

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

Property Location: 0.243 acres located at 2 E. Liberty Street, Claxton, Georgia (Tax Parcel ID: C24 024)

Pursuant to O.C.G.A § 36-9-3, **Southern Property Services, Inc.** acting on behalf of the Evans County Board of Commissioners hereby invites sealed bids to purchase real property consisting of 0.243 acres located at 2 E. Liberty Street, Claxton, Evans County, Georgia under the terms set forth below.

Legal description:

All that certain lot or parcel of land situate, lying and being in the 1607th G.M. D., Evans County, Georgia, in the City of Claxton, fronting west on South Newton Street a distance of Ninety Two (92) feet, more or less, and running back eastward a uniform width a distance of one Hundred Fifteen (115) feet, more or less to lands of E.W. Strickland; South by Liberty Street; West by South Newton Street. Said property being the same lot of land conveyed to Evans County by Warranty Deed from Evans County Post No. 60, American Legion, dated June 30, 1950, which deed is recorded in Deed Book No. 26, page 388, in the office of the Clerk of Superior Court of Evans County, Georgia. Said property is improved with a commercial building and is further identified as Tax Parcel ID: C24 024 by the Evans County Tax Assessor.

Subject to the reservations below, Evans County will sell the property to the highest bidder under the conditions set forth below provided 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 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 0.243 acres located at 2 E. Liberty Street, Claxton, Georgia (Tax Parcel ID: C24 024)**, and **delivered to Southern Property Services office at 716 W. Main St., Claxton, GA 30417 no later than 3:00 p.m. on Tuesday, November 7, 2023.** 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 Friday, November 7, 2023, at the office of the Evans County Board of Commissioners, 613 West Main St., Claxton, GA 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) a current survey is

pending; 4) The successful bidder shall execute a sales contract and deposit earnest money in the amount of \$5,000 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 **Southern Property Services, J. G. Sands - Broker who may be reached at (912) 618-9457**. Prior to November 3, 2023, 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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