

CITY OF LUCAN

**REQUEST FOR BIDS ON
SALE OF REAL PROPERTY**

PROPERTY DESCRIPTION:

Parcel Identification Number (PID):
84-200-0820

Also described as:
210 MAIN STREET LUCAN, MN
Lots 10, 11 & 12, Block 5 Lucan, Redwood County

RESPONSES MUST BE RECEIVED BY:

October 2, 2025 at 10:00 am

AT:
CITY OF LUCAN
409 SECOND ST
PO BOX 7
LUCAN, MN 56255
507-747-2202

Property will be sold "AS IS".

Successful bidder will have the property conveyed by a quit claim deed. In the event the bidder is seeking bidder priority related to construction of a residence on the vacant property, bidder will be required to sell the property back to the City if said residence is not substantially completed within 365 days after closing.

CITY OF LUCAN
409 SECOND ST
LUCAN, MN 56255
507-747-2202

Request for Bid

The City of Lucan City Council, acting by and through its City Clerk, is offering for sale certain real property located in Redwood County legally described as follows ("Property"):

See Exhibit A- Property Description, attached hereto and made a part hereof thereby

Any and all proposals submitted in response to this Request for Bid must be in compliance with, and submitted pursuant to, all the terms and conditions and provisions of this, Request for Bid, including, without limitation: 1) Request for Bid form

INSTRUCTIONS TO BIDDERS

1. REQUEST FOR PROPOSALS

Responses must be submitted on the Request for Bid which is made a part hereof and will be known as the "bid packet". The Request for Bid shall further the interests of the Citizens of Lucan by allowing this property to be acquired and put on the tax rolls. Consideration given to value of added property tax revenue to the City once improvements are made and value of property and land unimproved versus improved. Plans after acquisition must be stated on the Bid. Bid amount should include a total. The final purchase amount includes:

1. Accepted bid (sale) amount.
2. State Deed Tax (sale amount x 0.0033)
3. Recording Fee and all other closing costs

2. FAIR MARKET VALUE

The estimated fair market value of the property is \$4,700 by the Redwood County Assessor's office.

3. BID SECURITY

Each written proposal must be accompanied by a separate bid security in the form of a certified check or a cashier's check, payable to City of Lucan for no less than 10% of the amount of the bid to be forfeited to the City in the case the successful bidder fails to perform all terms here within. The bidder shall submit evidence of ability to pay for the bid amount by evidence of a commitment to cash purchase or loan.

4. BID DUE DATE

A completed, sealed, written bid packet must be received by the City of Lucan City Office at 409 Second Street Lucan, MN 56255 by **October 2, 2025 at 10:00 am**.

5. ENVELOPES

The written bid packet must be sealed in an envelope with the respondent's name and address clearly written on the outside and the following statement noted in the lower left-hand corner of the envelope: **"Bid for PIN 84-200-0820"**.

No responsibility will attach to the City of Lucan for the premature opening of, or failure to open, a bid not properly addressed and identified.

6. BIDS EXECUTED ON BEHALF OF BIDDER

A bid executed by an attorney or agent on behalf of the bidder shall be accompanied by an authenticated copy of his or her Power of Attorney to act on behalf of the bidder.

Any corporations submitting bids must furnish evidence that the officer(s) or employee(s) who execute the bid have been given the power to act on behalf of the corporation.

7. ELIGIBILITY OF BIDDERS

Bidders must be at least 18 years of age.

8. BID OPENING

The bids will be opened by the City Clerk after the hour set for receiving bids. Following the bid opening, council members will receive a comprehensive bid sheet for all submitted. Motion for sale and to whom, will take place at the Regular meeting of the Lucan City Council October 6th at 7:00 pm at the Lucan City Office, 409 Second Street, Lucan, MN 56255. Successful bidders will be notified by mail. The bid security for unsuccessful bids will be returned to each respective bidder.

9. RESERVATIONS

The City of Lucan City Council reserves the right to reject any or all bids, to waive defects and technicalities in bidding, to advertise for new bids, or withdraw the Property from sale at any time.

10. INDEMNIFICATION

Bidder agrees for and on behalf of bidder, bidder's heirs, successors and assigns that bidder shall indemnify and hold the City of Lucan, harmless from and against any claim, demand or cause of action arising or alleged to have arisen out of the sale or failure to sell the Property including claims for personal or bodily injury, death or contract damages.

11. MODIFICATIONS

The terms and conditions and provisions herein are subject to change.

TERMS AND CONDITIONS OF SALE

1. PURCHASE AGREEMENT

Successful bidders will have 14 days to execute a purchase agreement. Payment shall consist of a check, payable to City of Lucan, for the total amount payable.

Failure of a successful bidder to deliver the executed Purchase Agreement to the City of Lucan on or before 14 days after receipt of the Purchase Agreement will result in forfeiture of the entire amount of the bid security, not as a penalty, but in liquidation of damages sustained by City of Lucan as a result of such failure, whereupon the Property will either be awarded to the bidder with the next highest bid, re-advertised for sale, or withdrawn from sale, whichever is deemed by the City Council to be in its best interest.

2. INSPECTION OF PROPERTY

All potential bidders are invited, urged, and cautioned to thoroughly inspect the Property prior to submitting a bid. Inspection of the property will be done by appointment only. Please call 507-747-2202 to schedule a time.

3. CONDITION OF PROPERTY

The information contained herein is not a warranty or guaranty of any kind by the City of Lucan or its agents. Prospective bidders are encouraged to thoroughly inspect the Property and condition of title in order to ensure full knowledge of existing conditions prior to submitting a bid. The Property is sold AS-IS. The City of Lucan makes no representations or warranties regarding the property condition, appropriate zoning, its use or the marketability of its title.

4. MODIFICATIONS

The terms and conditions and provisions herein are subject to change.

EXHIBIT C

Location of Property to be sold and Proposal for Purchase of Property

Parcel Identification Number (PID):
84-200-0820

**To: City of Lucan
409 Second Street
PO Box 7
Lucan, MN 56255**

Subject To: (1) the terms and conditions of the Request for Bids identified above; (2) the Instruction to Bidders; (3) Terms and Conditions of Sale, all of which are incorporated as part of this bid, the undersigned bidder hereby offers and agrees, to purchase the Property described in said Invitation for Bids for the bid amount entered below:

Purpose of Acquisition: _____

Amount of Bid: (\$ _____ **)**

Bid Deposit: (\$ _____ **)**

(Personal checks will not be accepted and will cause the bid to be rejected.)

Name: _____

Street: _____ **Mailing (if different):** _____

City: _____ **State:** _____ **Zip:** _____

Telephone number: () _____ **Email Address:** _____

Authorized Signature: _____

(The individual signing certifies that he/she is authorized to sign the bid.)

Date: _____

CAUSES FOR BID REJECTION

1. Bid Security in the form Of A Personal Check
Personal checks will not be accepted and will cause a bid to be rejected. The security must be in the form of a certified check or cashier's check, payable to the City of Lucan.
2. Bids Containing Alterations or Erasures
An alteration or erasure of any price contained in the bid shall be rejected, unless:
 - a. the original price is crossed out or erased and the correction is printed in ink or typewritten adjacent to the alteration or erasure; and
 - b. the person signing the bid initials the correction in ink.
3. Bids in Pencil
Bids made in pencil will be rejected.
4. Unmarked Bid Envelope
It is requested that bidders identify the project being bid on in order to prevent inadvertent opening of the sealed bid before the official date and time. Any bid envelope that is inadvertently opened prior to the stated bid due date and time will be rejected.
5. Late Bid Submittal
All bids must be received by October 2, 2025 10:00 am at the City of Lucan Office. All bids received after the above date and time will be rejected.

Decision making criteria shall include but not be limited to:

1. The bid price for the vacant parcel
 - a. Overall bid to purchase the parcel as measured against:
 - i. the Redwood County Assessor's estimated market value
 - ii. bids from other interested buyers
 - iii. Adjacent properties
2. Value of added property tax revenue to the City
 - a. Additional property tax revenue once improvements are made
 - b. Value of property and land unimproved versus improved
3. Water Access Charge (WAC)
 - a. Forecasted Revenue for WAC
4. Sewer Access Charge (SAC)
 - a. Forecasted Revenue for SAC
5. Timeline for making improvements
 - a. Substantial completion with 365 days.