



CITY OF CHINA GROVE, TEXAS

BID PACKAGE – SEALED BID SALE

City-Owned Real Property

2044 S. Foster Road, China Grove, Texas

Bid Submission Deadline: 5:00 p.m., Tuesday, January 27, 2026

Public Bid Opening: Wednesday, January 28, 2026 at 10:00 a.m.

Location: City Hall, 2412 FM 1516 South, China Grove, Texas

City Hall Contact: (210) 648-4923 | Djohnson@chinagrovetxt.org

BID SUBMISSION FORM (REQUIRED)

Bid Amount (U.S. Dollars):

Bidder Name:

Mailing Address:

Phone:

Email:

Acknowledgments:

I have read and understand the Sealed Bid Notice.

I understand the property is sold AS IS, WHERE IS.

I understand the City is not required to accept the highest bid.

Signature:

Date:

APPRAISAL OF REAL PROPERTY



LOCATED AT

2044 S Foster Rd
San Antonio, TX 78220
CB 5126 P-8E ABS 275 /F

FOR

Mayor, City of China Grove (c/o David Johnson)
2412 FM 1516 S.
China Grove , TX 78263

OPINION OF VALUE

180,000

AS OF

11/13/2025

BY

Andrew Rathwick
Peerless Appraisals

210-375-6024
peerlessappraisals@gmail.com

CITY OF CHINA GROVE, TEXAS NOTICE OF SALE OF REAL PROPERTY BY SEALED BID

Notice is hereby given that the City of China Grove, Texas will accept sealed bids for the sale of City-owned real property located at **2044 S. Foster Road, China Grove, Texas 78220**. The property is further identified as Bexar Appraisal District Property ID 331565, Geographic ID 05126-000-0085, and legally described as CB 5126 P-8E ABS 275 /F. The property consists of a single-family residence originally constructed in the 1940s with approximately 1,524 square feet of gross living area. The property was appraised at a market value of **\$180,000** as of **November 13, 2025**, by a licensed appraiser.

Sealed bids will be received until 5:00 p.m. on January 27, 2026, at City Hall, 2412 FM 1516 South, China Grove, Texas 78263, and must be clearly marked "SEALED BID – 2044 S. FOSTER ROAD." Bids received after the deadline will not be considered.

All sealed bids will be publicly opened and read aloud on Wednesday, January 28, 2026, at City Hall.

The successful bidder shall make payment by earnest money deposit in the amount of **3%** of the sales price within three (3) days of award. Upon payment in full, the successful bidder will receive title by **Special Warranty Deed**. The property is sold **AS IS, WHERE IS**, with all faults.

The City of China Grove reserves the right to reject any and all bids and is not obligated to accept the highest bid. Bidders are responsible for conducting their own due diligence.

This notice is published in accordance with **Texas Local Government Code §272.001(a)**.