

INVITATION TO BID
City of Monticello, Georgia

ITB #2025-ITB 002 SALE OF REAL ESTATE SUPPLUS PROPERTY (MINE LAKE)

The City acquired the land described as follows: Mine Lake”, in Monticello, ~701.45 acres, more than or less, at 8841 Hwy 11 S, Monticello, GA 31064. The tax parcel ID No. is 045 052. Being further described as all that certain tract land in Jasper County, Georgia (the property has been annexed into the City limits of Monticello).

The above-described real property is of no use to Monticello, Georgia because said property cannot be beneficially used by the City for city purposes.

Further information including a legal description of the property, may be obtained by visiting our website at www.monticellogeorgia.org

Sealed Bids will be accepted by the City of Monticello, beginning March 6, 2025, and continuing until noon on May 5, 2025 at Monticello City Hall, 123 W. Washington Street, Monticello, GA 31064.

SCHEDULE OF EVENTS	DATES
Bid Release Date:	Thursday, March 6, 2025
Deadlines for Questions:	Thursday April 10, 2025
Answers will be posted by addendum at:	Thursday April 17, 2025
Bid Closure Date and Time	Monday May 5, 2025 at Noon

The City of Monticello, Georgia reserves the right to cancel the sale, reject any and all bids, waive any technicalities or irregularities, sell the property in whole or in part, and to take any action based on the best interests of Monticello, Georgia.

Exhibit A

All that certain tract or parcel of land containing 694 acres, more or less, situate, lying and being in portions of G.M.D. 285, G.M.D. 365 and G.M.D. 373 and being more particularly described as follows:

TRACT ONE: All that tract or parcel of land situate, lying and being in the Monticello (299th) and Gladesville (373rd) Districts, G.M., Jasper County, Georgia, containing 660 acres, more or less, lying contiguous to each other and forming one (1) body, bounded by and more particularly described as follows: To establish the Point of Beginning, COMMENCE at an iron pin at the northwest corner of lands owned by James Sands at its connection with a paved county road (said road going north to Monticello and east to Georgia State Highway #11) extending along said road approximately 66 feet southeasterly to a point then southwest and perpendicular to said road along the dividing line between lands now or formerly owned by E. O. Jordan (formerly of D. N. Harvey) and The W. H. Key Estate (on lands formerly owned by Ira B. Brightwell) for a distance of approximately 2376 feet to a concrete marker, then easterly along the dividing line between lands now or formerly owned by E. O. Jordan (formerly of D. N. Harvey) and The W. H. Key Estate (on lands formerly owned by Ira B. Brightwell) for a distance of approximately 660 feet to an iron pin, then southerly a distance of approximately 792 feet along a line parallel more or less to Georgia State Highway #11 to an iron pin, then easterly for a distance of approximately 200 feet to an iron pin adjacent to Georgia State Highway #11, then southeasterly and following along the right-of-way of said Highway a distance of approximately 3300 feet to an iron pin, then along the dividing line (marked by iron pins) between lands owned by G. S. Turner and The W. H. Key Estate (on lands formerly owned by Martha Kelly), then again following the right-of-way of said Highway to U.S.G.C.M. #G-5, then northeasterly for a distance of approximately 4156 feet to U.S.G.C.M. #G-4, then southwesterly along the dividing line between lands owned by the U. S. Government and The W. H. Key Estate and passing through U.S.G.C.M. #G-3 to a point at Central of Georgia Railroad track/paved county road (centerline) (said road being commonly known as Feldspar Road) and being a distance of approximately 3630 feet, then westerly and following said paved county road for a distance of approximately 2640 feet to the intersection of said road and an unpaved county road (said road leading north from Feldspar Road to lands of Georgia Pacific Corp.) then northerly and following said unpaved county road for a distance of approximately 1452 feet to a point at which a creek and said unpaved road intersect, then northeasterly and following said

[Continues on next page]

crack for a distance of approximately one (1) mile in an irregular line to a point (said point being approximately 625 feet below and south of the Lead Lot line) along a line running parallel to the Lead Lot line and following said parallel line northwesterly for a distance of approximately 792 feet to an iron pin, then northwesterly in a straight line for a distance of approximately 3356 feet to the Point of Beginning.

Said distances and references are approximate and subject to a recent, accurate survey.

Said parcel is subject to an easement for a water pipe line and any other valid easements of record, including REA and Georgia Power.

Said parcel is section 4A and B of a division of lands of The W. H. Key Estate done by mutual agreement of MRS. JOSEPHINE KEY BRIDGES, MRS. GWENDOLYN KEY MALONE and MRS. CLAIRE KEY GOOLSBY in a contract dated March 27, 1936, and recorded in Deed Book 62, Pages 279-283, Office of the Clerk of Superior Court of Jasper County, Georgia.

This is the identical tract of land described as Parcel 1 in that Quit-Claim Deed dated March 27, 1936, from Mrs. Josephine Key Bridges and Mrs. Gwendolyn Key Malone to Mrs. Claire Key Goolbsy, and recorded in Deed Book 62, Pages 283-284, Office of the Clerk of Superior Court of Jasper County, Georgia.

TRACT TWO: All that tract or parcel of land situate, lying and being in Lead Lot 123, District Thirteen, G.M.D. 365 of Jasper County, Georgia, containing 845 acres according to a plat of survey prepared by Linda H. Jordan, County Surveyor, which is of record in Plat Book 5, Page 40, Office of the Clerk of Superior Court of Jasper County, Georgia. Said plat is incorporated herein by reference thereto and made a part hereof. Said parcel is subject to any valid easements of record.

Said parcel is section 8 of a division of lands of The W. H. Key Estate done by mutual agreement of MRS. JOSEPHINE KEY BRIDGES, MRS. GWENDOLYN KEY MALONE and MRS. CLAIRE KEY GOOLSBY in a contract dated March 27, 1936, and recorded in Deed Book 62, Pages 279-283, Office of the Clerk of Superior Court of Jasper County, Georgia.

This is the identical tract of land described as Parcel 2 in that Quit-Claim Deed dated March 27, 1936, from Mrs. Josephine Key Bridges and Mrs. Gwendolyn Key Malone to Mrs. Claire Key Goolbsy, and recorded in Deed Book 62, Pages 283-284, Office of the Clerk of Superior Court of Jasper County, Georgia.

TRACT THREE: All that certain tract or parcel of land lying and being in (295th G.M.D.), Land Lot 29 of the Sixteenth Land District of Jasper County, Georgia, containing 3.0 acres, being shown on plat of survey prepared by Linda H. Jordan, County Surveyor, dated October 4, 1933, and recorded in Plat Book 5, Page 540, Clerk's Office, Jasper Superior Court, which plat is incorporated herein by reference thereto. Said land being bounded as follows: North by E. O. Jordan, et al; East by W. T. Wain and E. O. Jordan, et al; South and West by Gwendolyn K. Malone, Claire K. Goolbsy and Josephine K. Bridges. This is the identical tract of land described in that certain deed dated 1930 from Gwendolyn K. Malone and Josephine K. Bridges to Claire K. Goolbsy, recorded in Deed Book 55, Page 292, Office of the Clerk of Superior Court of Jasper County, Georgia.

TRACT FOUR: All that tract or parcel of land containing 4.00 acres, situate, lying and being in Land Lot 1, District Sixteen, G.M.D. 293 of Jasper County, Georgia, and being more particularly described on that certain Plat of Property for Gwendolyn K. Malone and Josephine K. Bridges, dated 12-11-33, prepared by Linda H. Jordan, Jasper County Surveyor and recorded in Plat Book 5, Page 12, Office of the Clerk of Superior Court of Jasper County, Georgia.

