

TOWNSHIP OF MIDDLE SMITHFIELD
MONROE COUNTY, PENNSYLVANIA

ADVERTISEMENT FOR SEALED BIDS

FOR SALE OF CERTAIN REAL AND PERSONAL PROPERTY
TO BE OFFERED BY TOWNSHIP OF MIDDLE SMITHFIELD

Notice is hereby given that the Board of Supervisors of Middle Smithfield Township, Monroe County, Pennsylvania, shall sell by sealed bid certain real and related personal property (collectively, the "Property") owned by Middle Smithfield Township. Sealed bids will be received by Middle Smithfield Township until 5:00 pm EST on December 17, 2020. All bids shall be received by Middle Smithfield Township at its offices at the Schoonover Municipal Building, 147 Municipal Drive, East Stroudsburg, Pennsylvania 18302,

Bids shall be publicly opened and read aloud by the Township Board of Supervisors at its meeting scheduled on December 17th, 2020 at 7:00 p.m., prevailing time, at the Schoonover Municipal Building. The award of a contract of sale shall be made by public announcement at a regular or special meeting of the Board of Supervisors.

The Township real property to be sold (the "Real Property") consists, generally, of undeveloped land, golf course, club house and maintenance building, totaling approximately 409 acres of land.

The undeveloped land is primarily, or entirely, contained in so-called Tract 1, PIN #: 09-7334-00-03-3428, Tax Parcel #: 9/10/1/86, which is approximately 320 acres in size. Tract 1 consists of approximately 255 acres of undeveloped land and 65 acres of developed golf holes. The developed golf holes must remain golf holes or open space, including passive recreation use. Restrictive covenants have or will be placed on the golf holes to preserve their intended use.

Tract 1 is primarily contained in the C-2 Commercial Zoning District, with approximately 23 acres being in the R-3 Residential Zoning District. The area in the R-3 Zoning District is adjacent to the Country Club of the Poconos Planned Residential Development (PRD), and consists primarily of developed golf holes.

The clubhouse consists of a one-story building, 15,775 square feet of total usable area, with a paved parking containing 81 parking spots. The clubhouse has existing commercial kitchen, bathroom, locker rooms, showers and bar facilities.

The clubhouse (7 acres) and holes outside of the Tract 1 (48.71 acres) are located within the Country Club of the Poconos PRD.

The Township golf course is commonly known as the Country Club of the Poconos Golf Course.

A copy of the deed (the “Deed”) conveying the Real Property to the Township, subject to covenants and restrictions, is attached to the Township’s written Terms and Condition of Sale, available from the Township. Please note that the tract of land referred to in the Deed as Tract 2, Tax Parcel #09/10/1/83, approximately 28 acres in size, was previously sold by the Township, and, as a result, is no longer Township-owned real estate, and not part of the anticipated sale.

The Township personal property to be sold (the “Personal Property”) includes all furniture, fixtures and equipment associated with the clubhouse and golf course, including sixty (60) golf carts and one (1) beverage cart. An inventory of the Personal Property is contained in the written Terms and Conditions of Sale.

The Township Real Property and Personal Property are, together, referred to as the “Property”). The Property is being sold together for a lump sum amount.

The Property is being sold pursuant to written Terms and Conditions of Sale. The Terms and Conditions of Sale contain information regarding the Property to be sold, bid procedures, and the terms and conditions of sale. Interested bidders may obtain a copy of the Terms and Conditions of Sale by contacting the Township Secretary via telephone (570-223-8920), e-mail (mclewell@mstownship.com) or in-person at the Township Municipal Building, 147 Municipal Drive, East Stroudsburg, Pennsylvania 18302, between the hours of 8:00 a.m. and 4:00 p.m., or contacting the Township’s consultant, CBRE, Inc, via Douglas Johnson, CBRE Hotels at Douglas.Johnson@cbre.com, 773-218-4603

All bids must be on the bid form contained in the written Terms and Conditions of Sale, and submitted in a sealed envelope, indicating “**Bid for Purchase of the Township Property - 2020**”, and bearing the name of the bidder. Bidder may not alter or modify the written Terms and Conditions of Sale. Any modification of the written Terms and Conditions of Sale, or the bid form, may result in a bid being found non-responsive, and disqualified.

Each sealed bid must be accompanied by a Certified Check or Cashier’s Check, made payable to the Township, in amount equal to ten (10%) of the Bidder’s Total Purchase Price (as described in the Terms and Conditions of Sale)), as a deposit towards the purchase price for the Property, and as security for Bidder’s purchase of the Property in the event the Township accepts the bid.

Arrangements can be made to inspect the Property by contacting Douglas Johnson, CBRE Hotels, 773.218.4603 M, or douglas.johnson@cbre.com.

No bidder may withdraw a bid within thirty (30) days after a date set for the opening of bids.

All bids shall be accepted on the condition that payment of the purchase price in full shall be made within 60 days of the acceptance of bids.

Middle Smithfield Township expressly reserves the right to reject any and all bids, or parts thereof, and bids which contain conditions may be rejected. Middle Smithfield Township reserves the right to waive any defects or irregularities in the bids. Middle Smithfield Township reserves the right to accept or reject any bid, as the Board of Supervisors deems to be in the best interest of the Township.

TOWNSHIP OF MIDDLE SMITHFIELD

Board of Supervisors