

CRISP COUNTY BOARD OF COMMISSIONERS

1020 CRISP COUNTY SURPLUS PROPERTY FOR SALE

**705 East 17th Avenue, Cordele, GA.
Formally known as the Crisp Area Arts Alliance Facility**

The Crisp County Board of Commissioners is accepting sealed bids on the property and building located at:

**702 East 17th Avenue, Cordele, Ga.
.73 Acre Lot located in the City of Cordele
3600 Heated Sq. Ft.
Constructed in 1998
Brick Exterior Walls, Slab Foundation, Asphalt Shingles
Central Heat/AC
100 x 284 Asphalt Parking Lot**

**Sealed Bids will be accepted until:
10:00 A.M. on Friday, October 9, 2020.
The Board of Commissioners has set a Reserve Bid of \$225,000.00**

BID FORM must be enclosed in an envelope, sealed and clearly labeled

“1020 CRISP COUNTY SURPLUS PROPERTY FOR SALE”
and delivered to the following address on or before 10:00 AM on Friday, October 9, 2020 at which time all bids properly received will be opened, read aloud and recorded. Faxed or e-mailed bids will not be accepted.

**Crisp County Board of Commissioners
210 South 7th Street
Cordele, Ga. 31015
ATTN: Clark Harrell, County Administrator**

Crisp County is an equal opportunity employer and a drug free work place.

INSPECTION:

Open house dates will be as follows:

Wednesday	September 16, 2020	10:00 A.M. – 11:00 A.M.
Monday	September 21, 2020	2:00 P.M. – 3:00 P.M.
Thursday	October 1, 2020	5:30 P.M. – 6:30 P.M.

INSPECTIONS BY APPOINTMENT WILL NOT BE PERMITTED.

Bidders are invited, urged, and cautioned to inspect the Property prior to submitting a bid. Any maps, illustrations or other graphical images of the Property used for visual context and are NOT to be relied upon in place of the Bidder's own inspection. The failure of any bidder to inspect, or to be fully informed as to the condition of all or any portion of the Property, will not constitute grounds for any claim or demand for adjustment or withdrawal of a bid after the auction.

TERMS AND CONDITIONS

1. ZONING:

The Property will be subject to the jurisdiction of the City of Cordele, Ga. Verification of the present zoning and determination of permitted uses, along with compliance of the Property for any proposed future use, shall be the responsibility of the bidder. Crisp County makes no representation in regard to zoning matters. Any inaccuracies or changes in the zoning information shall NOT be cause for adjustment or rescission of any contract resulting from this sealed bid.

2. RISK OF LOSS:

As of the date of conveyance, the Bidder/Purchaser shall assume all responsibility for care and handling and all risks of loss or damage to the Property, including but not limited to all buildings and other improvements located thereon, and assume all obligations and liabilities of ownership and no claim for any allowance or deduction upon such grounds will be considered after the conclusion of the sell.

3. TAXES, ASSESSMENTS AND OTHER COSTS:

As of the date of conveyance, the Bidder/Purchaser shall assume responsibility for all general and special real and personal property taxes or other assessments which have been or may be assessed on the Property, which amount shall be prorated.

4. BID IS BINDING OFFER, EARNEST MONEY:

Bidder/Purchaser agrees that bids made to purchase the Property are binding in offer. Upon acceptance of a bid for contract by Crisp County, earnest money calculated at the rate of 3% of the bid amount will be immediately due from the Bidder/Purchaser to the Crisp County Board of Commissioners.

5. TITLE:

If a bid for the purchase of the Property is accepted, a quitclaim deed or a deed without warranty in conformity with local law and practice will convey Crisp County's interest. Crisp County will not pay for nor provide title insurance.

6. EASEMENTS, ENCROACHMENTS:

The Property will be sold subject to any and all covenants, reservations, easements, restrictions, encroachments, and rights, recorded or unrecorded, in favor of third parties, for highways, streets, power lines, telephone lines and equipment, pipelines, drainage, sewer and water mains and lines, public utilities, public roads, railroads and other rights-of-way.

7. TENDER OF PAYMENT, DELIVERY OF INSTRUMENT OF CONVEYANCE, TERMS:

The closing date of this sale shall be within **thirty (30)** calendar days after acceptance of the bid by the Crisp County Board of Commissioners. Bidder/Purchaser is expected to arrange their own financing and to pay the balance in full by the closing date. No government credit terms are available. Crisp County Board of Commissioners has no information on the availability of private financing or on the suitability of this Property for financing nor will Crisp County provide an appraisal of this Property.

8. CLOSING COSTS, DOCUMENTARY STAMPS AND COST OF RECORDING

All closing costs shall be borne solely by the Bidder/Purchaser. The Bidder/Purchaser shall pay all taxes and fees imposed on this transaction and shall obtain at Bidder/Purchaser's own expense and affix to all instruments of conveyance and security documents such revenue and documentary stamps as may be required by Federal, state and local law.

All instruments of conveyance and security documents shall be placed on record in the manner prescribed by local recording statutes at the Bidder/Purchaser's expense.

9. OFFICIALS NOT TO BENEFIT

No officer, agent, employee or official of the Crisp County Board of Commissioners shall be admitted to any share or part of the contract of sale or to any benefit that may arise from the sale of this property.

10. CAPACITY TO CONTRACT

Bidders must have the legal capacity to enter into a contract in order to bid and purchase Property.

11. WAIVER OF INFORMALITIES OR IRREGULARITIES

The Crisp County Board of Commissioners reserves the right to accept and/or reject any and/or all bids and to waive minor informalities or irregularities in bids.

12. NO WARRANTY, AS-IS, WHERE-IS PROVISION

Bidder/Purchaser agrees and acknowledges that the Crisp County Board of Commissioners is selling this property strictly on an “as is, where is”, with all faults, and without warranty, expressed or implied. Bidder/Purchaser acknowledges that Crisp County has made the property available for inspection and that Bidder/Purchaser is solely responsible for their own inspection of the property.

No employee, officer, official or agent of Crisp County is authorized to make any representation or warranty as to the quality or condition of this property.

1020 CRISP COUNTY SURPLUS PROPERTY FOR SALE

BID FORM

This form must be enclosed in an envelope, sealed and clearly labeled "1020 Crisp County Surplus Property for Sale" and delivered to Crisp County Board of Commissioners, ATTN: Clark Harrell, County Administrator, 210 South 7th Street, Cordele, Ga. on or before 10:00 A.M. on Friday, October, 9, 2020.

IT IS AGREED BY THE UNDERSIGNED BIDDER THAT THE SIGNING AND DELIVERY OF THIS BID REPRESENTS THE BIDDER'S ACCEPTANCE OF ALL TERMS AND CONDITIONS OF THE FOREGOING PROVISIONS AND IF AWARDED THE BID WILL REPRESENT AN AGREEMENT BETWEEN THE BIDDER/PURCHASER AND THE CRISP COUNTY BOARD OF COMMISSIONERS.

Sign in ink in the space provided. Unsigned bids will not be accepted.

Bidder's Name:

Signature:

Firm/Company Name
(if applicable)

Title:

Address:

City:

State & Zip:

Phone number:

Email address:

BID AMOUNT:

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