

# CITY AND BOROUGH OF WRANGELL

## OVER-THE-COUNTER SALE OF City Owned Lots FOR SALE

The City owned lots that are listed below were offered for sale pursuant to WMC 16.12.040 by a sealed bid process. The lots listed below did not receive any bids. The Borough Assembly approved Resolution No. 06-15-1319 on June 9, 2015 to authorize the lots to be sold over-the-counter pursuant to Wrangell Municipal Code 16.12.105, **beginning on June 22, 2015, at 9:00 a.m.** Wrangell City Hall, 205 Brueger Street, Wrangell, Alaska 99929, on a first-come, first-serve basis, and will be sold for the minimum value.

Successful purchaser will be required to obtain any necessary federal/state permits for development of the land. These permits could include, but are not limited to Corps of Engineers wetland fill, a State water quality consistency determination, Borough building permit or other land use permits.

<u>Property Description</u>	<u>Square Footage</u>	<u>Minimum Bid Value</u>
Lot 1, Block 38 (SF)	7,501 sq. ft.	\$29,000
Lot 5, Block 38 (SF)	15,134 sq. ft.	\$34,000
Lot 6, Block 38 (SF)	15,502 sq. ft.	\$30,000
Lot 16, Block 30B (SF)	7,799 sq. ft.	\$28,000
Lot 17, Block 30B (SF)	7,769 sq. ft.	\$28,000
Lot 18, Block 30B (SF)	7,788 sq. ft.	\$28,000
Lot 19, Block 30B (SF)	7,813 sq. ft.	\$28,000
Lot 20, Block 30B (SF)	6,887 sq. ft.	\$25,000

SENTINEL  
KSTK

Please publish 06/18/2015  
Please announce 6/10 thru 06/26/2015

Posted this 10<sup>th</sup> day of June, 2015

ADDITIONAL INFORMATION:

A Certified or cashier's check or cash equal to 25 percent of the bid must accompany the bid. Personal checks will not be accepted. Purchasers may choose to pay balance by cash or execute an installment purchase agreement with the City and Borough of Wrangell.

Term of installment purchase agreement shall not exceed 15 years. Interest rate on unpaid balance will accrue at prime plus two points at time of closing. The unpaid balance shall be evidenced by a promissory note secured by a deed of trust on the property.

Note: Upon determination of the highest bidder acceptable bid, the Borough Assembly shall adopt a resolution authorizing the conveyance of the public land to the successful bidder, upon payment in full (within 20 days from bid opening) or by purchase agreement for up to 15 years.

### **IMPORTANT ADDITIONAL INFORMATION TO BIDDER!!**

Successful bidders will be required to obtain any necessary federal/state permits for development of the land. These permits could include, but are not limited to Corps of Engineers wetland fill, a State water quality consistency determination, Borough building permit or other land use permits.

Access is available to each lot by way of Etolin Street. Sewer and water mains are located within the Etolin Street right-of-way corridor, with public utilities available at each property line. The existing water service is 1" HDPE. The sewer system is a force main system. The Municipal utility shall schedule the installation of future grinder pump stations within 90 days of a request for service received from the property owner. Both water and sewer connections are required according to Wrangell Municipal Codes 15.04-Water and 15.08-Sewer. Purchaser would need to coordinate with Wrangell Public Works for connections to the utility services.

Electrical power will be available by June 1<sup>st</sup>, 2015 with electrical service to be coordinated by the purchaser through the electric department.

No subdivision of these lots shall be granted until lot is paid in full.

The City & Borough of Wrangell reserves the right to reject any and all bids.

#### **Attachments:**

- 1. Land Appraisal from Appraisal Company of Alaska (available upon request)**
- 2. Subject Maps**
- 3. Subject Plat**