

SEPTEMBER
2025

LAND FOR SALE

Port Vandemere Subdivision

Parcel K04-6-7; Lot 7; 625 Vandemere Creek Drive,
Vandemere, NC 28587



Building Requirement:

Buyer must build a single-family home within 5 years of purchase.

Upset Bid Process:

The sale is subject to the upset bid process pursuant to N.C.G.S. §160A-269.

Description:

0.460 Acre
Sewer and Water Available
Electricity Available
Community Pond

CONTACT

Sandra Snipes
Mayor, Town of Vandemere
252-745-5480



Are you ready to make your dreams a reality?

Town Property for Sale

The Town of Vandemere is offering for sale a residential lot Parcel K04-6-7 for \$25,000

Whether you're raising a family, planning for retirement, or investing for the future, this lot offers the best of small-town charm and classic Carolina coastal living. This wooded subdivision lot is town-owned and being sold by upset bid, offering a unique opportunity to own property in a growing waterfront community.

Community Features: Paved roads, quiet neighborhood, and a community pond

Utilities: Sewer, electricity, and water available

Water Access: Close to Vandemere Creek, the Bay River, and the Intracoastal Waterway—ideal for boating, kayaking, and fishing

Family-Friendly: New high school under construction in Pamlico County, plus a new library, nearby community colleges, and East Carolina University

Great Location: A short drive to historic New Bern for shopping, dining, and medical care, and within easy reach of the Crystal Coast beaches

Building Requirement:

As a condition of purchase, the buyer must construct a single-family home on the property and obtain a certificate of occupancy within five (5) years of the date of sale. A reversion clause will be included in the deed.

Upset Bid:

The sale is subject to the upset bid process pursuant to N.C.G.S. §160A-269.

How the Upset Bid Process Works:

- An initial offer of no less than \$25,000 must be received.
- A formal notice will be posted in the local paper and on online resources.
- Anyone may submit a higher qualifying bid.
- A qualifying upset bid must exceed the current offer by at least 10% of the first \$1,000 (\$100) plus 5% of the remaining \$24,000 (\$1,200), for a minimum total of \$26,300.
- Each new bid resets the 10-day upset bid period.
- Bids must be submitted in writing to the Town Clerk along with a deposit of 5% of the bid amount per certified check or money order (payable to the Town of Vandemere) and mailed/delivered to:

Att: Sue Britt, Town Clerk
P.O. Box 338, Vandemere, NC 28587

- The property will not be sold until the bidding period has ended and the Town Board approves the final high bid. The Town reserves the right to reject any and all bids.



Check out what Vandmere is all about at www.vandemerenc.com



Town of Vandemere
1042 Pennsylvania Avenue, P.O. Box 338
Vandemere, North Carolina 28587

Office: (252) 745-5473 | 5480

www.vandemerenc.com

Initial Bid Form

Parcel K04-6-7 | 625 Vandemere Creek Drive | Lot 7; Port Vandemere Subdivision

Bidder Information

Name of Bidder: _____

Mailing Address: _____

Phone Number: _____ **Email Address:** _____

Bid Offer

I hereby submit an initial bid of \$_____ for the purchase of the above property.

I understand that:

1. My bid must be accompanied by a deposit equal to **5% of the amount bid**, in the form of a certified check or money order made **payable to the Town of Vandemere**.
2. If my bid is accepted and no upset bids are received during the statutory 10-day period, my deposit will be applied to the purchase price.
3. If upset bids are submitted, my deposit will be refunded unless I later become the final approved bidder.
4. If I am the successful final bidder and the Town Board approves the sale, my deposit will be applied to the purchase price.
5. If I fail to complete the purchase, my deposit may be forfeited.
6. The deed of conveyance will include a **Building Requirement**: a single-family home must be constructed on the property and a certificate of occupancy obtained within **five (5) years** of the date of the deed. Failure to meet this requirement will result in the property reverting to the Town.

Certification

By signing below, I certify that I have read and understand the terms of this initial bid process.

Signature of Bidder: _____ **Date:** _____

Deposit Amount Submitted: \$_____ **(circle one)** Certified Check | Money Order # _____