

NOTICE OF DISPOSITION OF REAL ESTATE

Pursuant to the requirements of I.C. 36-1-11-4 and I.C. 5-3-1, the City of Jasper, by and through its Board of Public Works and Safety, (the "Board"), hereby publishes notice of its intent to sell certain real property in Dubois County commonly known as Lot 3 of Camp Carnes Subdivision (Parcel 19-07-29-400-053.000-018) and a grass lot located north of the Camp Carnes Subdivision and immediately west and adjacent to 1935 E Jasper Dubois Road (Parcel 19-07-29-800-007.000-018). Information including the form of the purchase agreement (the "Purchase Agreement") and the legal description for the real estate may be obtained from the City of Jasper Legal Department at 610 Main Street, Jasper, Indiana. The disposition of the real estate will be conducted under the following terms and conditions:

1. Bids will be received at the office of the City of Jasper Parks Department, located at 1301 St. Charles Street, Jasper IN, 47546, beginning at 8:00 a.m. (EST), on January 15, 2024, and should be addressed to the attention of Tom Moorman, Director of the Jasper City Parks and Recreation Department.
2. The offer period will continue through and including, 4:00 p.m. (EST), on February 16, 2024, and may be extended from day to day, as may be determined by the Presiding Officer/Mayor, thereafter until 4:00 p.m. (EST) on February 29, 2024, which is not longer than sixty days, and until an offer satisfactory to the Board is received.
3. The purchase price of each of the Properties shall be not less than the amount set forth below. The purchaser of each of the Properties shall be responsible for paying certain additional expenses associated with the sale of the Property, which expenses shall include, but not be limited to, recording fees, title insurance and closing fees and other fees incurred by the City as a result of such sale, all as set out in the Purchase Agreement.
4. Interested bidders may inspect the Property during normal business hours by: (1) request to tmoorman@jasperindiana.gov; and (2) execution and delivery of a "Release, Indemnification and Hold Harmless Agreement" ("Release Agreement") available with the Real Estate information. All inspections will be conducted at such bidder's expense. Inspections will be allowed until all lots are sold, or February 29, 2024, whichever occurs first.
5. Questions regarding the real estate may be addressed by email to tmoorman@jasperindiana.gov or by calling the City of Jasper Parks Department at 812-482-5959. Interested bidders may obtain copies of all real estate information, including the legal description, survey, plat, Real Estate Purchase Agreement and Release Agreement.
6. All bids shall be open to public inspection. A bidder may raise the bidder's bid and written notice of such raise will be provided to other bidders.
7. The legal descriptions, addresses, tax parcel numbers and the minimum sales price of the Property are:
 - A. **Lot 3 of Camp Carnes Subdivision**, as per plat thereof recorded in the Office of the Recorder of Dubois County, Indiana, in book 11, page 96, as Instrument Number 2023002697; Tax Parcel Number 19-07-29-400-053.000-018.
Minimum Purchase Price \$158,650.

- B. **Metes and Bounds Lot**; a grass lot located north of the Camp Carnes Subdivision and immediately west and adjacent to 1935 E Jasper Dubois Road (Parcel 19-07-29-800-007.000-018), legally described as follows:

Part of the Southwest Quarter of the Northeast Quarter and part of the Northwest Quarter of the Southeast Quarter of Section Twenty-nine (29), Township One (1) South, Range Four (4) West, Marion Civil Township, Dubois County, Indiana, being that 0.683-acre tract surveyed by Philip J. Buehler, Indiana Professional Surveyor No. LS21000213, with Brosmer Land Surveying & Engineering, Inc., as shown on a plat of survey certified on 5 May 2023, and being more completely described as follows:

Commencing at an existing cornerstone at the northeast corner of the Northwest Quarter of the Southeast Quarter of Section Twenty-nine (29), Township One (1) South, Range Four (4) West;

thence South 89 degrees 18 minutes 51 seconds West a distance of 165.00 feet along the north line of said quarter-quarter section to a 5/8-inch diameter iron rebar bearing an orange plastic survey cap inscribed "BUEHLER 21000213" (hereafter referred to as a "capped iron rebar") set this survey at the west line of the David M. Lampert tract, as recorded at Record Document 2022000718 of the Dubois County Recorder's Office, being the point of beginning of the herein described tract;

thence South 00 degrees 13 minutes 47 seconds East a distance of 74.23 feet parallel with the east line of said quarter-quarter section to a MAG nail bearing a bronze surveyor's tag inscribed "BUEHLER 21000213" (hereafter referred to as a "MAG nail") set this survey at the centerline of Jasper-Dubois Road, being the beginning of a non-tangent curve concave to the south having a radius of 904.97 feet and subtended by a 100.25-foot chord with a bearing of North 86 degrees 10 minutes 20 seconds West;

thence along said curve (and said centerline) through a central angle of 06 degrees 21 minutes 01 seconds for an arc length of 100.30 feet to a MAG nail set this;

thence North 00 degrees 13 minutes 47 seconds West a distance of 66.34 feet parallel with the east line of said quarter-quarter section to a capped iron rebar set this survey at the south line of the Southwest Quarter of the Northeast Quarter of said Section 29;

thence North 00 degrees 12 minutes 47 seconds West a distance of 228.00 feet parallel with the east line of said quarter-quarter section to a capped iron rebar set this survey at a point 265.00 feet west of the east quarter-quarter section line;

thence North 89 degrees 18 minutes 51 seconds East a distance of 100.00 feet parallel with the south line of said quarter-quarter section to a capped iron rebar set this survey at the west line of said Lampert tract;

thence South 00 degrees 12 minutes 47 seconds East a distance of 228.00 feet parallel with the east line of said quarter-quarter section line to the point of beginning of the herein described tract.

Containing 0.683 acre.

Minimum Purchase Price \$8,013.00.

8. The real estate may not be conveyed to a person who is ineligible under I.C. 36-1-11-16 of the Indiana Code.
9. Any bids submitted by a trust (as defined in I.C. 30-4-1-1(a)) must identify each: (A) beneficiary of the trust; and (B) settlor empowered to revoke or modify the trust.
10. Except as set forth in the Purchase Agreement, bids may not set forth conditions for the disposition, such as required zoning, soil, or drainage conditions, as a prerequisite to sale of the property, and the property will be sold “As Is,” “where is,” and “with all faults.”
11. The Board reserves the right to reject all bids.
12. The disposition will comply with all other legal statutory requirements.
13. The Property is subject to the jurisdiction of the City of Jasper Unified Development Ordinance and is zoned “CP” Conservation Park and it is subject to all requirements included in the Camp Carnes Subdivision Plat.

Dated this 5th day of January, 2024.

CITY OF JASPER
BOARD OF PUBLIC WORKS AND SAFETY