



Madison County Government
Property for Sale
Offer to Purchase

I (we) hereby submit a bid and offer to purchase certain real property owned by Madison County.

The property is identified as:

Inventory ID #: _____, Tax Parcel ID (PIN) Number: _____

and being the same property as described at the Madison County Deed Book _____, Page _____, a c of which is attached hereto.

The property is located at (street address) _____, (lot #) _____

My bid for the property is \$ _____ and attached hereto is a certified check or cash in the amount of \$ _____ as a deposit of not less than 5% of my bid.

Please Remit To:

Madison County Government
Po Box 579, Marshall, NC 28753

Upon presentation of this offer to the Madison County Board of Commissioners, the Board may elect to

- 1. Reject the offer
2. Further negotiate the terms of the offer, or
3. Immediately proceed with the advertisement for upset bid as set forth in the NC General Statute 16A-2

In the event the upset bid process is elected, then upon completion of the upset bid process, the Board of Commissioners may accept this offer OR in the event of a higher upset bid, may accept that bid and sell the property to the highest bidder, OR the Board may elect to reject any and all offers.

Upon notification that said offer is accepted and there have been no further upset bids, I (we) will pay the balance of the purchase price in full by cash or certified check within ten (10) days so that I (we) may receive the deed for recording. I (we) understand that I (we) will be responsible for ALL expenses involved in the recording of the deed. If full payment is not received by the County within thirty (30) days, the deposit will be forfeited and property disposed of as allowed by North Carolina law. Madison County will convey by Special Warranty Deed to the person executing this offer unless the County has received and approved a re-assignment prior to the final approval of the offer, in which case, the deed is to be made to: (name) _____

BIDDER'S INFORMATION

Name: _____
Address: _____ Telephone _____
Signature: _____ Date: _____

To be completed by Madison County Board of Commissioners Chair

_____ This bid has been ACCEPTED to proceed to the upset bid process (date) _____ (signature) _____
_____ This bid has a COUNTER OFFER of \$ _____ (date) _____ (signature) _____
_____ This bid has been DECLINED (date) _____ (signature) _____

To be completed by the BIDDER in the event that a counter offer is issued by Madison County

_____ I hereby ACCEPT counter offer in the amount of \$ _____ (date) _____ (signature) _____
_____ I hereby DECLINE counter offer in the amount of \$ _____ (date) _____ (signature) _____
_____ I wish to SUBMIT a counter offer in the amount of \$ _____ (date) _____ (signature) _____

OFFICE USE ONLY

FINAL SALE APPROVED \$ _____ (date) _____ (signature) _____
Balance of \$ _____ for the total purchase price received (date) _____ certified check _____ cash _____