

Notice of Conditions of the Bid and Sale of Property

ATHENS AREA SCHOOLS Calhoun, Branch, Kalamazoo, and St. Joseph Counties, Michigan

Sealed bids will be accepted by the Board of Education of Athens Area Schools (the "District") for the sale of property located at 304 East South Street in the Village of Athens, Calhoun County, Michigan (the "Property").

The conditions of bid are:

1. Sealed bids must be received for the Property at the District's administrative offices at 4320 K Drive South, East Leroy, Michigan 49051 on or before 2:00 p.m., Monday, February 16, 2026, at which time the bids will be opened and read aloud.

2. A certified or cashier's check in the amount of One Thousand and 00/100 Dollars (\$1,000.00) shall accompany each bid for the Property and shall be forfeited as liquidated damages if said bid is accepted and the bidder fails to enter into the Purchase Agreement. The deposit amount will be credited to the purchase price at closing of the sale of the Property to the successful bidder. The deposit amount will be returned to all unsuccessful bidders within ten (10) days from the date that the District has accepted a bid for the Property.

3. A walk-through inspection of the Property, including the building, will take place at 9:00 a.m. on Monday, February 9th, 2026 or by appointment. If you have any questions prior to the walk through, please contact Kipp Beaudoin, Superintendent, during regular business hours.

4. The minimum bid for the Property is Eighty Thousand and 00/100 Dollars (\$80,000.00).

5. The Board of Education expressly reserves the right to reject any or all bids, to negotiate as a collective body the terms of an award or contract with one or more bidders, and to accept the bid which the Board of Education, at its sole discretion, determines best serves the interests of the District.

The conditions of the sale are:

1. The Property will be sold “as is” and other than warranty of title, the District expressly disclaims any warranties related to the Property.
2. The Purchaser shall indemnify, release and hold harmless the District from any liability with regard to the Property, including environmental contamination.
3. The Purchaser shall sign the Purchase Agreement within seven (7) days from the date that the Purchaser is notified of the Purchaser’s successful bid.
4. The Board of Education will meet on the 16th day, February, 2026, at the Athens High School at their regularly scheduled meeting at 7:00 p.m., for the purpose of reviewing and awarding or rejecting the bids.
5. Purchaser shall be responsible for all costs incurred at the closing.
6. All inquiries shall be directed to Kipp Beaudoin, Superintendent, during regular business hours at the District’s administrative offices, 4320 K Drive South, East Leroy, Michigan 49051, Telephone No. (269) 729-5427.