

## NOTICE OF SALE OF COUNTY OWNED REAL PROPERTY

Pursuant to O.C.G.A. §36-9-3 the Stephens County Board of Commissioners will accept seal bids for the sale of the real property owned by Stephens County as more particularly described as follows:

T21 148 – 36 Mize Road, Toccoa, GA 30577 – More Particularly Described as follows:

All that tract or parcel of land, with improvements thereon, lying and being in the Toccoa (440<sup>th</sup>) G.M.D., Stephens County, Georgia, **CONTAINING 1.09 ACRES**, more or less, and being more particularly described on a plat of survey for Jimmy F. Keesee prepared by G. Brian Slate, Georgia Registered Land Surveyor, dated February 23, 1994, recorded in Plat Book 15, Page 705, Stephens County Records, and being more particularly described as follows: BEGINNING at an iron pin corner located at the intersection of the Southeast right of way of Mountain View Road with the Southwest right-of-way of Georgia Highway 106 (Neal Street); thence running along the Southwest right-of-way of Georgia Highway 106 (Neal Street) South 40 degrees 04 minutes East 174.3 feet and South 48 degrees 13 minutes East 25.7 feet to an iron pin corner adjacent to property now or formerly owned by Hicks; thence running along Hicks property South 52 degrees 09 minutes West 242.9 feet to an iron pin corner adjacent to property now or formerly owned by Addy; thence running along Addy property North 40 degrees 57 minutes West 200.0 feet to an iron pin corner adjacent to the Southeast right-of-way of Mountain View Road; thence running along the Southeast right-of-way of Mountain View Road 54 degrees 44 minutes East 137.2 feet and North 48 degrees 58 minutes East 105.5 feet to the beginning iron pin corner.

The above described property being the same as that property conveyed by Limited Warranty Deed from Jimmy F. Keesee and Kathy I. Keesee to Stephens County, Georgia, a Political Subdivision of the State of Georgia, dates August 1, 2022, recorded in Deed Book 1305, Pages 281-282, Stephens County Records.

Subject to any and all easements and restrictions of record if any.

All bids must be received on or before 5:00 p.m. on May 15, 2026. Bidding instructions are as follows:

1. All bids must be in the form of cash offers and all consideration proposed by the bidder must be in the form of cash with no other form of consideration to be considered by Stephens County. The minimum starting bid is \$300,000.00.
2. Blank bid forms may be obtained from the Clerk of the Board of Commissioners, Samantha Turner at 802 E. Doyle Street, Toccoa, GA 30577, (706) 898-5652, or from Stephen Caudell, with Hammock Realty, (706) 491-3245.

3. All bids must contain no contingencies and the successful bidder must be prepared to close within (30) days from the date of the bid opening, unless otherwise agreed to by Stephens County. The closing with the successful bidder shall take place at the Law Offices of Sanders, Ranck, & Skilling, P.C.

4. All closing costs shall be the responsibility of the successful bidder with the exception of the preparation of the Quitclaim Deed or Limited Warranty Deed conveying title from Stephens County to the successful bidder. Stephens County reserves the right to convey the property to the successful bidder by Quitclaim Deed or Limited Warranty Deed.

5. The real property described above is sold “as is” with no warranties with regard to the condition of any structures located on the premises and no additional warranties except for a warranty that Stephens County holds valid and legal title to said property.

6. All sealed bids shall be delivered to the Stephens County Board of Commissioners’ Office located at 802 E. Doyle Street, Toccoa, GA 30577. Bids received on or before May 15, 2026, at 5:00 p.m. shall be opened at 10:00 a.m. on May 18, 2026, at the Board of Commissioners’ Office at 802 E. Doyle Street, Toccoa, GA 30577. Any bid received after May 15, 2026, at 5:00 p.m. shall be rejected.

7. The Stephens County Board of Commissioners reserves the right to reject any bid that does not otherwise meet the conditions set forth herein. The final decision to accept or reject any bids shall take place on June 9, 2026, and the high bidder shall be notified of the acceptance or rejection no later than June 12, 2026.

8. The Stephens County Board of Commissioners reserve the right to reject all bids and to otherwise dispose of the property as otherwise authorized by law.

9. Additional information can be obtained from Stephen Caudell, with Hammock Realty, at (706) 491-3245, or from the Clerk of the Board of Commissioners, Samantha Turner at (706) 898-5652.

This 30th day of March, 2026.

STEPHENS COUNTY BOARD OF COMMISSIONERS

**PLEASE PUBLISH IN THE TOCCOA RECORD ON APRIL 2, APRIL 9, APRIL 16, APRIL 23,**

**AND APRIL 30, 2026**