



5000 Diamondhead Circle · Diamondhead, MS 39525-3260

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www.diamondhead.ms.gov

July 14, 2026

Jon McCraw, City Manager
City of Diamondhead
5000 Diamondhead Circle
Diamondhead, MS 39525

Re: Bids for Sale of Surplus Real Property

Sealed bids were received for the sale of surplus real property as follows:

Parcel 1: Parcel No. 067N-1-35-047.000 Lot 88 Glen Eagle at Diamondhead Phase 1. Minimum bid \$39,000.00.
\$39,000.00 Sole bid received from Lloyd and Kristy Nicaud

Parcel 2: Parcel No. 067F2-26-107.000 Lot B, Block 9, Unit 4A, Diamondhead Phase 2. Minimum bid \$75,000.00.
No Bid Received

Parcel 3: Parcel No. 067H-2-25-014.000 Lot 24, Block 4, Unit 7, Diamondhead Phase 2. Minimum bid \$6,750.00.
Deed restriction requires property to be maintained as green space; development not allowed. **\$6,801.00 Sole bid received from Jacob Epperly**

Parcel 4: Parcel No. 067F-1-26-112.000 Lot 8, Block 1, Unit 4, Diamondhead Phase 1. Minimum bid \$6,750.00.
Deed restriction requires property to be maintained as green space; development not allowed.
\$1,688.00 Sole Bid received from Crystal Steube *Does not meet minimum bid requirement set by the City; bidder obtained and included with proposal a Hancock County Property Record Card reflecting an assessed value adjustment by the Hancock County Tax Assessor from \$6,750.00 to \$1,688.00 for the greenspace, drainage, and development not allowed restriction.

This sale of real property would return these parcels to the tax rolls and provide additional ad valorem tax for the City. Each successful bidder will have 90 days from notice of award to close and assume any closing costs. If you are inclined to accept and award Parcel No. 1 to Lloyd and Kristy Nicaud in the amount of \$39,000.00, Parcel No. 3 to Jacob Epperly in the amount of \$6,801.00 and Parcel No. 4 to Crystal Steube in the amount of \$1,688.00, please present to the City Council for final acceptance and approval.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeannie Klein', is written over a horizontal line.

Jeannie Klein
City Clerk