

**CITY OF BROOKFIELD, MISSOURI
SEALED BID PACKET
SALE OF CITY-OWNED REAL PROPERTY
117 SOUTH MAIN STREET**

The City of Brookfield, Missouri, is accepting sealed bids for the purchase of city-owned real property located at 117 South Main Street, Brookfield, Missouri.

The purpose of this solicitation is to provide a fair, transparent, and competitive process for the disposition of surplus municipal property while encouraging redevelopment that supports the economic vitality of the downtown district.

1. PROPERTY DESCRIPTION

Address:
117 South Main Street
Brookfield, Missouri

Legal Description:

All of Lot Eight (8) in Block One (1) of A.C. Clarke's Addition in the Town (now City) of Brookfield, Linn County, Missouri; and

All of Lot Nine (9) in Block One (1) of Clarke's Addition to the Town (now City) of Brookfield, Linn County, Missouri.

The property is currently vacant land following the demolition of the previous structure.

Prospective purchasers are encouraged to conduct their own due diligence regarding zoning, utilities, and development requirements.

2. BID SUBMISSION

Sealed bids must be submitted to:

City Clerk
City of Brookfield
116 W. Brooks Street
Brookfield, Missouri 64628

Deadline for submission:

April 28th, 2026 at 5:00 PM

Bids received after this deadline will not be considered.

The outside of the envelope must clearly state:

SEALED BID – 117 SOUTH MAIN STREET PROPERTY

Bids may be opened publicly at a City Council meeting or at City Hall following the deadline and subsequently presented to the City Council for consideration.

3. BID REQUIREMENTS

Each bid must include the following information:

1. Bidder name (individual or business entity)
2. Mailing address
3. Phone number
4. Email address
5. Proposed purchase price
6. Intended use of the property
7. Estimated timeline for redevelopment (if applicable)

Incomplete submissions may be deemed non-responsive.

4. PROPERTY CONDITIONS

The property will be sold AS IS, WHERE IS, with no warranties or representations made by the City of Brookfield regarding:

- Property condition
- Environmental conditions
- Utility availability
- Suitability for development

The buyer shall be responsible for:

- All closing costs
- Title insurance (if desired)
- Recording fees
- Any inspections or surveys

5. ECONOMIC DEVELOPMENT CONSIDERATION

Because the property is located within the downtown district, the City encourages redevelopment proposals that contribute to the economic vitality, appearance, and long-term development of the community.

While purchase price is an important factor, the City may also consider:

- Proposed use of the property
- Development timeline
- Contribution to downtown revitalization
- Compatibility with surrounding uses

6. CITY RIGHTS

The City of Brookfield reserves the right to:

- Reject any and all bids
- Waive informalities in the bidding process
- Request additional information from bidders
- Accept the bid determined to be in the best interest of the City

The City Council is not obligated to accept the highest bid.

Any sale of the property is subject to formal approval by the Brookfield City Council.

7. CLOSING PROCESS

Upon City Council approval of a bid:

- The successful bidder will be notified by the City.
- Closing shall occur within 60 days, unless otherwise agreed by the City.
- The property will be conveyed by General Warranty Deed or other appropriate instrument approved by the City Attorney.

8. BID SUBMISSION FORM

BIDDER INFORMATION

Property: 117 South Main Street – Brookfield, Missouri

Bid Amount:

\$ _____

Bidder Name:

Business Name (if applicable):

Mailing Address:

Phone Number:

Email:

PROPOSED USE OF PROPERTY

ESTIMATED DEVELOPMENT TIMELINE (OPTIONAL)

SIGNATURE

I certify that the information contained in this bid submission is true and accurate.

Signature:

Printed Name:

Date:

9. CONTACT INFORMATION

Questions regarding this solicitation may be directed to:

Brandon S. Roberts

City Manager

City of Brookfield

116 W. Brooks Street

Brookfield, Missouri 64628

Phone: (660) 258-3377