

**OYSTER RIVER COOPERATIVE SCHOOL  
DISTRICT REQUEST FOR SEALED BIDS  
VACANT LAND ON ORCHARD DRIVE, DURHAM, NEW HAMPSHIRE**

Oyster River Cooperative School District (ORCSD) is seeking sealed bids for the purchase of 24 acres, more or less, of vacant land situated on Orchard Drive in Durham, New Hampshire and shown on the Town of Durham Tax Maps as Map 6 Lot 2-43 and Map 15 Lot 30 (the "Land") and being more particularly described in the following Deeds recorded in the Strafford County Registry of Deeds: Book 887 Page 270; Book 900 Page 211; Book 900 Page 212; Book 907 Page 479; Book 929 Page 109 and Book 994 Page 197 to which deeds reference is hereby made for a more particular description of said land.

Said Land will be sold subject to the following conditions:

1. Deed: Land will be conveyed by a Deed with no covenants conveying the exact property conveyed into ORCSD by the deeds referenced above.
2. Title: No representations have been or will be made by ORCSD concerning the title to the Land.
3. Condition of the Land: The Land is being sold "as is" with no warranties expressed or implied.
4. Pre-Bid Inspection: Any interested party may request permission to inspect the land or have the land inspected by appropriate parties by contacting Susan Caswell, Business Administrator at 603-389-3288. ORCSD reserves the right to require a Certificate of Insurance from any interested party or its agents prior to allowing entry upon the land.
5. Minimum Bid: \$300,000 with a deposit by check in the amount of \$15,000 payable to the Oyster River Cooperative School District.
6. Bid Form: By letter mailed or delivered to the Bid Submission Location below clearly marked: "ORCHARD DRIVE---- SEALED BID".
7. Bid Submission Deadline: January 11, 2017
8. Bid Submission Location: Business Administrator, Oyster River Cooperative School District, 36 Coe Drive, Durham, NH 03824 by mail or delivery.
9. Bid Opening Date: January 12, 2017 at 1:00p.m. at 36 Coe Drive, Durham, NH 03824
10. Bid Award Date: The bid shall be awarded at the next regular posted School Board meeting.
11. Reservation: ORCSD reserves the right to accept or reject any and all bids and can award the bid that it determines to be in the best interest of the School District regardless of whether or not it is the highest bid.
12. Purchase and Sale Agreement: The successful bidder shall execute a Purchase and Sale Agreement incorporating the terms above within five (5) business days of the Bid Award Date.
13. Closing: The Closing must occur within forty-five (45) days of the Bid Award Date noted above or any deposit made by the successful bidder shall become the property of ORCSD and the School Board may accept another bid or start the sealed bid process again.