

## Staff Report

**Subject:** Approval of Property Purchase – Konter Property on Hodgeville Road  
**Author:** Tim Callanan, County Manager  
**Department:** County Manager  
**Meeting Date:** February 17, 2026  
**Item Description:** Consideration to approve a Purchase and Sale Contract between Effingham County and Jerome S. Konter, et al., for the acquisition of property located on Hodgeville Road, as shown on the included plat.

**Summary Recommendation:** Staff recommends approval of the Purchase and Sale Contract for the Konter property on Hodgeville Road and authorization for the Chairman to execute all necessary documents, subject to the terms and conditions outlined in the contract.

**Executive Summary/Background:** The Effingham County Board of Commissioners is requested to consider approval of a Purchase and Sale Contract for property located on Hodgeville Road. The proposed transaction includes the purchase of **Parcel 4A, consisting of approximately 14.10 acres**, for a purchase price of **\$1,300,000**, and the **donation of Parcel 4B, consisting of approximately 4.57 acres**, to Effingham County as a charitable contribution. The donated parcel has a seller-placed value of **\$430,000**, subject to confirmation by a qualified appraisal in accordance with IRS Publication 561. Should the appraisal establish a different value, the contract will be amended accordingly.

The contract is contingent upon approval by the Board of Commissioners at a called public meeting, completion of a **Phase I environmental inspection acceptable to the County**, and a **60-day due diligence period** following Board approval. During the due diligence period, the County may conduct inspections, examinations, and testing to determine whether to proceed with the agreement or terminate it. Closing is required to occur within **30 days following completion of the due diligence period**.

The County will pay all closing costs, including legal fees, and will provide **\$10,000 in earnest money** following Board approval and final acceptance of the contract. The property boundaries and configuration are illustrated on the attached plat.

This acquisition supports the County's long-term planning efforts by securing property along a growing transportation corridor for potential future public, infrastructure, or governmental use.

### **Alternatives for Commission to Consider:**

1. Approve the Purchase and Sale Contract for the Konter property on Hodgeville Road
2. Do not approve the Purchase and Sale Contract
3. Provide staff with direction

**Recommended Alternative:**

Staff recommends Alternative 1 – Approve the Purchase and Sale Contract for the Konter property on Hodgeville Road

**Other Alternatives:** N/A

**Department Review:** County Manager, County Attorney, Finance

**Funding Source:** Funding for the purchase of Parcel 4A in the amount of \$1,300,000 will be provided from legally available county funds, subject to final budget confirmation.

**Attachments:**

Konter – Hodgeville Road Property Purchase and Sale Contract

Konter – Hodgeville Road Property Purchase Plat