

**OFFICE OF THE SULLIVAN COUNTY PURCHASING AGENT
3411 HIGHWAY 126 – SUITE 201
BLOUNTVILLE, TN 37617-0569**

**KRISTINIA DAVIS, CPPB
PURCHASING AGENT**

PHONE 423/323-6400
FAX 423/323-7249

Kris.davis@sullivancountytn.gov

DISPOSITION OF REAL PROPERTY

**Holston Valley Middle School
Located at 1717 Bristol Caverns Hwy
Bristol, TN 37620**

**by
SEALED BIDS**

#HVMS2020(KD)

**Holston Valley Middle School Property Located at
1717 Bristol Caverns Hwy, Bristol, Tennessee to be Sold by Sealed Bid**

Sealed bids shall be received by the Sullivan County Purchasing Agent for real property thereon generally known as the “Holston Valley Middle School Property”, located in the 23rd Civil District of Sullivan County, Bristol, TN 37620 until **2:00 p.m. on Wednesday, September 30, 2020** at which time all bids received will be publicly opened and read aloud. In the event the winning bid is tied among bidders a bid off will be conducted amongst the tie bids.

All bids must be received at the Office of the Sullivan County Purchasing Agent, Attn: Kristinia Davis, Purchasing Agent, 3411 Highway 126, Suite 201, Blountville, Tennessee 37617. Each bidder shall be responsible for the delivery of their bid by the above listed date and time. Sealed bids must be delivered by U.S. Postal Service, Courier, or Private Carrier Service, (i.e. FedEx, UPS) on or before the opening day/time. Sullivan County is not responsible for delays by mail or courier. **Late bids will not be accepted!!!**

The real property to be sold is known as Holston Valley Middle School, and is located at 1717 Bristol Caverns Hwy, Bristol, Tennessee 37620 and shown on Map 039, Parcel 44, and more particularly shown on Exhibit A attached hereto. Reference is made to the following deed:

Deed from W.A. Offield and wife, Emma N. Offield to the Board of Education of Sullivan County, Tennessee dated January 26, 1934, and recorded in Deed Book 63 at page 234 in the Register’s Office for Sullivan County, Tennessee at Blountville.

Deed from W. Allen Offield and wife, Emma Offield, to Sullivan County, Tennessee, dated February 18, 1969, and recorded in Deed Book 130 at page 200 in the Register’s Office for Sullivan County, Tennessee at Blountville.

Deed from W. Allen Offield and wife, Emma Offield, to Sullivan County, Tennessee, dated January 8, 1970, and recorded in Deed Book 146 at page 72, in the Register's Office for Sullivan County, Tennessee at Blountville.

Deed from Bradley Michaels and wife, Jean Michaels, to Sullivan County, Tennessee, dated November 24, 2003, and recorded Deed Book 578 at Page 293, in the Register's Office for Sullivan County, Tennessee at Blountville.

Floor plans are available for inspection in the Purchasing Agent's Office and in the Office of the Maintenance Director.

****NOTE:** Bids are to be submitted in two parts, and will be accepted by the Purchasing Agent as follows:

Bidders are to bid separately on the parcel identified as Parcel 1 and shown in green on the attached Drawing of the Property by John R. Mize, and separately on the parcel identified as Parcel 2 and shown in pink on the attached Drawing of the Property. The Drawing of the Property by John R. Mize is attached hereto as Exhibit A.

The Sullivan County Board of Education will review the bids on Parcel 1 and the successful bidder will be selected as provided by law. The right to reject any or all bids is reserved.

The Sullivan County Commission shall review bids on Parcel 2 and the successful bidder will be selected as provided by law. The right to reject any or all bids is reserved.

The sale of each parcel shall be subject to survey, title examination, and negotiation of final terms and conditions. The transfer of said property shall be restricted hereafter in that said property may not be used as a school, or for the temporary or long-term storage of scrap, refuse, junk, salvage, trash, garbage, discarded personal property, metal, wood, plastic, tires, automobiles, trucks, vehicles, automobile parts, truck parts, vehicle parts, appliances, etc., nor shall personal property be left or abandoned upon said property to suffer exposure to the elements or the environment. This restriction on the use of said property shall run with the land forever.

The real property shall be sold subject to any and all restrictions, easements, limitations, reversions and stipulations of record in the aforesaid Register of Deeds' Office against the property. The real property and any improvements thereon shall be sold "AS IS, WHERE IS," and no warranties or guarantees are made, express or implied, as to the condition of the property. Real Property only shall be sold, any contents of buildings and personal property shall not be sold.

A QUITCLAIM DEED to the property will be executed to the successful bidder or bidders.

TERMS OF SALE: Cash, Certified Check or Cashier's Check; No Money Orders or Personal Checks will be accepted. Purchaser shall be required to pay the bid amount in full to

Ingrid Deloach, Business Manager located at Department of Education, 154 Blountville Bypass, Blountville, TN 37617 upon delivery of deed.

To schedule a day/time to view property, please contact the Purchasing Department at 423/323-6400.

SEALED BIDS must be presented in a sealed envelope to the Office of the Sullivan County Purchasing Agent on or before the day/time designated and must indicate the following information on the outside:

**SEALED BID #HVMS2020(KD)
DISPOSITION OF REAL PROPERTY**

COST EVALUATION FORM

"HOLSTON VALLEY MIDDLE SCHOOL PROPERTY" SULLIVAN COUNTY PURCHASING SEALED BID #HVMS2020(KD)

1. Parcel 1 – Bid Price \$ _____

2. Parcel 2 – Bid Price \$ _____

If you are bidding on both parcels (1 & 2) and are not the successful bidder of both, please indicate which parcel(s), if any, you would accept: _____

I/WE AGREE TO PURCHASE THE AFOREMENTIONED PROPERTY AT THE PRICE OFFERED ABOVE AND PER THE TERMS AND CONDITIONS OF THIS SEALED BID.

PERSON SUBMITTING SEALED BID _____
(PLEASE PRINT)

IF BID IS BEING SUBMITTED ON BEHALF OF CORPORATION OR ORGANIZATION, PLEASE PROVIDE NAME OF CORPORATION OR ORGANIZATION: _____

SIGNATURE: _____ DATE _____

PHONE: _____ FAX: _____

E-MAIL: _____