

**PUBLIC NOTICE
OF PROPOSED SALE OF CITY OWNED LOTS BY SEALED BID
2025.02**

The City of Shenandoah has multiple parcels of real estate within the City of Shenandoah.

The City has determined that the properties are of no use to them.

The properties are a burden upon the City requiring mowing and maintenance with ownership thereof preferred to be in private individual's hands.

The City has no abstract and will provide no abstract, with good title now in the City to the best of its knowledge. Buyer is to make their own review of title status.

The City will convey title to the highest acceptable bidder by Quit Claim Deed within 30 days upon completion of contract [Housing demolition or Development] or 30 days upon Council approval [Non Demolition or Non Housing Developments]; and

City requires full payment at closing by bankable check to the City of Shenandoah.

Each lot is city zoned and Buyers are put on notice that residence zoning does not permit a stand-alone building, garage, man cave, or the like unless it is accessorially to a residence or unless a residence and the building are built as one unit on lots with no separation as would be if an alley or street separated the parcels.

Parcel is sold "as is".

All parcels sold subject to zoning.

Once closed, there will be no further review of title. Buyer having accepted same.

Sealed Bids are due at Shenandoah City Hall, 500 W. Clarinda Ave., Shenandoah, Iowa, no later than **10:00 A.M., Wednesday, July 2, 2025** and **shall be clearly marked with the property address**. Bids received after **10:00 A.M. on July 2nd** will not be accepted. It is the submitter's responsibility to confirm that the City received their bid by the deadline. City of Shenandoah reserves the right to reject any and all bids. The bids will be publicly opened at 10:00 A.M. on July 2, 2025 at Shenandoah City Hall Council Chambers. To schedule a viewing, please call AJ Lyman [City Administrator] at City Hall [712-246-1213]. Bid forms are available at City Hall.

Parcels:

ADDRESS	DESCRIPTION	ACRES	PARCEL	ZONE	NOTES
201 N. Broad	Vacant Lot	0.10	0519278120000	R	
316 N. Broad	Vacant Lot	0.13	0519228230000	RM	Lot to be used for Housing Development
101 N. Center	Vacant Lot	0.16	0520151165000	R	Lot to be used for Housing Development
108 W. Grant	House	0.13	0519429145000	R	House to be demolished
212 E. Lowell Ave.	Vacant Lot	0.11	0520155140000	R	Lot to be used for Housing Development
510 Palm Ave.	Vacant Lot	0.16	0519203125000	M-1	
102 W. Summit Ave.	Vacant Lot	0.03	0519481145000	R	
207 Sycamore	Vacant Lot	0.06	0519276110000	RM	
1213 W. Valley	Vacant Lot	0.14	0519152120000	R	Lot to be used for Housing Development
1215 W. Valley	Vacant Lot	0.14	0519152115000	R	Lot to be used for Housing Development
202 Wabash	Vacant Lot	0.28	0519229220000	RM	Lot to be used for Housing Development
312 E. Washington	House	0.22	0520308100000	R	

Karla Gray
City Clerk/Treasurer
City of Shenandoah, Iowa