

STATE OF TEXAS
COUNTY OF HIDALGO

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NOTICE

NOTICE IS HEREBY GIVEN that on the ___th day of August, 2011, Hidalgo County will receive sealed bids for "Sale of Real Property", described as, a). A 1.40 acre tract of land being all of Lot 1-9 Block 212; b). Tract No. 2: A 0.5165 acre tract of land being all of Lot 4-6, Block 205 and Tract No. 3: A 0.5165 acre tract of land being all of Lot 7-9, Block 205, All such three (3) tracks being out of: Original Town Site of Mission, Hidalgo County, Texas land and being more particularly describe in Exhibit "A" included in the bid packet.

Sealed bids will be accepted until 9:30 a.m., _____, at the Hidalgo County Purchasing Department, Hidalgo County Administration Building, 2802 So. Bus. Hwy 281, Edinburg, Texas. All parties submitting a bid shall comply with and be bound by the requirements and conditions of sale set forth as follows:

1. The Property shall be conveyed with special warranty of title;
2. The Property and all improvements located thereon shall be conveyed "AS IS";
3. The Property shall be conveyed subject to any and all existing easements, rights of way or encumbrances, recorded or unrecorded, which affect or may affect the Property, including any roadway or other easements, rights of way or encumbrances in favor of the County;
4. The Property shall be conveyed subject to reservation of all, oil, gas or other minerals, oil, gas and mineral leases of record, any encroachments or shortage in existing boundaries and any zoning restrictions or other restrictions promulgated by any city in which each tract of land is situated, if any;
5. All persons bidding on the Property shall inspect the premises prior to submitting a bid in order to determine whether or not the Property is suitable for the purpose desired by the bidder for that Property;
- 6a. The conveyance of the Property shall be for cash or other immediately available funds, with closing of the sale to occur within thirty (30) days following the acceptance of a bid for the purchase of the Property;
- 6b. The County of Hidalgo will follow the statutory requirements set forth under the Texas Local Government Code, Chapter 272.001; and will obtain a Fair Market Value Appraisal.

7. Hidalgo County shall reserve all oil, gas and other minerals in, on and under the Property;
8. The successful bidder(s) shall be required to pay all County's costs associated with the sale of the Property, including but not limited to the cost of advertising the Property for sale, the cost of the appraisal of the Property, the cost of a title report, the cost of a survey (if requested by the purchaser) and the cost of an owner and/or mortgagee policy of title insurance (if requested by the purchaser);
9. The Hidalgo County Commissioner's Court may reject any or all bids submitted;
10. The conveyance of the Property shall be subject to any recorded or unrecorded leases which may be in effect at the time of sale, to conflicts or shortages in area or boundaries, and to rights of parties in possession;
11. The successful bidder may select a title company located in Hidalgo County.
12. No facsimile or telegraphic bids will be accepted.
13. Pursuant to action approved by Hidalgo County Commissioners Court regarding the method of disposition of "Property" under the Texas Local Government Code, Section 272.001, the determination of a minimum bids amount is:
 - a. \$ _____ -Lots 1 thru 9 Block 212-FMV;
 - b. \$ _____ -Lots 4 thru 9 Block 205-FMV, plus all other related costs and/or expenses incurred by Hidalgo County.

MARTHA L. SALAZAR

Martha L. Salazar, Purchasing Agent