



AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

THIS AGREEMENT, including any and all addenda attached hereto ("Agreement"), is by and between

Farm Dogs, L. L. C
a(n) North Carolina limited liability company ("Buyer"), and
(individual or State of formation and type of entity)
County of Jackson
a (n) a North Carolina Body Politic ("Seller").
(individual or State of formation and type of entity)

FOR AND IN CONSIDERATION OF THE MUTUAL PROMISES SET FORTH HEREIN AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, THE PARTIES HERETO AGREE AS FOLLOWS:

Section 1. Terms and Definitions: The terms listed below shall have the respective meaning given them as set forth adjacent to each term.

(a) "Property": (Address) 653 Scotts Creek Road, Sylva, NC 28779

Plat Reference: Lot(s) _____, Block or Section _____, as shown on Plat Book or Slide _____ at Page(s) _____, _____ County, consisting of 7.43 acres.

If this box is checked, "Property" shall mean that property described on Exhibit A attached hereto and incorporated herewith by reference,

(For information purposes: (i) the tax parcel number of the Property is: 7642-73-7377; and, (ii) some or all of the Property, consisting of approximately 7.43 acres, is described in Deed Book 1685, Page No. 18, Jackson County.)

together with all buildings and improvements thereon and all fixtures and appurtenances thereto and all personal property, if any, itemized on Exhibit A.

\$ 743,970.00 (b) "Purchase Price" shall mean the sum of Seven Hundred Forty Three Thousand, Nine hundred and seventy Dollars, payable on the following terms:

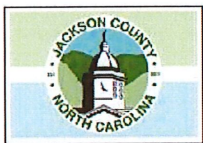
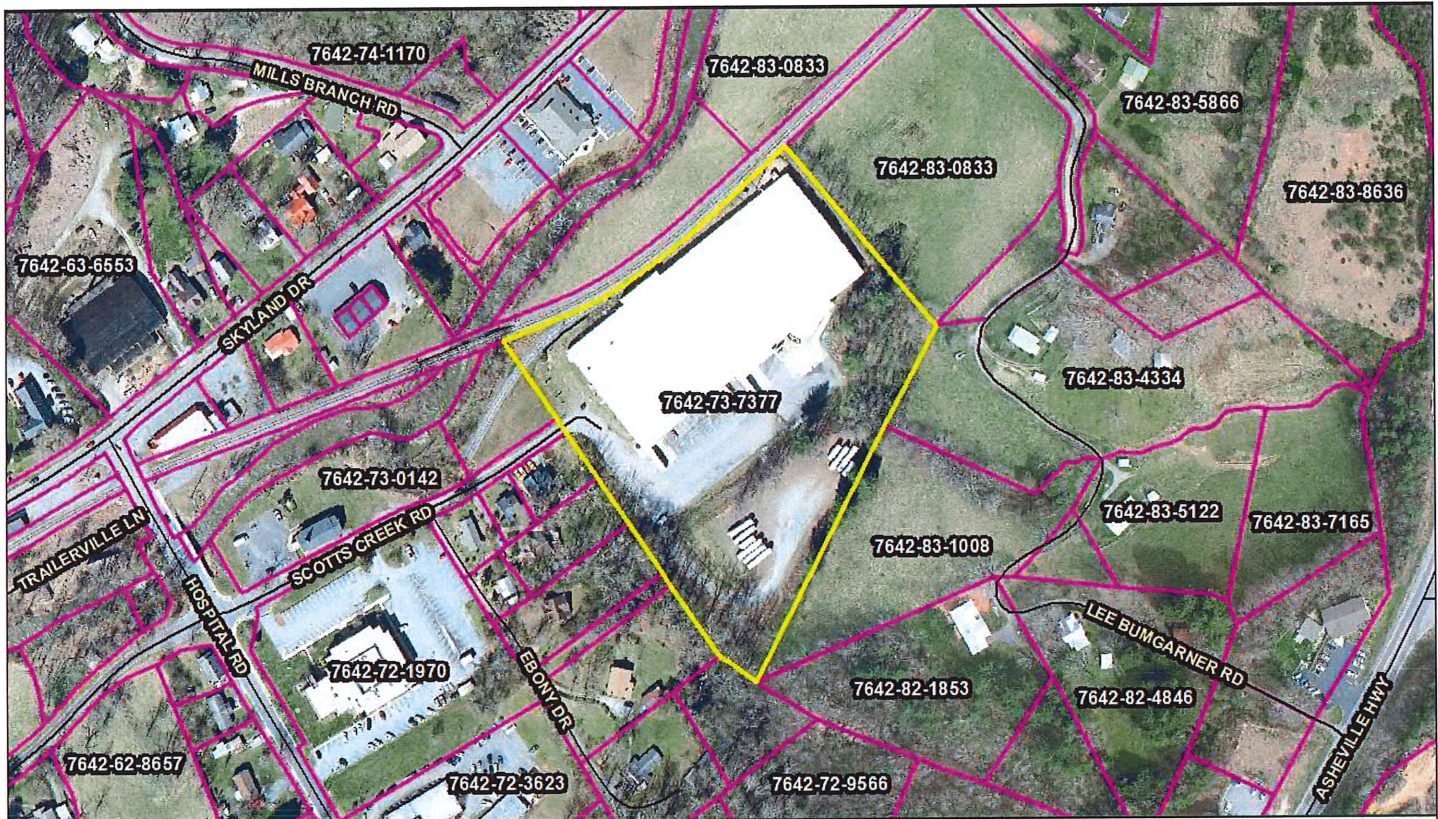
\$ 1,000.00 (i) "Earnest Money" shall mean One Thousand Dollars or terms as follows:

Upon this Agreement becoming a contract in accordance with Section 14, the Earnest Money shall be promptly deposited in escrow with _____ (name of person/entity with whom deposited- "Escrow Agent"), to be applied as part payment of the Purchase Price of the Property at Closing, or disbursed as agreed upon under the provisions of Section 10 herein.

Buyer Initials CO NO Seller Initials _____

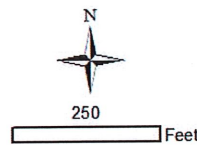
Property Report for 7642-73-7377

4/11/2022



— Centerlines

▭ Parcels



***WARNING: THIS IS NOT A SURVEY!** This map is prepared for inventory of real property within Jackson County. It is compiled from recorded deeds, plats, and public data records. Users of this map are hereby notified that the aforementioned public information sources should be consulted for verification. Jackson County or any County representative assumes no legal responsibility for the contents of this map.

<p>Parcel Information</p> <p>Parcel ID: 7642-73-7377 Parcel Address: 653 SCOTTS CREEK RD Neighborhood Name: SYLVA COMM SKYLAND DRIVE Property Description: QC APPAREL, CONMET, LUCKIES Sale Date: 2007-07-03 Sale Price: \$1,674,000 Plat Reference: None Transferring Reference: 1685/18 Township: SYLVA-CITY Assessed Acres: 7.43</p>	<p>Ownership Information</p> <p>Owner Name #1: JACKSON COUNTY Owner Name #2: None Mailing Address 1: 401 GRINDSTAFF COVE RD STE 105 Mailing Address 2: None City/State/Zip: SYLVA NC 28779 Owner Account: 18295</p>	<p>Tax/Value Information</p> <p>Fire District: SYLVA 5 MI Building Value: \$213,090 Land Value: \$530,880 Assessed Total Value: \$743,970</p> <p>Zoning Information</p> <p>Zoning District: Zoning Area: Scotts Creek Water Quality Protection District Jurisdiction: Town of Sylva</p>
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**RESOLUTION OF THE JACKSON
COUNTY COMMISSIONERS TO AUTHORIZE
THE SALE OF PROPERTY**

WHEREAS, the County of Jackson, hereinafter County, owns certain property, being all of PIN #7642-73-7377 containing approximately 7.43 acres. Being located in Sylva City Township as further described in Deed Book 1685, Page 18 of the Jackson County Public Registry; and

WHEREAS, North Carolina General Statute §160A-269 permits the County to sell property by upset bid, after receipt of an offer for the property; and

WHEREAS, the County has received an offer to purchase the property described above, in the amount of \$743,970.00 as submitted by Farm Dogs, LLC; and

WHEREAS, Farm Dogs, LLC paid the required five percent (5%) deposit on the offer.

**NOW THEREFORE, THE JACKSON COUNTY BOARD OF COMMISSIONERS
RESOLVES THAT:**

1. The Jackson County Board of Commissioners authorizes the sale of the property described above through the upset bid procedure of North Carolina General Statute § 160A-269.
2. The Clerk to the Board of Commissioners shall cause a notice of the proposed sale to be published. The notice shall describe the property and the amount of the offer, and shall state the terms under which the offer may be upset.
3. Any person may submit an upset bid to the Clerk to the Board of Commissioners within 10 days after the notice of sale is published. Once a qualifying higher bid has been received, that bid will become the new offer.
4. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of that offer.
5. A qualifying higher bid must also 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 County 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.
6. The terms of the final sale are that the Board of County Commissioners must approve the final high offer before the sale is closed, which it will do by Motion within 30 days after the final upset bid period has passed, and the buyer must pay with cash at the time of closing.

7. The County 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.
8. If no qualifying upset bid is received after the initial public notice, the offer set forth above is hereby accepted. The appropriate County officials are authorized to execute the instruments necessary to convey the property to Farm Dogs, LLC.

Adopted April 19, 2022.

JACKSON COUNTY BOARD OF COMMISSIONERS

By: _____
BRIAN THOMAS MCMAHAN, Chairman

Attest:

ANGELA M. WINCHESTER, Clerk to the Board