



## **Sale of Surplus Fernwood Property – June 2023**

**Biloxi Public School District**

Submit Proposals to:

BPSD Business Office  
Attn: Shane Switzer  
160 St. Peter Street  
Biloxi, MS 39530

**BILOXI PUBLIC SCHOOL DISTRICT  
SURPLUS PROPERTY SALE  
FERNWOOD SITE**

**INSTRUCTIONS TO BIDDERS:**

1. The sale of surplus property will be carried out in accordance with Sections 37-7-455 and 37-7-457, Mississippi Code Ann. (1972). The surplus property to be sold is more particularly described as follows:
  - The surplus property is located at 2329 Pass Road, Biloxi MS 39531 (“Fernwood Surplus Property”).
  - Harrison County, MS Tax Assessor Parcels:      #1010H-02-001.000 (North Parcel)  
See **EXHIBIT A**      #1010I-01-001.000 (South Parcel)
  - Harrison County, MS Tax Assessor PPIN:      #83837 (North Parcel)  
See **EXHIBIT B**      #56024 (South Parcel)
  - Section Township Range: 29-07-10 (North Parcel)  
32-07-10 (South Parcel)
  - Property size:      1,160,293 Square Feet  
See **EXHIBIT C**      26.64 Acres
  - Harrison County Complex comprises approximately 4 acres of the Fernwood Surplus Property.  
See **EXHIBIT D**
2. The Biloxi Public School District Board of Trustees will receive sealed bids for the Fernwood Surplus Property until 2:00 p.m. on Thursday, June 15, 2023, in the Business Office, 160 St Peters St, Biloxi, MS 39530.
3. Sealed bids will be opened on Thursday, June 15, 2023, on or after 2:00 p.m. at 160 St Peters St, Biloxi, MS 39530.
4. In order to be considered, bids must be submitted in writing (hand delivered or mailed), on the attached form dated and signed by a responsible person or member of the firm submitting the bid. A bid amount must be placed on both Bid #1 and Bid #2.
5. Bid envelopes should be sealed and clearly marked, “Bid on Fernwood Surplus Property – June 2023.”
6. No bid may be withdrawn after the scheduled closing time for the receipt of bids for a period of thirty (30) days.
7. Items are for sale as is to the highest bidder. The accepted bidder must tender full purchase funds on or prior to 30 days after bid acceptance by Biloxi Public School District Board of Trustees.

8. The property shall be sold to the highest and best bidder for cash, but the Biloxi Public School District shall have the right to reject any and all bids. Property cannot be sold for less than fair market value.
9. All sales are final without warranties or guarantees as to environmental condition of the property or condition or title. Buyer assumes all risks and liabilities.
10. Land may be viewed with an appointment. Email [shane.switzer@biloxischools.net](mailto:shane.switzer@biloxischools.net) to make an appointment.
- 11. NO BILOXI PUBLIC SCHOOL DISTRICT EMPLOYEE OR IMMEDIATE FAMILY MEMBER OF SCHOOL EMPLOYEES OR BOARD MEMBERS ARE ELIGIBLE TO BID ON SURPLUS PROPERTY.**
12. The buyer guarantees to indemnify, defend and hold harmless the Biloxi Public School District, its agents or employees, from liability of any nature or kind in the sale of or buyer's use of the property.
13. Assumption of Liability: The purchaser shall assume all liability for the property after award is made. The Biloxi Public School District will exercise its usual care for protection up to the close of sale, but will not be responsible for any loss or damage.

**ADDITIONAL TERMS & CONDITIONS:**

- A. Buyer agrees that Seller shall have no liability for consequential, incidental, special, or punitive damages arising out of this agreement.
- B. A **2% certified funds deposit** will be required immediately upon Board of Trustee's acceptance and approval of bid (anticipated to be June 20, 2023).
- C. Successful bidder is advised to have a completed title examination prior to close of sale.
- D. The District will convey whatever interest it has in the property to the winning bidder through a quit claim deed, reserving the mineral rights as set forth below.
- E. Pursuant to Miss. Code Ann. 37-7-455, "The school board shall reserve unto the district all oil, gas and minerals in, on or under the land, and all proceeds derived from royalties upon the reserved mineral interest shall be used as provided by Section 37-7-457."
- F. The District will pay the cost of preparing the quit claim deed. The purchaser will be responsible for paying any other costs of closing on the transfer of the property.
- G. Bidders must submit an amount for both Bid #1 and Bid #2.

The bidder identified below offers to purchase the property described above pursuant to the instructions to Bidders set forth above and any related bid documents provided by the District.

### Bid #1 - Entire Tract of 26.6 Acres

26.6 Acres of Land	\$ _____
	Bid Amount

Plus Value for the Existing Harrison County Complex Buildings and Structures	\$ _____
	Bid Amount

Total Bid for Entire 26.6 Acres & Structures	\$ _____
	Total Bid

### Bid #2 - Tract of 22.6 Acres excluding 4 acre Harrison County Complex

22.6 Acres <u>excluding</u> the 4 Acre Harrison County Complex as detailed in Exhibit D	\$ _____
	Bid Amount

\_\_\_\_\_  
Bidding Entity Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Address

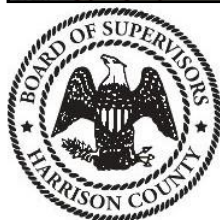
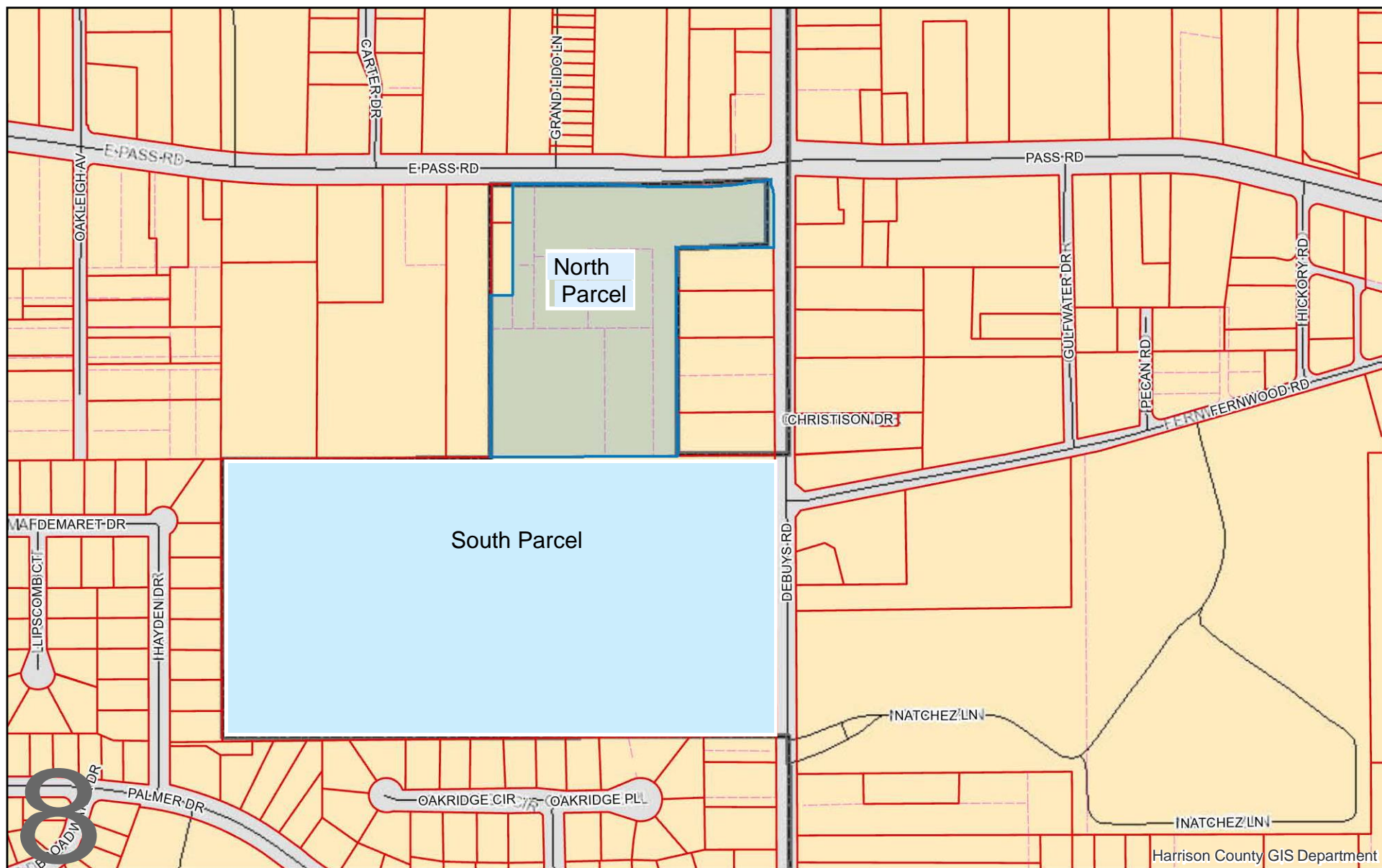
\_\_\_\_\_  
Contact Phone Number

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Authorized Signature



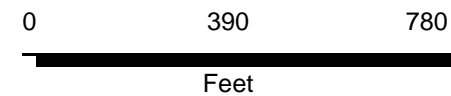
# My Map



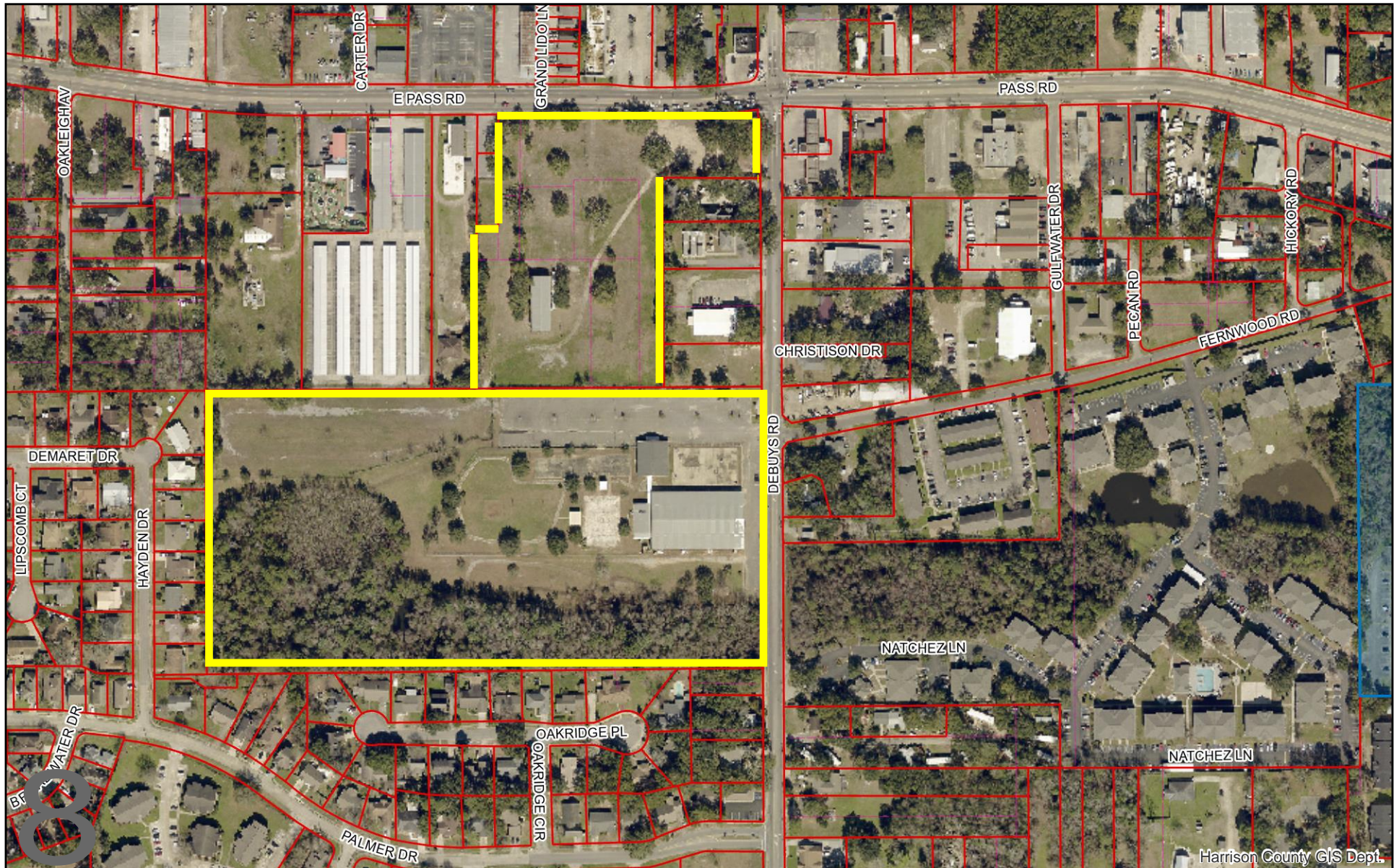
## HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP. TAL FLURRY, TAX ASSESSOR.

MAP DATE: May 10, 2023



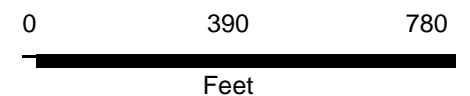




## HARRISON COUNTY, MISSISSIPPI

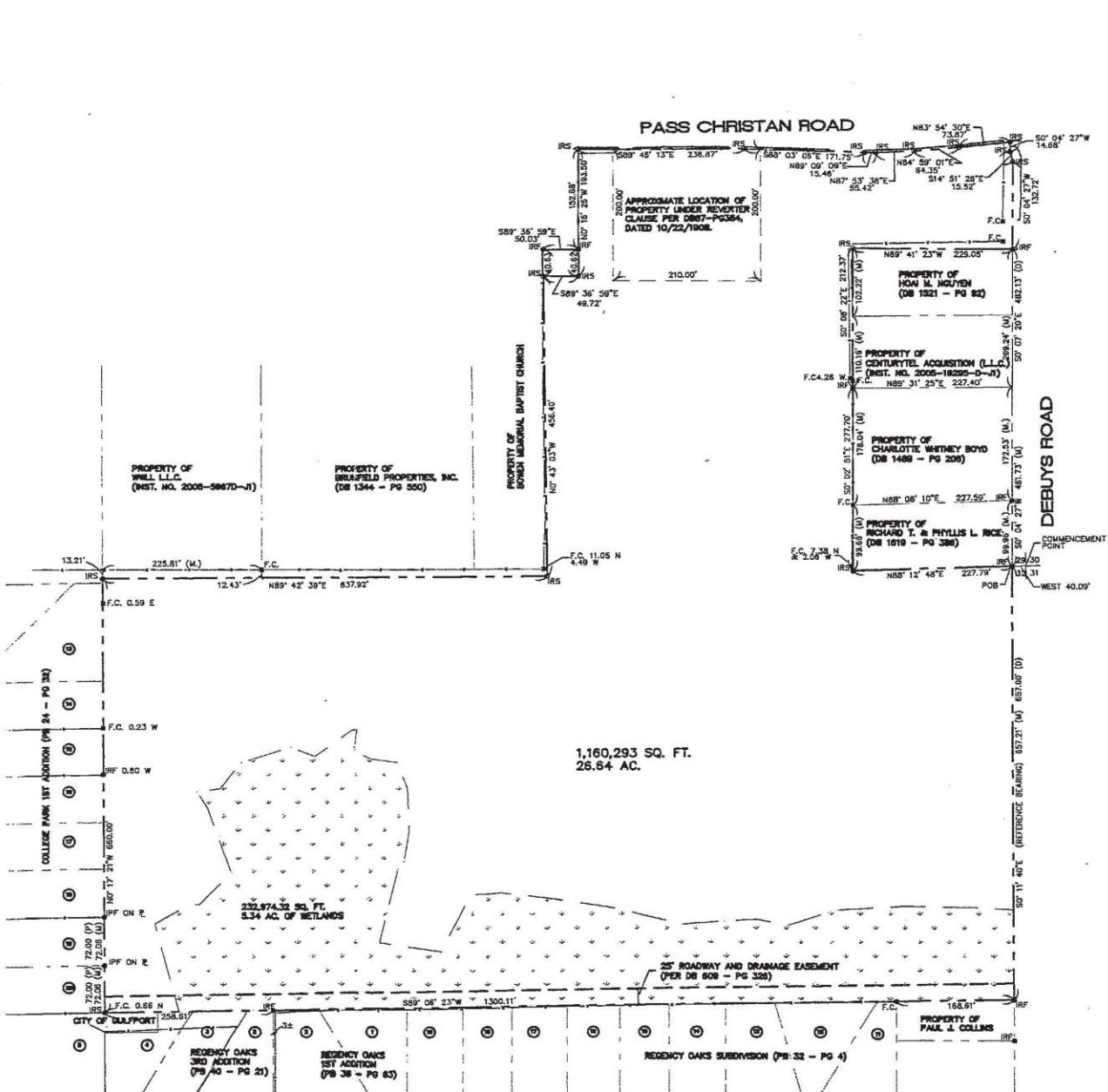
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MAP DATE: May 9, 2023





## EXHIBIT C



### LEGEND

- |       |                 |
|-------|-----------------|
| IRS ○ | IRON ROD SET    |
| IRF ● | IRON ROD FOUND  |
| IPF ● | IRON PIPE FOUND |
| F.C ■ | FENCE POST      |
| (P)   | RECORDED PLAT   |
| (M)   | FIELD MEASURED  |
| (D)   | RECORDED DEED   |
| —     | FENCE LINE      |

WETLANDS



SCALE: 1" = 100'



# Fernwood Property

Yellow area represents 4 acres for County Complex



Google Earth

Image Landsat / Copernicus