



Grimes County, Texas

Sale of Real Property 6155 FM 2445

Harry B. Walker, PE, Road & Bridge Engineer

7/30/2019

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**GRIMES COUNTY, TEXAS
INVITATION TO BID**

**SALE OF REAL PROPERTY
6155 FM 2445**

Sealed bids will be received by the Grimes County Auditor's Department until **2:00 p.m. on Wednesday, September 18, 2019**. The bids will be opened at 2:00 p.m. in the Commissioner's Courtroom at the Grimes County Courthouse Annex, 114 West Buffington, Anderson, Texas. Sealed bids will be received for the following items:

1,392 SF Residential Structure with 900 SF attached garage and barn situated on approximately **10.2164 acres**.

Property includes approximately 4.7 acres surfaced with crushed stone base material. Property is offered with the **option of purchase with or without the base material**.

Location: 6155 FM 2445, Navasota, Texas 77868

Legal Description: Remainder of 19.223 acre tract in the Margaret McIntyre Survey, A-041, Grimes County.

Bid documents may be obtained from the **Grimes County Road and Bridge Department**, 1010 Hwy 90 South, Anderson Texas 77830. Any questions concerning the bids or to acquire bid specifications should be directed to the County Road & Bridge Engineer at 936-873-4434.

Property Description: The property consists of approximately 10.2164 acres of land and includes a 1,392 SF residential home, attached garage, and barn. Utilities include public water supply, and an aerobic septic system.

Approximately half (4.7 acres +/-) has been surfaced with crushed limestone base material of substantial depth (depth varies). Grimes County is offering the property for sale as is, with the

base material in place **OR with the option of having the base material removed by the County.**

Asking price for the property as is, including the base material, is \$ 349,000.

Asking price for the property without the base material is \$ 275,000.

If the option to purchase without the base material is chosen, Grimes County will remove the base material down to native soil within 30 days of acceptance of the bid.

Conditions of Sale

Sale is subject to the requirements of Local Government Code Sec. 263.007 Sale or Lease of Real Property Through Sealed Bid Procedure.

Under the Local Government Code provisions, Grimes County may not sell property for less than the appraised value of the property. An appraisal has been obtained, and this value will be used as a reserve amount below which the property will not be sold.

Grimes County reserves the right to reject any and all bids.

GENERAL CONDITIONS

- Bids are solicited for sale of real property set forth in this invitation to bid. Completed bid proposals must be received in the Grimes County Auditor's Office by the deadline stated above. All bids must be in a sealed envelope clearly marked with the bid description and opening date on the outside of the envelope. One original bid and two copies shall be submitted in the sealed envelope.
- Bids received in the Grimes County Auditor's Office after the submission deadline shall be returned unopened and will be considered void and unacceptable. Grimes County is not responsible for delayed mail, carrier, etc. and the time/date stamp clock used upon receipt of any bid in the purchasing office shall be the official time of receipt.

BIDS MAY NOT BE FAXED OR EMAILED

- Bids may be withdrawn at any time prior to the official opening. Alterations made before opening time must be initialed by bidder guaranteeing authenticity. After the official opening, bids may not be amended, altered or withdrawn without the recommendation of the Road & Bridge Engineer and the approval of the Commissioners' Court.

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- The County reserves the right to accept or reject in part or in whole any bids submitted, and to waive any technicalities related to the bidding process for the benefit of the County, granted that such waiver is allowed under Federal and State Laws.
 - Quantities indicated in the bid are estimated based upon information at the time bids are requested.
 - The bid award shall be based on, but not necessarily limited to the following factors:
 - Total price
 - Consideration of price of each option offered
 - Special needs and requirements of Grimes County
 - If this bid is accepted and approved by the Commissioners' Court, then this bid shall be incorporated into a sales contract. No oral agreements either expressed or implied shall be valid. No different or additional terms will become part of this contract.
 - The purchaser shall make himself familiar with, and at all times shall observe and comply with, all Federal, State, and Local Laws, ordinances and regulations that, in any manner, affect the conduct of the work.
 - The parties herein agree that the contract associated with an accepted bid shall be enforceable in Grimes County, Texas, and if legal action is necessary to enforce it, exclusive venue shall lie in Grimes County, Texas.
 - The contract associated with an accepted bid shall be governed by and construed in accordance with the laws of the State of Texas and all applicable Federal Laws.
 - If a court of competent jurisdiction determines that any term of the contract associated with an accepted bid is invalid or unenforceable to any extent under applicable law, the remainder of the contract associated with an accepted bid shall not be affected thereby, and each remaining term shall be valid and enforceable to the fullest extent permitted by law.

**GRIMES COUNTY
SALE OF REAL PROPERTY
6155 FM 2445**

BID FORM

COMPANY NAME _____

ADDRESS _____

PHONE NUMBER _____ EMAIL _____

NOTE: *Bidder may bid either Option One, Option Two or Both as they so choose.*

OPTION ONE: PROPERTY AS IS, INCLUDING BASE MATERIAL

TOTAL BID AMOUNT: \$ _____

OPTION TWO: PROPERTY WITHOUT BASE MATERIAL

TOTAL BID AMOUNT: \$ _____

Authorized Signature

Printed Name

Title

Date

SUBMITTING BIDS:

Sealed bids should be mailed to:

Jessica Herrera
Grimes County Auditor's Office
PO Box 510
Anderson, Texas 77830

or hand delivered to:

Grimes County Auditor's Office
Courthouse Annex
114 W, Buffington Avenue
Anderson, Texas 77830

Vendor/Bidder's Affirmation

Vendor/Bidder affirms that they are duly authorized to execute this Contract, that this company, corporation, firm, partnership or individual has not prepared this bid in collusion with any other bidder, and that the contents of this bid as to price, terms or conditions of said bid have not been communicated by the undersigned nor by any employee or agent to any other person engaged in this type of business prior to the official opening of this bid.

Vendor/Bidder hereby assigns to Seller any and all claims for overcharges associated with this Contract which arise under the antitrust laws of the United States, 15 USCA Section 1 et seq., and which arise under the antitrust laws of the State of Texas, Tex. Bus. & Com. Code, Section 15.01, et seq.

Pursuant to 262.0276 (a) of the Texas Local Government Code, Vendor/Bidder, hereby affirms that Vendor/Bidder:

_____ Does not own taxable property in Grimes County.

_____ Does not owe any ad valorem taxes to Grimes County or is not otherwise indebted to Grimes County.

Name of Contracting Company

Contact Name

Title

Mailing Address

City

State

Zip Code

Signature of Company Official Authorizing Bid/Offer

Printed Name

Phone

Fax

E-mail address

Certificate of Interested Parties

HB 1295 was passed by the Texas Legislature in 2015. The bill took effect January 1, 2016. The link below will take you to the Texas Ethics Commission website where you need to complete the form, print it out, have it notarized and then mail the original form to:

Jessica C. Herrera
Grimes County Auditor's Office
PO Box 510
114 W. Buffington
Anderson, TX 77830

http://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm

At this link, you will find videos that will take you through the steps needed to set up your User ID and complete the form as a business entity. **The contract number that you will need to complete this form is 2016-490-119**

If you have any questions or problems, please call Jessica Herrera at (936)873-4412 for assistance.

What is House Bill 1295 ("HB 1295")?

The 84th Texas Legislature recently passed HB 1295, which enacted Section 2252.908 of the Texas Government Code. This new law prohibits a governmental entity or state agency from entering into certain contracts with a business entity unless the business first submits a disclosure of interested parties.

To whom does HB 1295 apply?

All "business entities" (sole proprietorship, partnership, or corporation, regardless if it for profit or a nonprofit entity) that enter into a contract with a "governmental entity" (city, county, public school district, or special purpose district or authority).

How does a business entity comply with HB 1295?

The Texas Ethics Commission ("TEC") has developed the following prescribed procedures:

- First, the business entity assesses the TEC website at <http://www.ethics.state.tx.us/File/and> completes form 1295 online, making all necessary disclosures required by HB 1295 Business entities will need to create an account the first time they login to the TEC system. Business entities MUST complete the Form 1295 online.
- Upon completing the form, the TEC website will generate a PDF version of the business entity's Form 1295, including creating a unique "Certificate Number" that is stamped in the upper right-hand corner of the form.

- Then the business entity executes and notarizes a hard copy of the form and submits it to the governmental entity on or before the award of the contract