

**NOTICE OF SALE OF REAL ESTATE BY PUBLIC BID AND PUBLIC HEARING FOR
CONVEYANCE OF REAL PROPERTY**

TO WHOM IT MAY CONCERN:

Sealed bids will be received by the Centerville Community School Board (the "School Board") at 634 North Main Street, Centerville, Iowa, until 2:00 p.m, November 8, 2021 for the sale and conveyance of the real property located at 320 Drake Avenue (the former Central Ward School), Centerville, Appanoose County, Iowa and legally described on the attached Exhibit A. (the "Property").

The School Board shall accept sealed bids as follows:

1. Bid Process. Sealed bids will be received by the School Board at the District Office, 634 North Main, Centerville, IA 52544 (the "District Office") until 2:00 p.m, November 8, 2021 for the sale and conveyance of the Property.

2. Bid Requirements. **Each bid shall be enclosed in a sealed envelope and include:**

a. A Real Estate Purchase Agreement **signed by the bidder** with the name of the bidder filled in and purchase price filled in with the amount of the bid for the Property (a copy of the form of Real Estate Purchase Agreement is available at the District Office).

b. A cashier's check or certified check drawn on a national banking association made payable to "Craver Grothe & Cox Trust Account" in the amount of twenty percent (20%) of bidder's proposed purchase price. Checks of unsuccessful bidders will be returned after the canvass and tabulation of bids are completed.

c. A written description of the bidder's intended use and proposed development for the Property and, if the bidder is an entity, the names of all persons having an interest in such entity.

3. Bid Opening. The bids shall be opened and each bidder's name and purchase price read aloud by the Secretary of the School Board immediately after the 2:00 P.M. bid deadline in the School Board meeting room at the District Office. The bid opening will be open to the public to observe.

4. Award. At the School Board Meeting at 6:30 p.m., November 15, 2021 a public hearing will be held. Anyone wishing to object to the sale of the Property may do so at that time. After such public hearing, the School Board will consider the sale of the Property on such date. The School Board reserves the right to reject any or all bids.

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Published:

//Lisa Swarts//

EXHIBIT A

Legal Description of the Property

Lots One, Two and Three, Block Seven and Lots One, Two, Three and Four in Block Eight of Shield's Addition to the Town of Centerville, County of Appanoose and State of Iowa; and

Lot Three (3) and the South One-half of Lot Two (2) in Block Six (6), in Shield's Addition to the Town of Centerville, Appanoose County, Iowa; and

That portion of Grove Street that lies between the East line of South 13th Street and the West line of Drake Avenue, legally described as follows:

Commencing at the Southeast Corner of Lot 3, Block 6, thence West to the Southwest Corner of Lot 3, Block 6, thence South to the North line of Block 8, thence East to the Northeast Corner of Block 8, thence North to the point of beginning, all in Shield's Addition to the City of Centerville, Iowa; and

The South 99.0 feet of the East Half of that portion of South 13th Street lying between the North line of Grove Street and the South line of Water Street, said street being legally described as follows: Commencing at the Northeast Corner of Lot 1, Block 5 in Shield's Addition to the City of Centerville, Iowa; thence South to the Southeast Corner of Lot 4, Block 5 of said addition; thence East to the Southwest Corner of Lot 3, Block 6 of said addition' thence North to the Northwest Corner of Lot 1, Block 6 of said addition' thence West to the place of beginning; and

A tract of land laying between Blocks Seven and Eight and between Grove Street and Prairie Street in Shield's Addition to the Town of Centerville, Appanoose County, Iowa, being two hundred feet North and South and thirty-three feet East and West between the limits as above described; and

The South Half of that portion of Grove Street lying between the East line of Main Street and the middle of the intersection of Grove Street and South 13th Street being legally described as follows: Commencing at the Southwest Corner of Lot 3, Block 5 in Shield's Addition to the City of Centerville, Iowa; thence East approximately 216.5 feet to the North midpoint of the intersection of Grove Street and South 13th Street; thence South to the North line of Block 7 of said addition; thence West to the Northwest Corner of Block 8 of Said addition; thence North to the place of beginning; and

That portion of Grove Street legally described as follows: Commencing at the Southwest Corner of Lot 3, Block 6 in Shield's Addition to the City of Centerville, Iowa; thence West approximately 16.5 feet to the North midpoint of the intersection of South 13th Street and Grove Street; thence South to the North line of Block 7 of said addition; thence East approximately 16.5 feet to a point due South of the place of beginning; thence North to the place of beginning.