GUIDE LINES FOR PURCHASING PROPERTY FROM NEWBERRY COUNTY

FORFEITED LAND COMMISSION (FLC)

1. Bids will be accepted on any properties owned by the FLC.

2. FLC will not accept bids on property until all research and review of the sale has been completed.

3. Bids are accepted Monday thru Friday from 8:30 a.m. until 5:00 p.m.

4. FLC will consider all bids but reserves the right to refuse any bid. "Cost "amount on FLC listing shows all delinquent and current taxes plus penalty and cost.

5. The property will be awarded to the highest acceptable bid received.

6. FLC will not contact a bidder if another bid is received (higher or lower).

7. FLC will notify the successful bidder as soon as possible. The total amount due will also include fees, stamps and attorney fee. The bidder must provide cash, a certified check or a money order to satisfy the amount due.

8. The successful bidder must pay the full amount due within 2 weeks.

9. Bidder does not have the right to go on these properties until the sale from FLC is complete and a deed has been filed in the Clerk of Court's office and issued to you.

10. Bidder will not be issued any type of a warranty deed. It is in your best interest to have the deed researched and consider an action to 'quiet title'.

11. If a bidder on FLC property is successful and does not honor (or pay for) the accepted bid when officially notified and has done this for three (3) bids in a two years period (beginning from the date of the first dishonored bid) then that bidder will be required to submit a one hundred ($100) dollars fee (in cash or a cashier's check drawn on a recognized financial institution) with any future bid. This deposit will be applied towards the bid, if accepted, or returned if the bid is not accepted or cashed if the bid is accepted and the bidder does not honor or pay for the bid. The fee is to cover costs associated with preparation of the bid process through acceptance by the FLC.

    You can research FLC properties at www.newberrycounty.net. Pictures are not available and we do not have keys to any of these properties.