

**REQUEST FOR SEALED BIDS
FOR PURCHASE OF MINNEHABA COUNTY OWNED BUILDING AND LAND
908 WEST AVENUE N, SIOUX FALLS, SD**

Notice is hereby given that the Minnehaha County Board of County Commissioners will receive sealed bids at the Office of the Minnehaha County Auditor, Minnehaha County Administration Building, 415 N. Dakota Avenue, Sioux Falls, South Dakota, no later than November 15, 2017, at 10:30 a.m. for the purchase of surplus Minnehaha County-owned real property, including the building and land, located at 908 N. West Avenue, Sioux Falls, South Dakota. Bids must be contained in a sealed envelope and legibly labeled "BID-SALE OF PROPERTY 908 WEST AVENUE N., OPENING ON WEDNESDAY, NOVEMBER 15, 2017, AT 10:30 AM."

The Auditor and a witness, as designated by the Commission, will open and read the bids aloud at 10:30 a.m. on November 15, 2017, at the Minnehaha County Administration Building, Commission Meeting Chambers second floor. All interested parties are invited to attend. The Minnehaha County Board of Commissioners will review the bids at the 9:00 a.m., November 21, 2017, meeting of the Commission where it will determine to accept a bid or reject any or all bids.

A commission of 2.5% will be offered by Minnehaha County to any real estate agent or broker who facilitates the successful purchaser to place a bid. The bid with the highest net proceeds to the County will be used to compare bids if certain bids involve a real estate agent or broker. For the real estate agent or broker to be eligible for the 2.5% commission, the sealed bid must reflect the real estate agent or broker's referral. In the event a bid is selected, a 10% down payment is required within 7 days of when the bid is awarded at the Minnehaha County Auditor's office. The remaining full payment is due within 60 days of bid award.

This request for sealed bids is for the purchase of the Minnehaha County real property, consisting of a 95,200 square foot site improved with a 30,376 square foot office building, located at 908 West Avenue N., Sioux Falls, South Dakota. The legal description is as follows:

Lots 1, 2, 3, 4 & 5 inclusive and Lots 25 and 26, all in Block 52, Airport Addition to the City of Sioux Falls, Minnehaha County, South Dakota, according to the Recorded Plat thereof.

This Surplus Property sale is conveyed "AS-IS." Minnehaha County does not make nor imply any warranties, guarantees, or representations to the accuracy of the information provided. Conveyance is by Warranty Deed. Floor plans, appraisal and additional photographs are available and may be obtained at the Office of the Minnehaha County Auditor. Open Houses for the property will be held October 25th from 8am to 9am and November 2nd from 10am to 11am at the 908 N. West. Ave building. Additional tours by appointment may be scheduled by calling the Minnehaha County Commission Office at 367-4206.

The Minnehaha County Board of Commissioners reserves the right to reject any and all bids.