

1823 5th St. - Sale of Excess Real Property

Notice is hereby given that the City of Wichita Falls, Texas, is offering one (1) parcel of real property for sale to the general public by sealed bid. Bids will be opened at 2:00 p.m. on Wednesday, January 6th, 2021, in the City Council Chambers of the Memorial Auditorium, 1300 Seventh Street, Wichita Falls. Bids must be submitted on an official bid form provided by the Property Management Division and must be accompanied by a cashier's check for ten (10%) percent of the total bid, and sealed in the specially marked envelope with your signature across the seal.

Bids submitted prior to the opening time may be delivered to the Property Management Office no later than 1:30 PM in Room 107, Memorial Auditorium, where specifications and additional bid information are also available.

Purchaser will have ten (10) days after their bid is accepted by the City Council to satisfy himself that the City has good and marketable title. After this time, the City will prepare a warranty deed for the purchaser, and the purchaser will pay the balance of the purchase price. Should the purchaser fail to consummate the sale for any reason, other than title defects, the City will retain the deposit as liquidated damages or enforce specific performance. The property will be conveyed free of all liens filed by the City.

This property is appraised at \$445,000. The property is currently zoned as General Commercial. All reasonable bids will be considered. The bid packets are available in the Property Administration Office, Memorial Auditorium, 1300 7th Street; Room 107, Wichita Falls, Texas. The City Council reserves the right to accept all or any part of the bids.

The parcel available for sale is as follows: Lot 1-C, Block 7, Bellevue Addition, Wichita Falls, Wichita County also known as 1823 5th Street consisting of approximately 2.26 acre tract with improvements.

Further information can be secured by calling the City's Property Administration Office at 761-8816.

CITY OF WICHITA FALLS
PROPERTY MANAGEMENT DIVISION

Bid Form

Instructions: Write the amount that you wish to bid on the line provided. The property is appraised at \$445,000. The City Council reserves the right to accept all or any part of the bids. Submitted bids must be accompanied by a cashier's check, payable to the City of Wichita Falls for ten (10%) percent of the total bid as a deposit to be considered, and sealed in the specially marked envelope with your signature across the seal. Purchaser will have ten (10) days after their bid is accepted by the City Council to satisfy himself that the City has good and marketable title. After this time, the City will prepare a warranty deed for the purchaser, and the purchaser will pay the balance of the purchase price. Should the purchaser fail to consummate the sale for any reason, other than title defects, the City will retain the deposit as liquidated damages or enforce specific performance.

Parcel	Address & Legal Description	Appraisal	Bid
1	Lot 1-C, Block 7 Bellevue Addition, Wichita Falls, Wichita County, Texas Consisting of approximately 2.26 acres	\$445,000	\$ _____

By my signature below, I certify that I understand the conditions and limitations of this sale. I agree to indemnify the City of Wichita Falls and its agents from any action or damages arising from the purchase of this property.

Bidder's Name (Please Print)

Bidder's Signature

Bidder's Address

City

Bidder's Telephone (Day #)

Date

Bids must be returned to the Property Management Office no later than 1:30 PM before the opening scheduled at 2:00 P.M. on Wednesday, January 6th, 2021. Bids received after that time will be returned unopened. Checks will be returned to persons who are obviously not a successful bidder immediately after the bid opening.



Main Building Interior



Main Building Interior



1,824 sf Modular Building



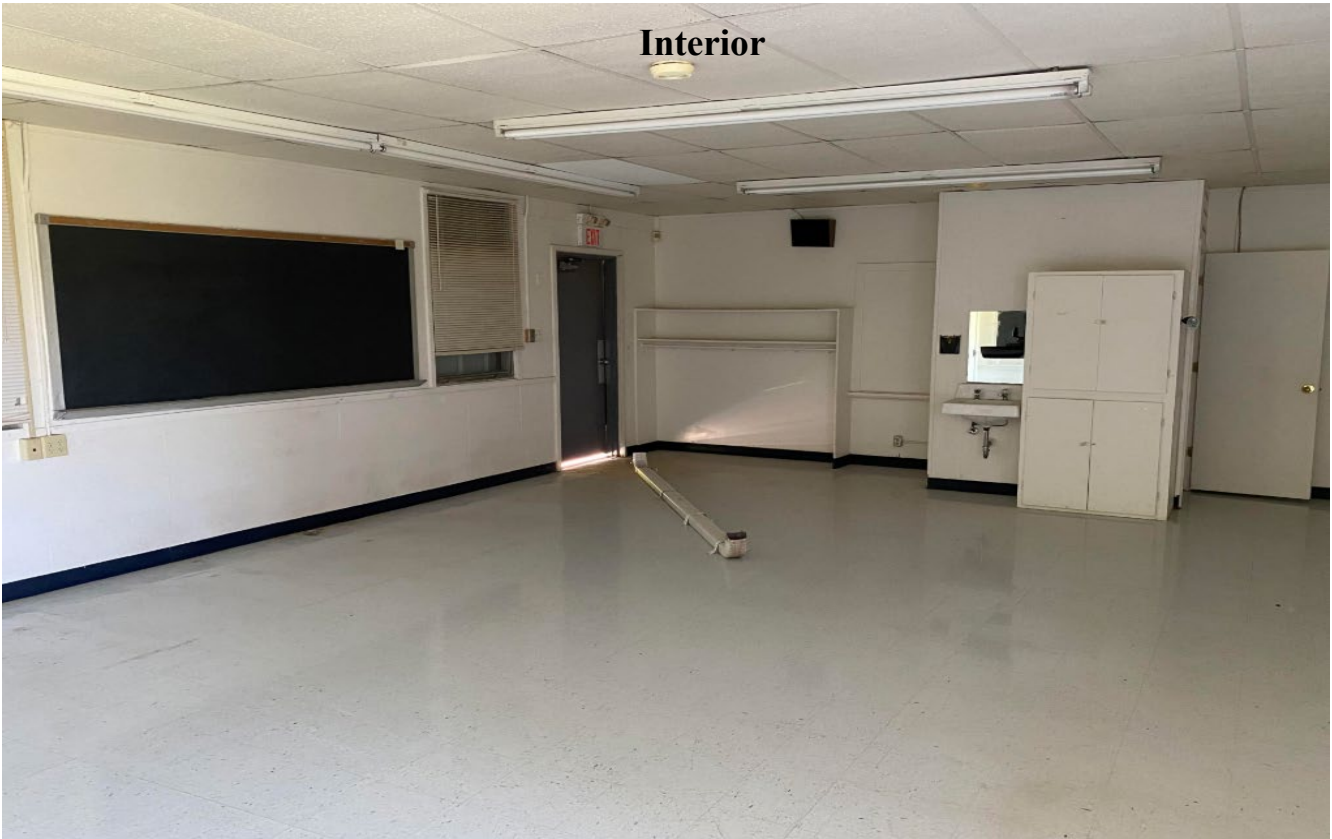
Interior



715 sf Modular Building



Interior





LOCATION MAP

FINAL PLAT
LOT 1-C
BLOCK 7
BELLEVUE ADDITION

WICHITA FALLS, TEXAS
A REPLAT OF A PORTION OF LOT 1-B, BLOCK
7, BELLEVUE ADDITION, WICHITA FALLS,
WICHITA COUNTY, TEXAS

AUGUST, 2020
SCALE: 1" = 60'

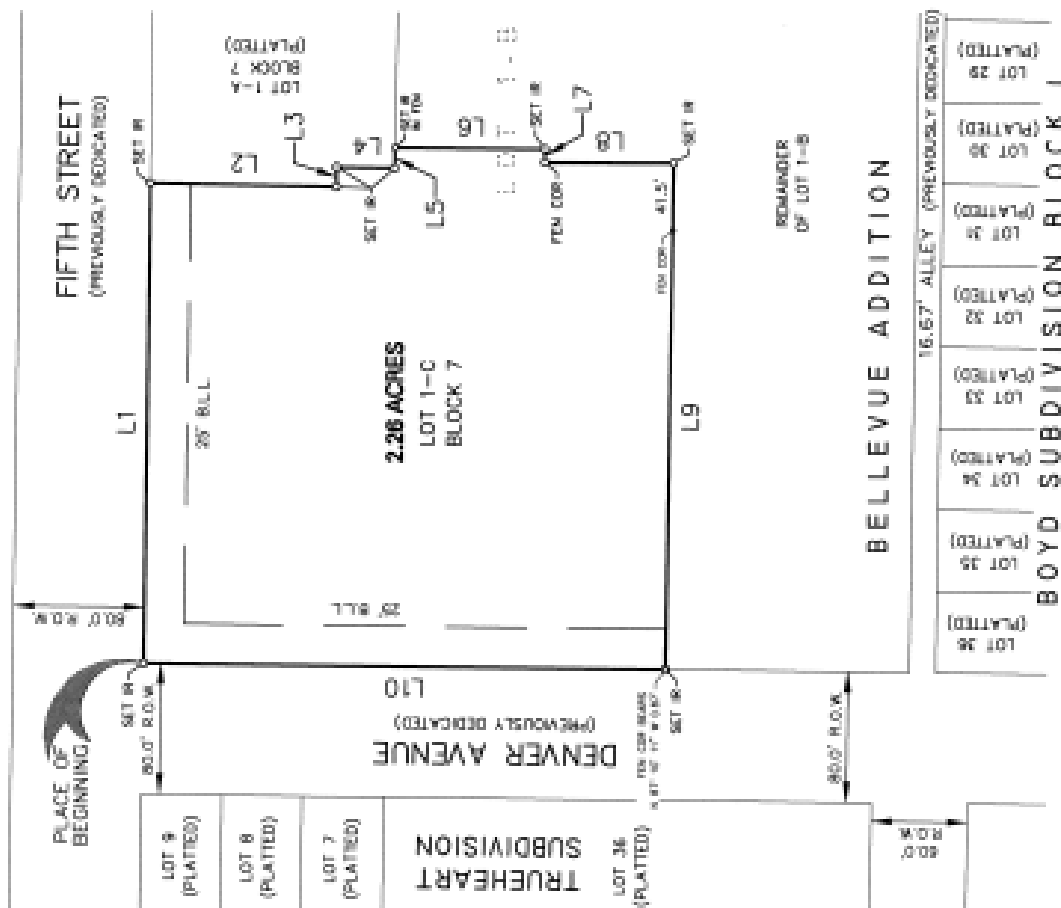
OWNER
CITY OF WICHITA FALLS
1300 7TH STREET
WICHITA FALLS, TEXAS 76307
PHONE (940) 761-7401

PREPARED BY
CORLETT, PROBST & BOYD, P.L.L.C.
ENGINEERS & SURVEYORS
4805 OLD JACKSBORO HIGHWAY
WICHITA FALLS, TEXAS 76302
PHONE (940) 723-1455
TYPE F-279 TBLFS-100541-00



NOTE:
COMPLIANCE WITH THE CURRENT STORMWATER DETENTION
REQUIREMENT WILL BE REQUIRED ON THIS PROPERTY BEFORE
RECORDING PERMITS WILL BE ISSUED.

BASES OF BEARINGS ARE NAD 83 - TEXAS NORTH CENTRAL



LOT 1-C (PLATTED)

LOT 1-B (PLATTED)

LOT 1-A (PLATTED)

LOT 1-B (PLATTED)

LOT 1-B (PLATTED)

LOT 1-B (PLATTED)

LOT 1-B (PLATTED)