

AGREVIVE, Inc.

Neil Hanekom
Phone (904) 263-2693
Neil@AGREVIVE.com

100 Boardwalk Drive #835
Ponte Vedra Beach, FL 32082

July 26, 2021

Heather C. Baker
Jackson County Attorney
401 Grindstaff Cove Rd., Suite A207
Sylva, North Carolina 28779

Re: Offer for Purchase of Surplus Real Property
Property Address and Description: Dicks Creek Rd / Former Dumpster Site
Parcel ID: 7622-74-1152
Lot Size: 0.31 Acres

Dear Ms. Baker:

Please accept this letter as an official offer to purchase surplus land from Jackson County, NC. Enclosed you will find an Offer to Purchase and Contract for \$1,119.92, and a wire transfer to be sent in the amount of \$56.00, representing 5% of the offer amount as Earnest Money for the abovementioned property.

Please make the Deed out to:
AGREVIVE, Inc.
100 Boardwalk Drive Unit 835
Ponte Vedra Beach, FL 32082

Should you have any questions, please do not hesitate to call or email.

Sincerely,

AGREVIVE, Inc.

DocuSigned by:

Mr. Neil Hanekom

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Neil Hanekom, CEO

NH

Enclosure – Offer to Purchase and Sale
Binder Deposit by Wire Transfer

OFFER TO PURCHASE AND CONTRACT

[Consult "Guidelines" (Form 2G) for guidance in completing this form]

For valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Buyer offers to purchase and Seller upon acceptance agrees to sell and convey the Property on the terms and conditions of this Offer To Purchase and Contract and any addendum or modification made in accordance with its terms (together the "Contract").

1. **TERMS AND DEFINITIONS:** The terms listed below shall have the respective meaning given them as set forth adjacent to each term.

(a) **"Seller":** County of Jackson, a North Carolina Body Politic

(b) **"Buyer":** AGREVIVE, Inc., a Florida Corporation

(c) **"Property":** The Property shall include all that real estate described below together with all appurtenances thereto including the improvements located thereon and the fixtures and personal property listed in Paragraphs 2 and 3 below.

NOTE: If the Property will include a manufactured (mobile) home(s), Buyer and Seller should consider including the Manufactured (Mobile) Home provision in the Additional Provisions Addendum (Standard Form 2A11-T) with this offer.

Street Address: Dicks Creek Road / Former Dumpster Site

City: Sylva, North Carolina

Zip: 28779

County: Jackson, North Carolina

NOTE: Governmental authority over taxes, zoning, school districts, utilities and mail delivery may differ from address shown.

Legal Description: (Complete ALL applicable)

Plat Reference: Lot/Unit _____, Block/Section _____, Subdivision/Condominium _____, as shown on Plat Book/Slide _____ at Page(s) _____

The PIN/PID or other identification number of the Property is: 7622-74-1152

Other description: 0.31 acres

Some or all of the Property may be described in Deed Book 742 at Page 633

(d) **"Purchase Price":**

\$ \$1,119.92

\$ _____

\$ \$56.00

\$ _____

\$ _____

\$ _____

\$ _____

\$ \$1,063.92

paid in U.S. Dollars upon the following terms:

BY DUE DILIGENCE FEE made payable and delivered to Seller by the Effective Date.

BY INITIAL EARNEST MONEY DEPOSIT made payable and delivered to Escrow Agent named in Paragraph 1(f) by ☐ cash ☐ personal check ☐ official bank check ☒ wire transfer, ☐ electronic transfer, EITHER ☒ with this offer OR ☐ within five (5) days of the Effective Date of this Contract.

BY (ADDITIONAL) EARNEST MONEY DEPOSIT made payable and delivered to Escrow Agent named in Paragraph 1(f) by cash, official bank check, wire transfer or electronic transfer no later than 5 p.m. on _____,

TIME BEING OF THE ESSENCE.

BY ASSUMPTION of the unpaid principal balance and all obligations of Seller on the existing loan(s) secured by a deed of trust on the Property in accordance with the attached Loan Assumption Addendum (Standard Form 2A6-T).

BY SELLER FINANCING in accordance with the attached Seller Financing Addendum (Standard Form 2A5-T).

BY BUILDING DEPOSIT in accordance with the attached New Construction Addendum (Standard Form 2A3-T).

BALANCE of the Purchase Price in cash at Settlement (some or all of which may be paid with the proceeds of a new loan).

Should Buyer fail to deliver either the Due Diligence Fee or any Initial Earnest Money Deposit by their due dates, or should any check or other funds paid by Buyer be dishonored, for any reason, by the institution upon which the payment is drawn, Buyer shall have one (1) banking day after written notice to deliver cash, official bank check, wire transfer or electronic transfer to the payee. In the event Buyer does not timely deliver the required funds, Seller shall have the right to terminate this Contract upon written notice to Buyer.

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This form jointly approved by:

North Carolina Bar Association

North Carolina Association of REALTORS®, Inc.



STANDARD FORM 2-T

Revised 7/2019

© 7/2019

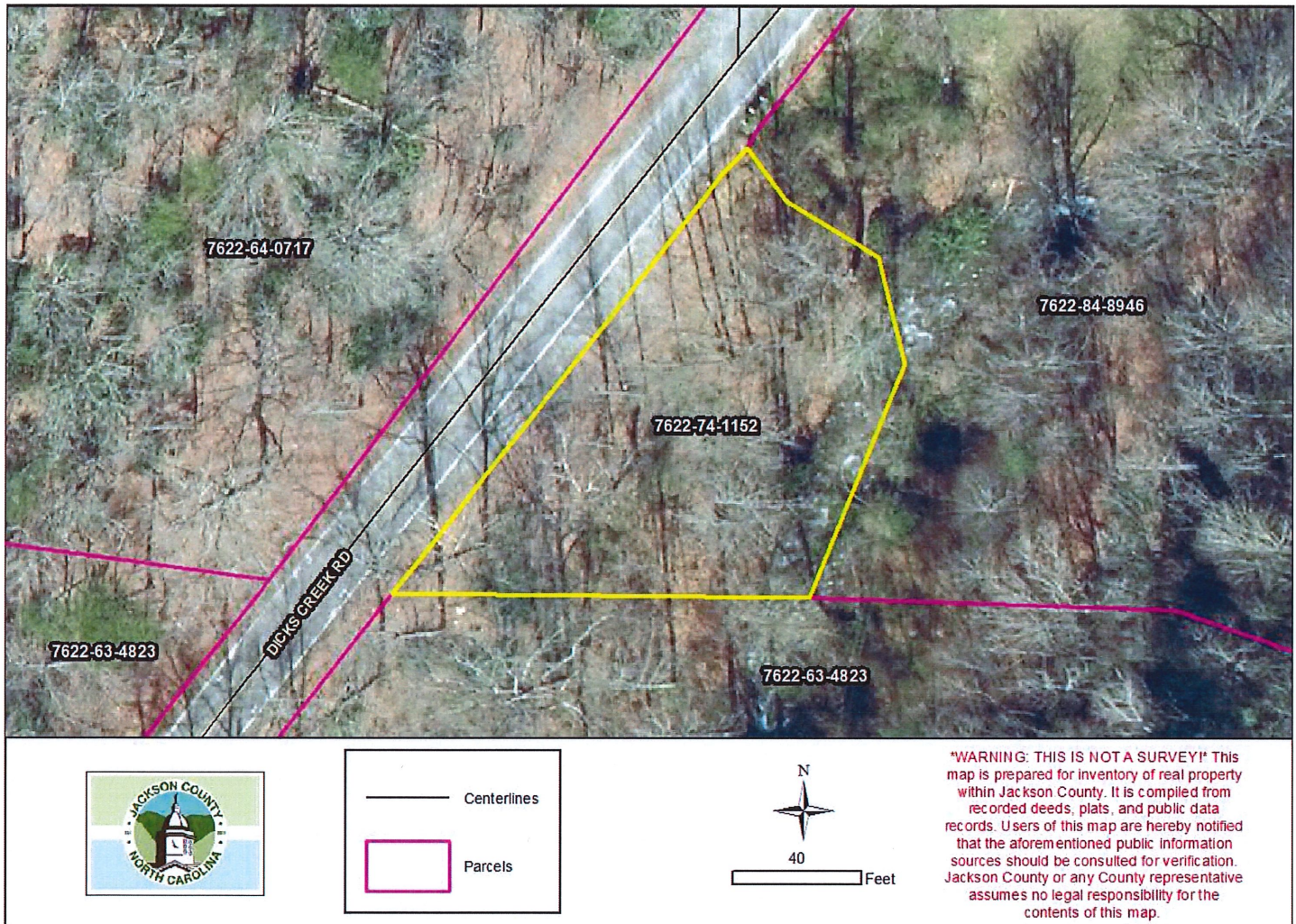
Buyer's initials MT Seller's initials _____

	<u>Assessed</u>		<u>Property</u>	<u>Total</u>	<u>Add.</u>	<u>Deed</u>	
<u>PIN#</u>	<u>Value</u>	<u>Previous Owner</u>	<u>Description</u>	<u>Costs</u>	<u>Taxes</u>	<u>Recorded</u>	
7556-74-6668	5000	Arias, Jose	Lt 65 River Rock Ph 2	\$ 8,600.00	\$ 20.17	6/2018	
7566-22-4416	5,000	American Equity Funding Inc.	Lot 11 The Glade	\$ 6,214.12	\$ 915.43	3/2015	
7566-90-6362	25,000	Bailey, David	Lt 2 Ph 1 Trout Creek	\$ 6,820.00	\$ -	2/2019	
7547-81-3345	37,350	Bradbury, Robert	Lot 13, Triple C Investments	\$ 6,150.51	\$ 175.52	7/2014	
7662-48-8003	47,220	Bradley, April, et al.	2.5 acres, Scotts Creek	\$ 7,313.24	\$ 286.53	3/2015	
7556-52-6484	5,000	Brown, Suzanne	Lt 109 Shady Spring Dr	\$ 13,387.00	\$ -	2/2019	
7556-62-5384	5,000	Corning, Ron	Lt 92 Ph 5 River Rock	\$ 13,900.00	\$ 19.67	7/2017	
7545-48-4058	12,000	DelVecchio, Robert	Lt 61 Ph 2 Bear Pen	\$ 10,400.00	\$ -	4/2016	
7556-74-5882	5,000	Dooley, Mark	Lt 61 River Rock Ph 2	\$ 9,700.00	\$ -	10/17	
7556-75-7053	5,000	Dorman, Christine	Lt 58 River Rock Ph 2	\$ 9,500.00	\$ 19.67	3/2017	
7566-12-8643	5,000	Fernandez, Fredric	Lt 16 The Glade	\$ 10,442.17	\$ 944.83	3/2015	
7556-74-8860	5,000	Haller, Nina	Lt 63 River Rock Ph 2	\$ 10,500.00	\$ 19.67	3/2017	
7556-53-7351	5,000	Hill, Donald	Lt 155 River Rock Ph 8	\$ 11,500.00	\$ -	10/2017	
7517-71-5216	25,580	Holland, Larry Heirs	Lt 49 Enchanted Forest	\$ 9,804.00	\$ -	7/2021	
7592-87-2219	12,500	Johnson, W. Hal	Lt 216 Un 1 Holly Forest	\$ 4,717.36	\$ 129.19	3/2015	
7556-54-7333	5,000	Jurgens, Danny	Lt 77 Ph 4 River Rock	\$ 8,700.00	\$ 19.67	7/2017	
7556-83-2395	5,000	KTH Properties	Lt 41 River Rock Ph 3	\$ 7,200.00	\$ 19.67	3/2017	
7545-59-8661	12,000	Lawerence, Eric	Lt 45 Ph 2 Bear Pen	\$ 11,400.00	\$ 44.40	7/2017	
7545-59-4338	12,000	Laws, Jeffrey	Lt 48 Ph 2 Bear Pen	\$ 11,400.00	\$ 44.40	6/2016	
7566-12-9411	5,000	Legasus of NC	Lot 15 The Glade	\$ 3,700.00	\$ 18.50	6/2016	
7566-13-7520	5,000	Legasus of NC	Lot 192, The Boulders	\$ 7,600.00	\$ 18.50	6/2016	
7566-20-0414	18,430	Legasus of NC	Lot B, Sec A Pilot Mtn	\$ 2,600.00	\$ 72.48	6/2016	
7566-45-4328	5,000	Legasus of NC	Lot 42, WaterDance	\$ 10,000.00	\$ 18.50	6/2016	
7556-55-5241	5,000	Mackelprang, Cole	Lt 86 River Rock Ph 4	\$ 9,500.00	\$ -	10/2017	
7575-63-9888	20,000	Mar Estates LLC	Lot 44A, Hampton Springs	\$ 7,509.54	\$ 1,020.98	8/2014	
7556-84-0417	5,000	McKinney, James	Lt 52 Ph 2 River Rock	\$ 9,900.00	\$ 19.67	7/2017	
7527-87-7364	150,000	Means, Judy	Lt 44 Garnet Ridge	\$ 11,161.00	\$ -	9/2020	
7566-22-5457	5,000	Munroe, William	Lt 10 Lowland Glade Dr	\$ 12,169.00	\$ 19.00	2/2019	
7566-22-4773	5,000	Panarello, Donna	Lt 18B The Glade	\$ 12,831.45	\$ 1,106.53	4/2015	
7556-75-9085	5,000	Powell, Michael	Lt 57 River Rock Ph 2	\$ 7,000.00	\$ 19.67	3/2017	
7575-38-7703	30,000	Rabinovitch, Frank	Lt 44 Trout Creek Rd	\$ 10,492.00	\$ 120.99	2/2019	
7575-81-4434	30,000	Rabuffo, Mae	Lot "C", 1.02 acres	\$ 26,034.81	\$ 1,915.03	8/2014	

7575-72-0410	20,000	Rabuffo, Mae	Lot 16A, Hampton Springs	\$ -	\$ 724.33	8/2014	
7585-89-7277	200,000	Rose, Michael	Lt 636 Bear Lake Reserve	\$ 15,842.00	\$ -	7/2021	
7575-81-1253	30,000	Singleton, Richard	Lt E Big Ridge Rd	\$ 9,600.00	\$ -	12/2020	
7565-20-7298	30,030	Smith, F.T.	Lot 3, Creekwood	\$ 7,556.62	\$ -	9/2013	
7565-30-1049	17,860	Smith, F.T.	Green Area No. 1, Creekwood	\$ -	\$ -	9/2013	
7565-40-0636	6,240	Smith, F.T.	Green Area No. 2, Creekwood	\$ -	\$ -	9/2013	
7556-64-5589	5,000	Swanson, John	Lt 125 River Rock Ph 8	\$ 15,900.00	\$ -	2/2018	
7556-84-2919	5,000	Swenson, Joan	Lt 46 River Rock Ph 2	\$ 10,500.00	\$ -	10/2017	
7556-83-1939	5,000	Tracey, Kevin	Lt 11 River Rock	\$ 12,033.88	\$ -	10/2019	
7556-84-2476	5,000	Tracy, Patricia	Lt 9 River Rock	\$ 11,925.00	\$ -	12/2020	
7556-74-4722	5,000	Tran, Man	Lt 70 Ph 2 River Rock	\$ 9,100.00	\$ 19.67	7/2017	
7545-69-1348	12,000	Wells Fargo	Lt 42 Ph 2 Bear Pen	\$ 5,095.36	\$ 44.40	3/2017	
7545-69-1577	12,000	Wells Fargo	Lt 43 Ph 2 Bear Pen	\$ 5,095.36	\$ 44.40	3/2017	
7566-22-2420	5,000	Williams, D. Robert	Lt 14 The Glade	\$ 12,397.80	\$ -	10/2015	
7642-40-0913	19,360	Estate of Ellen Lee Gibson	830 Allen Street	\$ 3,777.71	\$ 2,124.96	8/2014	SOLD/WAITING ON TITLEWORK
7545-84-7035	44,860	GMR Properties, Inc.	Lot 10, 11 Mountain Vista	\$ 6,268.63	\$ 202.88	5/2015	
7632-32-6502	44,520	Mace, Donald	Tr 1 SR 1386	\$ 4,532.67	\$ -	1/2019	UPSET BID PROCESS
7592-90-3989		Myers, Mary	Lot 6 W Christy Trail	\$ 5,500.00	\$ -	10/2013	
7642-40-0949	27,400	Norman, Crystal	854 Allen Street	\$ 5,687.72	\$ 806.24	1/2019	SOLD/WAITING ON TITLEWORK
7642-40-0931	2,520	Norman, Crystal	Chipper Curve Rd	\$ 8,230.02	\$ 135.05	1/2019	SOLD/WAITING ON TITLEWORK
7660-31-8916	550,800		Wayehutta Rd. SR 1731				
7622-74-1152	20,980		Barker's Creek - Former Dump				
7559-94-6474	30,730	Kevlin, John	Lt 15 Bel-Aire Estates				
7559-94-6269	36,160	Kevlin, John	Lt 11 Bel-Aire Estates				
7559-94-4268	37,980	Kevlin, John	Lt 10 Bel-Aire Estates				

Property Report for 7622-74-1152

7/28/2021



Parcel Information

Parcel ID: 7622-74-1152
 Parcel Address: DICKS CREEK RD
 Neighborhood Name: DICKS CREEK
 Property Description: FORMER DUMPSTER SITE
 Sale Date: 1990-01-05
 Sale Price: \$0
 Plat Reference: None
 Transferring Reference: 742/633
 Township: BARKERS CREEK
 Assessed Acres: 0.31

Ownership Information

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

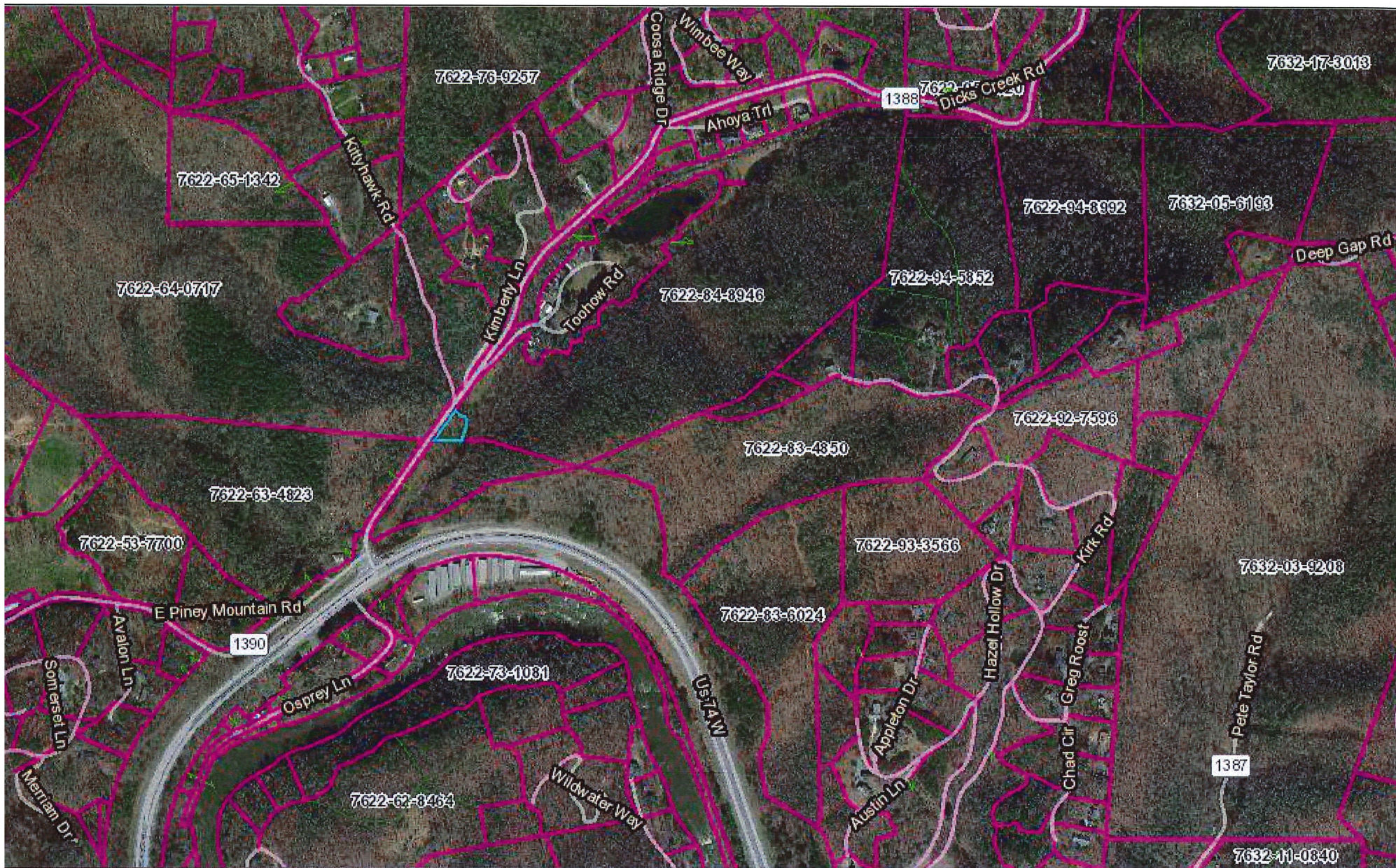
Tax/Value Information

Fire District: QUALLA 5 MI
 Building Value: \$0
 Land Value: \$13,990
 Assessed Total Value: \$13,990

Zoning Information

Zoning District: None
 Zoning Area: None
 Jurisdiction: None

Custom Jackson County, NC Property Map



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



0 0.0425 0.085 0.17
mi



WARNING: THIS IS NOT A SURVEY!
This map is prepared for inventory of real property within Jackson County. It is compile 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 content.



**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 #7622-74-1152 containing approximately 0.31 acre, Dicks Creek Road/Former Dumpster Site. Being located in Barkers Creek Township as further described in Deed Book 742, Page 633 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 \$1,119.92 as submitted by AGREVIVE, Inc.; and

WHEREAS, AGREVIVE, Inc., 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 AGREVIVE, Inc.

Adopted August 03, 2021.

JACKSON COUNTY BOARD OF COMMISSIONERS

By: _____
BRIAN THOMAS MCMAHAN, Chairman

Attest:

ANGELA M. WINCHESTER, Clerk to the Board