

NOTICE OF SALE OF COUNTY OWNED REAL PROPERTY

Pursuant to O.C.G.A. §36-9-3 the Stephens County Board of Commissioners will accept seal bids for the sale of the real property owned by Stephens County as more particularly described as follows:

1. 057F 143, Magnolia Court, Toccoa, GA 30577 – Described as follows:
All that tract or parcel of land lying and being in the Big Smith District, 215 G.M.D. Stephens County, Georgia, and designated as lot 48, Block J, Section I of Shorewood Estates and Camping Club as shown by plat recorded in Plat Book 6, Page 29, in the office of the Clerk of Superior Court, Stephens County, Georgia. A full and complete description of said lots as shown on said recorded plat is hereby made a part of this instrument by reference.

This property is conveyed subject to restrictive covenants of record in Deed Book 116, pages 388-389, Stephens County Records.

All bids must be received on or before 5:00 p.m. on June 12, 2023. Bidding instructions are as follows:

1. The above surplus properties shall be sold individually so it is the responsibility of the bidder to identify the address and tax map and parcel of the property that is intended to be bid on. If any bidder desires to bid on multiple properties then sealed bids should be submitted for each property in compliance with the instructions herein.
2. All bids must be in the form of cash offers and all consideration proposed by the bidder must be in the form of cash with no other form of consideration to be considered by Stephens County. **The minimum bid shall be \$1,000.00;**
3. Blank bid forms may be obtained from the Clerk of the Board of Commissioners, Samantha Turner at 37 West Tugalo Street, Toccoa, Georgia 30577, (706) 886-9491, Ext. 9302;
4. All bids must contain no contingencies and the successful bidder must be prepared to close within (30) days from the date of the bid opening, unless otherwise agreed to by Stephens County;
5. All closing costs shall be the responsibility of the successful bidder with the exception of the preparation of the Quitclaim Deed or Limited Warranty Deed conveying title from Stephens County to the successful bidder. Stephens County reserves the right to convey the property to the successful bidder by Quitclaim Deed or Limited Warranty Deed;
6. The real property described above is sold “as is” with no warranties with regard to the condition of any structures located on the premises and no additional warranties except for a warranty that Stephens County holds valid and legal title to said property;

7. The real property described above may have been purchased by Stephens County at tax sale. The sale is made subject to all rights of redemption and Stephens County makes no warranties or certifications with regard to the tax sale, any rights of third parties and redemption rights of third parties. It SHALL be the responsibility of the purchaser to take any action required under Georgia Law to foreclose any rights of redemption.

8. All sealed bids received on or before June 12, 2023 at 5:00 p.m. shall be opened at 10:00 a.m. on June 13, 2023. Any bid received after June 12, 2023 at 5:00 p.m. shall be rejected;

9. The Stephens County Board of Commissioners reserves the right to reject any bid that does not otherwise meet the conditions set forth herein. The final decision to accept or reject any bids shall take place on June 27, 2023 and the high bidder shall be notified of the acceptance or rejection no later than June 29, 2023;

10. The Stephens County Board of Commissioners reserve the right to reject all bids and to otherwise dispose of the property as otherwise authorized by law; and

11. Additional information and sealed bid forms can be obtained from the Clerk of the Board of Commissioners, Samantha Turner, at (706) 886-9421, Ext. 9302.

This 10th day of May, 2023.

STEPHENS COUNTY BOARD OF COMMISSIONERS

PLEASE PUBLISH IN THE TOCCOA RECORD ON MAY 18 AND MAY 25, 2023