

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 that 3.76 +/- acre tract of real property with a physical address of 388 Bethel Church Rd, Franklin, NC bearing PIN# 7504-48-4670 and more particularly described in Book V-23, Page 655 of the Macon County Registry to which reference is made for a more complete description.

Parcel Identification Number: 7504484670

Deed Reference: Book V-23, Page 655

Conditions: To be sold "as is" by Special Warranty Deed. The successful bidder will be responsible for any Homeowner's Association dues, if any. Anyone interested in making a bid should be encouraged to have a title search performed on the property.

The current offer to purchase received by Macon County is in the amount of \$55,350. 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, May 8, 2023**. 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.

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 \$58,167.50. The upset bid must be submitted in writing with the name of the bidder, the amount of the bid, the name, address, and email address of the bidder, together with a bid deposit in the amount of 5% of the bid in cash, 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.

Derek Roland
Macon County Manager

Posting Date: April 17, 2023

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