

## **Notice of Sale:**

Notice is hereby given that the Springfield Township Trustees will accept sealed bids no later than 1:45 pm on December 16, 2021 ("Due Date") for the sale of the real property located at 2342 Pressler Road, Springfield Township, Summit County, Ohio, consisting of parcel numbers: 5105744, 5105745, 5105746 and 5105747.

All sealed bids must be in writing and delivered by the Due Date to the Springfield Township Hall, 2459 Canfield Road, Akron, OH 44312-3817.

The Township reserves the right to accept the highest bid or reject all of the bids.

The terms of the sale are:

1. Purchase will be for cash or cash equivalent payable at closing. Closing shall take place approximately 45 days after: the highest and best bid is accepted by the Springfield Township Trustees and a purchase agreement is executed by all parties.
2. The Township shall provide marketable title at closing and a title insurance Owner's policy in the amount of the purchase price. One-half of the cost for the title insurance policy and escrow fees will be paid by the Township and the other one-half by the buyer.
3. All other closing expenses will be allocated pursuant to custom and usage in real estate closings in Summit County.
4. Use restrictions will be recorded at closing prohibiting the future use of any part of the property, including any existing building, for any business, profession, or commercial enterprise.
5. This Notice shall also be posted on the Township website at [www.springfieldtownship.us](http://www.springfieldtownship.us)  
This Notice can be accessed by following the link on the homepage of [www.springfieldtownship.us](http://www.springfieldtownship.us)

**NOTICE OF SEALED BID FOR SALE OF REAL PROPERTY (BID PACKET)**

Springfield Township (the "Township") is accepting sealed bids for the purchase of the following real property (the "Property") for the purpose of residential use as described in this Notice of Bid Opening: The Property commonly known as 2342 Pressler Rd. Akron, OH 44312 consisting of 4 parcels totaling approximately 5.33 acres of land, as more particularly described, and depicted in Exhibit "A", attached hereto, and incorporated herein.

The sale of the Property shall be awarded, at the discretion of the Township Trustees, to the highest and best bidder submitting a bid in accordance with the terms outlined below and providing the best value to the Township.

It is the intention of the Township to sell the Property based on the highest and best bid that is submitted. The Springfield Township Board of Trustees reserves the right to reject any and all bids. Should any bid be accepted, payment shall be made by earnest money deposit in the amount of Five Thousand Dollars (\$5,000.00), subject to closing, and shall be deposited with the Township or by, cashier's check or money order payable to the Springfield Township within three (3) days of the award notice.

**Provisions of the sale of the Property pursuant to the purchase agreement shall include:**

1. The purchase of the real property and all improvements shall be in "as is" condition. Springfield Township shall make no representations as to the condition of the property or the status of the water well and septic system.
2. The conveyance of the Property shall be by limited warranty deed.
3. The PURCHASER to pay one half of: the cost of the title commitment and title insurance policy in the amount of the purchase price and the escrow fee. Purchaser shall also pay all other fees, commissions and costs associated with closing the sale of the property.
4. The PURCHASER shall close the sale within 45 days after the Board of Trustee approval and execution of the purchase agreement.
5. It is the responsibility of the PURCHASER to obtain and pay for any survey.
6. SELLER shall provide marketable title at closing.
7. The PURCHASER to transfer all utilities at the time of closing.
8. The PURCHASER to assume all responsibility or liability for any environmental condition affecting the Property, or any clean-up or remediation that may be required by law.
9. The development of the Property shall be for single family residential purposes only.

10. The Property will be sold “as is” with no warranties or representations as to suitability for any particular use other than restricted by zoning.
11. The **minimum bid** price that has been established is **\$95,000.00**.
12. **The Property can be viewed upon request.**

### **GENERAL INFORMATION**

By submitting a bid, each bidder agrees to waive and does hereby waive any claim the bidder has or may have against Springfield Township, and the Township’s respective employees and representatives for the awarding of damages or attorney fees, arising out of or in connection with the administration, evaluation, or recommendation of any bid, waiver, deletion, or amendment of any requirements under this Notice of Bid Opening, acceptance or rejection of any bids, and award of the bid. By submitting a bid, the bidder specifically waives any right to recover or be paid attorney fees from Springfield Township, or any of the Township’s employees.

The bidder acknowledges and agrees that this is the intentional relinquishment of a presently existing known right and that there is no disparity of bargaining power between the bidder and Springfield Township Akron, Ohio.

By execution and submission of this bid, the bidder hereby represents and warrants to the Township that the bidder has read and understands this Notice of Bid Opening and that the bid is made in accordance with the terms stated herein. Bidder acknowledges that it understands all terms herein, which include the waiver provisions, and that it had the right to consult with counsel regarding all applicable documents and procedures.

The Township reserves the right to waive, delete or amend any of the requirements connected with this bid. Bids shall be delivered in writing on the attached bid proposal form, signed by the bidder or an authorized representative, and enclosed in a sealed envelope to Springfield Township, “SEALED BID TO PURCHASE REAL PROPERTY.” Bids must be received before 1:45 p.m. on December 16, 2021, and any bid received after that time will not be considered.

Members of the Springfield Township staff will publicly open, read and tabulate the bids at Springfield Township Town Hall on December 16, 2021, at 2pm located at:

2459 Canfield Road Akron, Ohio 44312

Bidders may contact the Springfield Township Administration office at (330) 794-1739 for clarifications and questions.

**PROPERTY:** 2342 Pressler Road Akron, Ohio 44312

**Parcel #'s**

51-05744 - .86 acre

51-05745 - 2.47 acres

51-05746 – 1.00 acre

50-05747 – 1.00 acre

**DESCRIPTION:**

Location is on Pressler Road in the Southwest portion of Springfield Township in a primarily residential area. Properties adjoin a private residence to the south and Rolling Meadows Drive to the north and west. This former Township fire station #2 was built in 1945 and features a wood frame and concrete block exterior. Building has two large garage doors and a side entry man door. A second smaller accessory building is also present. The main building is approximately 1800 square feet.

**UTILITIES AVAILABLE:** None: Well & Septic

**ZONING:** R2-Medium Density Residential District



# BID PROPOSAL FORM

Property located at 2342 Pressler Rd. Akron, OH 44312

Name: \_\_\_\_\_  
(Print)

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Bid: \$ \_\_\_\_\_

Signature: \_\_\_\_\_