

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 0.37 +/- acre tract of real property with a physical address of 651 E. Main St. Franklin, NC 28734 bearing PIN# 6595413500 and more particularly described in Book Z-41, Page 1155 and depicted in Plat Cabinet 5, Slide 12100 of the Macon County Registry.

Conditions: To be sold "as is" by Special Warranty Deed. The purchase shall be SUBJECT TO a 15' Greenway Easement reserved by the County. Said 15' walking easement is reduced from the original Proposed 30' Greenway Walking Easement as shown on Plat Card 12100. The successful high bid will also be responsible for reimbursing Macon County for all publication costs incurred for this sale.

The current offer to purchase received by Macon County is in the amount of \$175,000.00. 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 Finance Office at 5 West Main Street, Franklin, NC 28734, by 5:00 pm on **Monday, March 31, 2025** together with the bid deposit described below. 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 \$183,800. The upset bid must be accompanied by a bid deposit in the amount of 5% of the bid and must be submitted by 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.

Warren Cabe
Macon County Interim Manager

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