



*** NOTICE OF LUMP SUM SEALED BID SALE ***

Bid Opening on Tuesday, June 27, 2017, at 2:00 P.M.
9434 Paxton Road, Shreveport, LA 71106

TerraStone Land Company has been authorized to manage the sale of two separate tracts of land and timber in Bossier Parish, Louisiana, being described as:

Tract 1: NW/4 of SW/4, Less R/W, of Section 29, T22N, R13W, containing 40 acres, more or less, Bossier Parish, Louisiana

Tract 2: NE/4 of NW/4, Less R/W, of Section 34, T22N, R13W, containing 40 acres, more or less, Bossier Parish, Louisiana

These tracts are being offered for sale on the basis of lump sum sealed bids.

As shown on the enclosed Location Maps and Tract Maps, the tracts are located approximately two miles south of Plain Dealing, Louisiana.

Tract Characteristics

Tract 1 is well-stocked with both pine and hardwood timber with excellent access, recreational potential and suitability for rural home sites. The property is split by Old Plain Dealing Road which offers approximately 1,250 feet of road frontage to both the east and west sides of the property. Existing utility and power lines provide abundant access for electric services. The following table summarizes an estimate of timber volumes based on a recent timber inventory conducted by Bird and Crawford Forestry. The estimated volumes are provided to assist potential bidders with the valuation of the timber; however, no warranty is given or implied by Bird and Crawford Forestry, TerraStone Land Company, or the Seller concerning timber volumes, timber quality or timber harvesting conditions. Bidders are strongly encouraged to satisfy themselves as to the volume and quality of the timber.

Product Class	Estimated Volumes
Pine Sawtimber	511 Tons
Pine Chip-n-Saw	25 Tons
Pine Pulpwood	143 Tons
Red Oak Sawtimber	189 Tons
Misc. Hardwood Sawtimber	202 Tons
Hardwood Pulpwood	1,420 Tons

Tract 2 is a well-stocked loblolly pine plantation planted in January, 2008. With excellent public access by Rocky Mount Road, the tract is ideal as a rural home site or timber/recreational investment. The property is bisected by a railroad right-of-way and an overhead electric right-of-way runs parallel to the railroad.

Additional information for both tracts can be viewed at www.terrastonelandco.com

Conditions of Sale Offering

The properties are offered subject to the following terms and conditions:

The Seller reserves the right to reject any and all bids.

Upon bid acceptance by the Seller, the successful bidder will be required to execute a Buy/Sell Agreement reflective of the terms in the offering and will be required to submit a 5% deposit within five (5) days of bid acceptance. The deposit will be held as credit toward the purchase price.

The tracts will be sold on an "as-is" basis subject to existing servitudes and easements, and any covenants or restrictions, which may have been recorded affecting the property.

The sale is subject to any and all outstanding mineral and surface leases.

Seller reserves all liquid or gaseous hydrocarbons such as oil, gas, condensate and other like minerals and mineral rights, unless otherwise specified by the Seller.

Seller will pay pro-rated property taxes to the date of sale and deed preparation.

The sale shall be cash at closing.

The Buyer is responsible for Buyers ordinary and customary closing costs.

The sale is lump sum, by the tract and not by the acre.

The sale shall occur on or before forty-five (45) days from the Sellers acceptance, except the Seller shall have reasonable time to perfect and cure defects in the title to the subject tract, if proven necessary.

Buyer, at Buyer's expense may obtain legal counsel and/or Title Company to examine title. A copy of this examination will be made available to the Seller upon request. Buyer, at Buyer's sole option and expense, may purchase a title insurance policy. Should the title commitment show the Seller not to have good and merchantable title, the Buyer shall have the option of (a) terminating this agreement, (b) extending the time allowed for closing herein to allow the Seller sufficient time to correct any title deficiencies, or (c) waive any such deficiency and proceed to closing.

Seller has not surveyed the Property and will not provide a survey. The advertised acreage, less right-of-way, is believed to be correct but is not guaranteed. The attached maps are for illustrative purposes only and should not be considered as survey plats.

In the event a survey is performed by the Buyer and indicates a greater or lesser number of acres than the advertised acreage, the purchase price submitted by the Buyer in accordance with this Buy/Sell Agreement will not be affected.

Seller does not nor will make any environmental inspection or representation concerning the properties.

Potential bidders can conduct property inspections during daylight hours. Seller and TerraStone Land Company in no way warrant the conditions of the property, including access routes, and all persons entering upon the property do so at their own risk and accept said property in its existing condition during such inspections.

All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend and hold harmless Seller, its managers, agents and employees, from and against any and all claims, demands, causes of action and damages resulting from any accident, incident or occurrence arising out of, incidental to or in any way resulting from his or her inspection or the properties or his or her exposure to the conditions of the properties.

Sale Date, Time, and Procedures

Bid Opening Date, Time and Place: Tuesday, June 27, 2017 at 2:00 P.M at the offices of Bird and Crawford Forestry, 9434 Paxton Road, Shreveport, LA 71106

Submission of Bids: Bids must be submitted on the enclosed bid form and can be sent by email (bwilson@terrastonelandco.com), fax (318-797-1545), regular mail (9434 Paxton Road, Shreveport, LA 71106) or hand delivered to the offices of Bird and Crawford Forestry located at 9434 Paxton Road, Shreveport, LA 71106. Please specify “**Fernandez Tracts**” on the outside of the envelope. No phone bids will be accepted. All bidders are encouraged to call the Bird and Crawford Forestry office at (318-797-1546) to verify receipt of their respective bids. Up to bid opening, confidentiality of all bids is secure and guaranteed. Bid results will be available the day of the bid opening and all bidders are welcome to attend.

Please direct all questions to Bradley Wilson, Principal Broker at 936-590-4909 ext. 217 (Office) or 936-462-3526 (Mobile).

Bradley Wilson
TerraStone Land Company
2557 State Hwy 7 East
Center, TX 75935

BID FORM

LAND SALE

Charles Fernandez Jr. Tracts
Bossier Parish, Louisiana
June 27, 2017

Tract No 1 – 40 acres, more or less, Section 29, T22N, R13W

BID: _____

Tract No 2 – 40 acres, more or less, Section 34, T22N, R13W

BID: _____

Two (2) Tracts Combined – 80 acres, more or less

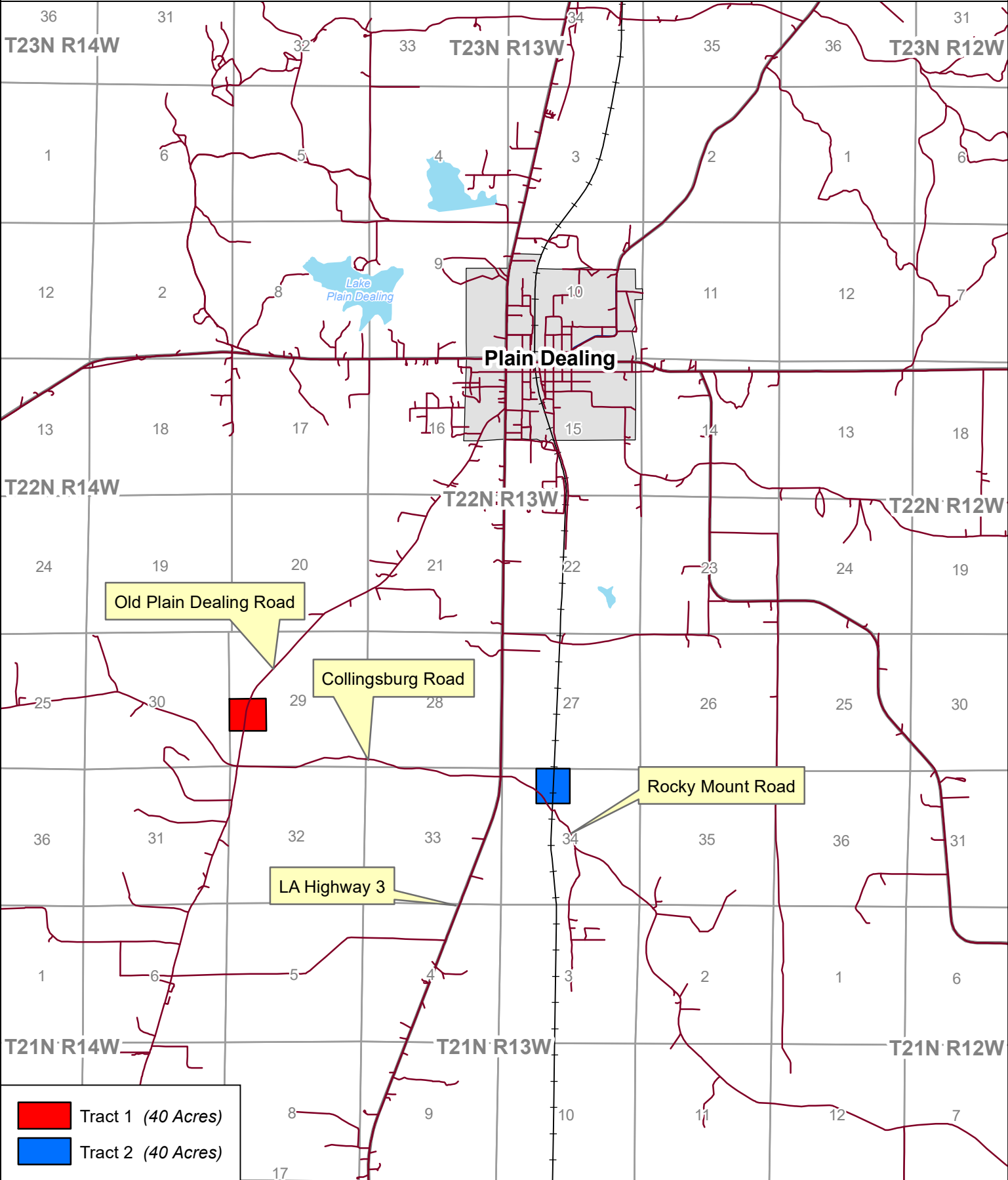
BID: _____

BY: _____
(Name of Company or authorized bidder)

Address: _____

Location Map

Charles Fernandez Tracts
Bossier Parish, Louisiana



4/25/2017

Imagery:

0 3,600 7,200 10,800 14,400 Feet

1 Inch = 4,876 Feet

No claims are made to the accuracy or completeness of the data shown in this map or to the map's suitability for a particular use. The information depicted may contain inaccuracies and is provided "as is".



Tract Map

Fernandez Tract 1
Bossier Parish, Louisiana



Tract 1 (40 Acres)



4/25/2017
Imagery: Source

0 325 650 975 1,300 Feet

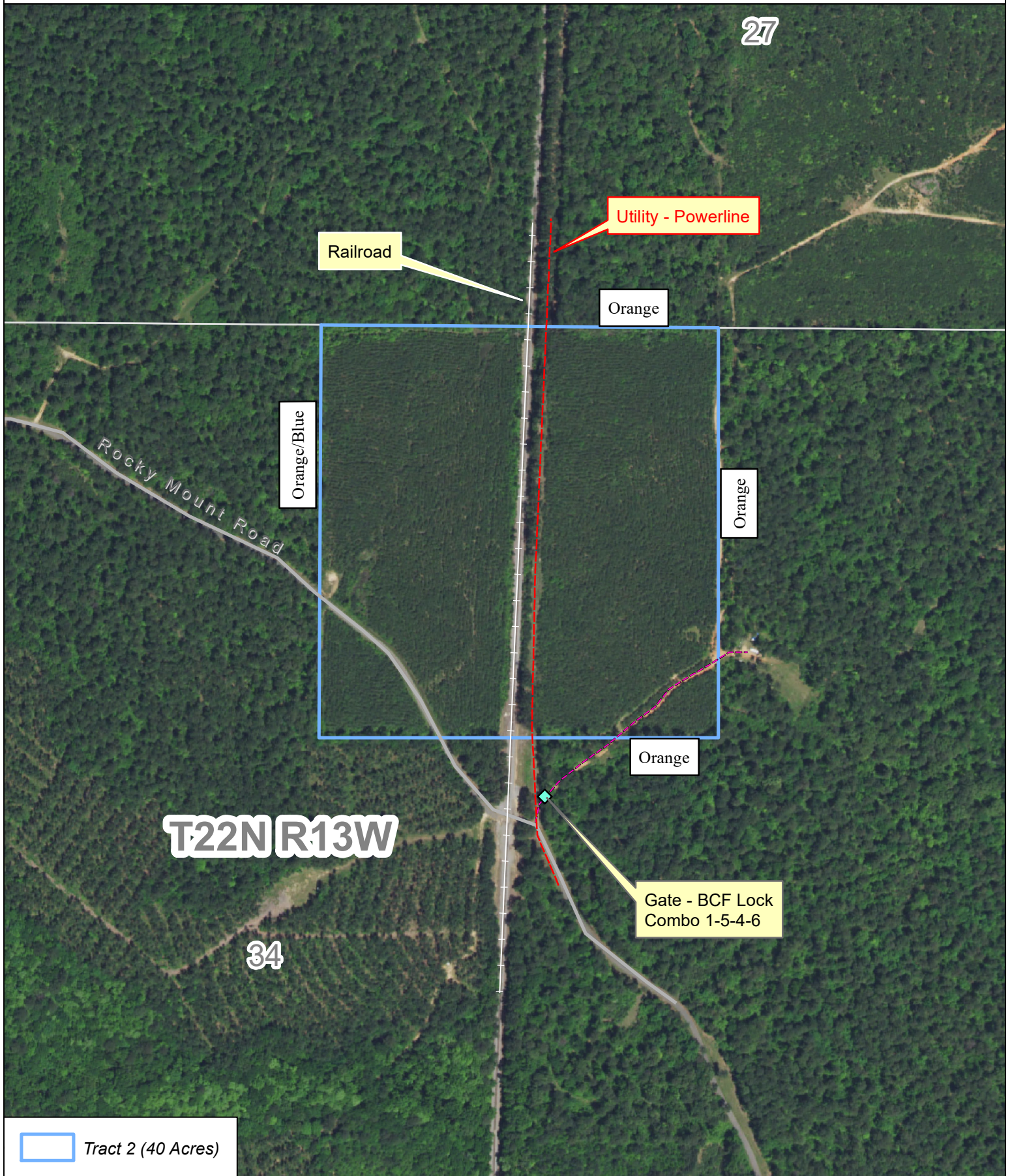
1 Inch = 409 Feet

No claims are made to the accuracy or completeness of the data shown in this map or to the map's suitability for a particular use. The information depicted may contain inaccuracies and is provided "as is".



Tract Map

Fernandez Tract 2
Bossier Parish, Louisiana



4/25/2017
Imagery: Source

0 325 650 975 1,300 Feet

1 Inch = 409 Feet

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TerraStone
LAND COMPANY