



## **NOTICE OF INVITATION TO BID SALE OF REAL PROPERTY BY EVANS COUNTY, GEORGIA**

Property Location: 2.62 acres located at 18 South Claxton Avenue, Claxton, Georgia (Tax Parcel ID: C30 068)

Pursuant to O.C.G.A § 36-9-3, the Evans County Board of Commissioners hereby invites sealed bids to purchase real property consisting of 2.62 acres located at 18 South Claxton Avenue, Claxton, Evans County, Georgia under the terms set forth below.

The property to be sold has the following legal description:

All that certain tract or parcel of land, situate, lying and being in the 1607<sup>th</sup> G.M. District, Evans County, Georgia, and in the City of Claxton and containing 2.62 acres, more or less, together with all improvements located thereon, and further described as Tract #2 on that certain plat of survey dated April 22, 2004, by Timothy W. Eason, Surveyor, said plat of survey being recorded in Plat Book 15, Page 72, Evans County, Georgia Records, which plat and record thereof is incorporated herein as fully set out herein for a more complete and accurate description. Said property is improved with a 57,596 square foot commercial warehouse and is further identified as Tax Parcel ID: C30 068, Evans County Tax Assessor.

The minimum bid amount is \$900,000.00. Evans County will sell the property to the highest bidder under the conditions set forth below provided the minimum bid is met and certified funds are tendered to the Evans County Board of Commissioners at closing, failing which the property can be sold to the next highest bidder meeting the minimum bid and payment requirements. Evans County reserves the right to reject any and all bids or cancel the proposed sale and to waive any irregularities thereunder. Bids shall remain open for acceptance for 3 days from bid opening.

All bids must be in writing, sealed in an envelope with **Bid for the Purchase of 2.62 acres located 18 South Claxton Avenue, Claxton, Georgia (Tax Parcel ID: C30 068)**, and delivered to Leah Edwards, Evans County Clerk, 3 Freeman St., Claxton, Georgia 30417 no later than 3:00 p.m. on Tuesday, September 13, 2022. The bid must state the amount the bidder will pay, and the name, address, telephone number and email address of the bidder.

All bids will be opened in public by the County Clerk at 3:30 p.m. on Tuesday, September 13, 2022, at the office of the Evans County Board of Commissioners, 3 Freeman St, Claxton, Georgia 30417.



Conditions of Sale: 1) Evans County will convey the property to the successful bidder by general Warranty Deed; 2) The property is sold "AS IS" and Evans County makes no representations or warranties concerning its condition or its suitability for any purpose; 3) Evans County will maintain exclusive use of area within the northwesternmost portion of the commercial warehouse (containing approximately 5,350 square feet) for a period of 12 months from the date of sale; 4) The successful bidder shall execute a sales contract and deposit earnest money in the amount of \$10,000 with Evans County within 3 days of notification of bid acceptance; 5) The closing shall occur within 45 days of execution of the sales contract

Inspections of the property shall be coordinated with the Casey Burkhalter, County Administrator at (912) 739-1141, Option 8. Prior to September 13, 2022, potential bidders shall have the right to inspect, survey, examine, and test the Property as such bidder may deem necessary. Potential bidders shall indemnify and hold the County harmless from and against any and all claims, injuries, and damages to persons and/or property arising out of or related to the exercise of the right of inspection.

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