

NOTICE OF SALE

Notice is hereby given that the Board of Education of the County of Pocahontas will sell at a public auction to the highest bidder, the following hereinafter described real estate, together with any buildings, structures and other improvements located thereon (the "Real Estate") on: **Friday, November 12, 2021 AT 2:00 p.m., at the Real Estate (parking will be available at the Green Bank Fire and Rescue Department parking lot).** A site visit for interested bidders will occur on November 1, 2021 at 2:00 p.m. (also beginning at the Green Bank Fire and Rescue Department parking lot).

REAL ESTATE DESCRIPTION:

All of that certain tract of land in the Green Bank District, Pocahontas County, West Virginia, situate along State Route 92 and 28, consisting of approximately 96.40 acres, and comprising Parcels 3 and 3.1 on Tax Map 66B for the year 2020. Reference is made to Deed Book 129, Page 402, and Deed Book 356, Page 357.

A complete legal description and plat as surveyed are available upon request.

TERMS OF SALE:

Sale of the Real Estate will be made by the Board by public auction to the highest bidder. The Board has set a minimum bid of \$250,000 for the sale of the Real Estate. At the conclusion of the sale, the successful bidder will be required to tender a deposit of ten (10) percent of the sale price by cash, certified check, or cashier's check at sale, the balance in cash or by certified check due and payable within thirty days after the date of sale, by mailing or delivering the same to the Board. If the successful bidder fails to deliver the total purchase price within the prescribed time, the deposit shall be returned and the Board may proceed to resell the property or, at the discretion of the Board, convey the property to the next highest bidder if such bidder will honor his bid. The Board reserves the right to reject any bid that in its opinion is inadequate. The Board reserves the right to accept or reject such other terms as to payment or delivery of payment as may be made and to be agreed to by the Board and the bidder in advance of the sale.

The Board also reserves the right to continue the sale of the Real Estate from time to time by oral proclamation, which continuation shall be in the sole discretion of the Board. Should the Board not appear at the time appointed for the sale and there is no notice posted of a continuance,

please contact the office of the Board to make further inquiry. Please direct any inquiries regarding the sale to Sherry Radcliff, 304.799.5017 or email sradcliff@k12.wv.us. Any sale may be conducted or adjourned by the designated agent of the Board.

Conveyance will be made by Deed, subject to all governmental charges and assessments, utility charges, easements, covenants, rights-of-way, conditions and restrictions of record. Every lot or parcel of the Real Estate, and any improvements located thereon, are sold in "AS IS" condition. The Board does not make any representations or warranties as to the physical condition of the Real Estate. Risk of loss or damage will be the purchaser's from and after the sale. All settlement fees, costs of conveyance, examination of title and recording charges shall be at the expense of the purchaser. The Board makes no representations regarding the state of title to the Real Estate. Additional terms and conditions shall be announced at sale.