

Property

FOR SALE

BY THE
STATE OF NORTH CAROLINA

Location: 5 Brown Road, Asheville, Buncombe County.

Price Guide: \$310,000.00

Land Area: ± 1.58 net useable acres, (2.33 gross acres).

Zoning: RM-8, Residential Multi-Family Medium Density District.

Interest: Fee simple, subject to easements and rights of way of record.

Property Information: This property is triangular shaped wooded tract sloping upward from Sardis Road. There is a small cleared area containing a dilapidated vacant mobile home structure previously used as a local office. The property is located at the intersection of Sardis Road and Brown Road and has frontage on both roads. Current access is off Brown Road. The location is between Brevard and Sand Hill Roads, west of the Biltmore Square Mall and southwest of central Asheville.

The tax reference is Parcel 9626.05-28-0655 on the Buncombe County North Carolina tax maps. The property is legally described in a deed recorded in Book 1035, Page 291 in the Buncombe County Register of Deeds Office. The property will be sold “as is, where is”.

For more information contact: Paul Wilson, State Property Office at 919-807-4650 or visit our website at www.ncspo.org

THE PROPERTY WILL BE SOLD BY THE SALE PROCEDURE ATTACHED.

SALE PROCEDURE
REAL PROPERTY

± 1.58 net useable acres(2.33 gross acres), 5 Brown Road Asheville, NC

The property will be advertised for sale and offers will be received beginning immediately and continue until such time as a suitable offer to purchase has been accepted by the State Property Office. Offers with contingencies will be considered; however, offers without contingencies (such as geo-technical, zoning, and financing) are highly encouraged. A deposit in certified funds for the dollar amount equivalent to one percent (1%) of the total offered amount made payable to the State of North Carolina shall accompany all offers. Offers may be delivered to and received in the State Property Office at the following address:

Hand Delivery Address:

Director, State Property Office, Room 4055, Administration Building
116 West Jones Street, Raleigh, North Carolina 27603

U.S. Mail Address:

Director, State Property Office, Administration Building
1321 Mail Service Center, Raleigh, North Carolina 27699-1321

1. The State Property Office reserves the right to reject or negotiate any and all offers and, in its sole discretion, will determine the successful offeror. All offers are subject to acceptance or rejection for any reason at the discretion of the Director, State Property Office.

2. Title to the land will be conveyed by deed without warranty. The State of North Carolina makes no representations or warranties concerning the title to the property, the boundaries of the property, the uses to which the property may be made, zoning, local ordinances, or any physical, environmental, health and safety conditions relating to the property. Prospective purchasers are encouraged and shall be responsible for making all independent inquiries and confirming the accuracy of the information contained herein. Any and all prospective purchasers are advised to make an independent investigation of these matters, and any responsibilities or liabilities arising out of or relating to such matters are expressly disclaimed by the State of North Carolina. The State of North Carolina is not responsible for any cost incurred by prospective purchaser. The property will be sold "as is, where is".

3. The property will be sold for cash upon delivery of the deed. Once the successful offeror has been determined and an offer accepted, the dollar amount equivalent to one percent (1%) of the total offered amount certified funds deposit will be applied to the purchase price. If the purchaser subsequently fails, refuses, or is unable to close the transaction in accordance with the terms of the offer, the State of North Carolina will retain the deposit as liquidated damages.
4. Any contingencies, restrictions or limiting conditions regarding the offer shall be included in the offer.
5. A real estate commission will not be paid by the State.
6. The State of North Carolina and their respective officers, employees, consultants and agents, shall not under any circumstances, including pursuant to contract, tort, statutory duty, law, equity or otherwise, or any actual or implied duty of fairness, be responsible or liable for any costs, expenses, loss of opportunities, claims, losses, damages or any other liabilities to anyone arising out of or related to this offering. By submitting an offer to purchase, prospective purchaser(s) has accepted and agreed to the foregoing.
7. The State Property Office reserves the right at its sole and absolute discretion and without liability to modify, amend or otherwise change, or to extend, suspend, postpone, cancel, any part of this offering.

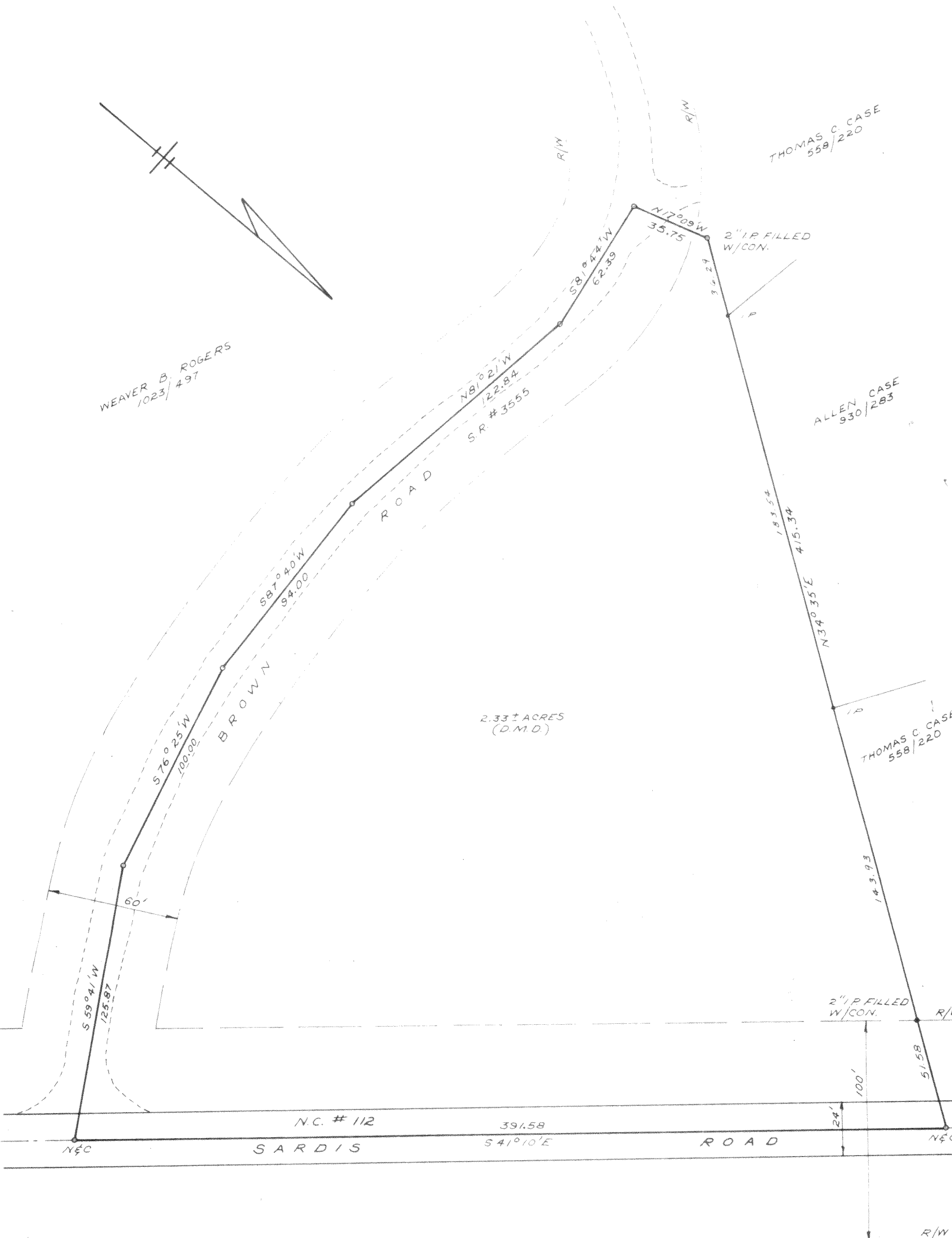
WEAVER B. ROGERS
1023/497

THOMAS C. CASE
558/220

ALLEN CASE
930/283

THOMAS C. CASE
558/220

2.33± ACRES
(D.M.D.)



PROPERTY OF
 STATE OF NORTH CAROLINA
 DEPARTMENT OF
 CONSERVATION & DEVELOPMENT
 DIVISION OF FORESTRY

SARDIS ROAD
 LOWER HOMINY TWP. BUNCOMBE CO. N.C.
 SCALE 1" = 40' 9/1/70
 W.G. HUTCHISON R.L.S.