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Public Notice

Sale of Town Property

An offer of \$34,000.00 has been submitted for the purchase of certain property owned by the Town of Hertford, more particularly described as follows:

101 West Railroad Avenue, Hertford, NC, Map No. 3-0040-00108-H
103 West Railroad Avenue, Hertford, NC, Map No. 3-0040-00106-H
105 West Railroad Avenue, Hertford, NC, Map No. 3-0040-00104-H

Persons wishing to upset the offer that has been received shall submit a sealed bid with their offer to the office of the Town Clerk, 114 West Grubb Street, Hertford, NC by 5:00p.m. on May 5, 2025. At that time, the Town Manager shall open the bids, if any, and the highest qualifying bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.

A qualifying higher bid is one that raises the existing offer to an amount not less than \$35,750.00.

A qualifying higher bid must be accompanied by a deposit in the amount of five percent (5%) of the bid; the deposit may be made in cash, cashier's check, or certified check. The Town will return the deposit on any bid not accepted, and will return the deposit on an offer subject to upset if a qualifying higher bid is received. The Town will return the deposit of the final high bidder at closing.

The Town Council must approve the final high offer before the sale is closed, which it will do within 30 days after the final upset bid period has passed. The Town reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.

The buyer must pay with cash, certified funds or via wire transfer at or before the time of closing.

The Property is sold in its current condition, as is, as of the date of closing and the Town gives no warranty with respect to usability of or title to the Property; and

The Buyer must bring each Property into compliance with the Town's Code of Ordinances, the Town's Zoning Ordinance and any applicable North Carolina building codes within two years of closing or date deed is delivered to the Buyer whichever is earlier. Said requirement shall survive the closing and be made a restriction upon the deed transferring the property. This is an affirmative covenant and time is of the essence.

The Town Council may set a date for closing of the sale of the Property at the time of the approval of the final highest bid, and if not, the closing of the sale is set for thirty (30) days from the date of approval or the date of the end of the initial upset bid period if no bids are received. Time is of the essence for the closing of the sale of the Property.

Further information shall be obtained at the office of the Town Manager, Town Hall, 114 West Grubb Street, Hertford, NC, or by telephone at (252) 426-1969 during normal business hours.