

Forfeited/Surplus Land Commission
Jackson County Tax Administrator
401 Grindstaff Cove Rd. Ste 132
Sylva, NC 28779

Dear Forfeited/Surplus Land Commission:

We would like to make an offer to purchase the following 2 county owned properties. Enclosed, please find checks for the purchase price plus stated fees totaling \$5,000.00.

Parcel #: 7545-69-1348 Purchase Amount: \$2,500.00

Parcel #: 7545-69-1577 Purchase Amount: \$2,500.00

Should we win the upset bids please write the deeds to:

Joshua Tree Associates LLC, a Wyoming Limited Liability Company

301 Thelma Dr. #153

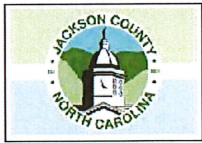
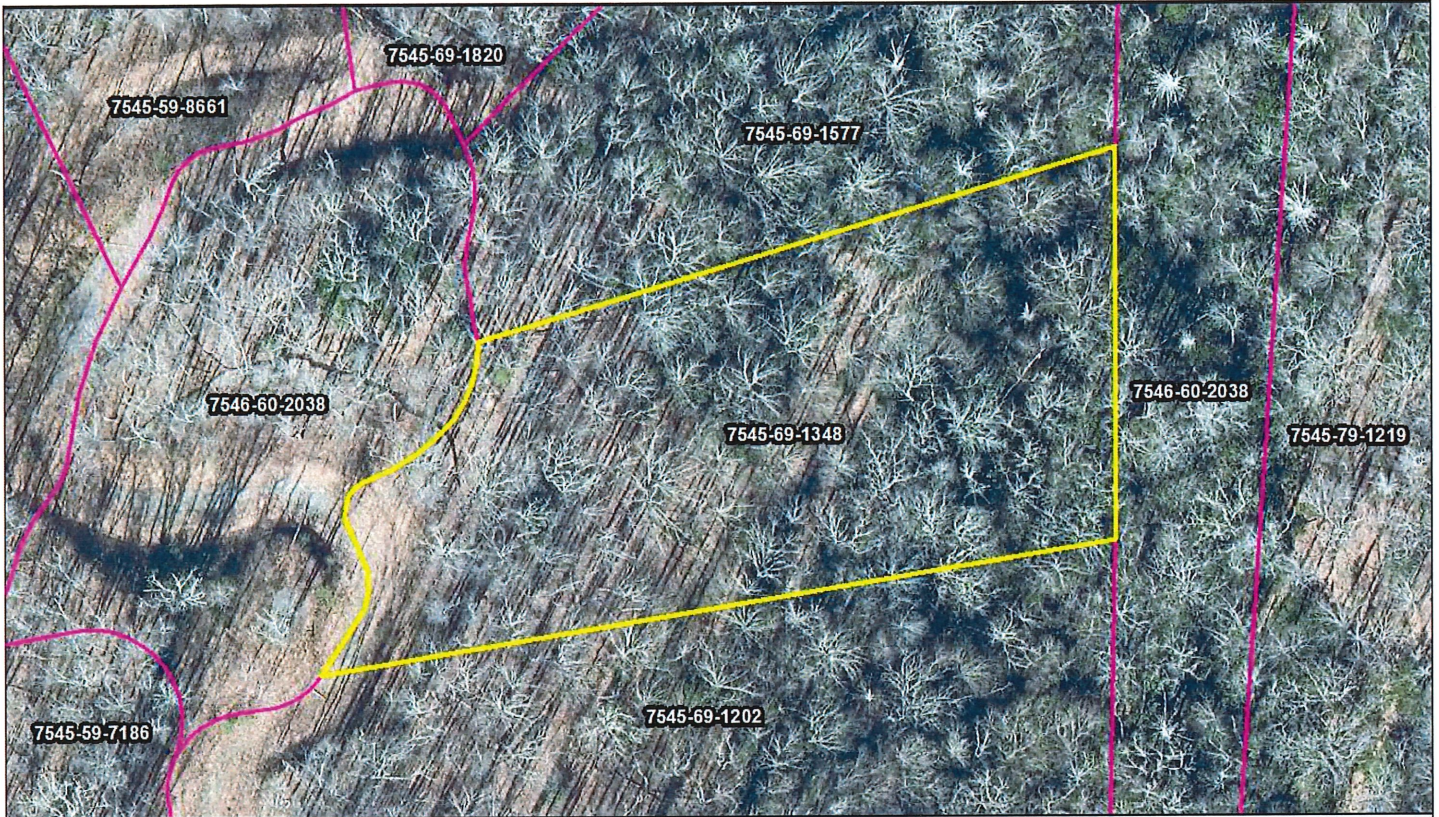
Casper, WY 82609

Please let me know if you have any questions or need anything additional. I can be reached at 360-836-8989 or at jrslandbuyer@gmail.com

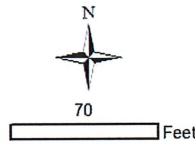
Josh Speiss
Radius Management
Lead Underwriter

Property Report for 7545-69-1348

4/26/2022



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.

Parcel Information

Parcel ID: 7545-69-1348
 Parcel Address: LT 42 WOLF KNOB RD
 Neighborhood Name: BEAR PEN
 Property Description: LT 42 BEAR PEN
 Sale Date: 2017-03-29
 Sale Price: \$7,000
 Plat Reference: 14/579
 Transferring Reference: 2185/1811
 Township: MOUNTAIN
 Assessed Acres: 1.27

Ownership Information

Owner Name #1: COUNTY OF JACKSON
 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: 76990

Tax/Value Information

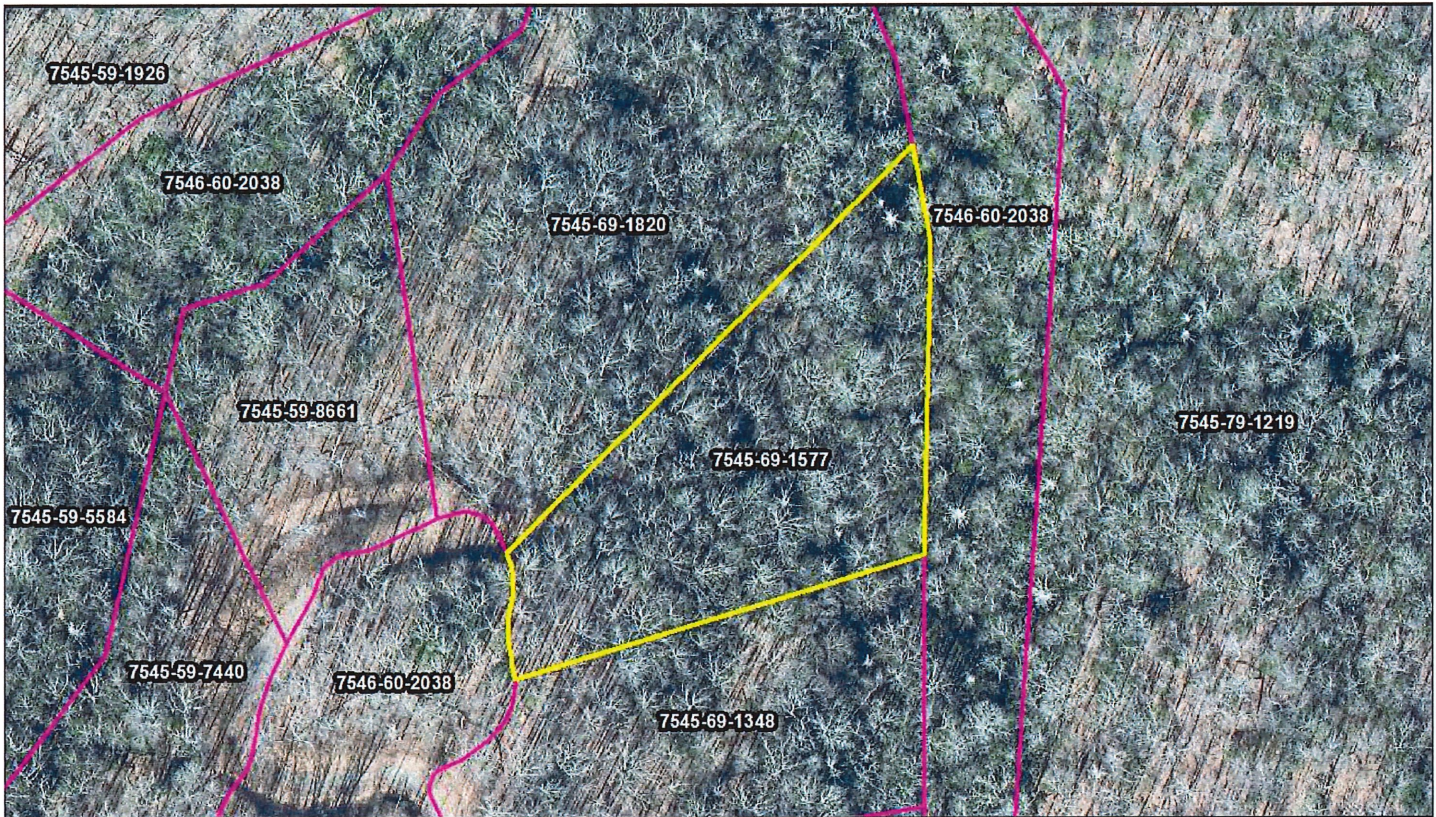
Fire District: CULLOWHEE PC 10
 Building Value: \$0
 Land Value: \$12,000
 Assessed Total Value: \$12,000

Zoning Information

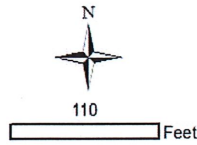
Zoning District: None
 Zoning Area: None
 Jurisdiction: None

Property Report for 7545-69-1577

4/26/2022



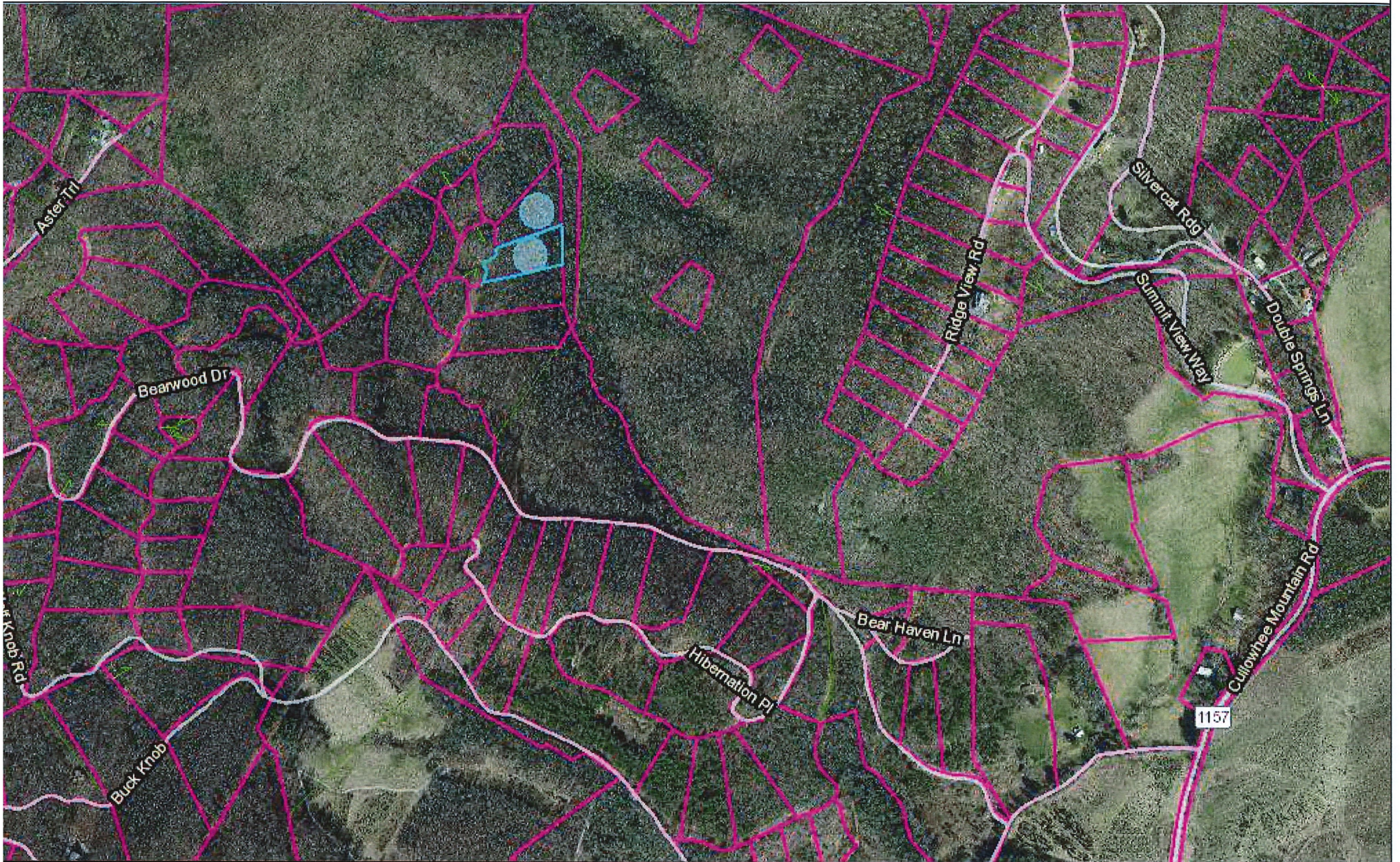
Centerlines
Parcels



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<p>Parcel Information</p> <p>Parcel ID: 7545-69-1577 Parcel Address: LT 43 WOLF KNOB RD Neighborhood Name: BEAR PEN Property Description: LT 43 BEAR PEN Sale Date: 2017-03-29 Sale Price: \$7,000 Plat Reference: 14/579 Transferring Reference: 2185/1811 Township: MOUNTAIN Assessed Acres: 1.42</p>	<p>Ownership Information</p> <p>Owner Name #1: COUNTY OF JACKSON 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: 76990</p>	<p>Tax/Value Information</p> <p>Fire District: CULLOWHEE PC 10 Building Value: \$0 Land Value: \$12,000 Assessed Total Value: \$12,000</p> <p>Zoning Information</p> <p>Zoning District: None Zoning Area: None Jurisdiction: None</p>
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Custom Jackson County, NC Property Map



- Centerlines
- Parcel Lines
- Easement
- Hooks
- Leader Line
- Lot Line
- Subdivision ROW
- Parcels



0 0.0425 0.085 0.17 mi



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Custom Jackson County, NC Property Map



- ▲ Address Points
- Hooks
- Parcels
- Centerlines
- Leader Line
- arcel Lines**
- Lot Line
- Easement
- Subdivision ROW



0 0.01 0.02 0.04
mi



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<u>PIN#</u>	<u>Assessed Value</u>	<u>Previous Owner</u>	<u>Property Description</u>	<u>Total Costs</u>	<u>Add. Taxes</u>	<u>Deed Recorded</u>	
'556-74-6668	45,000	Arias, Jose	Lt 65 River Rock Ph 2	\$ 8,600.00	\$ 20.17	6/2018	BID PROCESS
'566-22-4416	45,000	American Equity Funding Inc.	Lot 11 The Glade	\$ 6,214.12	\$ 915.43	3/2015	BID PROCESS
'566-90-6362	25,000	Bailey, David	Lt 2 Ph 1 Trout Creek	\$ 6,820.00	\$ -	2/2019	
'547-81-3345	23,810	Bradbury, Robert	Lot 13, Triple C Investments	\$ 6,150.51	\$ 175.52	7/2014	
'662-48-8003	44,210	Bradley, April, et al.	2.5 acres, Scotts Creek	\$ 7,313.24	\$ 286.53	3/2015	BID PROCESS
'556-52-6484	45,000	Brown, Suzanne	Lt 109 Shady Spring Dr	\$ 13,387.00	\$ -	2/2019	BID PROCESS
'556-62-5384	45,000	Corning, Ron	Lt 92 Ph 5 River Rock	\$ 13,900.00	\$ 19.67	7/2017	BID PROCESS
'545-48-4058	12,000	DelVecchio, Robert	Lt 61 Ph 2 Bear Pen	\$ 10,400.00	\$ -	4/2016	
'556-74-5882	45,000	Dooley, Mark	Lt 61 River Rock Ph 2	\$ 9,700.00	\$ -	10/17	BID PROCESS
'556-75-7053	45,000	Dorman, Christine	Lt 58 River Rock Ph 2	\$ 9,500.00	\$ 19.67	3/2017	BID PROCESS
'566-12-8643	45,000	Fernandez, Fredric	Lt 16 The Glade	\$ 10,442.17	\$ 944.83	3/2015	BID PROCESS
'556-74-8860	45,000	Haller, Nina	Lt 63 River Rock Ph 2	\$ 10,500.00	\$ 19.67	3/2017	BID PROCESS
'556-53-7351	45,000	Hill, Donald	Lt 155 River Rock Ph 8	\$ 11,500.00	\$ -	10/2017	BID PROCESS
'517-71-5216	24,130	Holland, Larry Heirs	Lt 49 Enchanted Forest	\$ 9,890.87	\$ 86.87	7/2021	
'592-87-2219	12,500	Johnson, W. Hal	Lt 216 Un 1 Holly Forest	\$ 4,717.36	\$ 129.19	3/2015	BID PROCESS
'556-54-7333	45,000	Jurgens, Danny	Lt 77 Ph 4 River Rock	\$ 8,700.00	\$ 19.67	7/2017	BID PROCESS
'556-83-2395	45,000	KTH Properties	Lt 41 River Rock Ph 3	\$ 7,200.00	\$ 19.67	3/2017	BID PROCESS
'545-59-8661	12,000	Lawerence, Eric	Lt 45 Ph 2 Bear Pen	\$ 11,400.00	\$ 44.40	7/2017	
'545-59-4338	12,000	Laws, Jeffrey	Lt 48 Ph 2 Bear Pen	\$ 11,400.00	\$ 44.40	6/2016	
'566-12-9411	45,000	Legasus of NC	Lot 15 The Glade	\$ 3,700.00	\$ 18.50	6/2016	BID PROCESS
'566-13-7520	45,000	Legasus of NC	Lot 192, The Boulders	\$ 7,600.00	\$ 18.50	6/2016	BID PROCESS
'566-20-0414	18,430	Legasus of NC	Lot B, Sec A Pilot Mtn	\$ 2,600.00	\$ 72.48	6/2016	
'556-55-5241	45,000	Mackelprang, Cole	Lt 86 River Rock Ph 4	\$ 9,500.00	\$ -	10/2017	BID PROCESS
'575-63-9888	20,000	Mar Estates LLC	Lot 44A, Hampton Springs	\$ 7,509.54	\$ 1,020.98	8/2014	
'556-84-0417	45,000	McKinney, James	Lt 52 Ph 2 River Rock	\$ 9,900.00	\$ 19.67	7/2017	BID PROCESS
'566-22-5457	45,000	Munroe, William	Lt 10 Lowland Glade Dr	\$ 12,169.00	\$ 19.00	2/2019	BID PROCESS
'566-22-4773	45,000	Panarello, Donna	Lt 18B The Glade	\$ 12,831.45	\$ 1,106.53	4/2015	FINAL OFFER
'556-75-9085	45,000	Powell, Michael	Lt 57 River Rock Ph 2	\$ 7,000.00	\$ 19.67	3/2017	BID PROCESS
'575-38-7703	25,000	Rabinovitch, Frank	Lt 44 Trout Creek Rd	\$ 10,492.00	\$ 120.99	2/2019	
'575-81-4434	30,000	Rabuffo, Mae	Lot "C", 1.02 acres	\$ 26,034.81	\$ 1,915.03	8/2014	BID PROCESS
'575-72-0410	20,000	Rabuffo, Mae	Lot 16A, Hampton Springs	\$ -	\$ 724.33	8/2014	
'575-81-1253	30,000	Singleton, Richard	Lt E Big Ridge Rd	\$ 9,600.00	\$ -	12/2020	

565-20-7298	31,910	Smith, F.T.	Lot 3, Creekwood	\$ 7,556.62	\$ -	9/2013	
565-30-1049	17,860	Smith, F.T.	Green Area No. 1, Creekwood	\$ -	\$ -	9/2013	
565-40-0636	6,240	Smith, F.T.	Green Area No. 2, Creekwood	\$ -	\$ -	9/2013	
556-64-5589	45,000	Swanson, John	Lt 125 River Rock Ph 8	\$ 15,900.00	\$ -	2/2018	BID PROCESS
556-84-2919	45,000	Swenson, Joan	Lt 46 River Rock Ph 2	\$ 10,500.00	\$ -	10/2017	BID PROCESS
556-83-1939	45,000	Tracey, Kevin	Lt 11 River Rock	\$ 12,033.88	\$ -	10/2019	FINAL OFFER
556-84-2476	45,000	Tracy, Patricia	Lt 9 River Rock	\$ 11,925.00	\$ -	12/2020	BID PROCESS
556-74-4722	45,000	Tran, Man	Lt 70 Ph 2 River Rock	\$ 9,100.00	\$ 19.67	7/2017	BID PROCESS
545-69-1348	12,000	Wells Fargo	Lt 42 Ph 2 Bear Pen	\$ 5,095.36	\$ 44.40	3/2017	
545-69-1577	12,000	Wells Fargo	Lt 43 Ph 2 Bear Pen	\$ 5,095.36	\$ 44.40	3/2017	
566-22-2420	45,000	Williams, D. Robert	Lt 14 The Glade	\$ 12,397.80	\$ -	10/2015	BID PROCESS
642-40-0913	20,880	Estate of Ellen Lee Gibson	830 Allen Street	\$ 3,777.71	\$ 2,124.96	8/2014	SOLD/WAITING ON TITLEWORK
592-90-3989	12,500	Myers, Mary	Lot 6 W Christy Trail	\$ 5,500.00	\$ -	10/2013	BID PROCESS
642-40-0949	23,630	Norman, Crystal	854 Allen Street	\$ 5,687.72	\$ 806.24	1/2019	SOLD/WAITING ON TITLEWORK
642-40-0931	3,150	Norman, Crystal	Chipper Curve Rd	\$ 8,230.02	\$ 135.05	1/2019	SOLD/WAITING ON TITLEWORK
559-94-6474	23,050	Kevlin, John	Lt 15 Bel-Aire Estates				Must have a minimum bid of \$50,000 for all three Bel-Aire Estates lots
559-94-6269	24,270	Kevlin, John	Lt 11 Bel-Aire Estates				
559-94-4268	25,490	Kevlin, John	Lt 10 Bel-Aire Estates				



**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 Lot 42, Bear Pen (PIN #7545-69-1348), containing approximately 1.27 acres and Lot 43, Bear Pen (PIN #7545-69-1577), containing approximately 1.42 acres. Being located in Mountain Township as further described in Deed Book 2185, Page 1811 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 \$5,000.00 as submitted by Joshua Tree Associates, LLC; and

WHEREAS, Joshua Tree Associates, 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 Joshua Tree Associates, LLC.

Adopted May 03, 2022.

JACKSON COUNTY BOARD OF COMMISSIONERS

By: _____
BRIAN THOMAS MCMAHAN, Chairman

Attest:

ANGELA M. WINCHESTER, Clerk to the Board