

**ADVERTISEMENT FOR BIDS**  
**June 13, 2022**  
**Sale of Village of Barton Property**  
**144 Main Street, Barton, VT 05822**

Sealed bids will be received by the Village of Barton at the Village office, 17 Village Square, Suite A, Barton, VT 05822 until 4 P.M. July 14, 2022, and then opened at the next regular Trustee meeting, for the sale of real estate located at 144 Main St. (formerly 142 Main St.), Barton, VT.

The property consists of approximately 0.05 acres as described on the lister's card and book 21, page 580. The building is a two-story wood structure constructed in the late 1800's, the first level includes two garage bays and storage, level two includes a kitchen, ½ bath, meeting room and storage space. The building includes oil fired hot water heat. A portion of the furnace room was constructed as an addition in the 1980's or early 1990's and may have been constructed on Canadian Pacific Railroad property which has since been sold to the State of VT. No written agreements are known for the structure. No additional land is known to be included with the building. The adjacent fire department engine house will remain on the 0.45-acre parcel recorded in Book 146, pages 94-95 and conveyed to the Village of Barton from the Barton Firefighters Association dated November 5, 2007 and is not part of this sale.

The property is Zoned mixed use and has municipal water and sewer service.

The village intends to sell the property to the bidder that provides the greatest positive impact to the Village of Barton. The property will be sold in it's AS-IS condition except the Village will require repairs to the façade of the building such that the building can be kept in good condition and not in a blighted condition. Also, the building shall not have a future use that includes a single-family residence; however, the Village will accept an apartment space for up to 2 residents with 1 parking space available on the adjacent village property with the condition that any change of use would comply with the Barton Village zoning bylaws in effect. Also, any future commercial use of the building will provide up to 2 parking spaces on the adjacent Village parcel, however it will not allow overnight parking. Final details will be written and agreed to in the transfer deed.

Prospective bidders will have the opportunity to view the building upon request and to have a professional inspection done at the bidder's expense, prior to submission of Bids. However, the inspection is only an opportunity to better inform the bidder – no additional changes to the building or lot will be made.

Each bidder shall submit sealed paper copies of its bid; and, each bid shall contain the full name and address of the bidder. All bids shall be sealed and endorsed as "144 Main St." and delivered to "Board of Trustee's, Village of Barton, 17 Village Square, Suite A, Barton, VT 05822."

Each bid must be accompanied by a certified or cashier's check in the amount equal to two percent (2%) of the total bid price for the property, payable to the Village of Barton, as earnest money. The bid shall also include a written narrative for the proposed use of the building and how it would improve the designated downtown of Barton Village.

For a bidder financing the purchase, the bid shall include a pre-qualification letter from the lender.

The full Advertisement for bids is available at the Village office. All bidders are responsible for checking with the Village Office for addendums up to and including the bid due date.

Barton Village Board of Trustees