

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: Lot 636 Steeplebush Ct / Phase 2 Bear Lake Reserve  
Parcel ID: 7585-89-7277  
Lot Size: 1.25 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 \$15,842.00, and a wire transfer to be sent in the amount of \$792.10, 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:  
  
5E4E1FE98AC44EF...  
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: Lot 636 Bear Lake Reserve

City: Tuckasegee, North Carolina

Zip: 28783

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: 7585-89-7277

Other description: 1.25 acres

Some or all of the Property may be described in Deed Book 2308 at Page 739

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

\$ \$15,842.00

\$ \_\_\_\_\_

\$ \$792.10

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \$15,049.90

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.

Page 1 of 14



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 \_\_\_\_\_



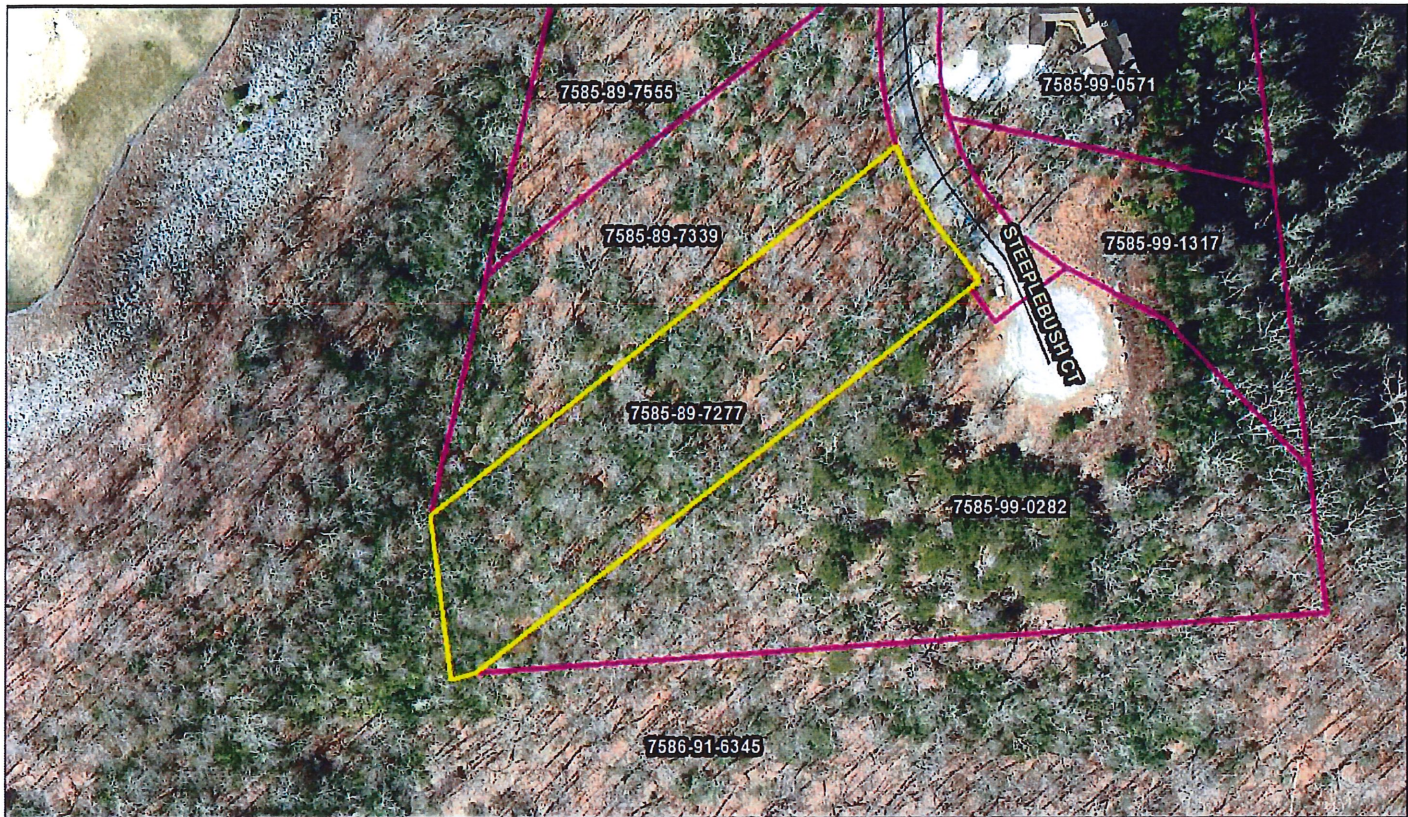
|              | <u>Assessed</u> |                              | <u>Property</u>              | <u>Total</u> | <u>Add.</u>  | <u>Deed</u>     |  |
|--------------|-----------------|------------------------------|------------------------------|--------------|--------------|-----------------|--|
| <u>PIN#</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 7585-89-7277

7/28/2021



Centerlines

Parcels



110

Feet

**\*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: 7585-89-7277  
 Parcel Address: LT 636 STEEPLBUSH CT  
 Neighborhood Name: BEAR LAKE RESERVE  
 Property Description: LT 636 PH 2 BEAR LAKE RESERVE  
 Sale Date: 2021-07-21  
 Sale Price: \$16,000  
 Plat Reference: 14/746  
 Transferring Reference: 2308/739  
 Township: HAMBURG  
 Assessed Acres: 1.2500

## 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

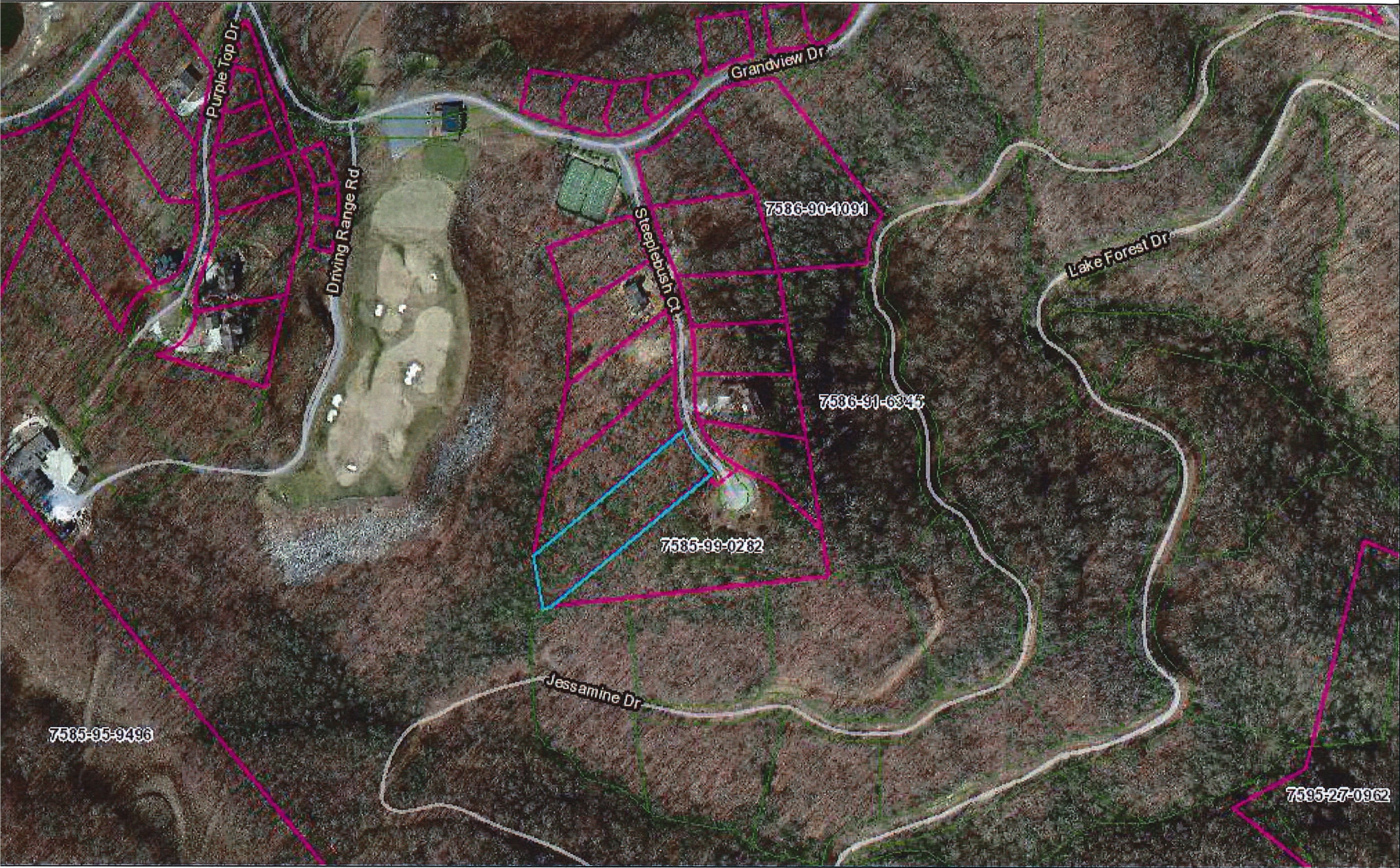
Fire District: None  
 Building Value: \$0  
 Land Value: \$200,000  
 Assessed Total Value: \$200,000

## Zoning Information

Zoning District: None  
 Zoning Area: None  
 Jurisdiction: None



Custom Jackson County, NC Property Map



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



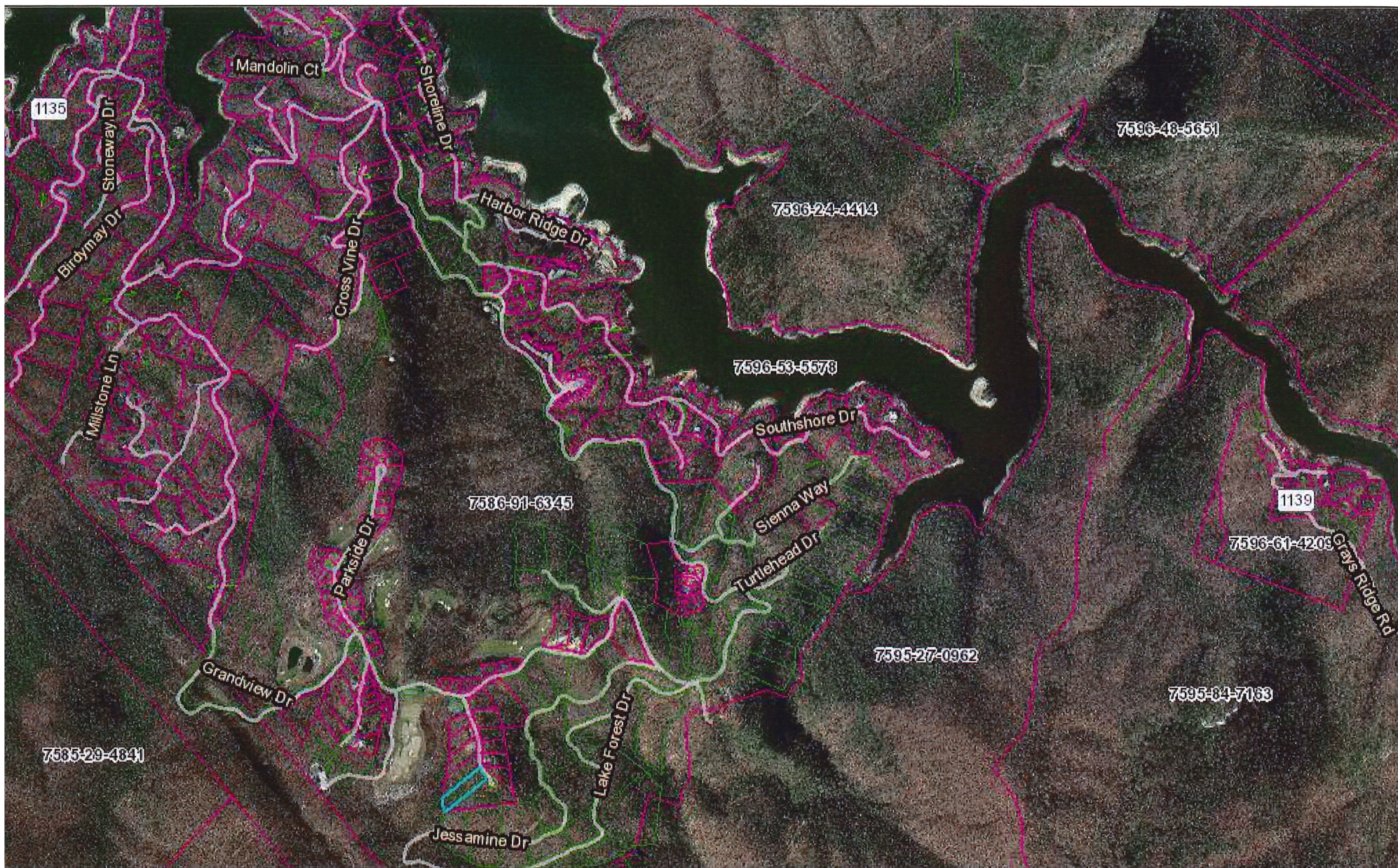
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# Custom Jackson County, NC Property Map



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



0 0.075 0.15 0.3  
mi



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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 #7585-89-7277 containing approximately 1.25 acre, Lot 636, Phase 2, Bear Lake Reserve. Being located in Hamburg Township as further described in Deed Book 2308, Page 739 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 \$15,842 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