

LAND FOR SALE BY SEALED BIDS

Notice is hereby given that the Carroll County Emergency Communications District, Board of Directors ("Seller") will sell through the acceptance of sealed bids the property described below. Sealed bids shall be received by the "Seller", 101 Dillahunt Lane, Huntingdon, TN 38344, no later than 4:00pm CST, Tuesday, November 20th, 2018. The sealed bid envelopes shall be clearly marked, "Do Not Open, sealed bid for 126 West Paris Street." Bids will not be accepted after the above stated date and time.

Date / Time:

5:30 pm CST, Tuesday, November 20th, 2018 / Bids must be received by the Carroll County Emergency Communications District no later than 4:00 pm CST on same date. Bid opening will begin at 5:30 at 210 Norandal Drive, Huntingdon, TN 38344.

Terms:

- (1) "Seller" reserves the right to reject any and all non-conforming bids, or a bid less than fair cash market value.
- (2) The property is being offered "as is." It is the responsibility of the potential bidder to inspect the property conditions prior to submitting a bid. Property inspection of the inside of the facility will be conducted by appointment only. Appointments may be made by contacting the "Seller" at 731-986-8911 or 101 Dillahunt Lane, Huntingdon, TN.
- (3) A plat and survey description are available for inspection at the office of the Carroll County Communication District at the above address during normal business hours, or if you have questions, 731-986-8911.
- (4) All bids must be presented with a deposit in the amount of ten percent (10%) of the bid in certified funds, or a bank certified letter to the Carroll County Emergency Communications District. Following the selection of a bid, the non-selected bids and deposits shall be returned. The deposit for the successful bid will be retained.
- (5) Within 30 days of written notification of the acceptance of the bid by the "Seller," the agreed price must be paid in full with the deposit being applied.

Property Description:

Beginning at an old leaf spring found on the north right-of-way of Boundary Street (22 feet wide), said leaf spring serves as the southwest corner of Seth Bennett, Inc. (Deed Book 359, Page 922, Tract 7) and the southeast corner of the herein described tract; runs thence, with the right-of-way, South 74 degrees 21 minutes 04 seconds West a distance of 114.92 feet to the east right-of-way of West Paris Street (30 feet from center); thence, with the right-of-way of West Paris Street the following two calls: North 17 degrees 14 minutes 47 seconds West a distance of 230.21 feet to a point in a large concrete ditch; thence, with a curve turning to the right with an arc length of 20.56 feet, a radius of 508.60 feet, a chord bearing of North 16 degrees 05 minutes 17 seconds West, and a chord length of 20.56 feet to the south right-of-way of L & N Railroad (50 feet wide); thence, crossing the large concrete ditch along the railroad right-of-way, with a curve turning to the left with an arc length of 137.66 feet, a radius of 3261.50 feet, a chord bearing of North 88 degrees 52 minutes 08 seconds East, and a chord length of 137.65 feet to a point in a small drainage ditch at the northwest corner of the above mentioned Seth Bennett, Inc.; thence, leaving the railroad right-of-way with the west line of Seth Bennett, Inc., South 12 degrees 32 minutes 04 seconds East passing an iron pin set at a distance of 10.00 feet and continuing for a total distance of 216.50 feet to an old leaf spring found on the right-of-way of Boundary Street, which is the point of beginning, having an area of 0.67 acre more or less as surveyed by Stokes Surveying, LLC, Andrew Stokes R.L.S. #2577, P.O. Box 129, Clarksburg, TN 38324. All iron pins set are 1/2" rebar with plastic cap stamped "STOKES RLS 2577", all bearings are relative to Grid North, Tennessee State Plane, NAD 83. Survey dated September 27, 2018. The above-described property is subject to any right-of-way and utility easements that may not be shown. The above-described property is subject to an apparent drainage easement along a large concrete ditch crossing the northwest corner of the property. The above described property is zoned B-3 and subject to all setbacks, regulations, restrictions and ordinances by the Huntingdon Municipal/ Regional Planning Commission. For 911 addressing purposes, this is also known as 126 West Paris Street, Huntingdon, TN.