

AVALON WATER AND SEWER SERVICE

531 FM 55

P. O. BOX 70

972-672-0044

Avalon Water and Sewer has declared property located at 103 W. Main Street, Avalon, Tx., Ellis County (ECAD 140086) as excess and will accept sealed bids for sale of said property **AS IS** until **February 2, 2025**. Location of survey and deed can be found in Ellis County School Land Survey, Abstract No. 329 Volume 1217, Page 974. Sale of property will include all buildings and improvements located on the property.

Interested bidders may pick up a sale packet from the Water Department office located at 531 N. FM 55, Avalon, Texas during regular office hours Monday thru Friday 8:00am to 3:00pm or download package from website <https://avalonwaterandsewer.myruralwater.com>.

This property, with improvements, will be sold as is with no warranties or guarantees. The Water Department has the right to refuse any or all bids.

The minimum bid for said property will begin at \$40,000.

Winning Bidder will be responsible for all closing costs and transfer expenses related to this property. An Escrow/Ernest Money deposit payment of \$4,000 must be paid within 48 hours of bid closing, along with additional proof of funds to **Trinity Abstract & Title Company**, 209 E. Main Street, Waxahachie, Texas 7165 (972) 532-6350.

Mail Bid Notices too.

Bid Committee

Avalon Water and Sewer

P.O. Box 70

Avalon, Tx. 76623

BID LETTER

I am submitting this letter of bid for property located at 103 W. Main Street, Avalon Texas, owned by the Avalon Water and Sewer Service.

It is my understanding this property is to be sold as is with no guarantees or warranties and includes all improvements on said property.

The winning bidder will be responsible for all closing costs and transfer expenses related to this property. An Escrow/Earnest Money deposit payment of 10% Must be paid within 48 hours of bid closing, along with additional proof of funds.

I am submitting a bid of _____ for said property.

Signature _____

Date _____ Phone _____

Address _____

AERIAL PHOTOGRAPH

