

**INVITATION TO BID
2018-K
COMMERCIAL REAL ESTATE**

Please be advised that Columbia County desires to accept sealed bids for an unimproved single tract of land consisting of approximately eight (8) acres with frontage on Real Terrace. This land is being sold in as-is condition with no warranty of fitness or suitability for any particular use. Bids shall be accepted from the date of this invitation through 2:00 P.M. on October 10, 2018. The Columbia County Board of County Commissioners has set the minimum starting bid for this offering at \$500,000.

A legal description of the real property and all relevant bidding information may be obtained from the County's web site at <http://www.columbiacountyfla.com/PurchasingBids.asp>

Sealed proposals must be delivered on or before the deadline set forth above to the Columbia County Manager's office, located on the second floor at 135 NE Hernando Avenue, Suite 203, Lake City, FL 32055. Proposals may also be mailed to P. O. Box 1529, Lake City, FL 32056-1529, but bidders making any submission via mail understand and agree that bids that have not been received by the County Manager's office on or before the deadline shall not be considered.

Columbia County reserves the right to reject any or all bids and to accept any bid where it appears doing is in the County's best interest as determined by the Board of County Commissioners.

**Columbia County Board of
County Commissioners**

Tim Murphy, Chair

Columbia County Board of Commissioners
Sell of Commercial Real Estate Real Terrace
Bid No. 2018-K

Columbia County Florida hereby requests interested parties to bid on the sale of a parcel of commercial real estate owned by the County and located at NW Real Terrace, Lake City, Florida 32055 (the Property). The Property will be sold to the highest responsive bidder in "As Is" condition, with no warranty of any kind.

A. Property Details.

The Property consists of approximately eight (8) unimproved acres more or less, with frontage on the west side of Real Terrace. A permitted retention pond that serves this parcel and the adjoining properties to the south is located on the western portion of this parcel and must be maintained by the purchaser.

Legal Description:

BEGIN at the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 3 South, Range 16 East, Columbia County, Florida and run North 86°59'41" East along said North line of the Northeast 1/4 of the Southeast 1/4 of Section 35 a distance of 522.89 feet; thence South 03°28'44" East a distance of 214.61 feet to a point on the West Right-of-Way line of NW Real Terrace; thence South 56°00'45" West a distance of 113.40 feet to the point of curve of a curve concave to the Southeast having a radius of 530.00 feet and a central angle of 39°40'20"; thence Southwesterly along the arc of said curve a distance of 366.98 feet to the end of said curve; thence North 73°40'16" West a distance of 329.12 feet; thence South 05°16'34" West a distance of 106.15 feet; thence North 84°41'30" West a distance of 174.39 feet; thence North 03°14'14" East a distance of 525.79 feet to a point on the North line of the Northwest 1/4 of the Southeast 1/4 of Section 35; thence North 86°59'41" East along said North line of the Northwest 1/4 of the Southeast 1/4 of Section 35 a distance of 240.98 feet to the POINT OF BEGINNING. Containing 8.01 acres, more or less.

B. Terms and Conditions of Sale.

The sale of the property will be subject to, but not limited to, the following conditions:

1. **Offer** – Interested parties must offer to purchase the Property in cash at closing. All Bidders must complete and submit the Offer to Purchase attached hereto, indicating the amount offered for the Property. All valid offers submitted shall remain open for 30 days from the opening date of the bids and the County reserves the right to formally accept any offer within that time period.
2. **Purchase Price** – Purchase price must be paid in by cashier's check at closing. The minimum opening bid is \$500,000
3. **Title and Escrow Cost** – The County agrees to provide the Buyer with the standard owner's title insurance policy for the Property and the cost to record a deed in favor of the Buyer. Buyer shall pay for any extended form of title insurance coverage and any other escrow and collection costs, as well as costs associated with financing, if any.
4. **Commission** – Any commission to be paid to an agent or broker shall be paid by the Buyer and **Shall Not** be deducted from the purchase price.
5. **Earnest Money Deposit** – The apparent high bidder shall be notified by County staff at which time an earnest money deposit of \$5,000 in the form of a cashier's check shall be delivered to the County Manager's office, made payable to Columbia County Florida.

This earnest money deposit will be due by the close of the next business day following notification. If any bidder fails to post earnest money after notice, that bid may be rejected and will not be entitled to award by the Board of County Commissioners.

6. **Submission of Bids** – To be considered, sealed bids must be received no later than 2:00 P.M. October 10, 2018 in the County Managers Office at which time they will be opened and publicly read. Hand delivered/couriered bids should be directed to 135 NE Hernando Avenue, Room 203, Lake City, FL, 32055. Bids may be mailed to Columbia County Board of County Commissioners, P.O. Box 1529, Lake City, FL 32055, however, bidders mailing their bids understand and agree that no bid received after the deadline shall be considered, regardless of the date of any postmark. The outside of the envelope should be marked “Sale of Real Property Bid No. 2018-K”. Late or electronically submitted bids shall not be considered and will be returned to the bidder unopened.
7. **Closing** – Full payment by cash or cashier’s check will be due within 90 days of the County giving notice of the bid award by the Board of County Commissioners. Failure to meet this deadline may result in revocation of award and consideration of the bid of the next highest responsive bidder for award.
8. **Warranty** – The County makes no representation regarding the Property’s value, condition, fitness for any particular use, or soundness. The Property is being sold “as is” and Buyer assumes any and all responsibility for inspection and determination of condition and value.

Information to Bidders:

1. This land is subject to an ongoing operation and maintenance obligation for a permitted surface water management retention pond. The pond is located on the western half of the land. The County did not obtain the original permit for this pond or the surface water management system, and makes no representations or warranties as to the suitability or fitness of the pond to any use.

2. The County has discovered underground debris consisting primarily of concrete on this land. The extent to which this underground debris might impact the land is not known. The property is being sold as-is and the County therefore makes no representations or warranties as to the scope of impact of the underground debris on suitability or fitness of the land for any use, including any warranties relating to environmental, regulatory, or any other impacts.

3. Questions should be directed in writing to Columbia County Purchasing Director Ray Hill. His email address is Ray_Hill@columbiacountyfla.com.

**BID FORM/OFFER TO PURCHASE
2018-K
COMMERCIAL REAL ESATE REAL TERRACE
COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS**

Bids must be received in the Office of the Board of County Commissioners, Columbia County, 135 NE Hernando Avenue, Room 203, Lake City, FL, 32055 no later than 2:00 P.M., on October 10, 2018. Columbia County reserves the right to reject any and/or all bids and to accept the bid in the county's best interest, bid F.O.B., Columbia County, Florida.

Lump Sum \$ _____

The undersigned bidder declares that he/she understands that if notified this bid is the low bid a \$5,000 deposit must be made to the County by the close of business (5:00 p.m.) the next day and that every attempt is to be made to close on the property within 90 days of acceptance of the bid by the Board of County Commissioners, and that he/she has not divulged, discussed or compared his bid with any other bidders and has not colluded with any other bidders or parties to a bid whatsoever for any fraudulent purpose.

COMPANY/INDIVIDUAL: _____ DATE: _____

ADDRESS: _____

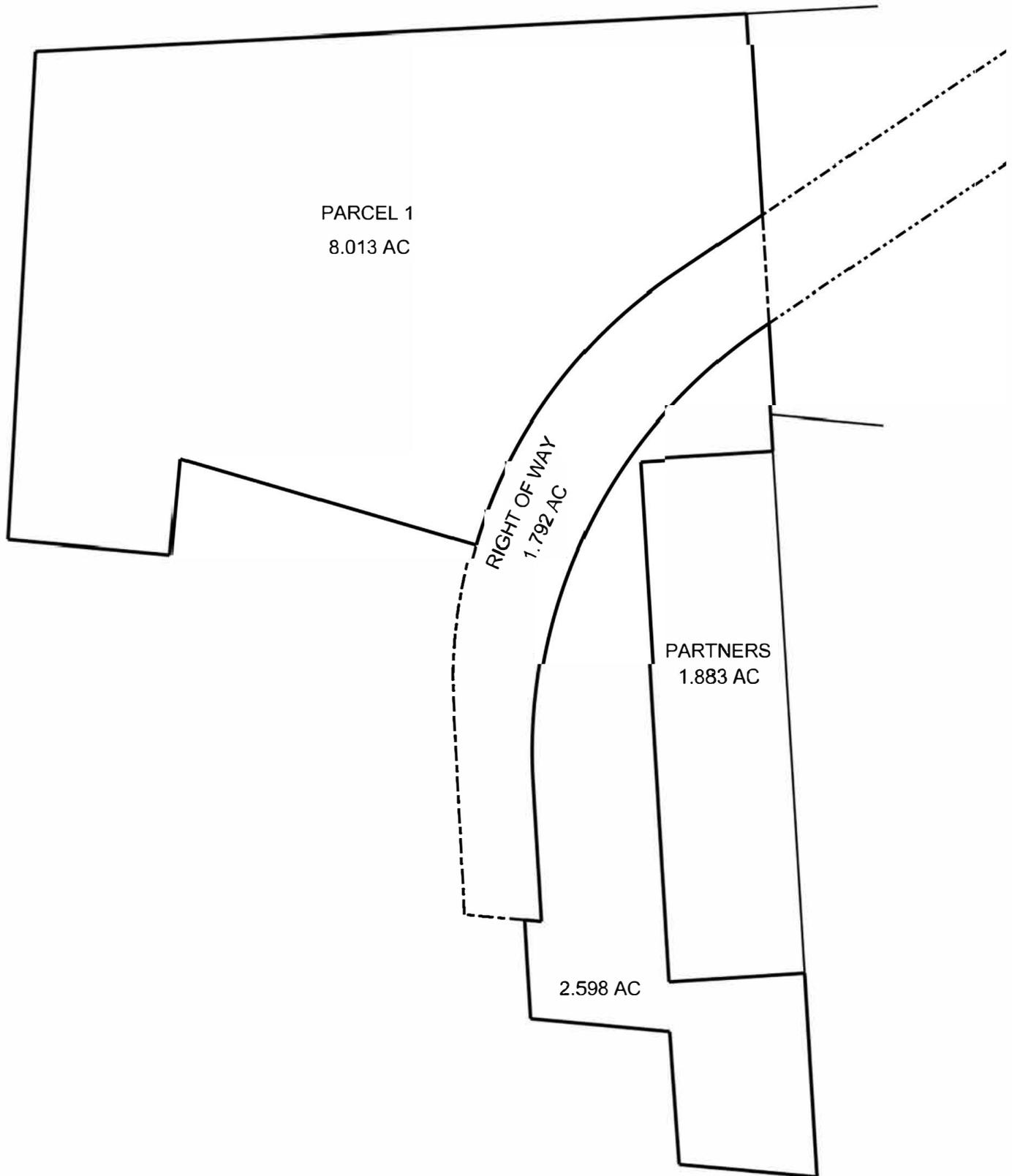
PHONE NO: _____

EMAIL: _____

SIGNATURE: _____

PRINT NAME/TITLE: _____





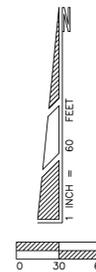
JOY S. FERGUSON
TAX PARCEL # 35-3S-16-02585-004

P.O.B.-1
COMMENCE
S. LINE OF E. 1/2
OF NE 1/4 OF SEC. 35

RICHARD C. COLE & JANICE C. BATES TRUSTEES OF OVERFLOW LAND TRUST
TAX PARCEL # 35-3S-16-02519-000

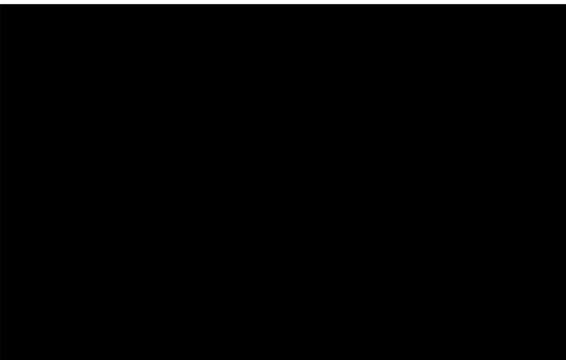
JENNY S. & J. BRUCE DRAWDY
TAX PARCEL # 35-3S-16-02574-001

PARCEL 1
8.01 ACRES
WEST OF R/W
COLUMBIA COUNTY PROPERTY
TAX PARCEL # 35-3S-16-02585-011



DESCRIPTION:

PARCEL 1
BEGIN at the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 3 South, Range 16 East, Columbia County, Florida and run North 86°59'41" East along said North line of the Northeast 1/4 of the Southeast 1/4 of Section 35 a distance of 522.89 feet; thence South 03°28'44" East a distance of 214.61 feet to a point on the West Right-of-Way line of NW Real Terrace; thence South 56°00'45" West a distance of 113.40 feet to the point of curve of a curve concave to the Southeast having a radius of 530.00 feet and a central angle of 39°40'20"; thence Southwesterly along the arc of said curve a distance of 366.98 feet to the end of said curve; thence North 73°40'16" West a distance of 329.12 feet; thence South 05°16'34" West a distance of 106.15 feet; thence North 84°41'30" West a distance of 174.39 feet; thence North 03°14'14" East a distance of 525.79 feet to a point on the North line of the Northwest 1/4 of the Southeast 1/4 of Section 35; thence North 86°59'41" East along said North line of the Northwest 1/4 of the Southeast 1/4 of Section 35 a distance of 240.98 feet to the POINT OF BEGINNING. Containing 8.01 acres, more or less.



1.79 ACRES
REAL RD. R/W

2.60 ACRES
EAST OF R/W
COLUMBIA COUNTY
PROPERTY
TAX PARCEL #
35-3S-16-
02585-011

RICHARD C. COLE & JANICE C. BATES
TRUSTEES OF OVERFLOW LAND TRUST
TAX PARCEL # 35-3S-16-02518-999

WAL-MART STORES EAST #01-0767
TAX PARCEL # 35-3S-16-02519-001

PARTNERS OF HOPE INTERNATIONAL
TAX PARCEL # 35-3S-16-02585-000

WAL-MART STORES EAST #01-0767
TAX PARCEL # 35-3S-16-02519-001

JOHN BAPTIST BAIKAMONTE TRUSTEE
TAX PARCEL # 35-3S-16-02585-009

RED LOBSTER HOSPITALITY, LLC
TAX PARCEL # 35-3S-16-02585-007

U.S. HIGHWAY 90

SKETCH IN SECTION 35
TOWNSHIP 3 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

CAD FILE: 6384.DWG

LEGEND	
CMF=CONCRETE MONUMENT FOUND	OH ELEC=OVERHEAD ELECTRIC LINE
CMS=CONCRETE MONUMENT SET	OH TEL=OVERHEAD TELEPHONE LINE
IPF=IRON PIPE FOUND	SEC=SECTION
IPS=IRON PIPE SET	RGE=RANGE
PLS=PROFESSIONAL LAND SURVEYOR	TWP=TOWNSHIP
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER	COR.=CORNER
R/W=RIGHT-OF-WAY	NE=NORTHEAST
C=CENTER LINE	NW=NORTHWEST
R=PROPERTY LINE	SE=SOUTHEAST
PP=POWER POLE	SW=SOUTHWEST
SP=SERVICE POLE	LB=LICENSED BUSINESS
TPD=TELEPHONE PEDESTAL	P.O.B.=POINT OF BEGINNING
IRC=IRON REBAR & CAP	DA=DELTA ANGLE, CENTRAL ANGLE
R=RADIUS OF CURVE	T=TANGENT OF CURVE
L=LENGTH OF CURVE	(T)=FIELD MEASUREMENTS
(P)=PLAT MEASUREMENTS	(D)=DEED MEASUREMENTS
NO. ID=NO. IDENTIFICATION	FD.=FOUND

Donald F. Lee and Associates, Inc.
SURVEYORS - ENGINEERS
140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167
Certificate of Authorization # LB 7042

Date: 07/24/2018
Drafting: A V G
Computations: A V G
Checked: T A D

Scale: 1"=60'
Field Book:
Work Order: 13-6384
File: B-39-38

COLUMBIA COUNTY