



PROPERTY SALE REQUEST FOR BIDS

LOCATION OF PROPERTY TO BE SOLD:

GS # 108-306

**+/-45.4 ACRES OF LAND, HUCKLEBERRY HILL, NHN WOODLAND
WAY, PASS CHRISTIAN
HARRISON COUNTY**

OFFERED BY: THE UNIVERSITY OF SOUTHERN MISSISSIPPI

Sealed Bids will be received until 2:00:00 pm, Tuesday, February 6, 2024, at which time Bids will be opened and evaluated by representatives from The University of Southern Mississippi & the Department of Finance and Administration

INTERESTED PARTIES SHOULD CONTACT:

Brian Hauff

601-266-4414

3105 West 4th Street

Hattiesburg, MS. 39406

Brian.Hauff@usm.edu

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ADVERTISEMENT

+/- 45.40 Acres for Sale

The University of Southern Mississippi in consultation with the Department of Finance and Administration is soliciting sealed bids for the sale of property located at NHN Woodland Way in Section 7, Township 8, Range 12 in Harrison County, Mississippi. Interested parties should contact Brian Hauff or Kent Adams for information. Bids will be accepted until 2:00:00 p.m., Tuesday, February 6, 2024, at which point bids will be opened and evaluated at the Physical Plant Conference Room on the campus of The University of Southern Mississippi. Inquiries can be made to:

Kent Adams or
601-359-2896

Kent.Adams@dfa.ms.gov

Brian Hauff
601-266-4414

Brian.Hauff@usm.edu

HOUSE BILL NO. 870

1 AN ACT TO AUTHORIZE THE DEPARTMENT OF FINANCE AND
2 ADMINISTRATION, ACTING ON BEHALF OF THE BOARD OF TRUSTEES OF STATE
3 INSTITUTIONS OF HIGHER LEARNING, TO SELL AND CONVEY PARCELS OF
4 CERTAIN STATE-OWNED REAL PROPERTY AND ANY IMPROVEMENTS THEREON
5 UNDER THE POSSESSION AND CONTROL OF THE UNIVERSITY OF SOUTHERN
6 MISSISSIPPI GULF COAST, LOCATED IN THE CITY OF PASS CHRISTIAN,
7 HARRISON COUNTY, MISSISSIPPI, KNOWN AS THE "HUCKLEBERRY HILL"; AND
8 FOR RELATED PURPOSES.

9 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MISSISSIPPI:

10 SECTION 1. (1) The Department of Finance and
11 Administration, acting on behalf of the Board of Trustees of State
12 Institutions of Higher Learning, is authorized to sell and convey
13 parcels of certain state-owned real property and any improvements
14 thereon under the possession and control of the University of
15 Southern Mississippi Gulf Coast, located in the City of Pass
16 Christian, Harrison County, Mississippi, known as the "Huckleberry
17 Hill," being in Section 7, Township 8 South, Range 12 West, of the
18 First Judicial District of Harrison County, Mississippi, and more
19 particularly described as follows:

20 #1
21 That lot or parcel of land having a beginning point and
22 its Northwest corner at a point on the South bank of
23 Bayou Portage, which point is 1,932 feet West of the
24 East line of Section 7, Township 8 South, of Range 12
25 West; from said starting point running South, 39 degrees
26 and 40 minutes East 674 feet; thence East, 39 degrees
27 and 40 minutes North 200 feet; thence North 39 degrees
28 and 40 minutes West 814 feet to the South Bank of Bayou
29 Portage; thence in a Westerly direction along said Bayou



30 Portage to the point of beginning; and being bounded on
31 the North by said Bayou Portage; on the East by land
32 formerly belonging to Geo. R. Smith and Bidwell Adam but
33 now by W. C. Huck; on the South by a public highway; and
34 on the West by land formerly owned by R. H. Hogsett, but
35 now by the Gulf Park College.

36 The said lot of land having a width of 200 feet between
37 parallel lines measured at right angles and being
38 situated in the said Section 7, Township 8 South, Range
39 12 West, and being a part of the larger tract of land
40 acquired by Geo. R. Smith and Bidwell Adam by deed of
41 conveyance from Martha A. Cope, dated November 5, 1925,
42 and of record in the records of deeds of Harrison
43 County, Mississippi.

44 TOGETHER with all improvements situated thereon and all
45 appurtenances thereunto belonging or in anywise
46 appertaining, and also including all riparian, littoral
47 and aquatic rights thereunto belonging, or in anywise
48 appertaining.

49 #2 and;

50 Beginning at a point on the South bank of Bayou Portage
51 at a point which is 1932 feet West of the East line of
52 Section 7, Township 8 South, Range 12 West; and from
53 said point of beginning running thence South 39 degrees
54 40 minutes East to a point which is 15 feet North of the
55 South line of said Section 7, Township 8 South, Range 12
56 West; running thence West along a line which is 15 feet
57 North of and parallel to the South line of said Section
58 7, a distance of 1777 feet, more or less, to the South
59 margin of a roadway which extends in an Easterly
60 direction to intersect with the Pass Christian Red Creek
61 Highway; running thence in a Northerly direction a
62 distance of 1016 feet, more or less, along the West line



63 of the land sold by Adams and Smith to Mrs. Harry S.
64 Norwood, by deed dated April 3, 1935, recorded in the
65 Deed Book 205, at pages 84-85, to the South bank of
66 Bayou Portage, running thence Easterly along the South
67 margin of Bayou Portage and following the meanderings
68 thereof to the point of beginning.

69 (2) The real property described in subsection (1) of this
70 section shall not be sold for less than the current fair market
71 value as determined by the averaging of at least two (2)
72 appraisals by qualified appraisers, one (1) of which who shall be
73 selected by the Department of Finance and Administration, and both
74 of which shall be certified and licensed by the Mississippi Real
75 Estate Appraiser Licensing and Certification Board.

76 (3) The State of Mississippi shall retain all mineral rights
77 to the real property sold under this section.

78 (4) Proceeds from the sale of the real property described in
79 subsection (1) of this section shall be deposited into a special
80 fund in the State Treasury and shall be expended only for the
81 benefit of the University of Southern Mississippi Gulf Coast.

82 **SECTION 2.** This act shall take effect and be in force from
83 and after July 1, 2011.



PROPERTY SUMMARY

This is a 45.40+/- acre tract, commonly known as 'Huckleberry Hill' is located on Bayou Portage and Woodland Way Road. It is partially wooded, vacant land in Harrison County, Mississippi. It is zoned as A-1 or general agriculture by Harrison County. According to the National Wetlands Inventory Map published by the U.S. Fish and Wildlife Service, approximately 40.0% of the tract is wetlands. Based on appraisals of the property, its location along Bayou Portage, the tract contains 60.0% uplands or 27.24 net acres.

Pursuant to the Legislation above for selling the property, appraisals were obtained of the subject property, with the average of the two (2) appraisals being \$394,150.00. Any offer for purchase of the subject property may not be less than this amount.

The State of Mississippi intends to sell the entire property, "as is." The State does not intend to perform any work to the subject property, and any improvements will be performed by the successful purchaser.

DESCRIPTION OF PROPERTY

SUBJECT PROPERTY:	Huckleberry Hill on Bayou Portage and Woodland Way Road in Harrison County, Mississippi.
Tax Parcel ID:	Parcel #0411N-01-001.000, Harrison County, Mississippi No taxes due on state-owned property
Minimum Sale Price:	\$394,150.00
LAND AREA:	+/- 45.40 acres
ZONING:	<u>A-1 General Agriculture</u>
ACCESS:	NHN Woodland Way Road, Pass Christian

The following described land situated and being in Section 7, Township 8 South, Range 12 West of the First Judicial District of Harrison County, Mississippi, and more particularly described as follows:

Parcel One:

That lot or parcel of land having a beginning point and its Northwest corner at a point on the South bank of Bayou Portage, which point is 1,932 feet West of the East line of Section 7, Township 8 South, of Range 12 West; from said starting point running South, 39 degrees and 40 minutes East 674 feet; thence East, 39 degrees and 40 minutes North 200 feet; thence North 39 degrees and 40 minutes West 814 feet to the South Bank of Bayou Portage; thence in a Westerly direction along said Bayou Portage to the point of beginning; and being bounded on the North by said Bayou Portage; on the East by land formerly belonging to Geo. R. Smith and Bidwell Adam but now by W. C. Huck; on the South by a public highway; and on the West by land formerly owned by R.H. Hogsett, but now by the Gulf Park College.

The said lot of land having a width of 200 feet between parallel lines measured at right angles and being situated in the said Section 7, Township 8 South, Range 12 West, and being a part of the larger tract of land acquired by Geo. R. Smith and Bidwell Adam by deed of conveyance from Martha A. Cope, dated November 5, 1925, and of record in the records of deeds of Harrison County, Mississippi.

TOGETHER with all improvements situated thereon and all appurtenances thereunto belonging or in anywise appertaining, and also including all riparian, littoral and aquatic rights thereunto belonging, or in anywise appertaining.

Parcel Two:

Beginning at a point on the South bank of Bayou Portage at a point which is 1932 feet West of the East line of Section 7, Township 8 South, Range 12 West; and from said point of beginning running thence South 39 degrees 40 minutes East to

a point which is 15 feet North of the South line of said Section 7, Township 8 South, Range 12 West; running thence West along a line which is 15 feet North of and parallel to the South line of said Section 7, a distance of 1777 feet, more or less, to the South margin of a roadway which extends in an Easterly direction to intersect with the Pass Christian Red Creek Highway; running thence in a Northerly direction a distance of 1016 feet, more or less, along the West line of the land sold by Adams and Smith to Mrs. Harry S. Norwood, by deed dated April 3, 1935, recorded in the Deed Book 205, at pages 84-85, to the South bank of Bayou Portage, running thence Easterly along the South margin of Bayou Portage and following the meanderings thereof to the point of beginning.

TERMS AND CONDITIONS OF SALE

- Bids shall be in an amount of **NOT LESS THAN \$394,150.00**, which is the average of (2) appraisals as determined by the State of Mississippi.
- The property will be sold “as is” and “where is.”
- Bidders will be required to submit, with their official Bid, a letter of pre-approval for a loan from a certified Bank or Lending Institution, in the amount of the Bid. Bidders will not be required to submit an earnest deposit with the Bid. A “certified Bank of Lending Institution” is defined as a federal or state-chartered bank or lending institution authorized to do business in the State of Mississippi.
- The State of Mississippi reserves the right to reject any and all bids. The rejection of any or all Bids received shall not constitute or cause any liability or claim of damage against the State of Mississippi.
- The State of Mississippi shall retain all mineral rights of the property.
- Any sale of the subject property will be contingent upon the execution of a Contract for Sale to be signed by the Purchaser and the State of Mississippi.
- The transfer of title to the subject property shall be in the form of a Quitclaim Deed. Any successful Bidder shall be responsible for Title Insurance.
- In the event of a sale of the subject property, the Purchaser shall be responsible for all Closing Costs.
- In the event of a sale of the subject property, the Purchaser shall be responsible for any property inspections, environmental inspections, or any other inspections or evaluations of the subject property as he/she deems appropriate or is required by a Lender.
- Bids will be due at the Physical Plant 3105 West 4th Street, Hattiesburg, MS 39406 no later than 2:00 p.m., Tuesday, February 6, 2024. Any bids not received at this location or by the date and time specified herein shall not be considered. Please ensure that the sealed bids are addressed on an envelope as shown below:



OFFICIAL BID FORM

I, _____, propose to purchase the real property located at NHN Woodland Way in Section 7, Township 8, Range 12 in Harrison County, Mississippi, better known as Huckleberry Hill and any improvements thereon, for the price of:

_____ Dollars (written amount)

(\$ _____)

I understand that the purchase of this property is contingent upon the execution of a Contract for Sale, that transfer of Title will be in the form of a Quitclaim Deed, and that all other costs related to the purchase of the subject property, will be the responsibility of the buyer.

Enclosed is a letter of credit or pre-approval by a certified Bank or Lending Institution certifying that I am pre-approved for a loan in the amount of the proposed price listed herein.

Signature

Date

Name (Printed)

Address

City

State

Zip Code

Phone

Email

Bidder's Name

Bidder's Address/City/Zip

TO: Brian Hauff

3105 West 4th St.

Hattiesburg, MS. 39406

BID FOR PROPERTY

GS # 108-306

Huckleberry Hill Property