

# Richland School District – Request for Proposals

## Sale of Real Property

<b>Property Description</b>	
<p>The purpose of this document is to provide interested parties with information to enable them to submit a proposal/offer for the purchase of the following real property owned by the Richland School District (“District”):</p> <p>The Jefferson Elementary School property located at 586 N. Main Street, in the City of Richland Center, Richland County, Wisconsin 53581 (Parcel No. 276-1679-0000 (“Property”). The Property consists of approximately ± 1.60 acres.</p>	
<b>Sale Conditions</b>	
<b>Offer</b>	<p>The Property shall be sold “as is, where is.” The District makes no representations regarding the condition of the Property, the improvements located on the Property, or the Property site. Further, interested parties shall waive any requirement that the District provide a Real Estate Condition Report.</p> <p>No proposal/offer shall be considered that is conditioned upon the occurrence of any event other than the District providing marketable title to the Property at closing (subject to easements and other restrictions of record, existing leases, and other standard title insurance requirements and exceptions, as appropriate).</p> <p>Interested parties shall include a proposed plan of use for the Property with a timeline for improvements/developments, if any.</p> <p>Interested parties shall include written verification of sufficient funds to close from a qualified financial institution or a third party in control of the funds.</p> <p>The Property shall be subject to the following Deed Restriction, which shall be incorporated into the Deed: The Property shall not be used for a K-12 public or private school for ten (10) years after the date of transfer.</p> <p>Incomplete proposals/offers shall be subject to rejection.</p>
<b>Purchase Price</b>	<p>The purchase price shall be paid in cash, money order or cashier’s check at the time of closing.</p>
<b>Title Costs</b>	<p>The District shall pay any transfer fee costs and the cost of an Owner’s Title Policy. The selected respondent shall pay all other closing costs and title costs. The District shall transfer the Property to the selected respondent, if any, via Quit Claim Deed.</p>
<b>Earnest Money</b>	<p>Within five (5) business days after the Board of Education’s acceptance of a proposal/offer, the selected respondent shall submit a cash deposit of 10% of the accepted proposal/offer amount as earnest money. The earnest money shall be non-refundable.</p>
<b>Submission of Proposals/Offers</b>	<p>To be considered, all proposals/offer shall be received by the District no later than Noon on August 16, 2023.</p> <p>The minimum bid amount shall be no less than \$265,000.</p> <p>The sale of the Property is subject to approval by the District's Board of Education.</p>

	<p>The District reserves the right to contact some or all of the respondents to clarify aspects of their proposals/offers, if necessary.</p> <p>The District shall not be responsible for any costs or damages incurred by interested parties in connection with the proposal/offer process.</p> <p>In consideration of the best interest of the District and of the residents and taxpayers, the Board of Education reserves the right to reject any and all proposals/offers in its sole discretion, regardless of price and terms. The board of Education also reserves the right to waive any irregularities or technicalities in any proposal/offer when it is in the best interest of the District.</p> <p>No brokerage fee shall be paid for this transaction.</p> <p>Full appraisal report can be found on the district website at <a href="http://www.richland.k12.wi.us">www.richland.k12.wi.us</a></p>
<b>Address</b>	<p>Proposals/offers shall be delivered to the following address, via hand delivery, courier, or U.S. Mail:</p> <p style="padding-left: 40px;">Steve Board, District Administrator Richland School District 1996 US-14 W P.O. Box 649 Richland Center, WI 53581</p>
<b>Questions</b>	<p>All questions or requests for clarification shall be sent to Steve Board, District Administrator, at <a href="mailto:boas@richland.k12.wi.us">boas@richland.k12.wi.us</a> by August 14, 2023. The District shall not be responsible for any delay in the transmission of any request for clarification or other communication.</p> <p>To schedule a showing of the property, please contact Steve Board, District Administrator, at <a href="mailto:boas@richland.k12.wi.us">boas@richland.k12.wi.us</a> or at 608.647.6106 by August 9, 2023.</p>
<b>Closing</b>	<p>The closing of the transaction shall take place on or before October 31, 2023.</p>
<b>Schedule</b>	<ul style="list-style-type: none"> <li>• June 16, 2023 – Issue date</li> <li>• August 9, 2023 – Last day to schedule a showing of the property</li> <li>• August 14, 2023 – Last day to submit questions regarding the property</li> <li>• August 16, 2023 (Noon) - Deadline for submissions</li> <li>• August 17, 2023 – Proposals/offers opened by the Board of Education’s Buildings, Property, and Transportation Committee</li> <li>• August 28, 2023 – Proposals/offers considered by the District’s Board of Education.</li> </ul>