

**City of Normangee  
Lake Parkland Sale**

**NOTICE TO BIDDERS**

The City of Normangee will receive sealed bids/proposals for the purchase of city-owned real property, more specifically approximately 222.60 acres containing Lake Parkland that the City, by vote of its citizens in a special election documented in City Ordinance 05162022, is authorized to sell. Sealed bids must be received on or before Thursday, October 26th, 2023, at 3:00 p.m. (CDT) at the City Secretary's Office, Attention: City Secretary, P.O. Box 37 / 107 Main St, Normangee, TX 77871. Each submission should be sealed with "RFP 2023-NGLS; PURCHASE OF CITY-OWNED LAKE PROPERTY" clearly identified on the envelope or box. Sealed bids will be opened during the City Council Meeting scheduled for 6:30 PM on Thursday, October 26, 2023, in the City Hall Conference Room. A list of specifications and stipulations regarding the sale of the property is available at City Hall during working hours (Monday through Thursday 8:00 AM to 3:00 PM; Friday 8:00 AM to 2:00 PM), for anyone to obtain a copy of. **ALL BIDDERS MUST INCLUDE A SIGNED COPY OF THE LIST OF SPECIFICATIONS AND STIPULATIONS WITH THEIR SEALED BID.**

The property currently being offered for bid is legally described as follows:

222.60 acres, more or less, located in Leon County, Texas, including Lake Parkland, currently used as a hunting lease, located off of FM 3.

Please note that the City of Normangee will not accept any bid lower than \$1,800,000.00. For any questions as to how that amount was calculated please contact City Hall. The City further reserves the right to reject any or all proposals, waive technicalities or irregularities, and accept any proposal if such action is believed to be in the best interest of the City. Bid documents and specifications may be found on the City website (<https://cityofnormangee.org/public-notices/>) or obtained from the City Secretary's Office. For further information, please contact the City Secretary by email at [cityofnormangee@hotmail.com](mailto:cityofnormangee@hotmail.com) or by phone at (936) 396-3691.

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**BID SPECIFICATIONS**

The City would like to make all prospective bidders aware of the following terms and conditions of the 222.60 acres of Lake Parkland for Sale (the “Property”):

- The minimum bid the City will accept for the Property is \$1,800,000.00. This amount has been calculated in accordance with the appraisal amount of \$2,092,400.00, minus an allowance for what the buyer must pay to repair a dam on the property, in accordance with Texas Commission on Environmental Quality (TCEQ) regulations.
- The Buyer agrees to take full responsibility for the dam on the Property and must ensure it is updated to meet TCEQ regulations. The Buyer may, and is responsible for, independently surveying and verifying all potential issues regarding TCEQ regulations pertaining to the Property should they desire more information.
- The City must retain its mineral rights to the property.
- The Buyer must allow Leon County total access to a fenced tower it maintains on the property. Additional information available upon request.
- The City discloses that the City’s sanitation landfill was once located on the Property, prior to the development of the Lake Parkland. The approximate location of said landfill can be shown to prospective bidders upon request.
- The Buyer must agree to maintain a cemetery located on the Property that neither the City nor the County will maintain. The Buyer additionally agrees to allow anyone access to visit the cemetery as required under State law.

I have read, and accept, the Bid Specifications listed above as a condition of submitting a bid, and understand these specifications must be honored if my bid to purchase the Lake Parkland is accepted.

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**THIS FORM MUST BE SIGNED AND INCLUDED WITH SEALED BID WHEN SUBMITTED.**