

NOTICE – INVITATION TO BID – REAL ESTATE

The Town of Hudson (hereinafter “Town”) will be receiving bids until two o’clock p.m. (2:00 p.m.), August 18, 2015 for the purchase of the following property located in Hudson, New Hampshire, according to the specifications provided herewith:

15 Hurley Street, Hudson, New Hampshire  
Town of Hudson Tax Map/Parcel 182/189

The property will be sold to the highest bidder. Tie bids will be settled by the flip of a coin or by the drawing of lots. Notwithstanding the foregoing, the town reserves the right to reject any or all bids, to waive irregularities in the bids, and to accept the bid which best serves the interest of the Town.

Bids shall be submitted on the Real Estate Bid Form available at the Town Administrator’s/Board of Selectmen’s Office. A deposit equal to ten percent (10%) of the bid price must accompany the bid. The deposit must be in the form of a certified or cashier’s check, made payable to the Town of Hudson. The successful bidder will be required to execute a purchase and sale agreement in accordance with the terms of this notice and the balance must be paid within sixty (60) days of the mailing of a notice of award. If such balance is not paid within the allotted time, the required deposit will be forfeited and the property will be re-bid. Deposits submitted by unsuccessful bidders will be returned within ten (10) days after the mailing of the notice of award to the successful bidder.

All closing costs are to be the responsibility of the successful bidder. There will be no real estate sales commission involved.

The Town has acquired the property by Tax Collector’s deed and certifies that it has complied with all laws pertaining to such deeding. The property will be conveyed by Selectmen’s Deed with special quitclaim covenants, together with the covenants and restrictions noted below. No delinquent taxes must be paid by the buyer. The buyer will receive a prorated property tax bill which will be sent with the second half property tax bill in November 2015. The Town makes no other representation as to the state of the title, liens, encumbrances, easements, or other matters that may affect the title, ownership or intended use of the property, other than as noted herein. Bidders, therefore, are advised to undertake an examination of the record title of the property and the related zoning regulations.

Reserved by the Town of Hudson is the restriction that the property is not buildable and no structures or improvements shall be erected on the property. The restriction shall run with the land and be binding on the successful bidder, its legal representatives, heirs, successors, and assigns.

The property is otherwise being sold on an “as is” basis. Bidders are encouraged to inspect the property prior to bidding. The Town reserves the right to enforce any and all restrictive covenants.

The property location can be identified by reference to its Tax Map/Parcel number.

Bids must be sealed and marked “Bid on Sale of Real Estate” and be delivered to the Office of the Town Clerk, Town of Hudson, 12 School Street, Hudson, New Hampshire 03051 by the time specified above. It is expected that an award will be made by the Selectmen within two (2) weeks following the deadline for submission of bids. A list of all bidders and their respective bids will be available to the public at the Town Administrator’s/Selectmen’s Office following the award by the Board of Selectmen and a copy of the list will be mailed to each unsuccessful bidder, along with the return of their deposit.