

NOTICE OF SALE OF REAL PROPERTY

The Board of Supervisors of Coahoma County, Mississippi, will, on November 1, 2021 at 3:00 p.m. accept sealed bids for the purchase of that real property described as:

A parcel of land containing 2.72 acres located in the S/E $\frac{1}{4}$ of Section 35, Township 30 North, Range 3 West, Coahoma County, Mississippi and being more particularly described as follows:

Beginning at a $\frac{1}{2}$ inch iron bar set (N:1,792,200.14, E:2,255,131.95) in the southerly right-of-way of US Highway No. 49, said bar being 1,052.57 feet West of and 3,610.52 feet South of a 4" iron pipe locally accepted as the N/E Corner of said Section 35; then leaving said right-of-way run South 48 degrees 58 minutes 32 seconds West for a distance of 260.00 feet to a $\frac{1}{2}$ " iron bar; then run North 38 degrees 58 minutes 25 seconds West for a distance of 256.83 feet to $\frac{1}{2}$ " iron bar; then run North 36 degrees 00 minutes 50 seconds West for a distance of 211.50 feet to $\frac{1}{2}$ " iron bar; then run North 53 degrees 59 minutes 10 seconds East for a distance of 260.00 feet to an iron bar set in the southerly right-of-way of US Highway No. 49; then run along said right-of-way South 36 degrees 00 minutes 50 seconds East for a distance of 209.89 feet to a $\frac{1}{2}$ " iron bar set at a point of curvature; then run along said right-of-way along a curve to the left having central angle 04 degrees 31 seconds 04 seconds, a radius of 2,990.08 feet, chord bearing South 38 degrees 59 minutes 51 seconds East, chord length of 235.71 feet, for an arc distance of 235.77 feet to the POINT OF BEGINNING. All bearings are referenced to U.S. State Plane NAD 83 Mississippi West Zone (2302). The Convergence Angle (00°04'40"") and Combined Scale Factor (0.99995197) and was determined at the POINT OF BEGINNING;

The bids must be received by the County Administrator no later than 2:00 p.m. Monday, November 1, 2021. Bids shall be sealed, in writing and submitted to the office of the County Administrator in the Coahoma County Courthouse in Clarksdale, Mississippi.

The Board of Supervisors reserves the right to reject any or all bids. No bid shall be accepted for less than the appraised value of Thirty Five Thousand Dollars (\$35,000.00) plus \$250 to offset the cost of advertisement. The appraisal and bid forms are available for public review in the office of the County Administrator. Bid forms are also available online at <https://coahomacounty.net/>