIRPORT AVENUE

1. Location: 1010 Airport Avenue, Wisconsin Rapids, WI 54494
Property is located in the City of Wisconsin Rapids
2. Legal Description: C-WIS RAPIDS ESA ASR PLT #19 LOT 20
3. Property Data: This property is a 2,600 square foot, 2 story attached garage, single colonial family home built in 1986. It has 3 full baths and 1 half-bath. It has aluminum/vinyl siding, gas forced air furnace, central air conditioning, and the asphalt shingle roof was replaced in 2015.
4. Site Description: Corner lot with .37 acres
5. History: This property was purchased in 2002 by Wood County.
6. Zoning: Potential buyer would have to verify zoning with City of Wisconsin Rapids.
7. Utilities: City water and sewer.

2017 Property Records for City of Wisconsin Rapids, Wood County



Class
 (1) Residential
 (2) Commercial
 (3) Manufacturing
 (7) Agri homesite
 (201) Exempt federa
 (202) Exempt stat
 (203) Exempt county
 (204) Exempt loca
 (205) Exempt other
Story
 (10) 1 story
 (11) 1 story w/attic
 (15) 1.5 story
 (20) 2 story
 (21) 2 story w/attic
 (25) 2.5 story
Style
 (1) Ranch
 (2) Bi-level
 (4) Cape cod
 (5) Colonial
 (6) Old style
 (8) Split leve
 (9) Contemporary
 (11) Cottage
 (13) Chalet
 (14) Executive/mansior
 (15) Other
 (16) Townhouse
 (17) Duplex
 (18) Condo
 (20) Modular
 (21) Manufacturec
 (23) Ranch - Zero Lot L
 (24) Bi-Level - Zero Lot
Use
 (1) Single family
 (2) Family
 (3) Condominium
 (4) Mother-in-law
 (5) Apartment
 (6) Commercial
 (7) 3 Family
 (8) 4 Family
 (9) Rooming house
 (10) Wood
 (11) Block
 (12) Stucco
 (13) Alum/vinyl
 (14) Asbestos/asphal
 (15) Metal
 (16) Brick
 (17) Stone
 (18) Msnry/frame
 (19) Log
 (20) Split loc
 (21) Other
 (22) Concrete
 (23) Steel
 (24) Fiber Cement
 (25) Cedar
 (26) Cedar Shakes
Exterior
 (1) Asphalt shingle
 (2) Wood shaket
 (3) Tile
 (4) Flat
Year
 Year built: 1986 Effective year built: 1986
 Remodeled:

Heating
 (0) None
 (1) Gas, forced ail
 (2) Gas, not water
 (3) Electric, forced ai
 (4) Electric, baseboard
 (5) Electric, hot water
 (6) Oil, forced ail
 (7) Oil, hot water
 (8) Oil, stean
 (9) Wood/coal, forced a
 (10) Wood/coal, hot wa
 (11) Wood/coal, stean
 (12) Space (1 unit)
 (13) Space (2 units)
 (14) Space (3 units)
 (15) Woodfired, interio
 (16) Woodfired, exterio
Cooling
 (0) None
 (1) A/C, same duct
 (2) A/C, separate duct
 Add'l fixtures: 1
 Rough-ins:
 Whirlpools:
 Hottubs:
Accomodation
 Bedrooms: 4
 Family rooms: 1
 Other rooms: 4
 Full baths: 3
 Half baths: 1

Equipment: Average
Kitchen: Average original
Bath: Average original
Interior: Average
Exterior: Average Roof 2015
Masonry adjust: SF
Masonry stacks: openings: add'l stories:
Metal stacks: openings: add'l stories:
Gas only FPs: (openings)
Bsmt garage: (stalls)
Dormers, shed: LF Gable/hip: LF
Bsmt - Other rooms: 1 each
Living Areas
 Full basement: 1,530 SF
 Crawl space: SF
 Rec room: 384 SF
 Rec room rating: Fair
 FBLA: SF
 1st floor: 1,530 SF
 2nd floor: 1,116 SF
 Finished attic: SF
 Unfinished attic: SF
 Unfinished area: SF
Valuation Adjustments
 Grade factor: C+
 Cost & design:
 OB/MA:
 % complete: 100%
 \$ value adjust:
 Energy adjust?: No
 % good override:

Attachments
 Open porch, frame, lower
 Att garage, frame or cb 222 SF
 Deck, fir or pine 728 SF
 420 SF

