

NOTICE OF PUBLIC AUCTION  
BIBB COUNTY BOARD OF EDUCATION  
MACON, GEORGIA

The Bibb County School District will sell the following land and building by Public Auction to the highest bidder for cash, in lawful money of the United States:

**Hunt Elementary School land and improvements**, 990 Shurling Drive, Macon,  
Georgia 31211

Date and time of the Public Auction of **Hunt Elementary School land and improvements** is **May 19, 2009 at 10:00 AM**, local time at the property address listed above. The public is able to view the property from 9:00 AM to 9:59 AM that morning.

Auction will begin promptly at the aforementioned times.

Starting Minimum Bid for the property:  
Hunt Elementary: \$175,000.00

Terms of Auction:

A 15% deposit will be required in cash or certified funds by the successful bidder on the day of the live auction with the balance due at closing. The acceptance by Seller of any bid is expressly conditioned on the successful bidder executing a Real Estate Sales Agreement in form and with content satisfactory to Seller immediately after being declared the successful bidder by the auctioneer. The deposit paid at auction will constitute earnest money paid pursuant to the terms of the sales contract.

Inspection:

The property is available for inspection at anytime; however, a Bibb County School System representative will be available to provide access to the improvements on May 13, 2009, specifically at the time listed below. We strongly encourage you to view the property well in advance of the sale.

There will be a Bibb County School System representative on duty at **Hunt Elementary School** from 9:00 AM-11:00 AM to provide access to the improvements.

Closing Cost:

The costs of closing shall be payable as provided in the Real Estate Sales Agreement.

Brokers:

No buyer broker commission will be paid by the Seller.

**Mapping/Photos/Deeds:**

It is the Buyer's responsibility to conduct its own due diligence regarding investigation of any property. The legal description and deed information will be provided, upon request, so that additional research may be conducted by any potential purchaser.

**Auction Terms:**

All properties are being sold "As Is – Where Is" and with any and all faults and with no warranties expressed or implied. Announcements made at the auction take precedence over all written matter. Buyers should carefully verify all items and bid accordingly. This is a "Reserve Auction." Seller reserves the right to establish a reserve price, to accept any bid or to reject any and all bids that the Seller deems not to be in the best interest of the Seller or to withdraw any of the properties at any time prior to the announcement of the completion of the sale by the auctioneer.

**Buyers Notes:**

Information contained herein was taken from reliable sources and is believed to be correct. Although every precaution has been taken to insure the accuracy of the information herein, Seller and all its agents will not be responsible for any errors or omissions. It is the Buyer's responsibility to conduct his/her/its own due diligence and make his/her/its own decision as to the accuracy of all information.

**Bibb County Board of Education Contact Information:**

Copies of the Real Estate Sales Agreement and Legal Description are available for review prior to the auction at the Bibb County Board of Education Construction Department, 484 Mulberry Street, Macon, Georgia 31201. Please contact the Bibb County Construction Department at 478-765-8508.