

FOR SALE

Approximately 0.94 acres, with 5,500 sq ft building
3041 Owingsville Rd. Mt. Sterling, KY

**Kentucky Community and Technical College System on
behalf of the Kentucky Fire Commission**

Invitation No: 0128

Bidding Opens: 1/15/26

Bidding Closes: 1/27/26

Received Opened: 1/28/26

1. Bids must be submitted on the “Form of Proposal” included within and made part of this Invitation and submitted electronically to the following link at BidLocker: https://bidlocker.us/details/5560_Inv0128_kctcskyfc_surplus_property_sale_Mt_Sterling_Ky
2. Faxed or emailed responses will not be accepted. This form must be notarized before we can accept your bid.
3. Reserve: No bid reserve has been set, however, KCTCS is obligated to sell real property at or above current fair-market value. Bidders may order an appraisal of the property at bidder's expense.
4. Bids must be received no later than 4:00 p.m. ET, 1/27/26.
5. Pre-approval of financing or proof of funds for the bid amount must be included with bid submission. Bids omitting pre-approval or proof of funds will be rejected.
6. The Kentucky Community and Technical College System reserves the unqualified right to reject any or all bids.
7. An attendance optional bid opening will be held at KCTCS, 300 North Main St., Versailles, KY, 40383 on Wednesday, January 28, 2026 at 9 am ET. If attending, RSVP required to be sent to betsy.milburn@kctcs.edu
8. The winning bidder will be notified via phone no later than 4pm on January 28, 2026.
9. To schedule a site visit please contact Derrick Hall at 859-608-4649 or derrick.hall@kctcs.edu
10. For further information regarding bidding, please contact Betsy Milburn at betsy.milburn@kctcs.edu with “Fire Commission, Mt. Sterling Property” in the email subject line.



**FORM OF PROPOSAL
(SEALED BID)**

KCTCS
INVITATION NO. 0128
Attn: Betsy Milburn
300 North Main St.
Versailles, KY 40383

Bidding Opens: 1/15/26
Bidding Closes: 1/27/26 at 4pm ET
Bids Received Opened: 1/28/26 at 9am EST

BID FORM

NOTE: Bids are to be made on a dollar amount, The land and building will be sold together AS IS with no warranties or guarantees, with full payment due upon closing. Proof of preapproved financing or proof of funds must be included with the sealed bid.

FOR THE PURCHASE OF 3041 OWINGSVILLE RD. MT. STERLING, KY 40353

Subject to the General Terms and Conditions and Authentication of Bid and Affidavit of Non-Collusion and Non-Conflict of Interest, **I propose to pay the Kentucky Community and Technical College System the sum of**

_____ (\$ _____)
(written amount in whole dollars) *(figures) in*

one payment at the time of closing on the property located at 3041 Owingsville Rd. Mt. Sterling, KY 40353, (land and building). I understand that the winning bid is purchasing the property AS IS with no warranties or guarantees. I have attached proof of financing preapproval or proof of funds.

The property shall be sold AS IS with no warranties or guarantees, with full payment due upon closing. Proof of preapproved financing or proof of funds must be included with bid(s).

**AUTHENTICATION OF BID AND AFFIDAVIT OF
NON-COLLUSION AND NON-CONFLICT OF INTEREST**

I hereby swear (or affirm) under the penalty for false swearing as provided by KRS 523.040:

1. That I am the bidder (if the bidder is an individual), a partner, (if the bidder is a partnership), or an officer or employee of the bidding corporation having authority to sign on its behalf (if the bidder is a corporation);
2. That the attached bid or bids covering Kentucky Community and Technical College System **Invitation # 0128** have been arrived at by the bidder independently and have been submitted without collusion with, or without any agreement, understanding or planned common course of action with, any other bidder of materials,
3. That the contents of the bid or bids have not been communicated by the bidder or its employees or agents to any person not an employee or agent of the bidder or its surety on any bond furnished with the bid or bids and will not be communicated to any such person prior to the official opening of the bids or bids;
4. The bidder is not in violation of any prohibited conflict of interest, including those prohibited by the provisions of KRS 45A.330 to .340 and 164.390, and,
5. That I have fully informed myself regarding the accuracy of the statements made above.

NOTICE

Any agreement or collusion among bidders or prospective bidders which restrain, intend to restrain, or are reasonably calculated to restrain competition by agreement to bid at a fixed price or to refrain from bidding, or otherwise prohibited.

Any person who violates any provision of KRS 45A.325 shall be guilty of a felony and shall be punished by a fine not less than one thousand dollars (\$1,000.00) nor more than ten thousand dollars (\$10,000.00) or be imprisoned not less than one year nor more than five years, or both such fine and imprisonment. Any firm, corporation, or association which violates any of the provisions of KRS 45A.325 shall, upon conviction, be fined not less than ten thousand dollars (\$10,000.00) nor more than twenty thousand dollars (\$20,000.00).

IMPORTANT: SIGNATURE REQUIRED NEXT PAGE

IMPORTANT: SIGN BELOW

SIGNED BY:

Printed Name **Date**

Signature

Title (Printed)

COMPANY (If Applicable)

Address 1

Address 2

City **State** **Zip**

Phone 1 **Phone 2**

NOTARY REQUIRED NEXT PAGE

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