

COUNTY OF CLARENDON)
)
STATE OF SOUTH CAROLINA) **ORDINANCE NO.: 2011-6**

AN ORDINANCE TO AUTHORIZE THE SALE NINE (9) PARCELS OF COUNTY OWNED REAL PROPERTY LOCATED WITHIN CLARENDON COUNTY AND IDENTIFIED AS CLARENDON COUNTY TAX MAP PARCEL NOS. 169-15-07-010-00, 169-15-04-007-00, 169-15-04-010-00, 169-15-04-012-00, 186-04-03-001-00, 186-04-03-002-00, 187-02-05-011-00, 187-02-05-012-00 and 187-02-05-013-00.

WHEREAS, Clarendon County owns nine (9) parcels of real property located within Clarendon County and identified as Clarendon County Tax Map Parcel Nos. 169-15-07-010-00, 169-15-04-007-00, 169-15-04-010-00, 169-15-04-012-00, 186-04-03-001-00, 186-04-03-002-00, 187-02-05-011-00, 187-02-05-012-00 and 187-02-05-013-00.

WHEREAS, the parcels have been researched and reviewed by the Clarendon County Assessor and the Clarendon County Administrator to determine a reasonable value for each parcel;

WHEREAS, Clarendon County has no planned need for these parcels and wishes to place the nine (9) parcels, with improvements located thereon where available, back on the tax rolls of Clarendon County as revenue producing real property;

WHEREAS, Pursuant to § 4-9-30 and § 4-9-120 of the Code of Laws of South Carolina 1976, as amended, Clarendon County intends to sell, pursuant to a public sale, the nine (9) parcels of land, with improvements located thereon where available, hereinafter described; and

NOW, THEREFORE, BE IT ORDAINED that Clarendon County Council

1. Authorizes the sale of nine (9) parcels of land, with improvements located thereon and subject to any rights of first refusal, located within Clarendon County and identified as follows:

(A) Tax parcel number: 169-15-07-010-00

(Clarendon County Assessor's Office)

**(B) Tax parcel number(s): 169-15-04-012-00
169-15-04-010-00**

(Clarendon County Economic Development Board's Office and Adjacent Parking Area)

- (C) Tax parcel number: 169-15-04-007-00
(Vacant Lot (located at the rear of the Clarendon County Economic Development Board's Office))
- (D) Tax parcel number(s): 186-04-03-001-00
(Clarendon County Planning Commission's Office)
- (E) Tax parcel number(s): 186-04-03-002-00
Vacant Lot (located adjacent to the Clarendon County Planning Commission's Office)
- (F) Tax parcel number: 187-02-05-011-00
(Vacant Lot (fronting East Boyce Street, Manning, SC))
- (G) Tax parcel number: 187-02-05-012-00
(Vacant Lot (fronting East Boyce Street, Manning, SC))
- (H) Tax parcel number: 187-02-05-013-00
(Vacant Lot (fronting East Boyce Street, Manning, SC))

2. Each parcel of land identified herein shall be sold pursuant to public sale through the presentation of sealed bids. All parcels shall be sold to the highest bidder. All bids must be reasonable in nature when compared to the estimated fair market value of the property. The sales of all parcels listed herein are subject to valid rights of first refusal previously entered into by Clarendon County.
3. Brokers will be protected. Clarendon County agrees to pay a negotiated broker's commission if a successful bidder is presented.
4. Clarendon County shall reserve the right to reject any bid it chooses.
5. Title abstracts for each parcel have not been performed by Clarendon County. Each parcel of land shall be sold in an "AS IS" condition and be subject to all visible and/or recorded easements, covenants, restrictions, regulations and encumbrances as may be found in the public records of Clarendon County affecting the properties.
6. Successful bidders, their successors, heirs and/or assigns assume all responsibility regarding title and agree to hold Clarendon County, its successors and/or assigns harmless from any and all liability relating to the sale of these parcels of land.

7. At the time an award is made, the successful bidder and Clarendon County shall enter into an agreement for the sale of property. Each party shall pay its normal closing costs associated with the closing. The sale of the properties described shall be conducted by a licensed S.C. attorney. The successful bidder shall have the right to select the closing attorney.
8. The County Administrator or his designee is hereby authorized to execute any and all documents and make any and all decisions to effectuate the sale and closing of the parcels described herein.
9. In regards to tax parcel number 169-15-07-010-00, a right of first refusal was entered into between Clarendon County and First Baptist Church of Manning on July 31, 1985. Said Agreement was recorded in the Office of the Register of Deeds for Clarendon County in Deed Book A-131 at Page 486. In compliance with this agreement, the Clarendon County Administrator or his designee is authorized to offer for purchase this parcel to First Baptist Church of Manning. If a reasonable purchase price is not agreed upon between the parties within thirty (30) days of the original offer by Clarendon County, this parcel shall be sold to the highest bidder according to the terms of this Ordinance.
10. This Ordinance shall become effective upon the Third and Final Reading.

ATTEST:





 Thomas Harvin, Interim Clerk to Council

CLARENDON COUNTY COUNCIL



 Dwight L. Stewart, Jr., Chairman

First Reading: July 11, 2011
Public Hearing: August 8, 2011
Second Reading: August 8, 2011
Third Reading and adoption:
 September 12, 2011