NOTICE OF INTENT TO SELL AND REQUEST FOR BIDS FOR CITY-OWNED REAL ESTATE LOCATED AT 202 3RD AVENUE NE, 321 5th STREET SW, 120 1ST AVENUE NE AND 603 1ST STREET NE

The City of Hampton is soliciting bids from parties interested in purchasing City-owned property legally described as:

- Lot Four (4) Block Two (2), Gillette's Addition to Hampton, Franklin County, Iowa (**202 3rd Avenue NE**, County Parcel 0733228001)
- The South one-half (S1/2) of Lots 7 and 8, Block 29, Beeds Second Addition to Hampton, Franklin County, Iowa (**321 5th St SW**, County Parcel 0733187008)
- The east half (E1/2) of lot four (4) and the south sixteen (16) feet of the east half (E1/2) of lot three (3) and the south twenty (20) feet of the north fifty (50) feet of the east half (E1/2) of lot three (3), all in block eleven (11) in Gillett's Addition to Hampton, Franklin County, Iowa (**120 1st Ave NE**, County Parcel 0733234010, 0733234012)
- Lot 5, except the east 37 feet thereof, Block six (6) in Motts Addition to Hampton, Franklin County, Iowa (**603 1st St NE**, County Parcel 0728477005)

Bidders shall submit their bids in a sealed envelope, plainly marked "SEALED OFFER" and identifying the address of the property for which the bid is submitted. Bids shall be received no later than 1:00 pm, local time, on December 10, 2026, at Hampton City Hall, 122 1st Ave. NW, Hampton, IA 50441.

Bids shall be considered by the Hampton City Council at its meeting on December 10, 2026, at 6:00 p.m., at which time the Council may take action on the proposals submitted.

A minimum bid amount of $1,000 for each property is required. Bids submitted for less than this amount will be rejected.

Submission Requirements: The Bidder must submit an offer on the City's bid form on or before the time noted above. Late bids will be returned to bidders. The Bidder shall also be required to submit a deposit in the amount of 10% of the proposed bid amount. The deposit must be made by certified check, treasurer's check or cashier's check issued by a responsible bank or trust company, payable to the City of Hampton. Deposits of unsuccessful bidders will be returned within 30 days of the bid opening.

Process:

- **Legal Procedures:** Property sales are conditioned upon formal approval of the Hampton City Council and completion of all required legal procedures to dispose of City property, including the holding of a public hearing pursuant to Iowa Code Section 364.7.
- **Award/Conveyance of Property:** A property shall be conveyed to the bidder submitting the highest responsive and responsible bidder complying with the

conditions set forth herein, provided the bid is in the best interest of the City of Hampton. A property will be conveyed “as-is” via quit claim deed subject to all easements and encumbrances of record.

- **Purchase Agreement:** Successful bidders must execute a Purchase Agreement on a form prepared and approved by the City within three days of the City Council’s determination for award, or the successful bidder’s bid will be deemed rejected. Failure to execute the Purchase Agreement within this timeframe will result in forfeiture of the successful bidder’s deposit.

Failure to submit any materials or comply with the requirements of this bid proposal may result in the bid being deemed nonresponsive and rejected. The City reserves the right to reject any and/or all bids and to waive any and/or all technicalities and/or all irregularities.

For more information, please contact Ron Dunt, at (641) 456-4853.