

INVITATION FOR BIDS

The Delores W. Garner Testamentary Trust is seeking written sealed bids for land situated primarily in Porter Township, Huntingdon County, Pennsylvania located on Warrior Ridge and lying on both sides of US Route 22 just West of the Huntingdon Walmart.

There are 2 Tracts of land for sale, one on each side of US Route 22. Tract 1 is located on the south side of US Route 22 (Walmart side) and contains a total of 247.941 acres by survey. Tax ID parcel numbers for this tract are 38-16-15.1 and ~~38~~-16-15.10. Tract 2 is located on the north side of US Route 22 (PA Game Commission side) and contains 203.341 acres by survey. Tax ID parcel number for this tract is 38-16-15.9. The properties were surveyed by Africa Engineering Associates, Inc. in May, 1997. The Total acreage is 451.282 acres. The Delores W. Garner Testamentary Trust acquired title by Deed recorded on January 4, 2013 as Instrument No. 2013-000036

If you wish to bid on one or both of these properties you must submit your sealed bid on the enclosed form. Your bid must be received no later than 5:00 PM local time on July 1, 2016 at the office of Garner Lumber Company in Marklesburg (beside the James Creek post office). You can deliver your bid by first class mail or by personal delivery, but if you use first class mail be sure to mail it in sufficient time so that it will be received by the due date.

SELLER RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS. THIS DOCUMENT DOES NOT CONSTITUTE AN OFFER TO SELL.

If your bid is accepted, you will be notified in writing at the address you furnish on the bid form. You will also be notified by telephone if you provide a telephone number for this purpose on the bid form.

Upon notice of acceptance of your bid, you will have ten business days to pay a deposit on account of the purchase price in the amount of ten percent (10%) of your bid and sign an agreement of sale providing for final settlement within three months of the date your bid is accepted.

Other terms of sale will include each party paying one-half of the realty transfer tax and the real estate taxes to be pro-rated on the fiscal year basis that such taxes are assessed. Seller will pay the cost of preparation and execution of the deed of special warranty.

If you are interested in viewing the property or have any questions, please contact us at 814-658-3700.

Delores Garner Testamentary Trust

By: 
J. Robert Garner, Co-Trustee

Official Bid Form

Seller: Delores Garner Testamentary Trust

Final Date to deliver bid: July 1, 2016 at 5:00 PM

Bid submitted for the land located on the southwest side of Route 22 (Walmart side Tax Parcel No. 38-16-15.10 includes no. 38-16-15.1 247.941 acres):

Full amount of bid in U.S Dollars: \$ _____

Bid submitted for land located on the northeast side of Route 22 (Game Commission side Tax Parcel No. 38-16-15.9 203.341 acres):

Full amount of bid in U.S Dollars: \$ _____

Name and address of Bidder:

Contact Person: _____

Telephone number: _____

Bidder must deposit with seller or seller's attorney 10% of bid amount within ten business days of acceptance of bid.

Deliver bid to: J. Robert Garner, Co-Trustee
Delores Garner Testamentary Trust
3323 Old Mountain Road
PO Box 462
James Creek, PA 16657

If delivering bid by mail be sure to mail early enough to arrive by due date.