

PROCEDURE FOR LAND SALES

The following procedure applies to the land sales:

A request for an application is made to the Village Clerk's Office.

1. The Plan Commission receives a copy of the application with their meeting agenda. At the next meeting, the commission will decide whether to approve the property for sale or to hold the property from sale.
2. After the commission approves the land for sale, the Village Clerk's office sends a bid form to the individual requesting said property. Bid forms are also sent to adjacent property owners, if:
 - A. The adjacent property touches the appraised property, either by being alongside the property or diagonal to it; or
 - B. The adjacent property is separated by an alley, whether physically built or not; or
 - C. The adjacent property is separated by a platted street, which has not been physically built.

and are available for others in the Village Clerk's Office. Property is advertised by publication of a Class 3 Notice; sealed bids are accepted and opened at the following Plan Commission meeting.

3. The commission reviews the bids, rejects any bids that are less than the set value of the property, and may accept the bid most advantageous to the village or reject any or all bids, based on the following criteria:
 - Dollar value;
 - Prospective use of property;
 - Prior ownership;
 - Adjacent property ownership;
 - Taxability of property upon transfer;
 - Build ability under present zoning codes;
 - Access; and
 - Any other criteria the Land and Development Committee wishes to consider evaluating any bid.
5. A resolution is presented to the Board approving the sale.
6. A Quit Claim Deed is made out to the successful bidder.

CONDITIONS OF BID/SALE

The following applies to all Village of Oliver land bids and sales:

1. Bids must be made on bid application, which can be obtained at the Village Clerk's Office.
2. No bid will be accepted for less than the minimum bid amount of the parcel and full amount of bid must accompany each bid in the form of a certified cashier's check or money order made payable to Village of Oliver. The Village of Oliver reserves the right to reject any and all bids or to award the bid most advantageous to the Village.

Bids are awarded based on the following criteria:

- Dollar value;
 - Prospective use of property;
 - Prior ownership;
 - Adjacent property ownership;
 - Taxability of property upon transfer;
 - Build ability under present zoning codes;
 - Access;
 - Delinquent real estate taxes owed by bidder; and
 - Any other criteria the Land Commission wishes to consider to evaluate any bid.
3. The Village of Oliver reserves all mineral rights.

It is the responsibility of the bidder to:

4. Determine whether the proposed use of the property is in compliance with all zoning ordinances and wetland laws and all other municipal ordinances pertaining to property management and use. The Village of Oliver does not guarantee that a proposed use will be allowable.
5. All bids are final. Any request to withdraw a bid must be made to the Plan Commission, with sufficient reason. A withdrawal penalty of 10% of the bid amount will be retained by the village.
6. The Village of Oliver will transfer title by Quit Claim Deed, which is intended to pass any title, interest, or claim which Oliver may have in the property, but does not warrant clear title.
7. All sales are final.