

**TOWN OF HAMILTON, MASSACHUSETTS**  
**INVITATION FOR BIDS FOR TOWN-OWNED LAND**

**February 22, 2012**

The Town of Hamilton is inviting bids from parties interested in purchasing a parcel of Town-owned land located at 241 Lake Drive, containing 4,496 sq. ft. of undeveloped land with approximately 39.76 feet of frontage on Lake Drive and 72 feet on frontage on Pleasant Pond. The parcel of land is shown on Hamilton Assessors Map 54, Parcel 6. There are no structures on this land. The land was purchased pursuant to Article 15 of the Annual Town Meeting on May 14, 1979 and by an instrument recorded at Book 6714, Page 266 at the South Essex Registry of Deeds. Title insurance shall be the responsibility of the purchaser. The parcel is in the R1A zoning district. Any future use of the parcel must comply with all applicable Town and State laws and regulations.

The minimum bid for the land is \$20,000.00.

A cashier's check in the amount of \$10,000.00 made payable to the Town of Hamilton shall accompany the proposal. This amount will be refunded for those proposals which the Town does not accept.

Bids must be submitted in the form of a sealed letter with the words "Town Land Bid" written on the front of the envelope, by mail or hand delivery not later than Friday, April 6, 2012 at 2:00 p.m. at the Hamilton Town Hall, 577 Bay Road (Rte. 1A), P.O. Box 429, Hamilton, MA 01936. Town Hall hours are 8 a.m. to 4:30 p.m. Monday-Friday. No faxed or e-mailed bids will be accepted. The Town reserves the right to reject all bids and to select the bid that appears to be in the best interest of the Town.

Terms of Purchase. The Town Manager will promptly review all bids received, and will select the bid from the responsible and responsive bidder who offers the highest price to the Town. The Town reserves the right to waive minor inconsistencies. The Town will close with the successful bidder within 21 days of the date of bid acceptance, unless arranged otherwise by agreement of both parties. Payment shall be by certified or bank check in the full amount of the accepted bid. The purchaser shall be responsible for recording the deed and payment of all costs associated therewith.

Under M.G.L. Ch. 7, Sec. 40J, purchasers of municipal land must file a disclosure with the State Dept. of Capital Asset Management prior to conveyance of the land of all beneficial interests in real property disposed of by a public agency. Under M.G.L. Ch. 62C, Sec. 49A, the purchaser must also file a certification in writing of compliance with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support. Under M.G.L. Ch. 60, Sec. 77B, the purchaser must file a certification in writing that said purchaser has not violated laws relative to arson and insurance fraud, and is not delinquent in the payment of real estate

taxes to the Town of Hamilton. The Town will not convey land to anyone with delinquent tax or other liabilities to the Town.

Please address questions to Michael Lombardo, Town Manager, by phone at 978-468-5572, or by e-mail at [mlombardo@hamiltonma.gov](mailto:mlombardo@hamiltonma.gov).