

**UPCOMING BID SALE
INFO**



Type Property:

DWELLING ONLY

(House must be removed from land)

Address:

**1543 Bethea Street Ext,
Latta, SC**

Tax Map Number:

103-00-00-053

Bid Sale Date:

Thursday, January 10th, 2019

(All bids must be submitted by 11:00 am)

Viewing Time:

Thursday, January 3rd, 2019

11:00 am-1:00pm

SCDOT File 47.036358A1

Tract 47

Dillon County

Mail Bid to:

**South Carolina Department of
Transportation
Property Management Rm. 422
Post Office Box 191
Columbia, South Carolina 29202
803-737-1400 or
800-214-4495**



Additional photos attached

**FOR SALE
By
Department of Transportation**



General Property Description: The house is a two story vinyl home built in 2004. It has approximately 2569 sq ft., three (3) bedrooms, three (3) baths. Features include hardwood floors, 2 car garage, Thermopane windows, large laundry/utility room. **The structure is sold “as is” and must be moved off the land at purchaser’s expense.**

Sale Price: To be set by the bid amount. However, SCDOT reserves the right to reject all bids if they are all determined to be inadequate.

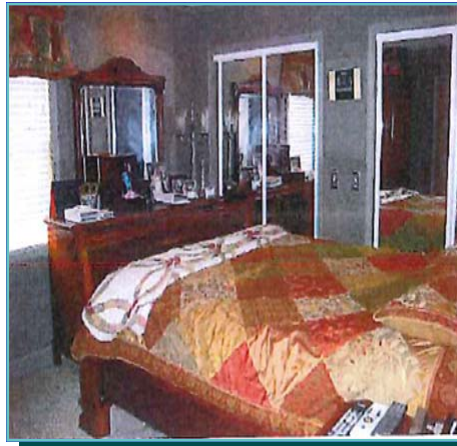
Brief Conditions of the Sale: All bidders are required to submit **two certified checks** along with the executed Proposal and Commitment Form. The first should be in the amount of **10% of the bid amount as earnest money**. The second certified check should be for **\$3,000.00** to serve as a performance deposit. **The second check is refundable after satisfactory removal of structure.** The successful bidder is required to remove the house and additional improvements from the subject site at the successful bidder’s expense as outlined in the Proposal and Commitment Form. For additional information please contact Property Management at 1-800-214-4495.

The materials presented in this packet cannot be guaranteed as to the accuracy or timeliness. All information in this packet is considered “as is” without warranty. Under no circumstances shall SCDOT, its agents or any contributor to this information packet be held liable for any direct, indirect, incidental, punitive, special or consequential damages that result from the use of, or inability to use, this information.

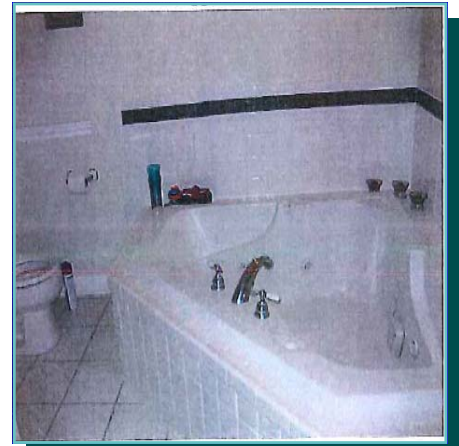
Additional Photos



Kitchen



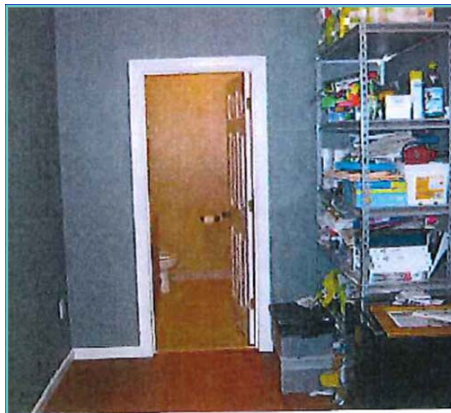
Master Bedroom



Master Bath



Back of House



Office/ Half Bath



Full Bathroom

PROPOSAL AND COMMITMENT

BIDDER: _____

ADDRESS: _____

TELEPHONE NO. _____

E-MAIL ADDRESS: _____

Proposal

The Bidder hereby offers to purchase from South Carolina Department of Transportation ("SCDOT") the Subject Property hereinafter described for the sum of:

_____ (\$ _____)
("Bid Amount").

Description of Subject Property

File: 47.036358A1 **Road/Route:** I-73 **Tract:** 47 **County:** Dillon

The house is a two story vinyl home built in 2004. It has approximately 2569 sq ft., three (3) bedrooms, three (3) baths. Features include hardwood floors, 2 car garage, Thermopane windows, large laundry/utility room. **The structure is sold "as is" and must be moved off the land at purchaser's expense.**

Terms of Proposal and Commitment

By the submission of this Proposal and Commitment, the Bidder agrees to be bound to all of the terms and conditions set forth herein. If this Proposal and Commitment and Bid Amount are accepted as the highest responsible and responsive bid, SCDOT will notify Bidder in writing by mail to the address set forth above of the award of a contract for sale. The award letter and this Proposal and Commitment shall constitute the entire contract of sale.

Bid Guaranty

Attached hereto is a **certified check or money order** made payable to SCDOT in the amount of **10% of the Bid Amount** as a guaranty that if SCDOT determines that Bidder is the highest responsive and responsible bidder and is awarded the contract, Bidder will purchase the Subject Property in accordance with this Proposal and Commitment and all terms and conditions set forth herein. If, after having been awarded the contract, Bidder fails to purchase the Subject Property in accordance with the terms herein, SCDOT shall retain the full amount of the Bid Guaranty. **NO PERSONAL CHECKS WILL BE ACCEPTED.**

1. All bids must be submitted on this Proposal and Commitment form, or a copy of same. The Proposal and Commitment form must be completed, initialed on each page, and signed on the last page by the Bidder and one witness. The completed Proposal and Commitment form and Bid Guaranty must be submitted to SCDOT in a **sealed envelope**. The **sealed envelope** shall indicate on its face that it contains a Bid, the Bidder's name and address, the property for which the Bid is submitted and the county where the property is located. If sent by mail, the **sealed envelope** must be mailed to SCDOT, Attn: Property Management, Post Office Box 365, Columbia, South Carolina, 29202. If hand delivered, the **sealed envelope** must be delivered to SCDOT's Right of Way Division, Silas N. Pearman Building, 955 Park Street, Room 422, Columbia, South Carolina – Telephone No. (803) 737-1400.
2. Deadline for Submission of Bids. To be considered, a bid must be received by SCDOT's Right of Way Division prior to the deadline stated in the Notice to Bidders. SCDOT will not be responsible for delays in the mail. Bids received after the time for opening of bids will be returned. The deadline for submission of bids stated in the Notice to Bidders shall control over any other dates published or printed. No bids will be received nor will any higher bidder be allowed to withdraw a bid after the deadline.
3. Bid Guaranty. No bid will be considered unless it is accompanied by a **certified check** made payable to SCDOT in the amount of **10%** percent of the Bid Amount. SCDOT will retain the successful bidder's check as a guaranty that the bidder will close the transaction in accordance with the contract. The successful bidder will be entitled to a credit against the full Bid Amount due at closing for the amount of the Bid Guaranty. SCDOT will return all unsuccessful bidders' certified checks by regular mail unless a bidder makes other arrangements with SCDOT for the return of the bidder's check.
4. Confidentiality. All properly submitted bids shall be kept confidential until bid opening.

5. Bid Opening and Evaluation. Bids will be opened at the SCDOT Silas N. Pearman Building, 955 Park Street, Columbia, South Carolina at the time of the deadline for the submission of bids. After the bids are opened and read, they will be compared and determine which bid is the apparent highest bidder, but an award will not be made at that time. The bid deadline date for this transaction is:

11:00 AM on Thursday, January 10th, 2019.

6. **SCDOT's Right to Reject All Bids. SCDOT reserves the right to reject all Bids if it determines that it is not in SCDOT's or the State's best interest to accept the Bids that are presented.**
7. Award of Contract. If a contract is awarded, the award will be made to the highest responsive and responsible bidder whose bid complies with all the requirements of the solicitation. The award of the contract will be made within 30 days after the opening of the bids. The successful bidder will be notified, by regular mail to the address shown on the Proposal and Commitment form, that the bidder has been awarded the contract for the purchase and sale of the Subject Property.
8. Marketability of Title and Conveyance. SCDOT makes no representations as to the marketability of title to the Subject Property. SCDOT will convey its right, title and interest by a Bill of Sale.
9. Condition of Subject Property. SCDOT makes no warranty of any kind, either express or implied, as to the physical condition of the Subject Property or of its fitness for a particular purpose. The Subject Property is being sold in "AS IS" condition. The submission of a bid shall be considered prima facie evidence that the bidder has made all examinations and inspections of the Subject Property that bidder deems necessary to be fully informed as to the conditions to be encountered in purchasing the Subject Property.
10. Inspections of Subject Property. SCDOT will make the Subject Property available to prospective bidders, upon request, for examination and inspections of any kind, including, but not limited to, the following: inspections for environmental conditions; the existence of hazardous substances; termite, water or fungus damage; or structural defects. All examinations and inspections shall be at the bidder's, or the bidder's agents, at their own risk. Any prospective bidder who enters, or directs its agents or employees to enter the Subject Property for viewing or inspection agrees to indemnify and hold harmless SCDOT from any and all injuries to people or property that may arise out of such viewing and inspection.

11. Date of Closing. Closing dates will be assigned based upon the amount of time deemed reasonable for the successful bidder to make final payment. Time is of the essence and no extensions will be allowed without the written agreement of SCDOT's Director of Right of Way. SCDOT will notify the successful bidder of the closing date in the letter notifying the bidder of the award of the contract. The closing date will be: **On or before 60 days of the date contract is awarded.**

12. Possession. Possession of the Subject Property will be given to the successful Bidder upon SCDOT's receipt of the full Bid Amount.

13. Performance Guaranty. When it is necessary for the successful bidder to perform work as a part of the purchase, SCDOT may require a Performance Guaranty. The Performance Guaranty shall be delivered to SCDOT at closing or prior to starting any work or moving any items. The Performance Guaranty must be a **certified check** payable to SCDOT. The Performance Guaranty will be held by SCDOT to assure that the work required under the offering is performed to SCDOT's satisfaction by **March 15th, 2019**. If the work is performed to SCDOT's satisfaction, the Performance Guaranty will be returned to the successful bidder within two weeks after the inspection and acceptance by SCDOT of the work. If the work is not completed to SCDOT's satisfaction, SCDOT will notify the successful bidder in writing of the deficiencies. If the successful bidder fails to correct the noted deficiencies within 72 hours to SCDOT's satisfaction, SCDOT may retain Performance Guaranty.

The Performance Guaranty for this bid is: **Three Thousand Dollars (\$3000.00).**

14. Delivery of Bill of Sale. At closing, SCDOT will deliver to the successful bidder a properly executed Bill of Sale for the Subject Property in exchange for a certified check or bank money order payable to SCDOT in the Bid Amount less the amount of any Bid Guaranty.

15. Permits. The successful bidder is responsible for acquiring any and all necessary construction/moving permits required.

16. Indemnification Agreement. The successful bidder agrees to indemnify and hold harmless SCDOT from any and all liability for damages or injuries which may arise out of the performance of this contract.

17. Disclosures and Disclaimers. All information contained herein, or provided in addition hereto, is believed to be accurate, but is not guaranteed.

WITNESS:

BIDDER:

By: _____
Name: _____
Title: _____

IMPROVEMENT DESCRIPTION

Building

General Property Type	Single-family residential
Specific Property Use	Single-family residential
Size of GBA	2,569 square feet
Year Built	2004
Estimated Effective Age	4 years
Estimated Economic Life	50 years
Type of Construction	Wood frame with vinyl siding
Foundation	Concrete slab
Exterior Walls/Windows	Exterior walls are vinyl siding and the windows are vinyl, double hung.
Roof	Asphalt shingle
Garage / Carport	2.5 car garage attached
Other Features	n/a
Exterior Condition	Overall exterior condition is average-good

IMPROVEMENT SKETCH

