



# PROPERTY SALE REQUEST FOR BIDS

LOCATION OF PROPERTY TO BE SOLD:

GS # 104-203

Carrier Lodge located at 801-1st Street South, Columbus,  
MS 39701

OFFERED BY: MISSISSIPPI UNIVERSITY FOR WOMEN

Sealed Bids will be received until 2:00 pm June 27, 2023 at which time  
bids will be opened and evaluated by representatives from

Mississippi University for Women  
Mississippi & the Department of Finance and  
Administration

INTERESTED PARTIES SHOULD  
CONTACT:

Angie Atkins

662-329-7126

915-10th Street South

Columbus, MS 39701

asatkins@muw.edu

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## ADVERTISEMENT

Mississippi University for Women in consultation with the Department of Finance and Administration is soliciting sealed bids for the sale of property located at 801 -1<sup>st</sup> street South, Columbus, MS. Interested parties should contact Angie Atkins or Kent Adams for bid information. Bids will be accepted until 2:00 pm on June 27, 2023 at which point bids will be opened and evaluated at the Office of Resources Management on the campus of the Mississippi University for Women. Inquiries can be made to:

Kent Adams	or	Angie Atkins
601-359-2896		662-329-7223
<u><a href="mailto:Kent.Adams@dfa.ms.gov">Kent.Adams@dfa.ms.gov</a></u>		<u><a href="mailto:asatkins@muw.edu">asatkins@muw.edu</a></u>

By: Representative Smith (39th)

To: Public Property;  
Appropriations

HOUSE BILL NO. 977  
(As Sent to Governor)

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 CERTAIN REAL  
4 PROPERTY AND ANY IMPROVEMENTS THEREON AT THE MISSISSIPPI  
5 UNIVERSITY FOR WOMEN, LOCATED IN THE CITY OF COLUMBUS, LOWNDES  
6 COUNTY, MISSISSIPPI, KNOWN AS THE "CARRIER LODGE"; TO AUTHORIZE  
7 THE UNIVERSITY OF SOUTHERN MISSISSIPPI TO PURCHASE, REHABILITATE,  
8 RECONSTRUCT AND SELL CERTAIN FORECLOSED PROPERTIES LOCATED IN THE  
9 JACKSON, MISSISSIPPI, METROPOLITAN AREA; AND FOR RELATED PURPOSES.

10 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MISSISSIPPI:

11 SECTION 1. (1) The Department of Finance and  
12 Administration, acting on behalf of the Board of Trustees of State  
13 Institutions of Higher Learning, is authorized to sell and convey  
14 certain real property and any improvements thereon at the  
15 Mississippi University for Women, located in the City of Columbus,  
16 Lowndes County, Mississippi, known as the "Carrier Lodge," and  
17 more particularly described as follows:

18 The South Half (S 1/2) of Fractional Square 25 of  
19 Moore's Survey of the City of Columbus, Mississippi, as  
20 shown by the official map or plat of the City of  
21 Columbus, Lowndes County, Mississippi.  
22 That part of Square Number Fifteen (15) of Moore's  
23 Survey of and in the City of Columbus, Lowndes County,  
24 Mississippi, known and described as follows: Beginning  
25 at the northwest corner of said Square No. 15 of Moore's  
26 Survey aforesaid; thence running east along the northern  
27 boundary line of said Square a distance of 173 feet,  
28 more or less, to a line of trees running north and south  
29 through said Square; thence running south along said  
30 line of trees a distance of 150 feet; thence running



31 west on a line parallel with the north line of said  
32 Square a distance of 173 feet; thence running north a  
33 distance of 150 feet to the point of beginning; said  
34 property being more particularly described as and  
35 enclosed by a line run as follows:  
36 Beginning at the southeast corner of the intersection of  
37 South Eighth Avenue and South First Street in the City  
38 of Columbus, Mississippi (said point of beginning being  
39 the intersection of the south line of said South Eighth  
40 Avenue with the east line of said South First Street);  
41 thence running north 79 degrees 50 minutes east along  
42 the south line of South Eighth Avenue a distance of  
43 165.5 feet to an iron pin; thence running south 14  
44 degrees 30 minutes east (at an interior angle of 91  
45 degrees 47 minutes) a distance of 149 feet to an iron  
46 pin; thence running south 80 degrees 10 minutes west (at  
47 an interior angle of 88 degrees 13 minutes) a distance  
48 of 169 feet to an iron pin on the east line of South  
49 First Street (west line of said Square No. 15 of Moore's  
50 Survey aforesaid); thence running north 13 degrees 20  
51 minutes west (at an interior angle of 90 degrees 30  
52 minutes) along the east line of South First Street (west  
53 line of said Square No. 15 of Moore's Survey aforesaid)  
54 a distance of 150 feet to the point of beginning (the  
55 northwest corner of the tract described having an  
56 interior angle of 89 degrees 30 minutes); as per map or  
57 plat of survey thereof by C.L. Wood, Civil Engineer,  
58 dated July 26, 1949, Columbus, Mississippi; and being  
59 the same property conveyed by The Refuge Cotton Oil  
60 Company to Kraft Foods Company by deed dated June 30,  
61 1950, recorded in Land Record Number 216, Page 177 in  
62 the Chancery Clerk's Office of Lowndes County,  
63 Mississippi.



64 All of Square No. 24 of Moore's Survey in and according  
65 to the plan of the City of Columbus, Mississippi, less  
66 and except therefrom, however, 150 feet off the entire  
67 North end of said Square No. 24 of Moore's Survey.  
68 ALSO, the West Half (W 1/2) of Square No. 15 of Moore's  
69 Survey, in and according to the plan of said City of  
70 Columbus, Mississippi, less and except therefrom;  
71 however, 150 feet off of the entire North end thereof  
72 heretofore conveyed by F.J. Jacob to Refuge Cotton Oil  
73 Co. by deed dated April 30, 1925 and recorded in Deed  
74 Book 125 at Page 182 of the land records of Lowndes  
75 County, Mississippi; and less and except therefrom also,  
76 the following described lot: Beginning at a point on  
77 the West Boundary line of said Square No. 15 of Moore's  
78 Survey, 242 feet South of the Northwest corner of said  
79 Square; thence East, 20 feet; thence South, 75 feet;  
80 thence West, 20 feet; thence North, along the West  
81 boundary line of said Square, 75 feet to the point of  
82 beginning, being the same property conveyed by F.M.  
83 Jacob to the Refuge Cotton Oil Co. by deeds recorded in  
84 Deed Book 145 at Page 302 and Page 441 of the land  
85 records of Lowndes County, Mississippi.  
86 ALSO, that part of the Southeast Quarter (SE 1/4) of  
87 Square No. 15 of Moore's Survey in and according to the  
88 plan of said City of Columbus, Mississippi, described  
89 as: Beginning at the point of intersection of the East  
90 boundary line of said Square No. 15 of Moore's Survey,  
91 with the North boundary line of the right of way of the  
92 G.M.&O. Railroad, and running thence West parallel with  
93 the South boundary line of said Square, 165 feet; thence  
94 South, 16 feet; thence East, 93 feet to the North  
95 boundary line of the G.M.&O. Railroad property; thence  
96 in a Northeasterly direction along the North boundary



97 line of said G.M.&O. Railroad property, to the point of  
98 beginning.

99 ALSO, a triangular strip in said Square 15 of Moore's  
100 Survey in and according to the plan of said City of  
101 Columbus, Mississippi described as: Beginning at the  
102 point 165 feet West of the Southeast corner of said  
103 Square; thence North, 40 feet; thence in a Southeasterly  
104 direction, a distance of 93 feet to a point on the South  
105 boundary line of said Square, which point is 99 feet  
106 East of the point of beginning; thence West along said  
107 South boundary line, 99 feet to the point of beginning.

108 (2) The real property described in subsection (1) of this  
109 section shall not be sold for less than the current fair market  
110 value as determined by the averaging of at least two (2)  
111 appraisals by qualified appraisers selected by the Department of  
112 Finance and Administration.

113 (3) The State of Mississippi shall retain all mineral rights  
114 to the real property sold under this section.

115 (4) Proceeds from the sale of the real property described in  
116 subsection (1) of this section shall be deposited into a special  
117 fund in the State Treasury and shall be expended only for the  
118 benefit of the Mississippi University for Women.

119 **SECTION 2.** The University of Southern Mississippi is  
120 authorized to purchase, rehabilitate, reconstruct and sell  
121 foreclosed properties located in the Jackson, Mississippi,  
122 metropolitan area under such terms and conditions as provided in  
123 the Neighborhood Stabilization Program Subgrant from the  
124 Mississippi Development Authority. The authority granted in this  
125 section shall expire upon the completion of the sale of all such  
126 properties under the subgrant.

127 **SECTION 3.** This act shall take effect and be in force from  
128 and after its passage.



**Carrier Lodge, 801 1<sup>st</sup> Street South, Columbus, Mississippi**

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**EXECUTIVE SUMMARY**

Subject Property:	Carrier Lodge 801 1 <sup>st</sup> Street South Columbus, Mississippi
Property Type:	Recreational Lodge
Owner of Record:	Mississippi University for Women / Board of Institutions of Higher Learning
Ownership Interest (s) Valued:	Fee simple estate
Trend In Market Area:	Stable
Trend in Neighborhood:	Stable
Estimated Reasonable Exposure Time:	24 Months
Ad-Valorem Tax Status:	Exempt
Site Size:	Estimated 8.0 Acres +/-
Building Size:	5,280 Square Feet, GBA
Zoning:	R-1, Neighborhood Residential
Flood Plain Location:	The lower elevations adjoining the Tombigbee River are in a designated flood plain. The existing improvements are not in a flood plain.
Cost Approach Value Indication:	Not Developed
Income Approach Value Indication:	Not Developed
Sales Comparison Value Indication:	\$0,000
Adopted Opinion of Value:	\$0,000



## DESCRIPTION OF PROPERTY

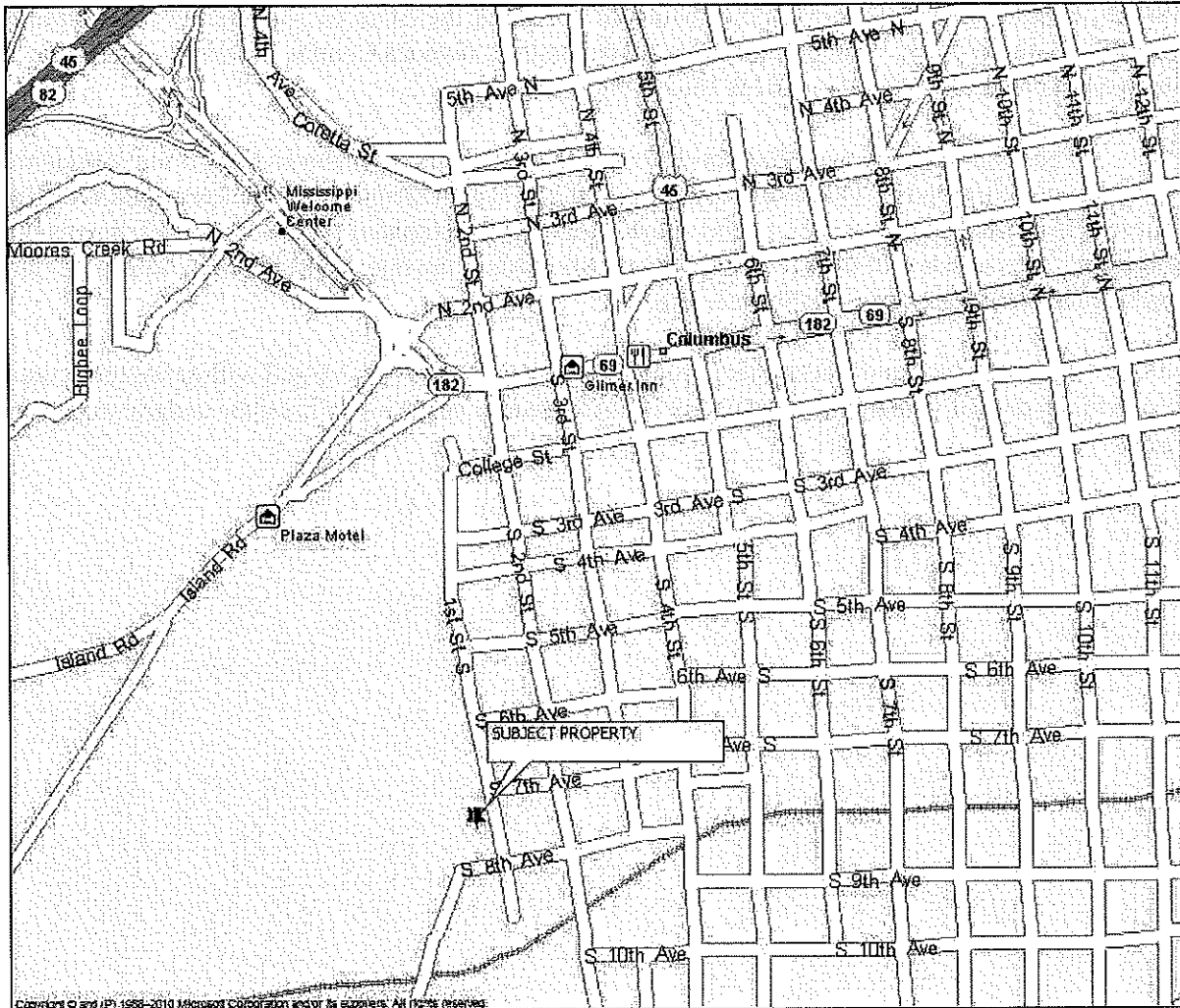
SUBJECT PROPERTY: Carrier Lodge - 801-1st Street South,  
Columbus, MS

Minimum Sale Price: \$120,000

ZONING:  
ACCESS: R-1, Neighborhood Residential

**Carrier Lodge, 801 1<sup>st</sup> Street South, Columbus, Mississippi**

**SUBJECT PROPERTY LOCATION MAP**



## TERMS AND CONDITIONS OF SALE

- Bids shall be in an amount of **NOT LESS THAN \$120,000**.
- 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 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 Resources Management office located on the campus of Mississippi University for Women no later than **2:00 p.m. on November 16, 2021**. 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:

Bidder's Name

Bidder's Address/City/Zip

**ID FOR PROPERTY**

**TO: Angie Atkins**

1100 College Street  
W-Box 1628  
Mississippi University for Women  
Resources Management  
Columbus, MS 39701

GS # 104-203  
**Carrier Lodge**