



GREGG APPRAISAL DISTRICT

**4367 W Loop 281
Longview, TX 75604
(903) 238-8823
FAX (903) 238-8829**

**Libby Neely, RPA, CCA, CTA
Chief Appraiser**

PUBLIC NOTICE

REQUEST FOR SEALED BIDS TO PURCHASE REAL PROPERTY

The Gregg County Appraisal District (Gregg CAD) will begin accepting sealed bids January 18, 2022 for the sale of Gregg CAD-owned excess real property described below. The receipt of responses does not require Gregg CAD to accept any bid, enter a contract or to complete a sale or exchange. Should any bid be accepted, payment shall be made by cashier's check or money order payable to Gregg CAD at the date of property ownership transfer. If approved, sale and conveyance will be through special warranty deed. If a bidder desires to purchase title insurance, close with a local title company, or other special provisions, Gregg CAD may consider accommodating, (but is not required to accommodate), such requests at the bidder's sole expense, so long as this does not unduly delay closing the transaction. Any and all such costs shall be in addition to the bid submitted.

DESCRIPTION OF PROPERTY

Gregg CAD Property ID #22502

Location: Lake Lamond Road, Longview, Texas 75604 Vacant/Wooded tract located approximately 450 feet south of the intersection of Lake Lamond Drive and West Cotton Street, Longview Texas. Tract is facing the entry of West River Oaks Drive. (Maps attached for general reference).

Legal Description: AB 256 M Mann Survey, Tract 29, Sec 2 as recorded in the official land records of Gregg County, Texas. See also Warranty Deed Volume 1373 Page 159, Paul Painter, Trustee to Gregg County Appraisal District (attached for reference).

Size: Approximately 3.72 Acres – Vacant/Wooded

Property Zoning: Multi Family-3, Multiple Family Dwelling

CALENDAR DATES FOR SEALED BID PROCESS

January 15 and January 31, 2022	Publication of notice per Local Gov. Code Chapter 272
January 18, 2022	Date to open bidding process
April 12, 2022 at 3:00 P.M.	Date to close bidding process & open bids received timely
May 17, 2022	Date to evaluate & to take final action on the bids (BOD)
On or after September 15, 2022	Date to close transaction and execute deed to new owner

SUBMISSION OF BID

Please use Sealed Bid Form included in this packet. Additional materials may be submitted as necessary, but bids which lack the Sealed Bid Form shall be deemed incomplete and may not be considered by Gregg CAD.

Bid proposals are due at the Gregg CAD office no later than April 12, 2022 at 3:00 p.m. Any bids received after that date and time will not be opened or considered. The deadline will be strictly enforced, and absolutely no exceptions for late submissions will be made. Bids may be delivered by mail, overnight service, or hand delivery. Emailed or faxed bids will not be accepted.

Any individual who signs a submitted bid proposal warrants that he or she is duly authorized to act as agent or on behalf of the entity or individual specified as the proposed purchaser in the bid.

Bids must be delivered to Gregg CAD in a sealed envelope which must be received at or before 3:00 p.m. on April 12, 2022. The outside of the sealed enveloped shall be plainly marked “**Sealed Bid for Excess Property**” and shall be delivered to:

**Gregg County Appraisal District
Attn: Cathy Hadley
4367 W. Loop 281
Longview, Texas 75604**

The sealed bids will be opened April 12, 2022 at 3:00 p.m. in the Board Room of Gregg CAD. Gregg CAD staff will publicly open, read and tabulate the bids at the scheduled time. The bids will be considered by the Gregg CAD Board of Directors at its regularly scheduled May 17, 2022 meeting, and action may be taken on the bid proposals at that meeting.

Real Estate Sealed Bid Form

NAME

ADDRESS

PHONE #

E-MAIL

PROPERTY: Approximately 3.72 acres vacant tract on Lake Lamond Road, Longview, Texas 75604. Legal description AB 256 M Mann Survey, Tract 29, Sec 2 as recorded in the official land records of Gregg County, Texas, being the same property more fully described in the deed recorded at Volume 1373, Page 159 of the official land records of Gregg County, Texas.

I/We hereby bid \$_____ as consideration for the purchase of the above referenced property.
I/We have received, read and understand the terms and conditions of this offer.

SIGNATURE

DATE

SIGNATURE

DATE

Acceptance of offer by Seller – (to be completed by Gregg CAD officials following award of bid)
Seller hereby accepts the bid of the above Bidder in the amount of \$_____ and agrees to sell the above referenced Real Estate to the Bidder under the terms set forth in Bidder's proposal.

Dated: _____, 2022

Chairman, Board of Directors
Gregg County Appraisal District

Secretary, Board of Directors
Gregg County Appraisal District