

**ADVERTISEMENT FOR SALE BY UPSET BIDS
PUBLIC NOTICE
SALE OF COUNTY PROPERTY**

An offer of \$61,000.00 has been submitted for the purchase of certain property owned by the County of Cherokee, more particularly described as follows:

[Topton Community Center, Cherokee County, NC containing 2.00 acres, more or less]; and

Persons wishing to upset the offer that has been received shall submit a sealed bid with their offer to the office of the County Manager, County Courthouse, 75 Peachtree St, Murphy, NC by 11:00 A.M., September 28, 2026. At that time the County shall open the bids, if any, and the highest qualifying bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.

A qualifying higher bid is one that raises the existing offer to an amount not less than \$64,100.00.

A qualifying higher bid must 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. The County will return the deposit of the final high bidder at closing.

The Board of Commissioners must approve the final high offer before the sale is closed, which it will do within 30 days after the final upset bid period has passed.

In order for a bid to be considered, the bidder must be current on payment of all property taxes owed to the county.

The county reserves the right to withdraw the property from sale at any time and the right to reject all bids.

Inquiries about the property and the sale may be made to the Cherokee County Manager, County Courthouse, 75 Peachtree Street, Murphy, N.C.