

**Bid Package for the Sale of
Immovable Property Located in the Plainview Area
(formerly used for a USDA Rural Revolving Loan Program)**

- I. All proposals must be submitted on the Proposal Form furnished herein. Failure to provide all required information may render the proposal informal and may cause its rejection. Proposals must be placed in a sealed envelope, which shall be plainly marked in the lower left-hand corner:

Proposal: sale of Parcel A, 28.228 acres of land located in Section 32, Township 3 South, Range 12 East, Washington Parish, Louisiana, subject to that certain 60' right of way in favor of Parcel B.

- II. Each bidder must assume the responsibility of assuring that their proposal is in the Washington Parish Government Office, 909 Pearl Street, Franklinton, Louisiana by 2:00 p.m. on August 26, 2022. Any proposal arriving after the stated date and time will not be considered and will be returned unopened.
- III. All proposals require the bidders signature in blue ink with the bidder's name typed or legibly printed below the signature. In the case of a partnership, firm or corporation, the signer must file with the proposal legal evidence of the authority to sign the proposal.
- IV. The bidder must list his exact legal name and those of the board of directors and/or persons owning more than 25% of the business. Failure to respond to this request may cause proposal to be rejected.
- V. Withdrawal of proposal:
- a. Prior to Opening: Should the bidder desire to withdraw his proposal, he shall do so in writing to the Director of Finance of Washington Parish Government.
 - b. After Opening: Proposals containing patently obvious mechanical, clerical, or mathematical errors may be withdrawn by the bidder if clear and convincingly sworn, written evidence of such errors is furnished to the Director of Finance within forty-eight (48) hours of the proposal opening excluding Saturdays, Sundays, and legal holidays.
 - c. A bidder who attempts to withdraw a proposal under the provisions of this section shall not be allowed to resubmit a proposal on the sale. If the proposal withdrawn is the best proposal, the next best proposal may be accepted.
 - d. No bidder shall modify, withdraw, or cancel a proposal after the opening date, except as stated above. Negligence on the part of the bidder in preparing the proposal conveys no right to modify, withdraw, or cancel the proposal after opening.

- IV. Objections to the specifications and/or proposal conditions must be filed in writing and must be received by the Director of Finance at least (5) days prior to the advertised date for opening.
- V. Washington Parish Government reserves the right to reject any and all proposals and waive informalities.
- VI. The successful bidder shall pay ten percent (10%) attorney fees in the event it becomes necessary to secure an attorney for the purpose of collection.
- VII. Legal Description of the Property:

THAT CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, located in Section 32, Township 3 South, Range 12 East, Greensburg Land District, Washington Parish, Louisiana, more particularly described as follows, to-wit:

Commence at a wood stob found located at the Northwest Corner of the Southwest Quarter of the Southeast Quarter of Section 32, Township 3 South, Range 12 East, Greensburg Land District, Washington Parish, Louisiana as the POINT OF BEGINNING (labeled POB (A)) and measure North 89 degrees 03 minutes 57 seconds East a distance of 1,332.01 feet to a wood stob found; thence South 00 degrees 13 minutes 36 seconds East a distance of 1338.72 feet to a 3/4 inch iron pipe found; thence South 89 degrees 46 minutes 06 seconds West a distance of 513.86 feet to a MAG nail found in the centerline of S. Choctaw Road; thence, along said centerline, along a curve to the right having a radius of 260.00 feet, a delta of 33 degrees 37 minutes 25 seconds, an arc length of 152.58 feet, and a chord which bears North 20 degrees 07 minutes 00 seconds West having a chord distance of 150.40 feet to a MAG nail found; thence North 03 degrees 18 minutes 18 seconds West a distance of 213.60 feet to a MAG nail found; thence along a curve to the left having a radius of 180.00 feet, a delta of 36 degrees 18 minutes 13 seconds, an arc length of 114.05 feet, and a chord which bears North 21 degrees 27 minutes 24 seconds West having a chord distance of 112.15 feet to a MAG nail found; thence North 39 degrees 36 minutes 31 seconds West a distance of 349.39 feet to a MAG nail found; thence along a curve to the left having a radius of 140.00 feet, a delta of 52 degrees 36 minutes 40 seconds, an arc length of 128.55 feet, and a chord which bears North 65 degrees 54 minutes 50 seconds West having a chord distance of 124.08 feet to a MAG nail found; thence South 87 degrees 46

minutes 50 seconds West a distance of 117.29 feet to a MAG nail found; thence along a curve to the right having a radius of 424.05 feet, a delta of 37 degrees 43 minutes 26 seconds, an arc length of 279.19 feet, and a chord which bears North 73 degrees 21 minutes 27 seconds West having a chord distance of 274.18 feet to a MAG nail found; thence, leaving S. Choctaw Road, North 00 degrees 16 minutes 46 seconds West a distance of 466.42 feet to the POINT OF BEGINNING, and containing 28.228 acres of land, more or less, all as per survey by Andrew T. Bell, PLS., dated 07/01/2022, dwg. no.: 21-037-3-1.

The above described property is subject to the following right of way for the benefit of the property described as SECOND in the Bid Proposal Form for Parcel B being 20.332 acres of land. The right of way is more particularly described as follows, to-wit:

A certain parcel of land situated being designated as a 60 FOOT ACCESS RIGHT-OF-WAY in Section 32, Township 3 South, Range 12 East, Greensburg Land District, Washington Parish, Louisiana and being more particularly described as follows:

Commence at a wood stob found located at the Northwest Corner of the Southwest Quarter of the Southeast Quarter of Section 32, Township 3 South, Range 12 East, Greensburg Land District, Washington Parish, Louisiana and measure North 89 degrees 03 minutes 57 seconds East a distance of 1,332.01 feet to a wood stob found; thence South 00 degrees 13 minutes 36 seconds East a distance of 1,338.72 feet to a 3/4 inch iron pipe found and the POINT OF BEGINNING (labeled POB (C)).

From the POINT OF BEGINNING measure South 89 degrees 46 minutes 06 seconds West a distance of 513.86 feet to a MAG nail found in the centerline of S. Choctaw Road; thence along a curve to the right having a radius of 260.00 feet, a delta of 15 degrees 10 minutes 40 seconds, an arc length of 68.87 feet, and a chord which bears North 29 degrees 20 minutes 23 seconds West having a chord distance of 68.67 feet to a point; thence, leaving said centerline, North 89 degrees 46 minutes 06 seconds East a distance of 547.27 feet to a point; thence South 00 degrees 13 minutes 36 seconds East a distance of 60.00 feet to the POINT OF BEGINNING, and containing 0.733 acres of land, more or less, all as per survey by Andrew T. Bell, PLS., dated 07/01/2022, dwg. no.: 21-037-3-1.

To: Washington Parish Government (Owner)
909 Pearl Street
Franklinton, LA 70438

Proposal For: The sale of 28.228 acres of land located in Section 32, Township 3 South, Range 12 East, Washington Parish, Louisiana.

The Bidder: Name, Address and Telephone Number

The Bidder: hereby declares that he has: a) carefully examined the Bid Documents, b) a clear understanding of the Bid Documents, c) not received, relied on, or based his bid on any verbal instructions contrary to the bid documents, d) the authority to sign this bid on behalf of the Bidder.

Proposed Amount: _____

Respectfully submitted,
Individuals or the Principals of the company are:

COMPANY:

Name of Company

Signature

President

Printed Name

Vice-President

Address

Secretary

Telephone Number

Treasurer

Federal ID Number

State ID Number

Persons owning 25% or more of company

INDIVIDUAL(S):

Signature

Signature

Printed Name

Printed Name

Address

Address

Telephone Number

Telephone Number