

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

Property Location: Lot 405 of Beaver Forest, Unit 12, Coosawattee River Resort, Ellijay, Georgia 30540 (Tax Parcel 3053L 054)

Pursuant to O.C.G.A. §36-9-3, the Gilmer County Board of Commissioners hereby invites sealed bids to purchase real property known as Lot 405 of Beaver Forest, Unit 12, Coosawattee River Resort, Ellijay, Georgia 30540, under the terms and conditions set forth below.

The property to be sold has the following legal description:

ALL THAT TRACT or parcel of land lying and being in the 11th District, 2nd Section of Gilmer County, Georgia, and a part of Land Lots 149, 150, 175 & 176, and designated as Lot 405, of Beaver Forest, Unit 12, as shown on survey of Burns L. Jeffries, RLS #2036, dated September 13, 1982, and recorded in Plat Book 10, Page 164, Gilmer County, Georgia Records, to which reference is hereby made for a more complete metes and bounds description as provided by Section 29-423 Ga. Code Ann.

Subject to all valid easements and restrictions of record.

The minimum bid for this property is \$500.00. Gilmer County will sell the property to the highest bidder provided the minimum bid is met and cash or certified funds are tendered to the Gilmer County Board of Commissioners within 3 business days after notice of the award is given to the bidder, failing which the property can be sold to the next highest bidder meeting the minimum bid and payment requirements. Gilmer County reserves the right to reject any and all bids or cancel the proposed sale and to waive any irregularities thereunder.

All bids must be in writing, sealed in an envelope with **“Bid for the Purchase of Lot 405 of Beaver Forest, Unit 12, Coosawattee River Resort, Ellijay, Georgia 30540”** clearly marked **on the outside**, and delivered to Edwina Daman, Gilmer County Clerk, 1 Broad Street, Suite 106, Ellijay, Georgia 30540 no later than 3:00 p.m. on November 10, 2020. 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 November 10, 2020 at the Offices of the Gilmer County Board of Commissioners, 1 Broad Street, Suite 106, Ellijay, Georgia 30540.

Important Notice of Condition of Sale: The property for sale was obtained by Gilmer County as the result of a tax sale. More than twelve months have passed since the tax sale and the property has not been redeemed. However, the process to foreclose the right of redemption has not been undertaken by Gilmer County, and will not be undertaken by Gilmer County in connection with this sale by bid. Therefore, Gilmer County makes no warranty as to the marketability of title to the property, and will convey the property to the successful bidder by Quitclaim Deed only. It shall be the responsibility of the successful bidder to take any and all steps necessary to secure good and marketable title to the property under O.C.G.A. §48-4-45 or as otherwise provided by law. The property is sold “AS IS” and Gilmer County makes no representations or warranties

concerning its condition, its suitability for any purpose, or the presence of any encumbrances or encroachments.

Inspections of the property shall be coordinated with the County Clerk at 706-635-4361. Prior to November 10, 2020, potential bidders shall have the right to inspect, survey, examine and test the Property as they 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.

Publish 10/07 and 10/21.