

**COUNTY OF BEAVER  
SALE OF REAL ESTATE  
PROCEDURES, DISCLOSURES, AND OFFER TO PURCHASE FORM**

The Beaver County Board of Commissioners will accept Proposals for the purchase of a tract of land situated at Western Avenue, Brighton Township, Beaver County, Pennsylvania. This property encompasses approximately 26.5 acres. The sale of this parcel does not include two acres which have been subdivided for the purpose of segregating a Magisterial District Office, nor does the sale of this parcel include oil and gas rights, or timber rights.

The parcel is comprised of three separate legally described tracts, further described as Beaver County Tax parcels 55-153-0138.001, 55-153-0126.000, and part of 55-153-0138.000. The Beaver County Commissioners are offering to sell these parcels as one single tract, and this property is hereby exposed for public sale. The Beaver County Commissioners will sell this parcel to the person or entity submitting the highest bid following the described procedure:

1. Submit the "Offer to Purchase Form", accompanied by a *Certified* or *Cashiers Check* in the amount of \$5,000.00, as a refundable *Earnest Payment*, made payable to the "*County of Beaver*". Submit both the form and payment to the Law Department no later than 4:30 p.m., Monday, January 7, 2019.
2. Offers must be equal to or greater than **\$525,000.00**; any offer less than this amount will not be considered.
3. The County will not pay a sales commission, transfer taxes, nor any other fee with respect to this transaction. The buyer is solely responsible for any and all fees, commissions, or transfer taxes. The value noted on the Offer to Purchase must be the net amount to be *received by* the County.
4. The County will determine the successful bidder based solely on the buyers proposed price, and will notify the buyer immediately.
5. The buyer must initiate and conclude, at buyers expense, all due diligence within 60 days of acceptance of the Offer by the County.
6. By submitting the Offer to Purchase, the Buyer understands that the sale of this parcel does not include timber rights, and therefore Buyer does not have any rights or interest with regard to the timber.
7. Buyer understands that the sale of this parcel does not include rights to the oil and gas (and constituents) underlying the property, and therefore Buyer does not have any rights or interest with regard to the oil and gas (and constituents).
8. The County Commissioners will convey the property by special warranty title.

9. By submitting the *Offer to Purchase* and *earnest money*, the buyer agrees to close and tender full payment no later than thirty (30) days after the buyer has completed its period of due diligence. In the event the buyer does not tender full payment and close, absent a showing of extraordinary circumstances which would prevent buyer from closing within this time frame, the earnest money shall be forfeited and the County will award the sale to the next highest buyer.

Interested citizens are welcome to tour the property by making an appointment with the Chief Clerk. To make an appointment by phone, call 724-770-4405 between 8:30-4:30 Monday through Friday, no later than January 7, 2019.

The County reserves the right to reject any and all proposals and to award the sale in the best interest of the County as the Commissioners shall determine. The Commissioners further reserve the right to award the sale to a person unrepresented by an agent. The County makes no representation, and no person claiming to represent the County may likewise make any representation as to the title, lot size, or boundaries, or any structural aspect of said property. All property is sold "As Is." The County reserves the right to oil and gas (and constituents) underlying the property, as well as reserves the rights to timber on the property. Seller disclosure statements can be made available at the property location and may be reviewed during the tour.

Beaver County is an Equal Housing Opportunity Owner.

**OFFER TO PURCHASE**

**PROPERTY:** Beaver County Tax parcels 55-153-0138.001, 55-153-0126.000, and part of 55-153-0138.000; net approximately 26.5 acre tract at Western Avenue, Brighton Twp, Beaver County, Pennsylvania. Property excludes the Magistrate District Office, as well as oil, gas, mineral, and timber rights.

Bring or mail this completed form to:

Law Department  
Beaver County Courthouse  
810 Third Street  
Beaver, Pennsylvania 15009-2196.

This form must be received by the Law Department no later than 4:30 p.m., on MONDAY, JANUARY 7, 2019.

Attach a Certified or Cashiers Check made payable to: "*County of Beaver*", in the amount of \$5,000.00.

Today's Date: \_\_\_\_\_

Name of Buyer: \_\_\_\_\_

Address of Buyer: \_\_\_\_\_

Telephone No (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Offer (Net to County): \$ \_\_\_\_\_

I have reviewed and understand all terms and conditions herein described and having been made familiar with the noted Property, do hereby intend to purchase said Property in amount noted above:

Signature of BUYER: \_\_\_\_\_

Printed name of BUYER: \_\_\_\_\_