

**Town of Harpswell**  
**Request for Bids on Certain Unimproved Parcels of Land on Long Island**  
**Identified on the Land Plan of Crown Point Land Co.**

The Town of Harpswell, Maine is accepting sealed bids for the purchase of certain unimproved parcels of land on Long Island. Each bid for a parcel or combination of parcels must be submitted in writing. If you wish to bid on a different parcel or combination of parcels, a separate Bid Form should be completed for that bid. Each bid must be in a separate sealed envelope marked "Bid on Land Parcel(s)" on the outside of the envelope. Completed Bid Forms should be mailed or hand delivered to:

Town of Harpswell  
Office of the Treasurer  
263 Mountain Road  
P.O. Box 39  
Harpswell, Maine. 04079

All bids are due **no later than February 9, 2017 at 4:00 p.m.** Any bid received after this time will not be considered. The bidder must use the Bid Form furnished by the Town of Harpswell and strict compliance with the requirements of this Request for Bids is necessary. The bid must be signed by the Bidder with his/ her/ its full name and address and enclosed in a sealed envelope together with the Bid Deposit.

All Bids received will be opened by the Board of Selectmen at their meeting on February 9, 2017, which meeting begins at 6:00 p.m. or, if this meeting is cancelled, at their next meeting.

The Town of Harpswell intends to award the contract to the Bidder who presents the bid which, all factors considered, is in the Town's best interest. The Town of Harpswell expects to award the contract within seven (7) days of the opening of the bids, however, the Town of Harpswell reserves the right to accept or reject any or all bids, to cancel this Request for Bids, to call for rebids, and to waive irregularities in bids as an informality, should it be deemed, in the judgment of the Board of Selectmen, to be in the best interest of the Town of Harpswell to do so. In addition, the Town of Harpswell reserves the right to negotiate with any bidder.

**General Requirements of the Bid**

1. Each Bidder is required to state in his/her/its bid: (1) the Bidder's name and the names of persons or parties interested as principals with his/her/it; (2) that the bid is made without any connection with any other Bidder making bid for the same property; and (3) that no person acting for or employed by the Town of Harpswell is directly or indirectly interested in the bid or any agreement that may be entered into to which the bid relates unless he/she is an abutter to the parcel being bid on and his/her name and the nature of his/her interest is disclosed.
2. Each Bidder must describe his/her/its plan to use and/or redevelop the parcel.

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3. The minimum bid for each of the parcels is \$5,000.
4. All Bidders must provide a Bid Deposit equal to \$1,000 in the form of a certified check or money order made payable to the Town of Harpswell. Bid Deposits will be credited to the Bidder at the closing on the property. A separate Bid Deposit is required for each Bid Form. In the event the successful Bidder fails, for any reason, to complete the purchase in the time stated, the bid acceptance shall be void and the successful Bidder's Bid Deposit shall be forfeited to the Town of Harpswell. Bid Deposits will be returned to unsuccessful Bidders. Any Bid that does not contain the proper deposit will be rejected.
5. The successful Bidder shall be required to sign a Purchase and Sale Agreement with the Town of Harpswell. The Purchase and Sale Agreement shall be substantially in the form attached hereto as Exhibit 1.
6. Each Bidder must inform him/her/itself of the conditions relating to the parcel(s) to be bid upon. The Town of Harpswell disclaims any and all responsibility for injury to Bidders, their agents or others, while examining the parcel(s) or at any other time. Bidders are responsible for all of their costs in preparing and submitting bids hereunder.
7. **The Town of Harpswell disclaims any responsibility for the parcel(s) themselves, whether relating to status of title, suitability for building, suitability of a septic system or well, access, environmental concerns or otherwise; each property is sold AS IS, WHERE IS.**
8. No bid may be withdrawn within a period of seven (7) days after the opening of the bids. Should a successful Bidder withdraw his/her/its bid prior to the signing of the Purchase and Sale Agreement, the Bidder's Bid Deposit shall be forfeited to the Town of Harpswell.
9. Bids may be held by the Town of Harpswell for a period not to exceed seven (7) days from the date of the opening of the bids for the purpose of reviewing documents and investigating the qualifications of the Bidders prior to the award of a contract.

Date: December 20, 2016

By: \_\_\_\_\_  
Marguerite Kelly  
Treasurer