



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 in the tax office as:

Parcel ID (PIN) #: \_\_\_\_\_

and being the same property as described at the Madison County Deed Book \_\_\_\_\_, Page \_\_\_\_\_, a copy 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-269.

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. Madison County will convey the deed 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) \_\_\_\_\_