

**RIVER VALLEY SCHOOL DISTRICT
NOTICE TO PROSPECTIVE PURCHASERS
OF REAL ESTATE**

Sealed proposals for the purchase of School Forest property located in the Town of Arena will be received by the River Valley School District until no later than _____ **p.m., C.D.T.**, _____, **2021**, and must be sent or delivered to:

Mr. Brian Krey
Business Manager
River Valley School District
660 W. Daley St.
Spring Green, Wisconsin 53588

Proposals will be opened administratively and will be presented and discussed at a School Board meeting to be held in the Library at the River Valley Middle School and/or virtually on _____, 2021, at 7:00 p.m.

Any proposals received after the time indicated above will be returned unopened to the submitter. The Sealed Proposal is to be placed in an envelope and marked "Land Purchase Proposal."

INFORMATION

LOCATION: Town of Arena, Wisconsin SELLER: River Valley School District

DESCRIPTION: 120 acres of school forest property described as follows:

Parcel I:

The Northeast Quarter (N.E.1/4) of the Northwest Quarter (N.W.1/4) of Section Twenty-three (23), Township Eight (8) North, Range Four (4) East, Town of Arena, Iowa County, Wisconsin.

Parcel II:

The North Half (N.1/2) of the Southwest Quarter (S.W.1/4) of the Northeast Quarter (N.E.1/4), the Northwest Quarter (N.W.1/4) of the Northeast Quarter (N.E.1/4) and the North Half (N.1/2) of the Southeast Quarter (S.E.1/4) of the Northwest Quarter (N.W.1/4) of Section Twenty-three (23), Township Eight (8) North, Range Four (4) East, Town of Arena, Iowa County, Wisconsin.

The tax parcel numbers are 002-1116, 002-1117, 002-1120 and 002-1123.

MINIMUM PROPOSAL: The District will accept bids on the purchase of the entire property. The property will not be sold in separate parcels. The minimum bid the District will consider will be \$4,000/acre.

OTHER:

1. The property is being sold in "as is" condition. Arrangements may be made to inspect the property through the Business Manager's office.
2. The property is zoned A-1 (Exclusive Agricultural) by Iowa County. The District will

not be responsible for any rezoning and purchaser will be required to agree to pay any conversion charge (see sec. 74.485, Wis. Stats.) that might be applicable to a change of use of the property.

3. The specific closing date has not been fixed. Closing will occur no later than February 26, 2021, unless otherwise mutually agreed.
4. The successful bidder, if any, will be required to sign a binding offer to purchase (Form WB-13) within ten (10) business days of notification that his/her/ its proposal has been accepted. Closing will occur no later than February 26, 2021, unless otherwise mutually agreed.
5. A completed vacant land disclosure report is available through the Business Manager's office.

The River Valley School District reserves the right to reject any and all proposals, to waive technicalities, to negotiate with any person submitting a proposal or to re-advertise for proposals if, in the judgment of the River Valley School Board, the best interest of the School District will be served thereby.