



# **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 4<sup>th</sup> Street

Hattiesburg, MS. 39406

[Brian.Hauff@usm.edu](mailto: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](mailto:Kent.Adams@dfa.ms.gov)**

**Brian Hauff**  
**601-266-4414**

**[Brian.Hauff@usm.edu](mailto: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

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

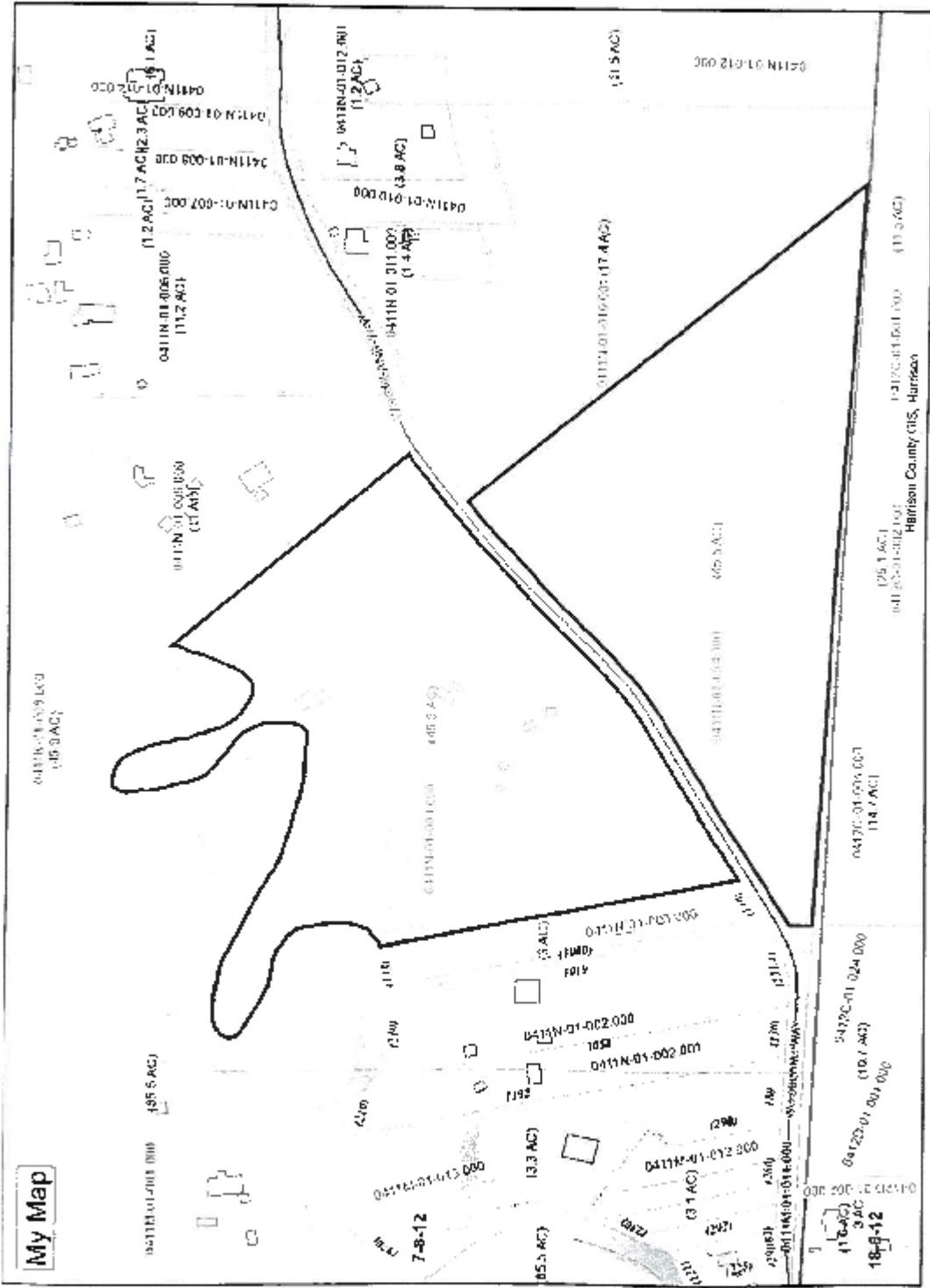
TOGETHER with all improvements situated thereon and all appurtenances thereunto belonging or in anywise appertaining, and also including all riparian, littoral and aquatic rights thereunto belonging, or in anywise appertaining.

**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.

My Map



1 inch = 376 feet

Harrison County GIS, Harrison

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS DERIVED FROM PUBLIC INFORMATION RECORDED IN THE OFFICE OF THE CLERK OF COURTS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL DESCRIPTION. PLEASE CONSULT A SURVEYOR.

Date: 6/25/2021  
Time: 3:27:29 AM



## **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.
- 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 4<sup>th</sup> Street, Hattiesburg, MS 39406 no later than 2:00 p.m., Tuesday, January 30, 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 4<sup>th</sup> St.**

**Hattiesburg, MS. 39406**

**BID FOR PROPERTY**

**GS # 108-306**

**Huckleberry Hill Property**