

Notice of Sale of Real Property by Sealed Bid

Troup County Board of Commissioners will accept sealed bids for property located at 170/172 Reed Road West Point, Ga, parcel number 0934 000077

Said property is more fully described as follows:

All that tract or parcel of land lying and being in Land Lot 240 of the 5th Land District of Troup County, Georgia, containing 0.735 acres, more or less, and being more particularly described as follows: Begin at a point located where the Northern boundary line of Land Lot 240 of the 5th Land District of Troup County, Georgia, intersects the Eastern right-of-way of U.S. Highway #29, and from said point, proceed South 68 degrees 14 minutes East for a distance of 742.75 feet to the POINT OF BEGINNING located on the Western side of the Reeds Road right-of-way; From said point of beginning, travel South 13 degrees 32 minutes East along the Western side of the Reeds Road right-of-way for a distance of 149.97 feet to an iron pin found; from said point, turn right and proceed south 88 degrees 08 minutes West for a distance of 217.86 feet to a point marked by an iron pin; from said point, turn right and proceed North 13 degrees 35 minutes West for a distance of 150 feet to a point marked by an iron pin; from said point, turn right and proceed North 88 degrees 08 minutes East for a distance of 218 feet to a point marked by an iron pin, which said point is the point of beginning.

This tract is more particularly shown on a plat of survey entitled "The Property of Troup County Board of Commissioners" prepared by J. Hugh Camp & Associates on February 24, 1984, which said plat is recorded in Plat Book 25, on page 125, Troup County, Georgia Records.

Minimum bid of \$100,000.00 is required. Bids below this minimum will be rejected.

The property is being sold "As Is". The zoning of the property is Light Industrial.

Bids must be submitted in a sealed envelope, marked "Sealed Property Bid—170/172 Reed Road", to Ramona Gillham, Purchasing Director, 100 Ridley Ave, Suite 3100, LaGrange, GA 30240 no later than **2:00 PM (ET) on January 6, 2026** and will be opened at **2:00 PM (ET)** at such location. *Bid forms and written materials related to this sale may be obtained at the Troup County Purchasing Director's Office, 100 Ridley Avenue, Suite 3100, LaGrange, Georgia.* The successful bidder will be notified within 48 hours and payment must be submitted at the time of closing. *Closing shall occur within 30 days of the bid opening at a location in Troup County designated by Troup County. All closing costs shall be paid by the purchaser, and payment at closing shall be made in cash or cash equivalent, including*

certified funds, wire transfer, or other immediately available funds acceptable to Troup County. Conveyance of property shall be by Quitclaim deed.

The county may reject any or all bids or make any decisions deemed to be in the best interest of Troup County. All bids must include complete name, address and telephone number of the bidder. *The successful bidder shall submit earnest money equal to five percent (5%) of the accepted bid amount, but not less than \$5,000, within two (2) business days after notice of award, excluding weekends and County-recognized holidays. Failure to timely submit earnest money may result in rejection of the bid and selection of an alternate bidder. Troup County reserves the right, in its sole discretion, to modify the earnest money requirement.*

Troup County further reserves the right, should the highest bidder fail to execute the required documents, fail to submit earnest money, or fail to close within the required time period, to proceed to the next highest responsive and responsible bidder without re-advertising the property.”