

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

**KRISTINIA DAVIS
PURCHASING AGENT**

**PHONE 423/323-6400
FAX 423/323-7249
Kris.davis@sullivancountytn.gov**

**DISPOSITION OF REAL PROPERTY
Bluff City Middle School
Located at 337 Carter Street
Bluff City, TN 37618
by
SEALED BIDS
#BCMS2020(KD)**

**Bluff City Middle School Property Located at
337 Carter Street, Bluff City, 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 “Bluff City Middle School Property” until **2:00 p.m. on Tuesday, April 28, 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!!!**

ONLINE SUBMISSIONS ALLOWED: In addition to acceptance of sealed bids received by U.S. Postal Service, Courier, or Private Carrier Service, the County will allow online submissions of the bid. The following instructions provide the process for submitting your bid online. Submitting online does not excuse the requirements for submissions of bids by 2:00 p.m. and no late bids will be accepted.

Electronic Submission Procedures:

Electronic submissions shall be submitted online through Vendor Registry. If submitting online, **DO NOT EMAIL YOUR SUBMISSION**. All bidders must register as a vendor in order to submit an electronic file.

Electronic bids must be delivered via:

<https://vrapp.vendorregistry.com/Bids/View/BidsList?BuyerId=37b55d57-2b40-462fbd8e-5b80ab095ddd>

DO NOT WAIT UNTIL SUBMISSION DEADLINE TO REGISTER AS A VENDOR. Register as a vendor (vendors are encouraged to complete this step **now** to ensure a seamless submission process prior to deadline).

The electronic submission link will be disabled at 2:00:00 p.m. Eastern time. Vendors will not have the ability to submit any electronic files once the deadline has passed.

To register as a vendor, use the link below:

<https://vrapp.vendorregistry.com/Vendor/Register/Index/sullivan-county-tn-vendor-registration>

The real property to be sold is known as Bluff City Middle School, at 337 Carter St., Bluff City, Tennessee 37618 and shown on Map 097K, Control Map 097K, Parcel 001.00, and containing 5.2 acres, more or less, and more particularly described in the two survey drawings attached hereto. The first such Drawing, labeled as Entire Property, is a survey showing the property which has been occupied and utilized as the Bluff City Middle School, and the second drawing, labeled as “Drawing of the Property as Offered for Sale,” shows the Property herein as offered for sale. Full-size drawings are available for inspection in the Purchasing Agent’s Office and in the Office of the Director of Schools.

****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 on the attached Drawing of the Property as offered for Sale,” and separately on the parcel identified as Parcel 2 on the Drawing of the Property as Offered for Sale.”

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.

****Note** that there is excluded from the sale, the area in the Northeast corner of said property, labeled as Lot “C” on the attached drawings, which has been considered to be a part of the Bluff City Middle School property, which is approximately one-half acre, more or less, and which was conveyed to the Sullivan County Board of Education, by Deed from C.C. Hicks and wife to Sullivan County Educational Board, dated June 13, 1931, and recorded in Book 14 A at page 194, in the Register’s Office for Sullivan County, Tennessee.

The sale of each parcel shall be subject to survey, title examination, and negotiation of final terms and conditions.

Reference is made to the following deeds:

Deed from M L Hodge, Clerk and Master to Sullivan County Educational Board, dated June 11, 1931, and recorded in Deed Book 14A at page 563, in the Register's Office for Sullivan County, Tennessee.

Deed from Glen W Magnison and wife Lillie Magnison to Sullivan County, Tennessee, dated July 8, 1963, and recorded in Deed Book 233A, at page 173 in the Register's Office for Sullivan County, Tennessee.

Deed from EW Weber and wife Pearl Weber to Sullivan County, Tennessee, dated July 8, 1963, in Deed Book 233 A at page 174, in the Register's Office for Sullivan County, Tennessee.

Deed from Walter Ritchie to Educational Board of Sullivan County, dated May 20, 1931, and recorded in Deed Book 14 A, at page 206, in the Register's Office for Sullivan County, Tennessee.

Deed from Thomas Albert Broyles and wife Lillian Broyles, to Sullivan County, Tennessee dated March 11, 1958 and recorded in Deed Book 182 A at page 542, in the Register's Office for Sullivan County, Tennessee.

Deed from Thomas Albert Broyles and wife Ruby Burnice Broyles to Sullivan County Board of Education, dated May 25, 1950, in Deed Book 14 A at page 398, in the Register's Office for Sullivan County, Tennessee.

Deed from WC Carrier, and wife Vittie Carrier to Sullivan County Board of Education dated May 8, 1931, in Deed Book 14 A at page 93, in the Register's Office for Sullivan County, Tennessee.

After receipt of bids, all bids shall be reviewed, and the successful bidder will be selected as provided by law. The right is reserved to reject any or all bids.

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, and 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 #BCMS2020(KD)
DISPOSITION OF REAL PROPERTY**

COST EVALUATION FORM

"BLUFF CITY MIDDLE SCHOOL PROPERTY"
SULLIVAN COUNTY PURCHASING
SEALED BID #BCMS2020(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.

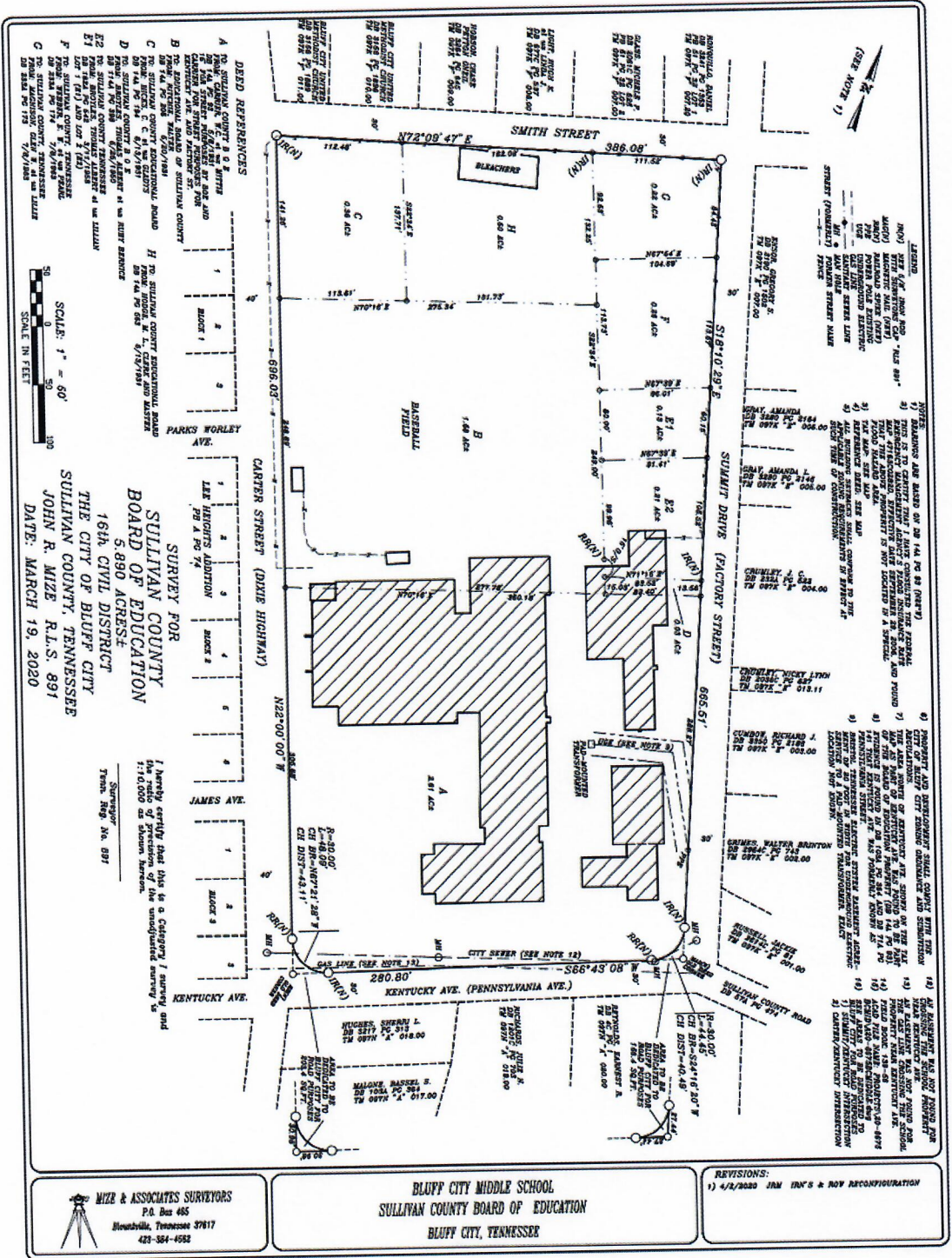
PERSON SUBMITTING SEALED BID _____
(PLEASE PRINT)

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

SIGNATURE: _____ **DATE** _____

PHONE: _____ **FAX:** _____

E-MAIL: _____



- DEED REFERENCES**
- A TO PLAT 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

SURVEY FOR
SULLIVAN COUNTY
BOARD OF EDUCATION
 5.890 ACRES ±
 16th CIVIL DISTRICT
 THE CITY OF BLUFF CITY
 SULLIVAN COUNTY, TENNESSEE
 JOHN R. MIZE R.L.S. 891
 DATE: MARCH 19, 2020

I hereby certify that this is a Category 1 survey and the ratio of precision is the unqualified survey is 1:10,000 as shown herein.

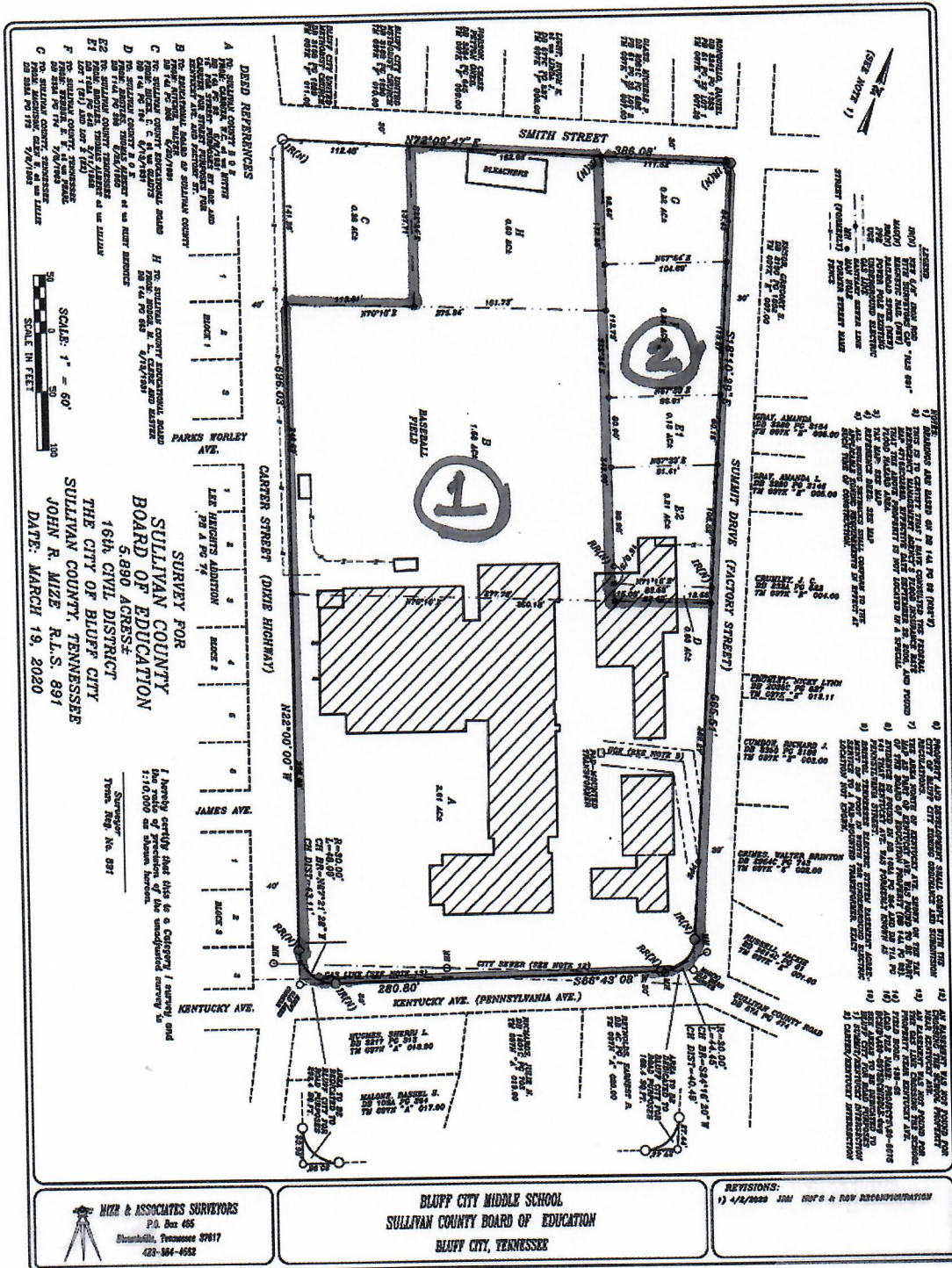
Surveyor
 JOHN R. MIZE, R.L.S. 891

MIZE & ASSOCIATES SURVEYORS
 P.O. Box 485
 Blountville, Tennessee 37617
 423-384-5552

BLUFF CITY MIDDLE SCHOOL
SULLIVAN COUNTY BOARD OF EDUCATION
 BLUFF CITY, TENNESSEE

- REVISIONS:**
- 1) 4/2/2020 FROM TRV'S & ROW RECONFIGURATION

ENTIRE PROPERTY



DRAWING OF PROPERTY AS OFFERED FOR SALE