



Invitation to Bid

**Rocky Top South Tract
+/- 105 Acres – Lewis County, TN**

Bid Deadline: Wednesday, November 29, 2017 at 2:00 PM EST

Compass South Land Sales and McB KH, LLC are offering by **Lump Sum Sealed Bid** the sale of +/- 105 Acres, located in Lewis County, TN.

Property Location: The Rocky Top South Tract is located approximately 9 miles southwest of Hohenwald in Southwest Lewis County, TN. The property is approximately 38 miles southwest of Columbia and 70 miles southwest of Nashville. Access is provided from Topsy Road & Walking Horse Lane.

Property Description: This property consists of 81 acres of pine planted in 2010, with 20 acres of pine planted in 2006 and 4 acres of natural slope hardwood. There is significant paved road frontage as well as an internal road providing access through the property.

Sale Method:

- The sale of the property will be conducted through lump sum sealed bid process.
- Bidders may submit their bids on the bid form provided
- Mailed bids should be addressed to **Compass South Land Sales PO Box 1766 Walterboro, SC 29488**. "Rocky Top South Tract Land Sale" should be clearly marked on the back of the envelope to protect security of the bid
- Bids may be delivered by fax to (843) 538-6112 or email to LandSales@CompassSouth.com - verbal bids will not be accepted
- To confirm bid receipt or with questions on the bid process you can contact Jared Walker at (843) 575-7788 or Jared@CompassSouth.com

TERMS AND CONDITIONS OF LAND SALE
Bid Date: Wednesday, November 29, 2017 at 2:00 PM EST

1. Rocky Top Timber, LLC (Seller) reserves the right to accept or reject any or all offers.
2. Offers will be accepted prior to bid opening on November 29, 2017 at 2:00 PM EST and received by mail, fax or email.
3. Offers will remain valid through 5:00 PM EST on Friday, December 1st, 2017 to allow owners to review offers prior to acceptance. Successful bidder will be notified at or before this date & time by telephone, email or fax.
4. Successful offers will be followed with a formal Contract of Sale and earnest money in the amount of 5% of purchase price will need to be provided. The Contract of Sale and Earnest Money will be finalized between the Seller and Successful bidder within five (5) business days.
5. Closing of sale is to be held within thirty (30) days of acceptance, and terms are cash at closing.
6. Advertised acreage is considered to be correct, but is not guaranteed. Provided maps are believed to be accurate, but not to be considered as surveyed. This sale is being sold in its entirety as lump sum, and not on a per acre basis.
7. Conveyance will be by Special Warranty Deed, subject to any and all previous mineral conveyances, reservations and exceptions, valid right of way, easements, leaseholds and to any protective covenants and restrictions. Title assurances will be made through a Title Insurance Policy at the Buyer's expense.
8. Seller will pay pro-rated property taxes, through date of closing. Seller will pay for deed preparation, and one half (1/2) of the deed stamps.
9. Seller will select the title company to conduct the closing, and will pay recording fees.
10. Property inspections shall be done during daylight hours prior to bid date. Compass South, Inc. (dba Compass South Land Sales), Rocky Top Timber, LLC and McB KH, LLC in no way warrants the condition of the property, and all persons entering the property assumes all risk and assume all liability. All persons visiting the property shall indemnify Seller and its agents from any and all damages, claims, demands or causes of action of every kind related to the periods visiting and inspecting the property.



Land Sale Bid Form

Horse Pond Package Bid Sale

Bid Deadline: Wednesday, November 29, 2017 at 2:00 EST

Bids may be mailed to: PO Box 1766, Walterboro, SC 29488 or
sent via Fax to (800) 731-2278 or Email to: LandSales@CompassSouth.com

My offer will remain valid through 5:00 PM EST on Friday December 1, 2017. Successful bidder(s) will be notified at or before that time by telephone, fax or email. If my offer is accepted, I am ready, willing and able to execute a formal Contract of Sale within seven (7) business days with earnest money in the amount of five percent (5%) of the purchase price. Closing is expected to be held within thirty (30) days after execution of the Contract of Sale.

I submit the following bid for the purchase of following Horse Pond Package tract(s):

Bid Amount	State	Owner	County	Tract	Acres
	TN	Rayfield W Walsh Jr	Lewis	Walsh North	225
	TN	Rayfield W Walsh Jr	Lewis	Walsh Central	101
	TN	Rayfield W Walsh Jr	Lewis	Walsh South	403
	TN	Rocky Top Timber, LLC	Lewis	Rocky Top South	105
	TN	Rocky Top Timber, LLC	Lewis	Rocky Top East	327
	TN	Central TN Timber Partners, LP	Perry	Central TN West	387

Total Bid Amount: _____

(Whole Tract amount, not per acre)

Bidder Name: _____

Fax Number: _____

Bidder Signature: _____

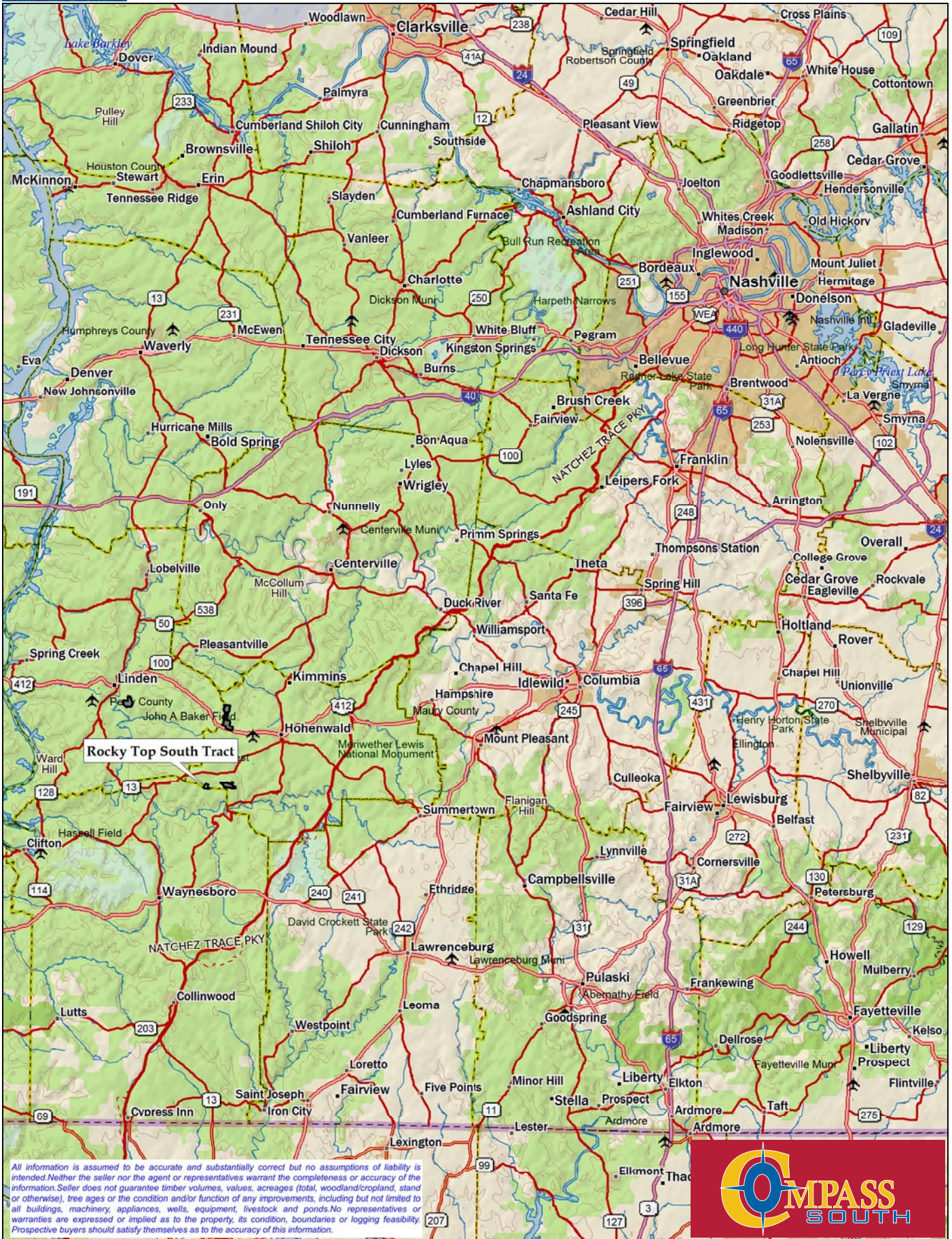
Phone Number: _____

Address: _____

E-mail: _____

City/State/Zip: _____

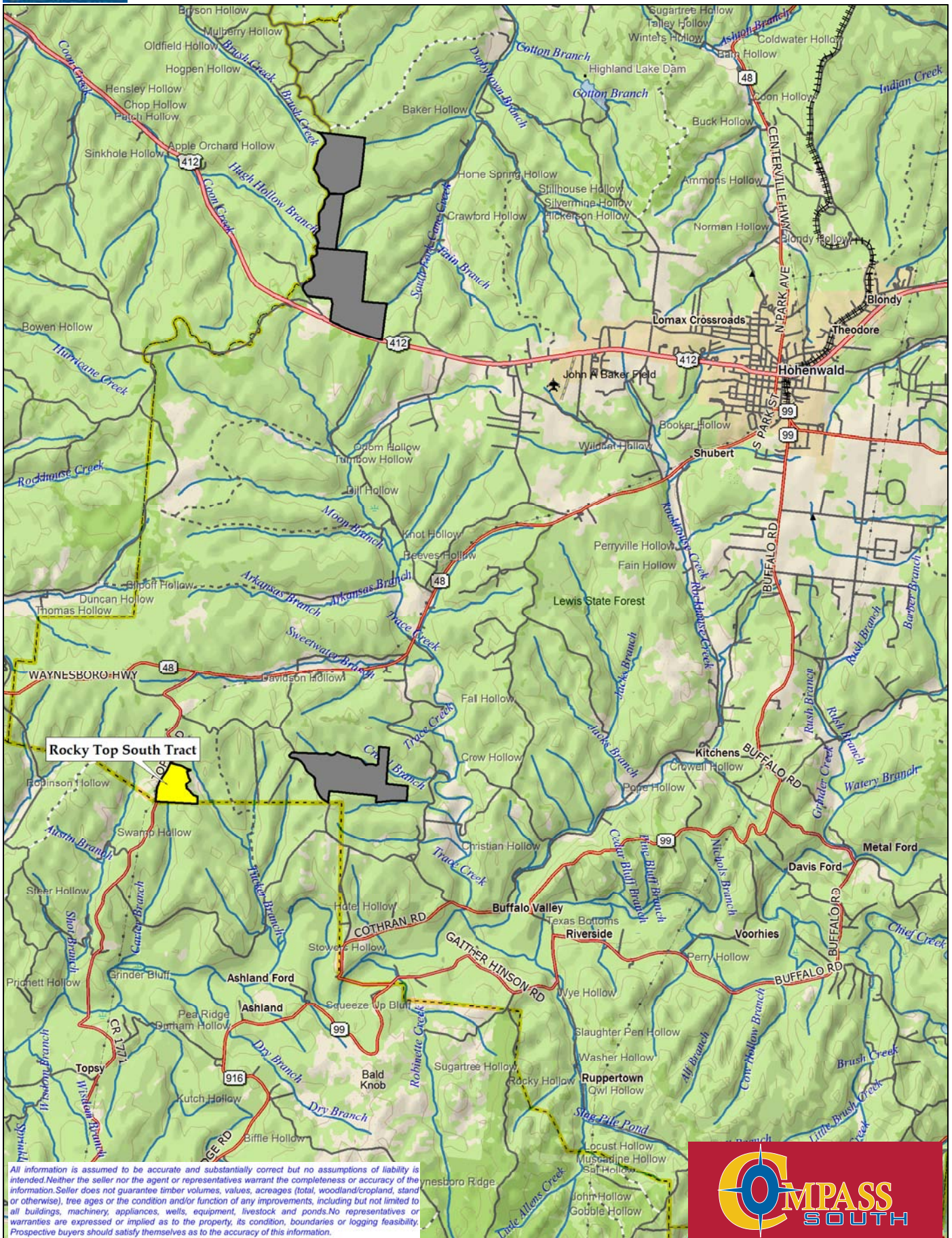
Date: _____



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Rocky Top South Tract +/- 105 Acres



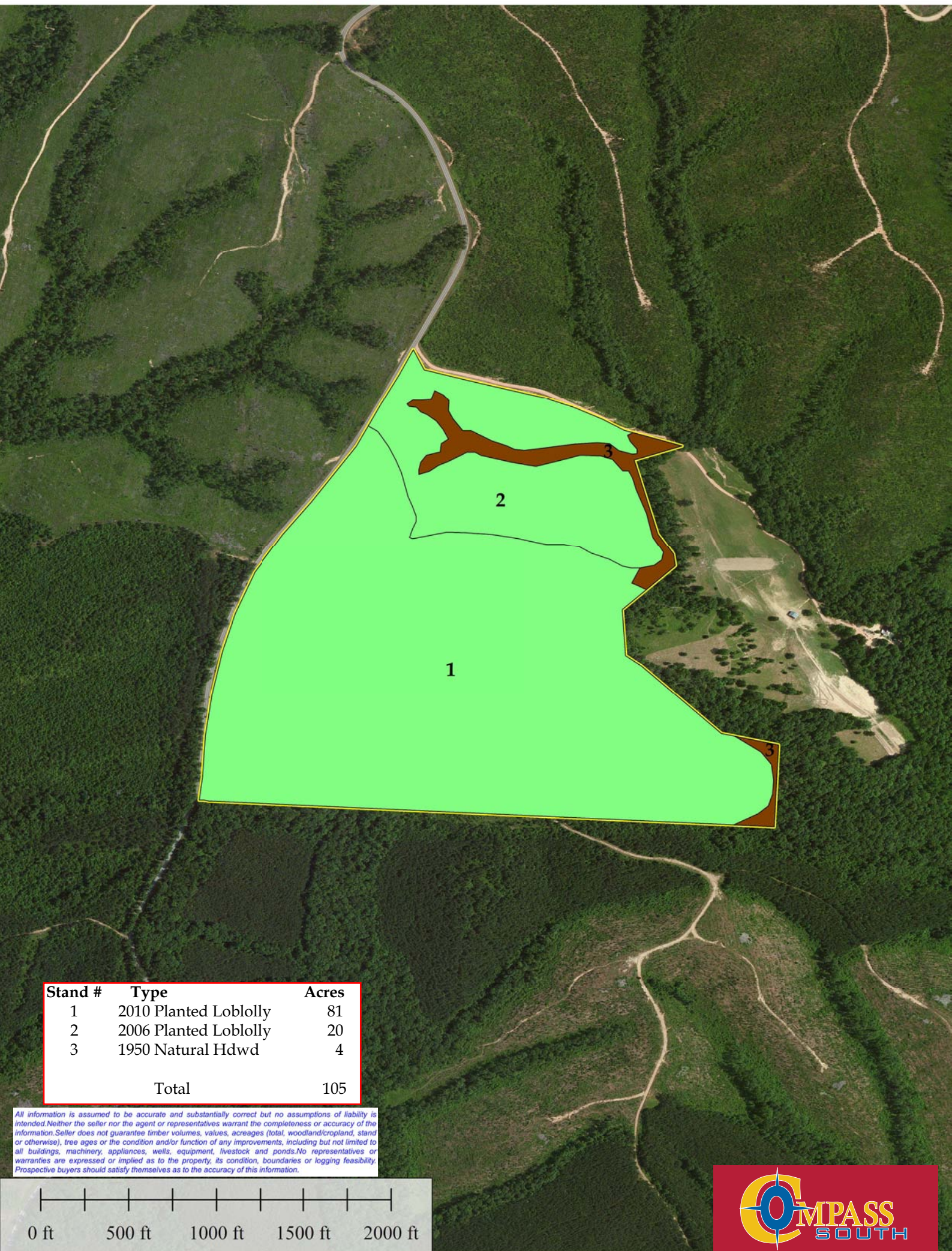
All information is assumed to be accurate and substantially correct but no assumptions of liability is intended. Neither the seller nor the agent or representatives warrant the completeness or accuracy of the information. Seller does not guarantee timber volumes, values, acreages (total, woodland/cropland, stand or otherwise), tree ages or the condition and/or function of any improvements, including but not limited to all buildings, machinery, appliances, wells, equipment, livestock and ponds. No representatives or warranties are expressed or implied as to the property, its condition, boundaries or logging feasibility. Prospective buyers should satisfy themselves as to the accuracy of this information.

0 ft 500 ft 1500 ft 2500 ft



Compass South, Inc.

Rocky Top South Tract +/- 105 Acres



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