

Bidding Instructions for LAC Parcels

The following parcels are available to **LAC MEMBERS ONLY** to be bid on by sealed bid. Parcels and Starting Bids are as follows:

1. Lot 0160, 161 Dear Crossing Road, Limerick. \$15,000.00
2. Lot 0243, 0244 Ash Circle, Limerick. \$12,000.00
3. Lot 854 Ridgeway Circle, North Waterboro. \$15,000.00

- Highest bidder even to or above the minimum will be awarded the parcel.
- **It is the Bidders responsibility to confirm all plot lines, and or any requirements prior to bidding with all Authorities.** Lake Arrowhead Community will not be responsible for individuals not performing their due diligence pertaining to the above parcel requirements for a dwelling.
- A \$500.00 (Five Hundred Dollar) retainer per lot will be required with your sealed bid. If you are the highest bidder and accepted, your retainer will be deducted from your purchase figure. Balances and closing expected the first week of May 2021. **No finance or other contingencies will be granted.**
- If you are bidding on more than one lot please submit bids and \$500.00 retainer in separate envelopes.
- Title will be passed by way of a “Quit Claim Deed”
- Any expenses such as a title search, buyer’s portion of the transfer tax stamps, pro-rated real-estate tax, recording fees, plot plan, septic plan, building plan or permits, or any other expenses will be the responsibility of the buyer/ bidder.

Your submissions will need to be at the Lake Arrowhead Office at 206 Old Portland Road North Waterboro, ME 04061 by the cutoff date of February 27, 2021. Any submissions after the Date of February 27, 2021 will not be considered. Even if it was post marked prior to February 27, 2021.

Submissions will be opened on the first week of March 2021 in which the high bidders of each parcel will be contacted. Any participant not awarded their bid will need to make arraignments with Lake Arrowhead office to retrieve their retainer.

**PLEASE FILL OUT AND INCLUDE THE BID FORM WITH YOUR RETAINER.
Separate submissions are required if bidding on more than one parcel.**