

NOTICE OF SALE AND UPSET BID PERIOD

TAKE NOTICE: The County of Macon has received an offer concerning the sale of property owned by Macon County located in Macon County, North Carolina, and more particularly described as follows:

BEING those two parcels of real property containing a combined total of .08 +/- acre with a physical address of 88 No Name Rd bearing PIN#s 6553850133 and 6553850151 and more particularly described that certain Commissioner's deed to the County of Macon recorded in Book E-42, Page 234 of the Macon County Registry

Parcel Identification Number: 6553850133 and 6553850151

Deed Reference: Book E-42, Page 234

The current offer to purchase received by Macon County is in the amount of \$1,000.00. Any person or entity wishing to upset this offer must submit a better offer in a sealed envelope marked "upset bid" to the Macon County Manager at 5 West Main Street, Franklin, NC 28734, by 5:00 pm on Monday, December 30, 2024. At that time the County Manager will open the bids, if any, and the highest qualifying bid will become the new offer. If there is more than one bid in the highest amount, the highest bid received will become the new offer.

Conditions:

- a. There is a structure located on the tract bearing Parcel Identification number 6553850133 that has previously been deemed a public nuisance and hazard by Macon County. The successful bidder will be required to remove the structure within 180 days of receiving deed to the same.
- b. The property is being sold "as is" by Special Warranty Deed.
- c. The successful bidder will be responsible for any Homeowner's Association dues.

Pursuant to NCGS §160A-269, a qualifying higher bid must raise the existing offer by 10% for the first one thousand dollars (\$1,000) and 5% of the remainder equating to a minimum upset bid amount of at least \$1,100. The upset bid must be accompanied by a bid deposit in the amount of 5% of the bid and must be submitted in cashier's check or certified check payable to the County of Macon. The County will return the deposit on any bid not accepted, and the deposit on an offer subject to upset if a qualifying higher bid is received. The County will return or credit the deposit of the final high bidder at any closing.

The Board of County Commissioners of Macon County, North Carolina must approve the final high offer before the sale is closed. The County reserves the right to withdraw the property from sale at any time before the final high bid is accepted and has the right to reject any and all bids at any time.

Further information may be obtained at during normal business hours at the Macon County Manager's Office located at 5 West Main Street, Franklin, NC 28734, or by phone at 828-349-2025.

Mr. Warren Cabe, Interim Macon County Manager

Posting Date: December 11, 2024

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