

**TOWN OF PINE PLAINS NOTICE OF SALE OF PROPERTY LOCATED AT 7806
SOUTH MAIN STREET, PINE PLAINS, NEW YORK**

The Town of Pine Plains will receive bids for the sale of the real property located at 7806 South Main Street, Pine Plains, New York 12567, Tax Parcel No. 6872-18-412180-0000 until August 1, 2018 at 3:30 p.m. The minimum bid price shall be \$125,000. Ten (10%) percent of the bid price shall accompany the bid in the form of a certified or bank check made payable to the Town of Pine Plains. Deposits will be returned to unsuccessful bidders after the bid opening. Bid forms are available at the Office of the Pine Plains Town Clerk.

The bids shall be opened and reviewed at a meeting of the Town Board held on the 11th day of August, 2018 at 10:00 a.m. at the Town Hall Board Room located at 3284 Route 199, Pine Plains, New York 12567.

The Town will convey the parcel by Bargain and Sale, with Covenants Against Grantor's Act, Deed. Said conveyance shall be subject to any and all conditions, restrictions, zoning, actions of Town Zoning Enforcement Officer and/or Building Inspector affecting said parcel or premises and to such conditions as would be disclosed by a survey and inspection of the premises. The Town makes no warranty or representation as to the condition, dimensions, locations or physical existence of the property described herein, or to the marketability of its title, and the Purchaser assumes all risk thereof. It shall be the responsibility of the Purchaser to investigate all aspects of the status of the parcel and/or premises. Annexed hereto is a copy of the Dutchess County Parcel Access records concerning this parcel. The Town makes no representation or warranty as to the accuracy of anything contained in the Parcel Access documentation.

Any person interested in inspecting the property prior to formulating a bid may make arrangements to do so by contacting the Town Clerk, Judy Harpp, at Town of Pine Plains Town

Hall, 3284 Route 199, Pine Plains, New York 12567, Phone: 518-398-7155, e-mail: pptic89@yahoo.com.

The Town reserves the right to reject any and all bids received or to withdraw the parcel from sale at any time. The sale shall be subject to the approval of the Town Board, and, if required by law, subject to a permissive referendum, and to any necessary environmental review and approval. The property will be sold subject to the following covenants and restrictions:

- (1) The Town Board shall have the right to approve all renovation work performed on the property to insure that such renovation is in keeping with the historical architecture of the building and the prominence of the property within the Town of Pine Plains.
- (2) That the first floor of the building shall be utilized for the conduct of a business or other commercial operation.
- (3) That an apartment be created on the second floor of the building.
- (4) That the exterior and grounds of the premises be kept in good order and repair.
- (5) That in the event that a municipal or public hiking trail is created within the Town, which requires the utilization of the rear of the premises, the property will permit such a trail on the property.

All of these conditions shall be subject to some modification by agreement with the successful bidder and will be included as covenants and restrictions enforceable by the Town in the deed of conveyance.

By Order of the Town Board dated June __, 2018.

JUDY S. HARPP, Town Clerk