

INVITATION FOR BIDS FOR A COMPETITIVE SALE

for Sale

**Property of USDA Forest Service
Shawnee National Forest
Dixon Springs, Illinois**

This 2 acre parcel, known as the Deputy Tower Site, is located approximately 6 miles from the Town of Golconda, Pope County, Illinois. This is vacant land with no improvements, but the property had been previously improved with a fire lookout tower. Three concrete footings remain from the fire tower, along with a covered underground cistern.

INSPECTION OF PROPERTY

The property is accessible for inspection by public road.

SEALED BID (minimum bid is \$5,000) followed by an oral auction:

Sealed bids must be sent to the following address and received no later than 1:00p.m. (Central Daylight Savings Time (CDST), April 24, 2008.

USDA Forest Service
Shawnee National Forest
Deputy Tower Site
Attn: Pat Walker
50 Highway 145 South
Harrisburg, IL 62946

Public opening of the sealed bids will occur on April 24, 2008, 1:00p.m. (CDST), at the address above. The opening of the sealed bids will be followed by an oral auction. All persons or entities interested in participating in the oral auction must have submitted a qualifying sealed bid prior to 1:00p.m. (CDST) on the date of the oral auction.

Table of Contents

Invitation for Bids for Competitive Sale	1
Table of Contents.....	2
Importance Notice	3
Inquiry.....	3
Property Description.....	4
Assessor Tax Parcels	4
Invitation for Bids.....	4
Inspection of the Property	5
SCHEDULE	6
General Description.....	6
Location/Driving Directions.....	6
Utilities	6
Zoning.....	6
Title Documentation and Closing.....	6
Special Notice.....	7
MAPS	7
SPECIAL TERMS OF SALE	9
1. Bid Deposits – Terms	10
2. Return of Bid Deposits	10
3. Bid Price	10
4. Type of Sale.....	10
5. Bidding in General.....	11
GENERAL TERMS OF SALE	12
INSTRUCTIONS TO BIDDERS.....	16
BID FORM FOR PURCHASE OF GOVERNMENT PROPERTY	18

Important Notice

The USDA Forest Service will receive sealed bids for the property described in this Invitation for Bids until 1:00p.m. (CDST) on April 24, 2008, at the Shawnee National Forest, 50 Highway 145 South, Harrisburg, Illinois 62946. All sealed bids must be submitted on the Bid Form attached to this Invitation for Bids, and all information and certifications called for thereon must be furnished. Please review the “Instructions to Bidders” section of this document for complete instructions pertaining to the submission of sealed bids. Sealed bids will be opened at 1:00 p.m. on the date specified above with the oral auction to follow. **A qualifying sealed bid must be submitted in order to participate in the oral auction.** A “qualifying sealed bid” is a bid which meets all the requirements set forth in this Invitation for Bids document and which is received at the above-stated address prior to 1:00p.m. on the above-stated date.

The minimum bid for the property described in this Invitation for Bids is \$5,000. A \$50.00 bid deposit must be submitted as part of the sealed bid. Bid increases during the oral auction will be at increments of \$100.00. Three minutes will be allowed between oral bids. If no one bids during a three minute interval following an oral bid, the auction will be closed after polling all bidders for a final bid. The auctioneer can allow a ten minute recess, if requested.

All sealed bids must be received at the address set forth below before 1:00 p.m. (CDST) April 24, 2008, in order to be considered “qualifying sealed bids.”

USDA Forest Service
Shawnee National Forest
Deputy Tower Site
Attention: Pat Walker
50 Highway 145 South
Harrisburg, IL 62946

To participate in the oral auction, you or your representative (refer to page 16: 3. Executed On Behalf Of Bidder) must be present to and have submitted a qualifying sealed bid, along with the required bid deposit.

Acceptance of the highest qualifying bid by the Forest Service will occur by letter within 60 days of the conclusion of the oral auction.

Inquiry

If you have any questions about this property after reading this Invitation for Bids, please contact Gretchen Moore, Acting Lands Program Manager, Shawnee National Forest, by phone at 618-253-7114 or by e-mail at gretchenmoore@fs.fed.us.

Property Description

This site consists of 2 acres of vacant land and is located in part of the SESESW of Section 29, Township 13 South, Range 6 East. The property was originally acquired by the United States Government (USDA Forest Service) from Mr. D.J. and Mrs. Lola Deputy by warranty deed dated March 3, 1936, under the authority of the Weeks Law (1911). The deed is recorded at Book 46, Page 37 in the records of Pope County.

The remnants of an old fire tower (three concrete footings) and a capped underground concrete cistern remain on the property.

A survey of the site was performed by the United States in August of 2007.

Special Notice

This property is offered for sale and will be sold "As is" and "Where is" without representation, warranty, or guaranty as to quantity, quality, title, character, condition, size or kind, or that the same is in condition or fit to be used for the purpose for which intended, and no claim for any allowance or deduction upon such grounds will be considered after the bid opening or conclusion of the auction. It is understood that the Government will not be obligated to pay for any expense incurred in connection with title matters or additional survey of the property.

Assessor Tax Parcels

The property's Tax ID number is 08-1-29-116-002.

Invitation for Bids

Sealed bids for the purchase of the real property described in this Invitation for Bids must be received no later than 1:00 p.m. (CDST), April 24, 2008, at the following address:

USDA Forest Service
Shawnee National Forest
Deputy Tower Site
Attn: Pat Walker
50 Highway 145 South
Harrisburg, IL 62946

An oral auction will follow the opening of the sealed bids. A qualifying sealed bid must be submitted in order to participate in the oral auction.

The minimum bid is \$5,000 with a bid deposit in the amount of \$50.00.

This Invitation is issued subject to, and bids submitted must be in compliance with and subject to, the provisions of the Invitation, including its Schedule, Special Terms of Sale, General Terms of Sale, Instructions to Bidders, and Bid Forms and Acceptance, all of which are attached hereto and, by this reference, made a part hereof.

Inspection of the Property

Inquiries about the property can be made at anytime to the individual noted above in the “**Inquiry**” section.

Driving directions and maps can be found in the Schedule section of the Invitation for Bids.

SCHEDULE

General Description

The subject property is 2 acres of wooded land located in part of the SESESW of Section 29, Township 13 South, Range 6 East. The fire tower which was originally located on this property was dismantled in the 1950's. All that remains of the tower are three concrete footings and a covered underground concrete cistern. Adjacent properties are utilized for agricultural purposes.

The site does not contain any threatened or endangered species; is not eligible for listing on the National Register of Historic Places; contains no wetlands; is not located within a floodplain; is not located in a geologic environment that is known to be mineralized or that is favorable for the accumulation of valuable minerals; is not located in any inventoried roadless area, research natural area, wilderness area, or national recreation area; and does not contain steep slopes or highly erosive soils.

The United States does not intend to reserve any rights to the property. The property will be conveyed subject to existing rights-of-way and utility easements.

Location/Driving Directions

From Golconda, Illinois, go west on State Hwy 146 to County Road (CR) 132. Turn south on CR 132 and proceed to CR127. Go west on CR 127 for approximately 2 miles. The site is located adjacent to the road on the north side.

Utilities

None.

Zoning

There are no zoning regulations affecting this property.

Verification of present zoning, property boundaries, the location of improvements, and any covenants or restrictions that may affect the property, and determination of permitted uses thereupon, along with compliance with the property for present or proposed future use, shall be the responsibility of the bidder and the USDA Forest Service makes **no** representation in regard thereto. The USDA Forest Service does not guarantee that information concerning zoning, property boundaries, the location of improvements, or any covenants or restrictions is necessarily accurate or will remain unchanged. Any inaccuracies or changes in the information shall not be cause for adjustment or rescission of any contract resulting from this Invitation for Bids.

Title Documentation and Closing

The United States has title to this property. The USDA Forest Service will not obtain or provide a title insurance policy. The USDA Forest Service recommends that the purchaser record the

Quitclaim Deed from the United States as soon as possible after the closing. Costs of recordation and transfer fees or other expenses will be the responsibility of the purchaser.

Special Notice

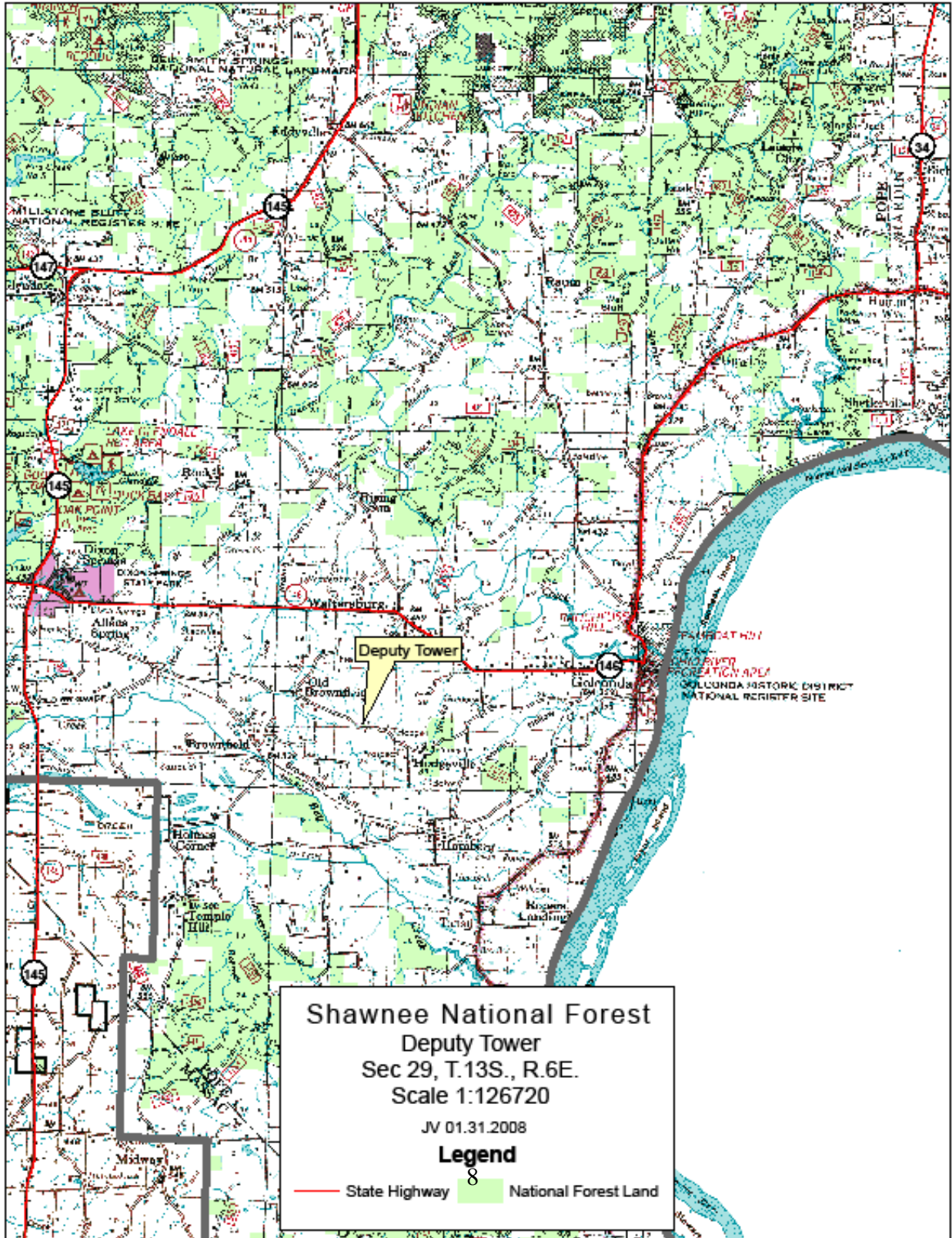
This property is offered for sale and will be sold “As is” and “Where is” without representation, warranty, or guaranty as to quantity, quality, title, character, condition, size or kind, or that the same is in condition or fit to be used for the purpose for which intended, and no claim for any allowance or deduction upon such grounds will be considered after the bid opening or conclusion of the auction. It is understood that the Government will not be obligated to pay for any expense incurred in connection with title matters or additional survey of the property.

The descriptions of the property set forth in this Invitation for Bids and any other information provided therein with respect to said property are based on information available to the USDA Forest Service and are believed to be correct. Any error or omission shall not constitute grounds or reason for nonperformance of the contracts of sale, or claim by purchaser for allowance, refund, or deduction from the purchase price.

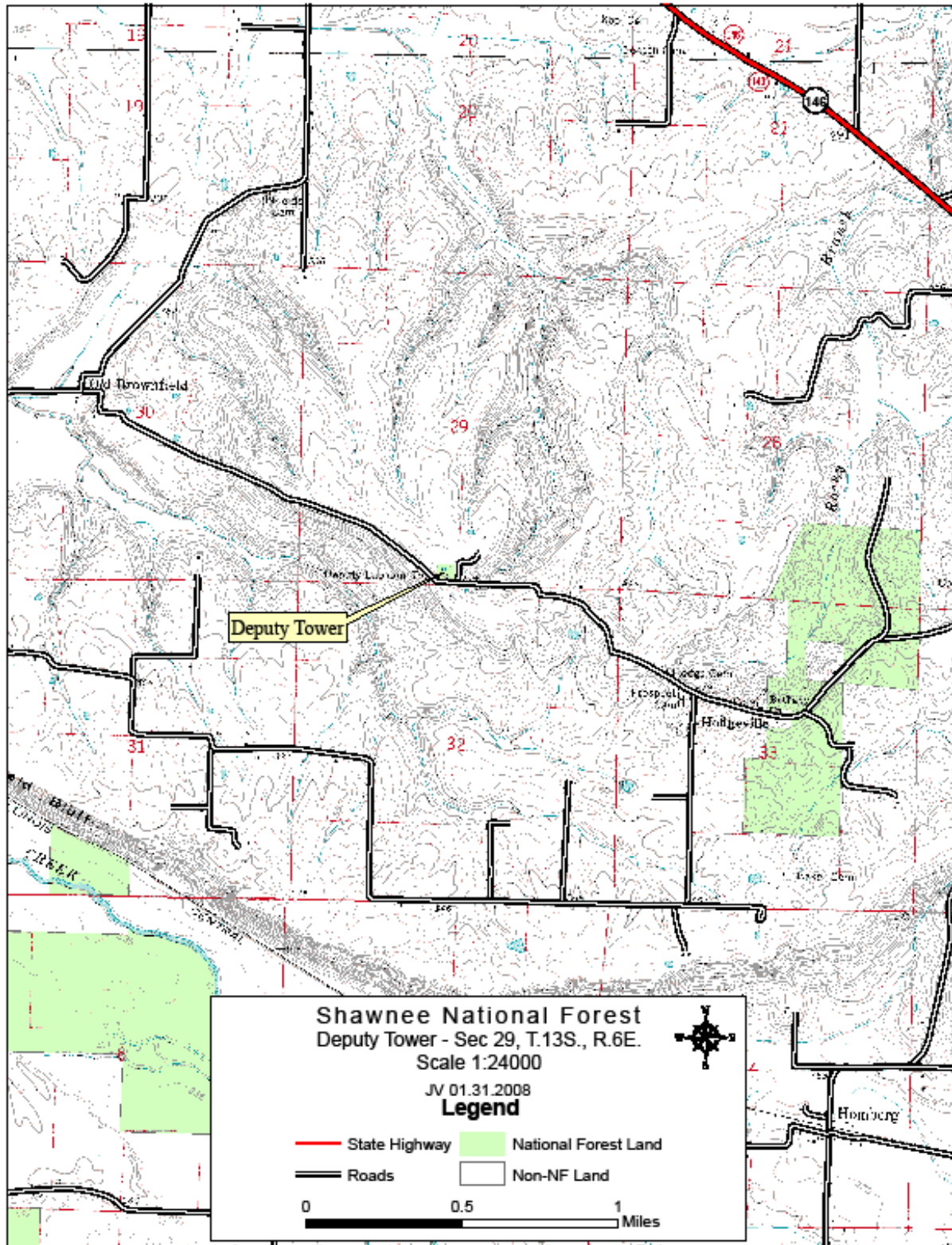
In the event the purchaser fails to complete the transaction, the USDA Forest Service may retain the bid deposit as liquidated damages, or the bid deposit may be returned to the purchaser, or the USDA Forest Service may sue for specific performance, all at the USDA Forest Service’s discretion.

MAPS

Vicinity Map



Location Map



SPECIAL TERMS OF SALE

1. Bid Deposits – Terms

The Government Agency holding title for this property in this Invitation for Bids is the USDA Forest Service, who may be referred to as the “Government agency holding title”.

Bids to purchase must be on a cash basis only. No government credit terms are available. We have no information on the availability of private financing or on the suitability of this property for financing. **A bid deposit (see below) is required and must be submitted with the Bid Form as part of the sealed bid. ONLY a cashier’s check, certified check, or bank/postal money order will be accepted.** The Pay to the Order of should be made out to: “USDA Forest Service.” Please verify with the issuer of the check or money order that you may return it for refund if you are unsuccessful in your bid. The full balance of the purchase price is payable within sixty (60) days after receipt of the letter accepting the successful bid. If you are the successful bidder, your full bid deposit will be applied toward payment of the purchase price.

Location

Deputy Tower Site, Dixon Springs, Illinois

Bid Deposit

\$50.00

2. Return of Bid Deposits

Only the bid deposits from the two highest bidders must be held until closing is conducted between the USDA Forest Service and successful bidder. The second high bid is a backup bid in case the high bidder is disqualified or otherwise fails to perform post-bid requirements. All other bids and bid deposits will be returned after the auction is completed, or within 5 business days for bidders who are not present.

3. Bid Price

A **minimum bid** and sale price of **FIVE THOUSAND DOLLARS (\$5,000) has been set for this property.** Bids must meet or exceed this amount. The USDA Forest Service is required to obtain market value for the property and reserves the right to reject any and all bids.

4. Type of Sale

The method of sale used will be a sealed bid followed by an oral auction.

After the sealed bids are opened, an oral auction will proceed immediately thereafter. Only those bidders who submitted a qualifying sealed bid may participate in the oral auction. Minimum bid increases during the oral auction will be \$100.00. Three minutes will be the allowed time between oral bids. If no one bids during those three minutes, the auction will be closed after polling all bidders for a final bid. The auctioneer can allow for a ten minute recess, if requested.

To participate in the oral auction, you or your representative (refer to page 16: 3. Executed On Behalf Of Bidder) must be present and have submitted a qualifying sealed bid, along with the required bid deposit.

Acceptance of the highest qualifying bid by the Forest Service will occur by letter within 60 days of the conclusion of the oral auction.

Definitions

Sealed bid - a written bid, submitted on a Bid Form and accompanied by the required bid deposit, which remains sealed and undisclosed until opened publicly at the location and on the date and time set forth in this Invitation for Bids.

Oral auction – a competitive sale process which allows for oral bidding by multiple parties in an open environment. The highest bidder and the second highest bidder in any oral auction will be required to document their oral bids on the Bid Form set forth in this Invitation for Bids.

Purchaser – Federal law requires purchasers to be a U.S. citizen, 18 years of age or older; a corporation subject to the laws of any State or of the United States; a State, State instrumentality, or political subdivision authorized to hold property; or an entity, including but not limited to associations, partnerships, capable of holding property in the State.

5. Bidding in General

Sealed bids with proper bid deposit must be on Bid Forms applying to this sale and delivered to our office either in person, by mail, or by express delivery. Sealed bids must be received by April 24, 2008 before 1:00 p.m. (CDST) along with the bid deposit. Sealed bids will be opened and announced on April 24, 2008 at 1:00 p.m. (CDST). The opening and announcement of the sealed bids will be followed immediately by an oral auction. All qualifying bids will be considered by the USDA Forest Service. All sealed bids are irrevocable for 60 days from the date on which the sealed bids are opened. All oral bids are irrevocable for 60 days from the date on which the oral auction is completed. The bid which represents the best return to the Government will be accepted. However, the Government reserves the right to reject any and all bids at any time for any reason. Additional bid forms are available from:

USDA Forest Service
Shawnee National Forest
Supervisor's Office
50 Highway 145 South
Harrisburg, IL 62946

GENERAL TERMS OF SALE

1. Term - “Invitation for Bids”. The term “Invitation for Bids” as used herein refers to the foregoing Invitation for Bids, and its Schedule; the Instructions to Bidders; the General Terms of Sale set forth herein; and the provisions of the Special Terms of Sale, Bid Form, and Acceptance; all as may be modified and supplemented by any addenda that may be issued prior to the time fixed in the Invitation for Bids for the opening of bids or oral auction.

2. Descriptions in Invitation for Bids. The descriptions of the property set forth in the Invitation for Bids and any other information provided therein with respect to said property are based on information available to the USDA Forest Service, Supervisor’s Office, Harrisburg, Illinois and are believed to be correct, but any error or omission, including but not limited to the omission of any information available to the agency having custody over the property and/or any other Federal agency, shall not constitute grounds or reasons for nonperformance of the contract of sale, or claim by the purchaser for allowance, refund, or deduction from the purchase price.

3. Inspection. Bidders are invited, urged, and cautioned to inspect the property to be sold prior to submitting a bid. The failure of any bidder to inspect, or to be fully informed as to the condition of all or any portion of the property offered, will not constitute grounds for any claim or demand for adjustment or withdrawal of a bid after the bid opening or auction.

4. Condition of Property. The property is offered for sale and will be sold “As is” and “Where is” without representation, warranty, or guaranty as to quantity, quality, title, character, condition, size or kind, or that the same is in condition or fit to be used for the purpose for which intended, and no claim for any allowance or deduction upon such grounds will be considered after the bid opening or conclusion of the auction.

5. Zoning, Covenants, and Restrictions. Verification of the property boundaries, present zoning, covenants and/or restrictions, and determination of permitted uses thereupon, along with compliance of the property for present or proposed future use, shall be the responsibility of the bidder and the Government makes no representation in regard thereto. The Government does not guarantee that any information concerning the property boundaries, zoning, or any covenants or restrictions is necessarily accurate or will remain unchanged. Any inaccuracies or changes in the information pertaining to any survey, zoning, covenants, or restrictions shall not be cause for adjustment or rescission of any contract resulting from this Invitation for Bids.

6. Continuing Offers. Each sealed bid received shall be deemed to be a continuing offer after the date of the bid opening for 60 calendar days, and any oral bid shall be deemed to be a continuing offer after the date on which the oral auction is completed for 60 calendar days, unless the bid is accepted or rejected by the Government before the expiration of the 60 calendar days. If the Government desires to accept any bid after the expiration of the 60 calendar days, the consent of the bidder shall be obtained prior to such expiration.

The high bidder may be subject to a background investigation by the Government agency holding title.

7. Possession.

a. Possession of the property will normally be granted effective on the date the full purchase price is credited to the proper Government account. The Government agency holding title shall determine the date of possession. The purchaser agrees to assume possession with all attendant rights and responsibilities. The conveyance document will be made effective the date possession is granted. If the purchaser fails to take actual possession (s)he shall be charged with having taken constructive possession. The word "possession" shall mean either actual physical possession or constructive possession.

b. Although by assuming possession under 7a. above, the bidder incurs certain responsibilities and obligations under other conditions of this contract, such possession does not confer any right in the bidder either to make any alterations or improvements in or to the property or to use it for any purpose of his (her) own without first obtaining the written approval of the Contracting Officer. Any such approval will be conditioned on the bidder paying to the Government for the privileges granted, for the period from the date of the approval to the date of conveyance, an amount equal to the interest for such interval of time on the unpaid balance of the purchase price. The interest rate shall be computed based on the yield of 10-year United States Treasury maturities as reported by the Federal Reserve Board in "Federal Reserve Statistical Release H.10.39" plus one and one-half percent (1-1/2%) rounded to the nearest one-eighth percent (1/8%) as of the date of bid acceptance.

8. Taxes. As of the date of assumption of possession of the property, or the date of conveyance, whichever occurs first, the successful bidder shall assume responsibility for all general and special real and personal property taxes which may have been or may be assessed on the property.

9. Risk of Loss. As of the date of assumption of possession of the property or the date of conveyance, whichever occurs first, the successful bidder shall assume responsibility for care and handling and all risks of loss or damage to the property and have all obligations and liabilities of ownership.

In the event of a major loss or damage to the property as a result of fire or other cause during the period of time between acceptance of the bid by the Government and the granting of possession to the successful bidder, such loss or damage shall not be considered grounds for invalidating the contract of sale; however, the loss in value to the property as a result of said major loss or damage may be considered in granting an allowance on the purchase price, such allowance to be determined by the Contracting Officer. In any case, with respect to any claim against the Government, the extreme measure of the Government's liability shall not in any event exceed refund of the purchase price or such portion thereof as the Government may have received.

10. Insurance. The Government is not imposing any insurance requirements on the purchaser for the time period between bid acceptance and possession.

11. Revocation of Bid And Default. In the event of revocation of a bid after the opening of bids or conducting of the action but prior to acceptance, or in the event of revocation of a bid after notice of acceptance, or in the event of any default by the successful bidder in the performance of the contract of sale created by such acceptance, or in the event of failure by the successful bidder to consummate the transaction, the deposit, together with any payments subsequently made on account, may be forfeited at the option of the Government, in which event the bidder shall be relieved from further liability, or without forfeiting the said deposit and payments, the Government may avail itself of any legal or equitable rights which it may have under the bid or contract of sale.

12. Government Liability. If a bid for the purchase of the property is accepted by the Government agency holding title and: (1) the Government fails for any reason to perform its obligation as set forth herein; or (2) title does not transfer or vest in the Purchaser for any reason although Purchaser is ready, willing, and able to close, the Government shall promptly refund to Purchaser all amounts of money Purchaser has paid without interest whereupon the Government shall have no further liability to Purchaser.

13. Title Evidence. Any title evidence which may be desired by the successful bidder will be procured by the bidder at the bidder's sole cost and expense. The Government will, however, cooperate with the successful bidder or his authorized agent in this connection, and will permit examination and inspection of such deeds, abstracts, affidavits of title, judgments in condemnation proceedings, or other documents relating to the title of the premises and property involved as it may have available. It is understood that the Government will not be obligated to pay for any expense incurred in connection with title matters or additional survey of the property.

14. Title. If a bid for the purchase of the property is accepted, the Government's interest will be conveyed by a quitclaim deed or deed without warranty and/or, where appropriate, a bill of sale in conformity with local law and practice.

15. Tender Of Payment And Delivery Of Instrument Of Conveyance. The Government shall set a sale closing date. The balance of the purchase price must be submitted to the Government agency holding title within sixty (60) days of the date of acceptance of the bid unless otherwise stated. The successful bidder shall tender to the Government the balance of the purchase price by cashiers check, certified check or bank/postal money order. Upon such tender being made by the successful bidder, the Government shall deliver to the successful bidder the instrument, or instruments, of conveyance. The Government reserves the right to extend the closing date for a reasonable amount of time for purposes of preparing necessary conveyance documents. In any event, if possession was assumed by the successful bidder prior to the date of conveyance, the successful bidder shall pay, in addition to the purchase money due, an amount determined in accordance with number 7 above.

16. Delayed Closing. The successful bidder shall pay interest on the outstanding balance of the purchase price if the closing of the sale is delayed, and the delay is caused, directly or indirectly, by the successful bidder's action and not by any action on the part of the Government. The interest rate shall be computed based on the yield of 10-year United States Treasury maturities as reported by the Federal Reserve Board in "Federal Reserve Statistical Release H.10.39" plus one and one-

half percent (1 1/2%) rounded to the nearest one-eighth percent (1/8%) as of the date of bid acceptance. The Government reserves the right to refuse a request for extension of closing.

17. Documentary Stamps and Cost of Recording. The successful bidder shall pay all taxes and fees imposed on this transaction and shall obtain, at bidder's own expense and affix to all instruments of conveyance and security documents, such revenue and documentary stamps as may be required by Federal and local law. All instruments of conveyance and security documents shall be placed on record in the manner prescribed by local recording statutes at the successful bidder's expense.

18. Contract. The Invitation for Bids, and the bid when accepted by the Government, shall constitute an agreement for sale between the successful bidder and the Government. Such agreement shall constitute the whole contract to be succeeded only by the formal instruments of transfer, unless modified in writing and signed by both parties. No oral statements or representations made by or on behalf of either party shall be a part of such contract. Nor shall the contract, or any interest therein, be transferred or assigned by the successful bidder without consent of the Government. Any assignment transaction without such consent shall be void.

19. Officials Not To Benefit. No member of or delegate to the Congress, or resident commissioner, shall be admitted to any share or part of the contract of sale or to any benefit that may arise from the contract of sale. This provision shall not be construed to extend to the contract of sale if made with a corporation for its general benefit.

INSTRUCTIONS TO BIDDERS: SEALED BID SUBMISSION

1. Bid Form

a. Bids must be submitted on the Bid Form accompanying this Invitation for Bids, and all information and certifications called for thereon must be furnished. Bids submitted in any other manner or which fail to furnish all information or certifications required may be summarily rejected.

b. Bids shall be filled out legibly with all erasures, strikeovers, and corrections initialed by the person signing the bid and the bid must be manually signed.

c. Negligence on the part of the bidder in preparing the bid confers no right for withdrawal or modification of the bid after it has been opened.

d. In submitting a bid, only return the Bid Form along with the qualifying bid deposit. Retain all other documents, including one copy of the completed Bid Form, for your records.

2. Bid Envelopes

Envelopes containing bids must be sealed and addressed to the bid receiving office stated in this Invitation for Bids. The name and address of the bidder must be shown in the *upper left corner* of the bid envelope, and Deputy Tower, the date and hour of bid opening April 24, 2008, at 1:00p.m. (CDST), and the phrase "Bid for Real Property" must be shown in the *lower left corner of the envelope*. No responsibility will attach to any officer of the Government for the premature opening of or failure to open a bid not properly addressed and identified.

3. Bid Executed On Behalf Of Bidder

A bid executed by an attorney or agent on behalf of the bidder shall be accompanied by an authenticated copy of his Power of Attorney or other evidence of his authority to act on behalf of the bidder.

a. Corporation. If the bidder is a corporation, there must be attached to the bid copies of so much of the records of the corporation as will show the official character and authority of the officer signing the Bid Forms, duly certified by the secretary or assistant secretary, under the corporate seal, to be true copies.

b. Partnership. If the bidder is a partnership and all partners sign the bid, with a notation that they are all the partners, the Government will not ordinarily require any further proof of the existence of the partnership. If all the partners do not sign the bid, then the names of all those except limited partners must be furnished on the bid and the Government, in its discretion, may require evidence of the authority of the signer(s) to execute the bid on behalf of the partnership.

4. Bid Deposit

Each bid must be accompanied by a bid deposit that must be in the form of a certified check, cashier's check, or bank/postal money order only, payable to the order of the "USDA Forest Service." See "Special Terms of Sale, Bid Deposits-Terms" for further clarification.

Failure to provide the appropriate bid deposit shall require rejection of the bid. Upon acceptance of a bid, the appropriate bid deposit of the successful bidder shall be applied toward payment of the successful bidder's obligation to the Government. After the acceptance of the high bid, action will be taken within 5 business days to return all bid deposits with the exception of the deposits from the

two highest bidders. In the event of any default by the successful bidder in the performance of the contract of sale or in the event of failure by the successful bidder to otherwise consummate the transaction, award will be made to the next highest qualified bidder.

Refund of the next highest bidders' deposit will be processed as soon as possible after the date of conveyance of the property to the highest bidder. Please note that this could be as long as 4 months from the conclusion of the oral auction in light of the various stipulations set forth in this Invitation for Bids related to bid acceptance, payment of consideration, and closing.

5. Additional Information

The USDA Forest Service, Shawnee National Forest Supervisor's Office at the address given in this Invitation for Bids, will, upon request, provide additional copies of this Invitation for Bids, Bid and Acceptance, and answer requests for additional available information concerning the property offered to facilitate preparation of bids. Each bid submitted shall be deemed to have been made with full knowledge of all terms, conditions, and requirements contained in this Invitation for Bids.

6. Waiver Of Informalities Or Irregularities

The Government may, at its election, waive any minor informality or irregularity in bids received.

7. Acceptable Bid.

A bid received from a responsible bidder whose bid, conforming to this Invitation for Bids, will be most advantageous to the Government, price and other factors considered, is an acceptable bid.

8. Notice of Acceptance or Rejection

Notice of acceptance of a bid by the USDA Forest Service shall occur by letter within 60 days of the conclusion of the oral auction. The Government's processing of a bid deposit shall not, in itself, constitute acceptance of the bidder's offer. Notice of rejection of a bid by the USDA Forest Service shall be deemed to have occurred upon return of the bid deposit. The Government reserves the right to reject any or all bids or portions thereof.

BID FORM FOR PURCHASE OF GOVERNMENT PROPERTY

The Deputy Tower property consists of 2 acres of unimproved, wooded land located approximately 6 miles from the town of Golconda, Pope County, Illinois, and is administered by the Hidden Springs Ranger District.

Submit this Bid Form, along with the qualifying bid deposit, with all information and certifications called for thereon to:

USDA Forest Service
 Shawnee National Forest
 Deputy Tower
 Attn: Pat Walker
 50 Hwy 145 South
 Harrisburg, Illinois 62946

Sealed Bid ____ Confirmation of Oral Bid ____ (Please Check One)
--

Subject to: (1) the terms and conditions of the Invitation for Bids identified above, and its schedule; (2) the Instructions to Bidders; (3) the General Terms of Sale; and (4) the Special Terms of Sale, all of which are incorporated as part of this bid. The undersigned bidder hereby offers and agrees, to purchase the property described in said Invitation for Bids for which the bid price is entered below.

The sealed bid must be accompanied by a bid deposit. The deposit amount is listed below and in the Special Terms of Sale. The deposit must be in the form of a certified check, cashier’s check, or bank/postal money order. Do not use personal or company checks. The remittance should be made payable to “USDA Forest Service.”

<i>Property</i>	<i>Minimum Bid</i>	<i>Bid Amount</i>	<i>Bid Deposit</i>	<i>Bid spelled Out</i>
<i>Deputy Tower Site (bare land)</i>	<i>\$5,000</i>		<i>\$50.00</i>	

In the event this bid is accepted, the deed should name the following as grantee(s):

_____ (name)

_____ (address)

Deputy Tower Site, Shawnee National Forest

Indicate above the name(s) and manner in which title is to be taken (e.g., husband and wife; joint tenants; tenants in common). Include addresses. Indicate marital status. Include name of spouse if to be named as grantee. If deed is to be made to partnership, provide partnership name. If deed is to be made to partners, provide names of partners.

Bidder Represents that (s)he operates as (check appropriate box):

- an individual
- an individual doing business as _____
- a partnership consisting of (include full names of all partners) _____
- a corporation incorporated in the State of _____
- a trustee or an agent with recorded power of attorney acting for _____

Bidder has _____ has not _____ inspected the property.

(Signature of Bidder)

Name _____ Date _____
(Print)

Address _____

City/State/Zip _____ Telephone (_____) _____

E-Mail Address _____

Federal Tax ID Number or Social Security Number:
