

Center Township of Marion County, Indiana (the "Township") is seeking to dispose of two small tracts of land to adjoining landowners. It is seeking bids from eligible offerors to purchase one of the following tracts of real property currently owned by the Township: (1) an approximately 0.013-acre tract of real property located on the parcel at 2803 North New Jersey Street, Indianapolis, Indiana 46205 (the "The North Tract"); and (2) an approximately 0.021 tract of real property located on the same parcel (the "East Tract"). The offering price is \$1,695.42 for the North Tract. The offering price is \$2,738.75 for the East Tract. All bids must be submitted electronically to Marcus Harden, Chief of Staff of the Township, [marcus.harden@centergov.org](mailto:marcus.harden@centergov.org) and to Donald Morgan, Attorney for the Township, [dmorgan@tafflaw.com](mailto:dmorgan@tafflaw.com). Please email both Marcus Harden and Donald Morgan for any questions. All bids must be received by 5:00 p.m. on September 16, 2024.

The properties offered for sale is legally described as follows:

#### **The North Tract**

Part of Lot 34 in Heywood Park Addition, as per plat thereof recorded in Plat Book 10, page 165 in the Office of the Recorder of Marion County, Indiana, being further described as follows: Beginning at a point in the north line of said lot, North 88 degrees 59 minutes 50 seconds West (assumed bearing) 40.00 feet from the northeast corner thereof; thence South 00 degrees 08 minutes 32 seconds East 8.08 feet parallel with the east line of said lot; thence South 88 degrees 31 minutes 25 seconds West 13.33 feet; thence North 01 degree 44 minutes 29 seconds West 2.29 feet; thence South 89 degrees 06 minutes 11 seconds West 76.88 feet to the west line of said lot; thence North 00 degrees 07 minutes 12 seconds West 5.77 feet along the west line of said lot to the northwest corner thereof; thence North 88 degrees 59 minutes 50 seconds East 90.23 feet along the north line of said lot to the Point of Beginning, containing 0.013 acre, more or less.

#### **The East Tract**

Part of Lots 34 and 35 in Heywood Park Addition, as per plat thereof recorded in Plat Book 10, page 165 in the Office of the Recorder of Marion County, Indiana, being further described as follows: Beginning at a point in the south line of Lot 35, South 88 degrees 59 minutes 50 seconds West (assumed bearing) 40.00 feet from the southeast corner thereof; continue thence South 88 degrees 59 minutes 50 seconds West 12.57 feet along said south line; thence North 01 degree 44

minutes 29 seconds West 71.80 feet, passing into Lot 34; thence North 88 degrees 31 minutes 25 seconds East 13.33 to a point in a line 40.00 feet west of and parallel with the east line of said Lots 34 and 35; thence South 00 degrees 08 minutes 32 seconds East 80.00 feet along said parallel line to the Point of Beginning, containing 0.021 acre, more or less.

To be considered, offeror **must** agree to purchase the Property subject to the following conditions:

1. The buyer for each tract shall pay the offering price. No price less than the offering price will be considered.
2. The buyer for each tract will be required to grant a perpetual easement to the Township for purposes of maintaining or replacing the township's fence.
3. In addition to the required purchase price, the buyer of each tract agrees to pay the attorney's fees and all other costs incurred by the Township in completing the statutory process for offering the purchased property for sale and in finalizing any documents needed to consummate the sale, including a purchase agreement, easement, and sales-disclosure form. Payment of attorneys' fees will be \$3,000 for each tract. Other costs are anticipated to include survey costs, publication fees, and document-filing or recording fees.

The Property may not be sold to a person who is ineligible under Ind. Code § 36-1-11-16. An offer to purchase the property submitted by a trust (as defined in Ind. Code § 30-4-1-1(a)) must identify each beneficiary of the trust and settlor empowered to revoke or modify the trust.