**St James Township, Charlevoix County**

**Real Estate Sale via the Sealed Bid Process**

**Beaver Island Harbor Property: Parcel A of 013-223-039-00**

**Updated Property Sale Notice: 12/14/2022**

**Prior Property Sale Notice is Rescinded**

**Property Description:** Refer to the attached Certificate of Boundary Survey. The Property is known as Parcel A.

**Listing Attorney:** Bryan E. Graham of Young, Graham & Wendling, PC

**Property Examination:** This Beaver Island harbor property is available for self-examination. Refer to Parcel A in the attached survey. The harbor property sits across from the St. James Township property known as the Sheriff’s Residence (aka Old DNR Building) at 38030 Michigan Avenue, Beaver Island, MI. The property is marked by four corner pins, with a post with painted orange top located next to each corner pin. The harbor property sits between two commercial docks.

**Minimum Bid Price:** **Bids of $350,000 and greater will only be considered**, with the highest amount accepted for that the bidder who conforms to the related requirements that best meets the Township interest as determined by the Township Supervisor working with the Listing Attorney.

**Related Requirements:** The bidder must be able to close on this property by January 31, 2023. The bidder must provide documentation displaying:

1. That the bidder has secured financing or can close using cash,
2. Contact information from the bidder’s real estate attorney, agent, or closing agent,
3. Any information that may distinguish the bidder from other bidders (e.g., closing subject to contingencies, such as the sale of another property)

**Bid Submittal Deadline: Bids are due at the Township Supervisor’s office at 37830 Kings Hwy Beaver Island, MI 49782, prior to Tuesday, January 31, 2023, at 10:00 AM.**

**Bid’s Open Date/Time:**  Bids will be opened by the Township Supervisor within the presence of the Township Treasurer and the Listing Attorney via a zoom conference call. The best bid meeting the related requirements will be shared at the next regularly scheduled St James Township Board Meeting, currently scheduled for the second Wednesday of the month at the St James Township Hall, located at 37735 Michigan Avenue, Beaver Island.

**Notes:**

1. It is understood that the selected bidder may withdraw from this process prior to the finalization of the purchase contract. The Board will consider the next highest bid (etc.) subject to the requirements required herein. If the first selected bidder withdraws shortly after the deadline of January 31, 2023, the St James Township Supervisor may consider reasonable time extension for completing the purchase.
2. The Township will only release the bid amount of the accepted bidder. All other bids will return to a sealed environment to await the finalization of the purchase contract. Once the purchase contract is completed, the non-selected bidders’ documents will be destroyed.
3. This updated sale notice includes a new minimum bid price which reflects the value of this harbor property. This deep-water value is a comparable to the cost of a shallow-water harbor property currently undergoing acquisition by the township.