



NOTICE OF SALE OF TAX-ACQUIRED PROPERTY

The Board of Selectmen of the Town of Newfield is accepting bids for the purchase of the municipality's interest in two (2) tax-acquired properties listed below. Each bid must be received in writing and in a sealed envelope marked "Tax-Acquired Property Bid (Map __ Lot __)" on the outside. Each envelope may contain a bid for one property only; any person wishing to bid on both properties must submit a separate bid in a separate envelope for each property.

All bids must be received in the municipal clerk's office no later than three o'clock (3:00) p.m. on October 6, 2020. Late bids will not be opened or considered. Each bid must also include the bidder's name, mailing address and phone number and must be accompanied by a deposit in the form of a certified or bank check, in an amount equal to or greater than 5% of the bid price. Each successful bidder's deposit will be credited to the total purchase price for that parcel. Deposits will be returned to the unsuccessful bidders. Any bid which does not contain the proper deposit will be rejected.

Bids will be opened and reviewed by the Selectmen at the Town Hall on October 6, 2020 at six o'clock (6:00) p.m. The Board of Selectmen reserve the right to reject any and all bids. Each successful bidder shall have 30 days from the date of the bid acceptance in which to complete the purchase.

Each property will be conveyed by a quitclaim deed without covenants. In the event that a successful bidder fails, for any reason, to complete the purchase in the time stated, the bid acceptance is void and the bidder's deposit shall be forfeited to the municipality. The Board of Selectmen may thereafter negotiate a sale of the property with any or all unsuccessful bidders.

The properties for sale are described on the Town's Tax Maps as:

**Map 6, Lot 2 (approximately 44 acres on the Lewis Hill Road)
with a minimum bid of \$26,000.00;**

**Map 62, Lot 139 (approximately .74 of an acre with cottage at 113 EH Davis Drive)
with a minimum bid of \$64,900.00.**

Property taxes will be paid through 11/15/2020. For the 2020 tax bill the new owner will be responsible for a portion of the second payment due 3/1/2021, which covers the period from 11/16/2020 through 3/31/2021.

The tax maps and other public information concerning the properties may be reviewed at the Town Office, by appointment, during its normal business hours, which are: Tuesday and Thursday 9:00 am -11:45 am and 1:00 pm -4:45 pm, Wednesday 12:00 (noon) - 7:00 pm, and the first Saturday of the month 9:00 am – 11:45 am. Some information is available on our website at www.newfieldme.org or email Nichole at newfieldso@metrocast.net for the property file.

Note that the municipality makes no warranties or representations of any kind whatsoever concerning the nature, extent, validity, value or utility of any rights to be conveyed. Bidders are strongly advised to consult an attorney prior to filing a bid.

By: Shelly Gobeille

Shelly Gobeille
Chairman, Board of Selectmen