



INVITATION TO BID 220020

The Jackson County Board of Commissioners will be accepting sealed bids for the following property until Thursday, July 14, 2022 at 2:00 PM. At that time, the sealed bids will be opened and read in the County Finance Director's Conference Room of the Jackson County Administrative Building at 67 Athens Street, Jefferson, Georgia 30549.

The Jackson County Board of Commissioners declared the following property surplus for the purpose of making the property available for sale to the public:

Certain real property designated as Tract 4 on the survey for property located at 441 Gordon Street, Jefferson, GA. See Exhibit A, attached.

LEGAL DESCRIPTION

Tract 4

All that tract or parcel of land lying and being in City of Jefferson, Georgia Militia District 245, Jackson County, Georgia and being more particularly described as follows. Commence at intersection of the easterly right of way of Gordon Street (30'R/W) and the centerline of Curry Drive. Proceed thence, along the easterly right of way of said Gordon Street in a southeasterly direction for a distance of 135 feet to a point; thence, leaving the easterly right of way of said Gordon Street, South 75 degrees 31 minutes 23 seconds East a distance of 481.26 feet; thence, South 02 degrees 26 minutes 54 seconds West a distance of 90.40 feet; thence, South 58 degrees 05 minutes 18 seconds East a distance of 75.62 feet; thence, South 52 degrees 37 minutes 52 seconds East a distance of 115.91 feet; thence, South 37 degrees 29 minutes 47 seconds East a distance of 14.53 feet; thence, South 03 degrees 07 minutes 31 seconds West a distance of 50.20 feet; thence, South 10 degrees 06 minutes 26 seconds West a distance of 61.44 feet; thence, South 06 degrees 33 minutes 54 seconds West a distance of 63.60 feet; thence, South 02 degrees 23 minutes 18 seconds West a distance of 49.67 feet; thence, South 30 degrees 12

minutes 59 seconds East a distance of 31.70 feet; thence, South 46 degrees 49 minutes 07 seconds East a distance of 39.85 feet; thence, along the arc of a curve having a radius of 61.54 feet a distance of 79.18 feet, said arc being subtended by a chord having a bearing of South 02 degrees 50 minutes 20 seconds West and a distance of 73.83 feet; thence, South 00 degrees 32 minutes 08 seconds East a distance of 57.41 feet ; thence, South 89 degrees 27 minutes 52 seconds West a distance of 144.38 feet; thence, South 02 degrees 58 minutes 46 seconds East a distance of 140.13 feet; thence, South 02 degrees 54 minutes 54 seconds East a distance of 52.27 feet to a point, said point being the Point of Beginning. Proceed thence, North 82 degrees 34 minutes 17 seconds East a distance of 134.42 feet; thence, South 09 degrees 52 minutes 16 seconds East a distance of 19.51 feet; thence, South 76 degrees 02 minutes 20 seconds West a distance of 343.36 feet; thence, North 10 degrees 26 minutes 06 seconds West a distance of 62.22 feet; thence, North 83 degrees 33 minutes 06 seconds East a distance of 209.17 feet to a point, said point being the Point of Beginning. Said tract or parcel of land contains 0.316 acre and is further described as Tract 4 on a plat of survey prepared by Carlan Land Surveyors for Jackson County, GA, dated January 27, 2022.

All bids should be submitted using the form provided in this bid document and should be completed fully and signed.

Bids will be opened, evaluated and submitted to the Jackson County Board of Commissioners for award.

The acceptable form of payment will be by cashier's check, made payable to Jackson County, due at the time of award.

The purchaser will be responsible for compliance with all building codes and ordinances of Jackson County. **The purchaser will be responsible for closing costs and filing fees.**

Jackson County reserved the right to:

1. Reject any or all bids for any reason;
2. Award the bid to the highest responsible bidder; and
3. Waive any informalities in the bid process.

For further information about the property contact Kevin Poe, County Manager, at (706) 367-6314.

All bids must be submitted in a sealed envelope and clearly marked "**Sealed Bid – Tract 4 Gordon Street Property**". If mailed, bids should be addressed to Myrna Yarbrough, Purchasing Manager, 67 Athens Street, Jefferson, Georgia 30549.

The deadline for questions is Wednesday, July 6, 2022 at 5:00 p.m.

ITB 220020 BIDDING FORM

The undersigned bidder(s) hereby submits a bid in the amount of \$ _____ for the 0.316 acre Tract of property located at 441 Gordon Street, Jefferson, GA.

The bidder(s) certifies that:

1. The bid is tendered in good faith and is not a sham bid.
2. He/she will comply with the conditions set forth in the Invitation to Bid.

I (We) certify that I (We) have inspected the subject premises and am (are) satisfied with its condition and bid upon the same "as is".

Included with this bid is:

A letter certifying participation by a financial institution and that adequate funds are available and escrowed to close within 30 days of the bid award.

Certification that a lump sum payment shall be made for closing within 30 days of the bid award.

This bid presented to Jackson County this _____ day of _____ 2022.

Signature of Bidder/Name

Signature of Co-Bidder (if applicable)

Address/Email

City, State, Zip

Telephone

