

# Public Sale of Real Property

The Government of Cumberland County, Tennessee offers for sale by sealed bid, to be opened on February 27, 2025, at 2:00 P.M., local time, real property owned by the Board of Education. The right to reject all bids is reserved by the Government of Cumberland County, Tennessee.

## DESCRIPTION

Acreage known as the Genesis School Property, Group n/a, being that real property described at Deed Book Q, Page 495, July 24, 1896, Register's Office, Cumberland County, Tennessee, containing approximately 2.0 Acres +/- . The legal description of the approximate 2-Acre Tract is as follows:

*Beginning at the forks of the Genesis road near the southwest corner of the said Rasmus Strand fence; at a stone with hickory pointers; thence with the Genesis road north 23 east 300 feet to a stone with pine and white oak sapling pointers; at the east edge of the road and at the fence; thence south 58 west 300 feet to a small white oak with spotted oak and Crab Apple pointers; thence south 23 west 300 feet to a stone and 2 pine pointers on the north edge of said road; thence with said road north 58 west 300 feet to the beginning, containing 2 acres more or less, and being a portion of a 100-acre tract conveyed by P.C. Jordan and wife to Rasmus Strand December 2, 1905; registered in Cumberland County in Book "Q" page 495, July 24, 1896.*

## BID FORM/TERMS OF SALE

A Bid Form must be obtained from the Cumberland County Finance Department or Board of Education Central Services. Bids shall be received on or before February 27, 2025, at 2:00 PM local time. This is not an absolute auction. Bidders are required to submit a deposit in good funds of 10% of bid amount with sealed bid documents. Unsuccessful bidders' deposits will be returned the day of bid opening. Balance of the purchase price will be due at closing in 30 days. Closing shall be conducted by Lewis Thomason, P.C., School Board Attorneys. All cost of purchase and closing including without limitation, title insurance, transfer taxes, escrow agent fees shall be the expense of the bidder. Conveyance shall be by quit claim deed and shall be subject to all covenants, restrictions, easements and reservations of record, or otherwise, encumbering the property.

## "AS IS – WHERE IS"

The real property is offered "as is – where is" with no warranty expressed or implied as to any aspect or feature of the property, including, without limitation, amount of acreage, condition of any improvements, compliance with any laws or regulations, or title. Verification of any such matters shall be the sole responsibility of the bidder.

## ADDITIONAL INFORMATION

Information contained herein is believed to be correct but not guaranteed. Announcements made on the day of sealed bid opening shall take precedence over previously published material and oral statements.

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