

NOTICE OF INTENT TO SELL COUNTY PROPERTY

The Hancock County Board of Supervisors is accepting sealed bids for the purchase by Warranty Deed of the following county-owned property:

Property: Former Hancock County Austin Pit Farm Ground

Address: 3255 Ladd Avenue; Forest City, IA 50436

Parcel Number: 0311176000

Legal Description: A Parcel of Land Designated as Parcel 'D' Being Part of the East One-Half (E 1/2) Northeast Quarter (NE 1/4) of Section 11, Township 97 North, Range 25 West of the 5th P.M. Hancock County, Iowa as described in Plat of Survey #22-1928, filed for record September 28, 2022, in the Office of the Recorder, Hancock County, Iowa.

Zoning: Ag

Approximate Acreage: 39.10 acres

The property is being sold AS IS, WHERE IS, without warranties or representations, express or implied. Prospective purchasers are encouraged to inspect the property before submitting a bid.

Sealed bids must be received by the **Hancock County Auditor's Office**, 855 State Street, Garner, IA 50438, no later than October 2, 2026, at 3:00 p.m. The outside of the envelope shall be clearly marked: "**Sealed Bid – Austin Pit Farm Ground**".

Bid forms are available at the Hancock County Auditor's office or downloaded from the Hancock County website at: https://hancockcountyiowa.gov/bid_notices/

Sealed bids will be opened and considered by the Hancock County Board of Supervisors at its meeting on October 5, 2026, at 9:15 a.m.

The successful bidder shall execute a purchase agreement within ten (10) calendar days of notification of award unless otherwise approved by the Board of Supervisors. Upon execution of the purchase agreement, the successful bidder shall provide earnest money equal to five percent (5%) of the purchase price by certified or cashier's check payable to Hancock County. The earnest money will be applied to the purchase price at closing. Failure to execute the purchase agreement or provide the required earnest money may result in rejection of the bid and award to another bidder or re-advertisement of the property.

The Hancock County Board of Supervisors reserves the right to reject any or all bids, waive informalities or irregularities, and accept the bid determined to be in the best interest of Hancock County.

HANCOCK COUNTY SEALED BID FORM

Purchase of County-Owned Real Estate

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BIDDER INFORMATION

Name: _____

Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

BID AMOUNT

I/We hereby submit a sealed bid in the amount of:

\$ _____

(Written Amount)

BIDDER CERTIFICATION

By signing below, I/we certify that:

☐ I/We understand the property is being sold **AS IS, WHERE IS**, without warranties or representations of any kind.

☐ I/We have inspected the property or voluntarily waive inspection.

☐ If my/our bid is accepted by the Hancock County Board of Supervisors, I/we agree to execute the required purchase documents and close the transaction within **45 days** of Board approval.

☐ Upon execution of the purchase agreement, I/we agree to provide earnest money in the amount of five percent (5%) of the purchase price in the form of a certified check or cashier's check payable to Hancock County. The earnest money shall be applied toward the purchase price at closing.

Bidder Signature: _____ Date: _____

Printed Name: _____