

DISCLAIMER

NO sealed bids are being accepted currently!

Any sealed bid submitted prior to public notice publication will NOT be accepted NOR considered as an acceptable bid after the public notice has been published.

The PURPOSE of this early disclosure is to provide potential bidders with enough information and time to evaluate this property.

The following Sealed Bid Packet are to be considered as UNOFFICIAL until the final Sealed Bid Packet is posted open the Benton County website after the public notice publication in January 2026.

***ALL OF THE FOLLOWING TERMS ARE SUBJECT TO
CHANGE AS RESERVED BY THE BENTON COUNTY
BOARD OF SUPERVISORS***

Sealed Bid Packet
RE: Animal Shelter Property – Parcel# 24041820

To all interested bidders:

Benton County is now accepting sealed bid proposals at the Benton County Auditor's Office (111 4th Street, Vinton, IA 52349) until 12:00pm, Friday, February 6, 2026, for the purchase of a lot located within Vinton City Limits, 0.62 acres at 5999 25th Ave Trl, Vinton, IA 52349; parcel# 24041820. All sealed bids

Property Information:

- Address: 5999 25th Ave Trl, Vinton, IA 52349
- Parcel# 24041820
- Structure on property was built in 1980, 1200 square feet, 20x30'
- Pictures available at:
https://drive.google.com/drive/folders/1X4okoGruFsDVRrkj2YHYm3d_UiO0uT-w?usp=sharing
- This property is in Vinton City limits and is connected to the City of Vinton's water supply.
- To request a site visit, please contact Shelby at swilliams@bentoncountyparks.com or 319-423-1903.

TERMS AND CONDITIONS:

1. All bids shall be submitted on the provided form (page 3), in a sealed envelope, to the Benton County Auditor's Office (111 E 4th Street, Vinton, IA 52349) with the words "Animal Shelter bid" written on the outside of the envelope. Sealed bids must be submitted in a sealed envelope either by mail or hand delivered to Benton County Auditor's Office no later than 12:00 pm on Friday, February 6th, 2026.
2. Each bidder must specify one of the following:
 - a. Enter into a binding agreement with the Benton County Board of Health that the time of transfer inspection will not be required and the buyer agrees that a code compliant private sewage disposal system or connection to a public sewer shall be installed to serve the property and shall be completed no later than June 1, 2026.
OR
 - b. Enter into a binding agreement with the Benton County Board of Health that the time of transfer inspection and upgrading of the private sewage disposal system serving the property will not be required as long as the structure is not occupied and is demolished by June 1, 2026.
 - i. Once the structure is demolished, the private sewage disposal system shall be properly abandoned which includes pumping the septic tank, crushing in the tank lid, and filling the tank with sand or soil.
 - ii. Documentation of the abandonment shall be provided to Benton County Environmental Health.
3. This property has a minimum acceptable bid amount of \$10,000. Any bid less than \$10,000 will NOT be accepted NOR will the bidder be allowed to increase their bid at the meeting when all bids are unsealed.

4. Any bid that includes statements such as “I bid \$1 than the highest bid,” will NOT be accepted NOR will the bidder be allowed to increase their bid at the meeting when all bids are unsealed. ONLY specific dollar numbered bids will be accepted.
5. Any sealed bid form not filled out in its entirety will not be accepted. PLEASE read the sealed bid form carefully.
6. Any bid received after 12:00 pm on February 6, 2026, will not be accepted.
7. Other than the septic clause (included in sealed bid form), the property is being sold “as is.”
8. The deed for this property will be conveyed through a quitclaim deed.
9. All sealed bids will be unsealed at 10:30 pm on February 10th, 2026, in the Conference Room, Benton County Service Center, 811 D Ave. Vinton, Iowa. Thereafter, any bidder physically present will be allowed to increase their bid so long as the original bid meets the minimum acceptable bid amount and the sealed bid form is filled out in its entirety. **No proxy nor a third-party** are allowed to increase the bid of a sealed bidder who is NOT physically present at the revealing of the sealed bids.
10. The winning bid must be paid, in full including the decommissioning fee if selected, by bidder within two weeks of the Board of Supervisors accepting such bid. When such non-payment occurs, the bidder is to be considered as to having revoked their bid on the property for sale.
11. The Benton County Board of Supervisors reserves the right to reject any and all bids.

SEALED BID FORM - BENTON COUNTY

ITEM: Lot at 5999 25th Ave Trl, Vinton, IA 52349 (“Animal Shelter”)

Name of Bidder: _____

Address of Bidder: _____

City, State and Zip: _____

Phone Number: (_____) _____

Email: _____

I, _____ (insert name), **submits my BID of \$** _____ **on the Lot and Building at 5999 25th Ave. Trl, Vinton, IA, 52349.**

SELECT ONE:

☐ I will enter into a binding agreement with the Benton County Board of Health that the time of transfer inspection will not be required and the buyer agrees that a code compliant private sewage disposal system or connection to a public sewer shall be installed to serve the property and shall be completed no later than June 1, 2026.

OR

☐ I will enter into a binding agreement with the Benton County Board of Health that the time of transfer inspection and upgrading of the private sewage disposal system serving the property will not be required as long as the structure is not occupied and is demolished by June 1, 2026.

- Once the structure is demolished, the private sewage disposal system shall be properly abandoned which includes pumping the septic tank, crushing in the tank lid, and filling the tank with sand or soil.
- I shall provide documentation of the abandonment to Benton County Environmental Health.

BY SIGNING BELOW, Bidder agrees and acknowledges to ALL the terms and conditions included in the “Sealed Bid Packet, RE: Animal Shelter Property – Parcel# 24041820.”

Signature

Date