STATE OF LOUISIANA

DEPARTMENT OF TRANSPORTATION

AND DEVELOPMENT

PROPOSAL

STATE PROJECT NO. 023-06-0050 (PART 3) (OCTOBER 15, 2015)
SALE OF LAND
JACKSON PARISH

N O T I C E

SALE OF STATE-OWNED LAND

Sealed bids for the sale of State-owned land will be received by the Louisiana Department of Transportation and Development, Real Estate Section, 1201 Capitol Access Road, Baton Rouge, Louisiana 70802 until 4:15 P.M. on Wednesday, October 14, 2015, after which bids will be received in the Louisiana Department of Transportation and Development Auditorium, 1201 Capitol Access Road, Baton Rouge, Louisiana, from 9:00 A.M. until 10:00 A.M. on Thursday, October 15, 2015 , at which time and place bids will be publicly opened and read. No bids will be received after 10:00 A.M.

STATE PROJECT NO. 023-06-0050 (PART 3) (October 15, 2015)
OLD US 167 NEAR JACKSON/LINCOLN PARISH LINE
ROUTE LA USA 167
JACKSON PARISH

PORTION OF PARCEL NO. 3-3 – An irregularly shaped parcel of land (shown as Parcel no. 1-1 on survey plat), located just south of the Jackson & Lincoln Parish line in the NE/4 of Section 22, Township 17 North, Range 3 West, Jackson Parish, Land District North of Red River, and containing approximately 3.696 acres.

MINIMUM BID $3,326.00

DISTRICT PROPERTY MANAGER: Debra Milstead, 8010 DeSiard Street, Monroe, LA 71203, (318) 342-0256 or 1-800-256-1595.

Bids must be submitted on forms provided by the Department. Bid forms may be obtained upon request from Real Estate Section, Room S-315, East Wing of the Louisiana Department of Transportation and Development, 1201 Capitol Access Road, Baton Rouge, Louisiana,70802, Phone 225-242-4545. Bid forms may also be downloaded from the Department's Real Estate web site FOR VIEWING ONLY at, http://wwwsp.dotd.la.gov/Inside_LaDOTD/Divisions/Engineering/Real_Estate/Pages/Public_Bid_Procedure_Forms.aspx. Written requests for bid forms should be sent to Louisiana Department of Transportation and Development, Real Estate Section, 1201 Capitol Access Road, Baton Rouge, Louisiana, 70802. Bids should be mailed to Louisiana Department of Transportation and Development, Real Estate Section, 1201 Capitol Access Road, Baton Rouge, Louisiana, 70802.

Complete description and further information concerning these items can be obtained by contacting the District Property Manager or his authorized representative.

The Department reserves the right to reject any and all bids and waive informalities.

SECRETARY, DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

STATE PROJECT NO. 023-06-0050 (PART 3) (October 15, 2015)

INSTRUCTIONS TO BIDDERS
SALE OF LAND

SUBMITTAL OF BIDS: Bidders have the option of bidding on any or all items. Bidders electing to bid on more than one item shall make a separate cash offer for each item on which he/she elects to bid. Bids must be submitted on the form provided herein and the bidder's cash offer for the items on which he/she elects to bid shall be written in ink. The proposal must be signed in ink. The proposal, together with the proposal guaranty and any other information called for in the proposal, shall be submitted in a sealed envelope so marked as to indicate its contents without being opened. This envelope shall be placed in another which shall be sealed, addressed and delivered to the Louisiana Department of Transportation and Development, Baton Rouge, Louisiana, before the time specified for opening bids. Bids received after the time specified will be returned to the bidder unopened.

PROPOSAL GUARANTY: Each bid must be accompanied by a proposal guaranty in an amount of, at least, 20 percent (20%) of the bid amount. A **separate** proposal guaranty payment must be submitted for **EACH** item bid on. The proposal guaranty shall be either a certified check, official check, cashier's check, postal money order or bank money order. All such checks shall be made payable to the Louisiana Department of Transportation and Development.

All proposal guaranties, except those of the successful bidder, will be returned to bidders within ten (10) days after opening of bids. Proposal guaranties of the successful bidders will be applied by the Department toward discharge of the obligation of the successful bidders under the terms of this proposal.

If the bidder to whom award of sale is made fails to execute an act of sale within the time hereinafter stipulated, or within such extension of times as the Department may grant, the proposal guaranty accompanying his bid shall become the property of the Department, except where the amount of the proposal guaranty is in excess of 20 percent (20%) of the amount bid on the items awarded to him/her and for which he/she fails to execute an act of sale. In this event the amount forfeited to the Department shall be 20 percent (20%) of the amount bid on the items for which he/she fails to execute an act of sale.

REJECTION OF BIDS: Proposals submitted with incomplete bids, or additions not called for, or conditional or alternate bids not called for will be subject to rejection. The Department reserves the right to reject any and all bids and waive any informalities.

STATE PROJECT NO. 023-06-0050 (PART 3) (October 15, 2015)

CONDITIONS OF SALE

GENERAL: The following conditions shall govern all offers to buy and shall apply to the sale of the land listed in the "Bid Schedule" of this proposal, should any offer be accepted by the Department.

1. The award of sale, if awarded, will be made upon recommendation of the Real Estate Administrator to the highest responsible bidder on each item within ten (10) days after opening of bids. The award of any tie bids will be left to the discretion of the Department.

2. The act of sale for each item in the “Bid Schedule” will be prepared by the Department at no cost to the purchaser; however, the purchaser shall pay all recording fees, shall be liable for all taxes after the effective date of sale and shall accept title without a mortgage certificate. Purchaser acknowledges that the Act of Sale is made without any warranty whatsoever, even for the return of the purchase price. The purchaser shall also be responsible for any other cost incidental to sale.

3. The Department reserves the mineral rights on the land offered for sale.

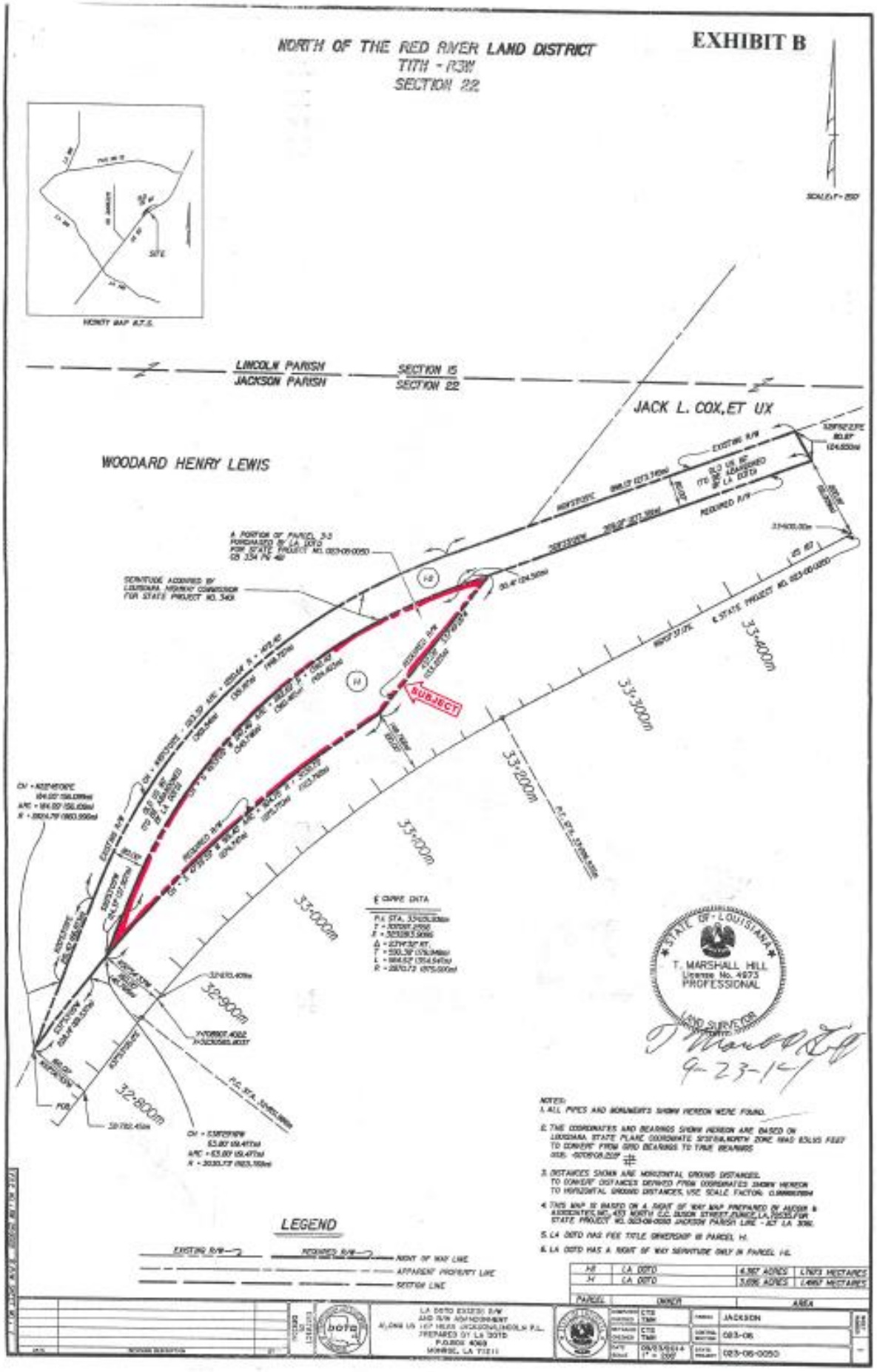
4. This sale is subject to any outstanding liens, judgments, assessments or any other encumbrances which may exist against the property at the time of the sale.

5. This sale is subject to any existing utility easements on or across the property.

PAYMENT: After giving effect to the amount of the successful bidder’s proposal guaranty o each item, as hereinbefore stipulated, any remaining balance shall immediately become due and payable to the Louisiana Department of Transportation and Development at the time of the execution of the act of sale. Failure to make full and immediate payment of such balance shall void the sale. The act of sale shall be executed within 10 days after successful bidder is presented with the Act of Sale by the Department for execution.

EXHIBIT B

NORTH OF THE RED RIVER LAND DISTRICT
T17N - R3W
SECTION 22



NOTES:

1. ALL PIPES AND MONUMENTS SHOWN HEREON WERE FOUND.
2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD 83/US FEET TO CONVERT FROM GRID BEARINGS TO TRUE BEARINGS USE: -0°09'08.209" #
3. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES, USE SCALE FACTOR: 0.9999619984
4. THIS MAP IS BASED ON A RIGHT OF WAY MAP PREPARED BY JACOBS & ASSOCIATES, INC. 433 NORTH C.C. BUSON STREET, RUSTON, LA. 71270 FOR STATE PROJECT NO. 023-06-0050 JACKSON PARISH LINE - ACT LA 3081.
5. LA DOTD HAS FEE TITLE OWNERSHIP IN PARCEL H.
6. LA DOTD HAS A RIGHT OF WAY SERVITUDE ONLY IN PARCEL H1.

PARCEL	OWNER	AREA	
H1	LA DOTD	4.367 ACRES	1.7673 HECTARES
H	LA DOTD	3.696 ACRES	1.4957 HECTARES

LA DOTD EXISTING R/W
AND R/W ABANDONMENT
ALONG US 167 NEAR JACKSON/LINCOLN P.L.
PREPARED BY LA DOTD
P.O.BOX 4069
MONROE, LA 71211

COMPUTED CTG	JACKSON
DRAWN TMH	
CHECKED TMH	023-06
DATE 08/13/2014	023-06-0050

SALE OF LAND

STATE PROJECT NO. 023-06-0050 (PART 3) (October 15, 2015)

BID SCHEDULE

SALE OF STATE-OWNED LAND LOCATED WITHIN JACKSON PARISH, LOUISIANA.

PARCEL NO.	DESCRIPTION	LUMP SUM CASH OFFER
PORTION OF PARCEL NO. 3-3 (shown as 1-1 on survey plat)	An irregularly shaped parcel of land (shown as Parcel no. 1-1 on survey plat), located just south of the Jackson & Lincoln Parish line in the NE/4 of Section 22, Township 17 North, Range 3 West, Jackson Parish, Land District North of Red River, and containing approximately 3.696 acres. **MINIMUM BID $3,326.00**	$_____

PROPOSAL

STATE PROJECT NO. 023-06-0050 (PART 3) (October 15, 2015)

SALE OF STATE-OWNED LAND IN JACKSON PARISH, LOUISIANA

To the Louisiana Department of Transportation and Development, Baton Rouge, Louisiana

I (We) hereby offer to purchase for cash the State-owned land at the lump sum price offered for the parcel(s) in the "Bid Schedule" attached hereto.

The undersigned certifies that he/she has examined the land offered for sale and is satisfied as to the condition of same and has judged for himself/herself as to the conditions to be encountered in sale of said land.

The undersigned further certifies that he/she has familiarized himself/herself with the "Conditions of Sale" attached hereto and agrees to abide by said conditions.

BIDDER'S NAME _____
(Please Print)

STREET ADDRESS _____

P.O. BOX _____ TELEPHONE _____

CITY _____ STATE _____ ZIP _____

SIGNATURE OF BIDDER _____

DATE _____

The following information is required for incorporation into the deed for this property in the event you are the successful bidder.

SOCIAL SECURITY NO. _____

TAX ID NO. (If applicable) _____

MARITAL STATUS _____

NAME OF SPOUSE _____ SOCIAL SECURITY NO. _____