



Invitation to Bid

**McB Pine Valley Tract #1516
+/- 244 Acres – Hardeman County, TN**

Bid Deadline: Wednesday, March 7, 2018 at 2:00 PM EST

Compass South Land Sales and McB KH, LLC are offering by **Lump Sum Sealed Bid** the sale of +/- 244 Acres, located in Hardeman County, TN.

Property Location: Located 2 miles North of Middleton and 13 miles Southeast of Bolivar in southeast Hardeman County. The property is just east of Highway 125 - with access provided from Sandy Springs Road.

Property Description: Tract 1516 consists of approximately 227 acres of recently harvested pine plantation, with 8 acres of 2006 planted loblolly and 6 acres of upland hardwood. The balance of the acreage is in roads and non forested areas, with 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**. "McB Tract 1516 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, March 7, 2018 at 2:00 PM EST

1. McB Pine Valley, LP (Seller) reserves the right to accept or reject any or all offers.
2. Offers will be accepted prior to bid opening on March 7, 2018 at 2:00 PM EST and received by mail, fax or email.
3. Offers will remain valid through 5:00 PM EST on Friday, March 9th, 2018 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), McB Pine Valley, LP 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

Seller - McB Pine Valley, LP

Bid Deadline: Wednesday, March 7, 2018 at 2:00 EST

Bids may be mailed to: PO Box 1766, Walterboro, SC 29488 or
sent via Fax to (843) 538-6112 or Email to: LandSales@CompassSouth.com

My offer will remain valid through 5:00 PM EST on Friday March 9, 2018. 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 McB Pine Valley tract(s):

Bid Amount	State	County	Tract	Acres
	TN	Hardeman	1516	244
	TN	Hardeman	1517	105
	TN	Hardeman	1518 - North	163
	TN	Hardeman	1518 - South	306
	TN	McNairy	1534	128
	TN	McNairy	1536	374
	TN	McNairy	1540	63
	TN	McNairy	1561 - East	76
	TN	McNairy	1561 - West	39
	TN	Hardeman	1597	175

Total Bid Amount: _____

(Whole Tract amount, not per acre)

Bidder Name: _____

Fax Number: _____

Bidder Signature: _____

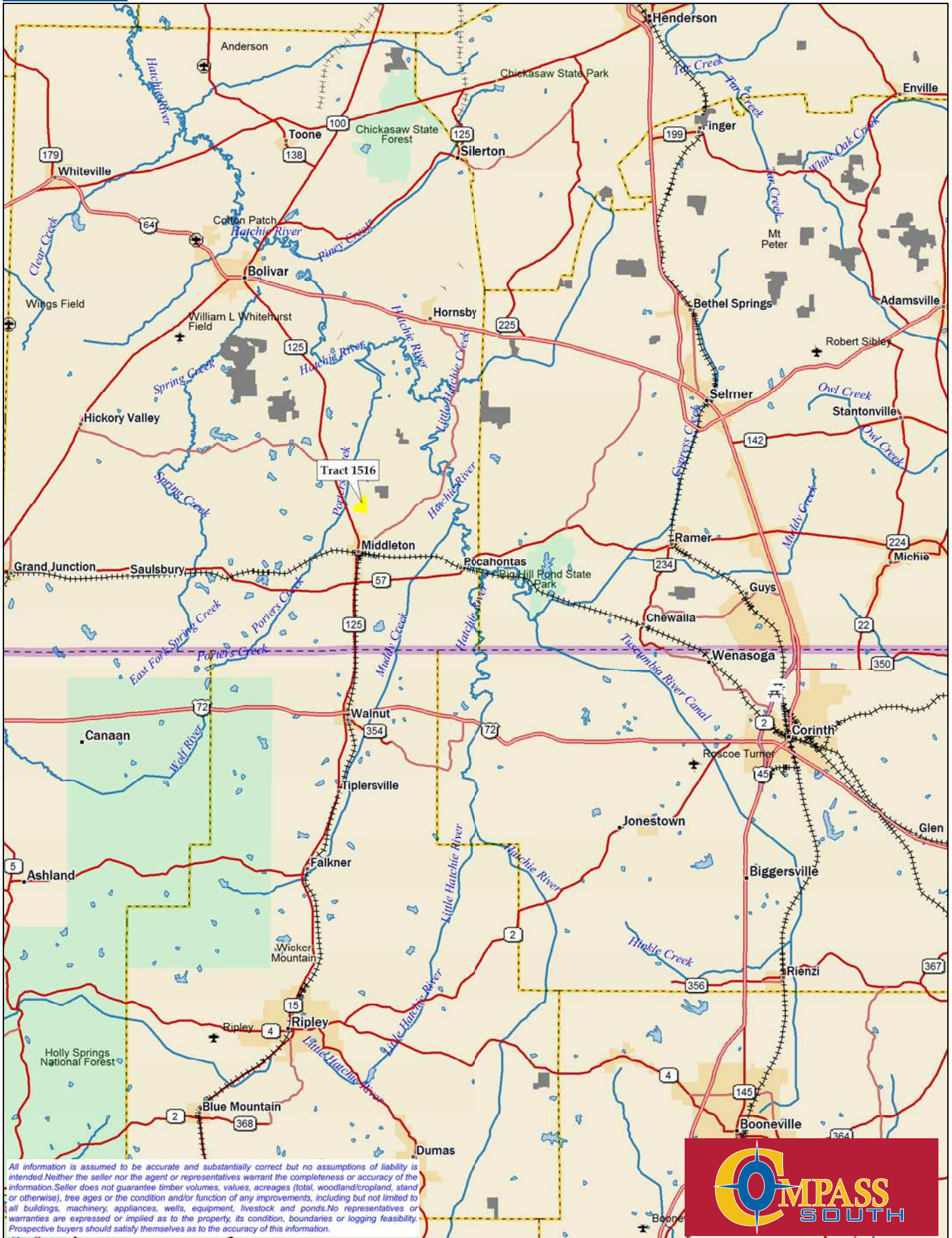
Phone Number: _____

Address: _____

E-mail: _____

City/State/Zip: _____

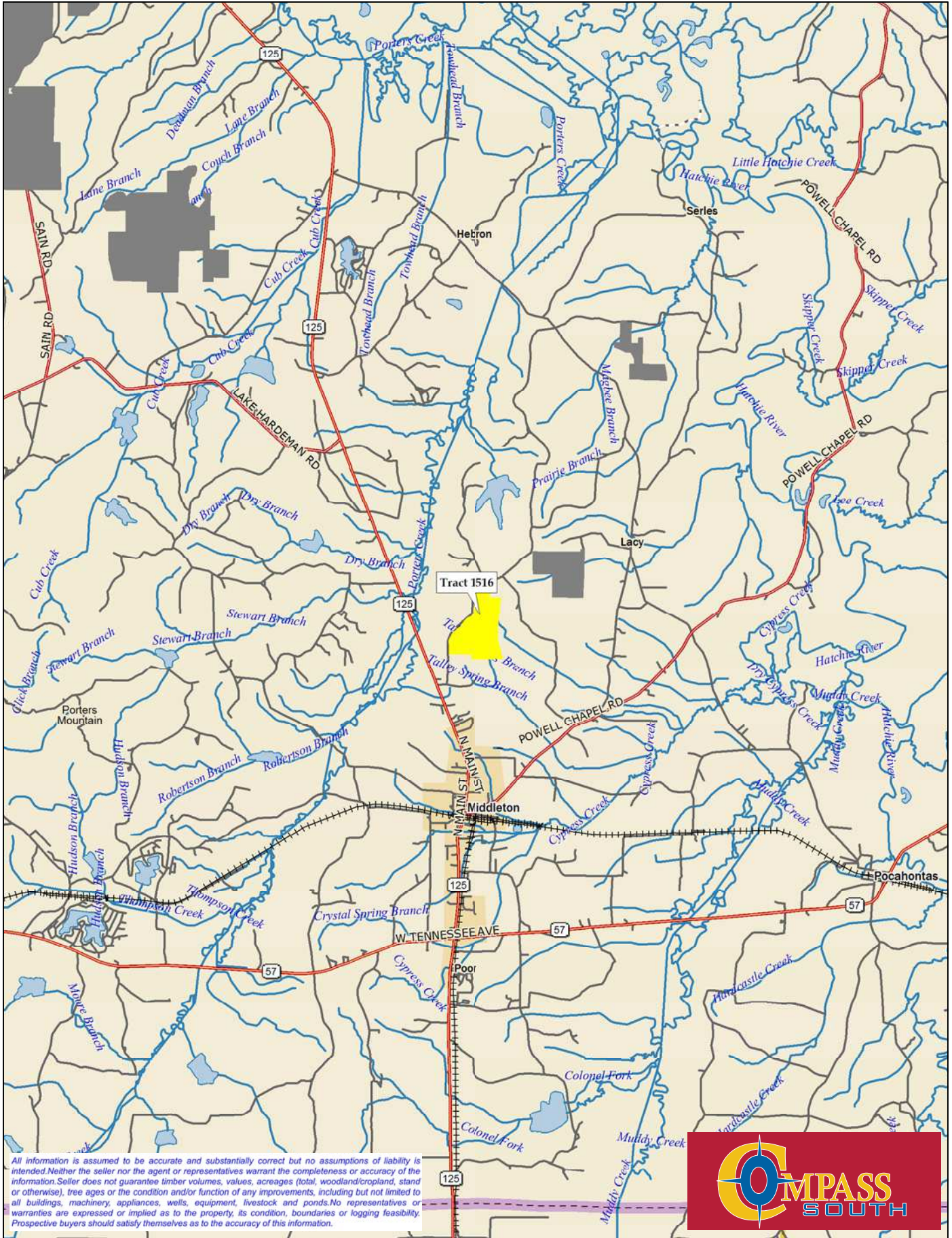
Date: _____



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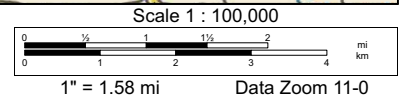
www.delorme.com



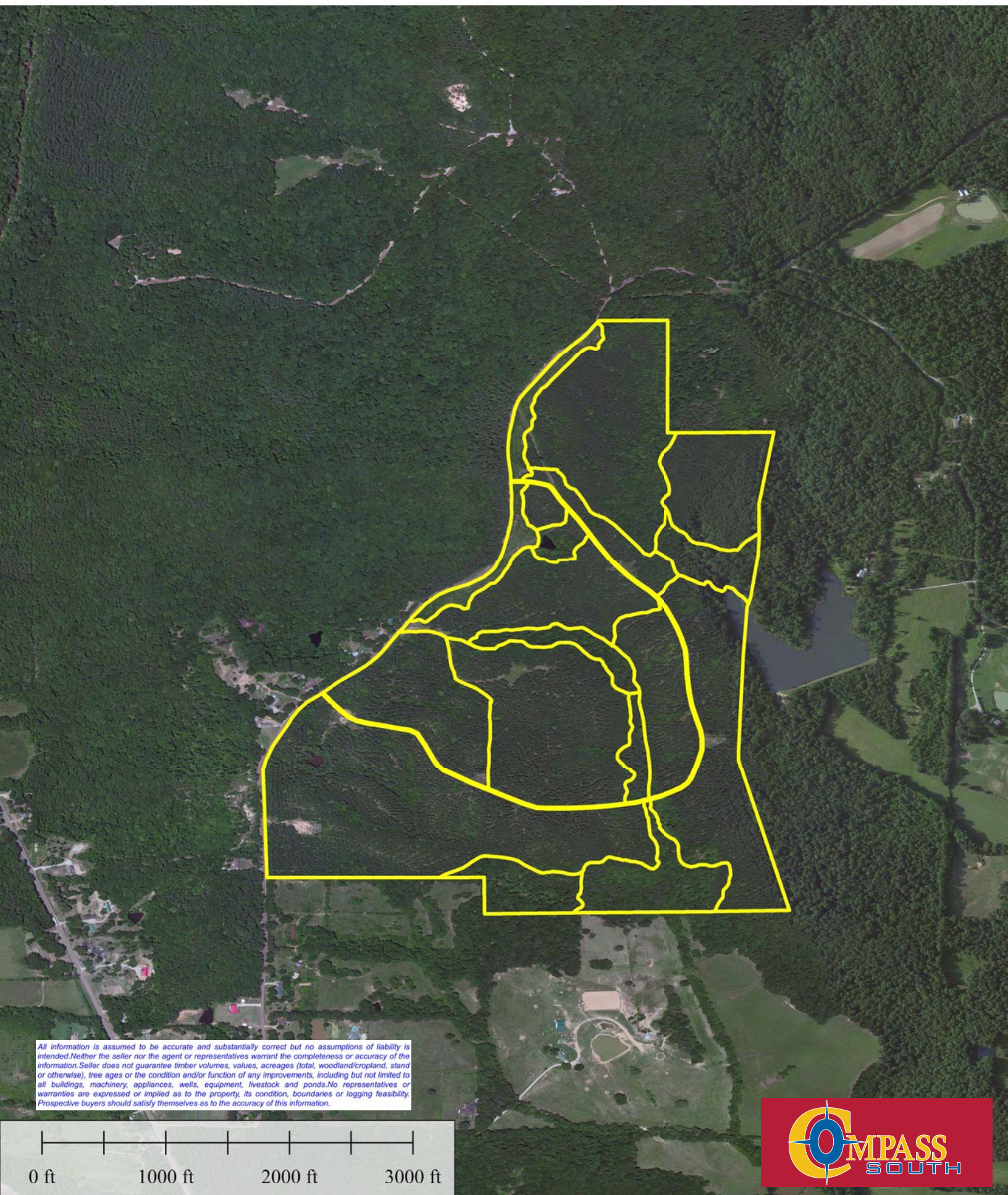
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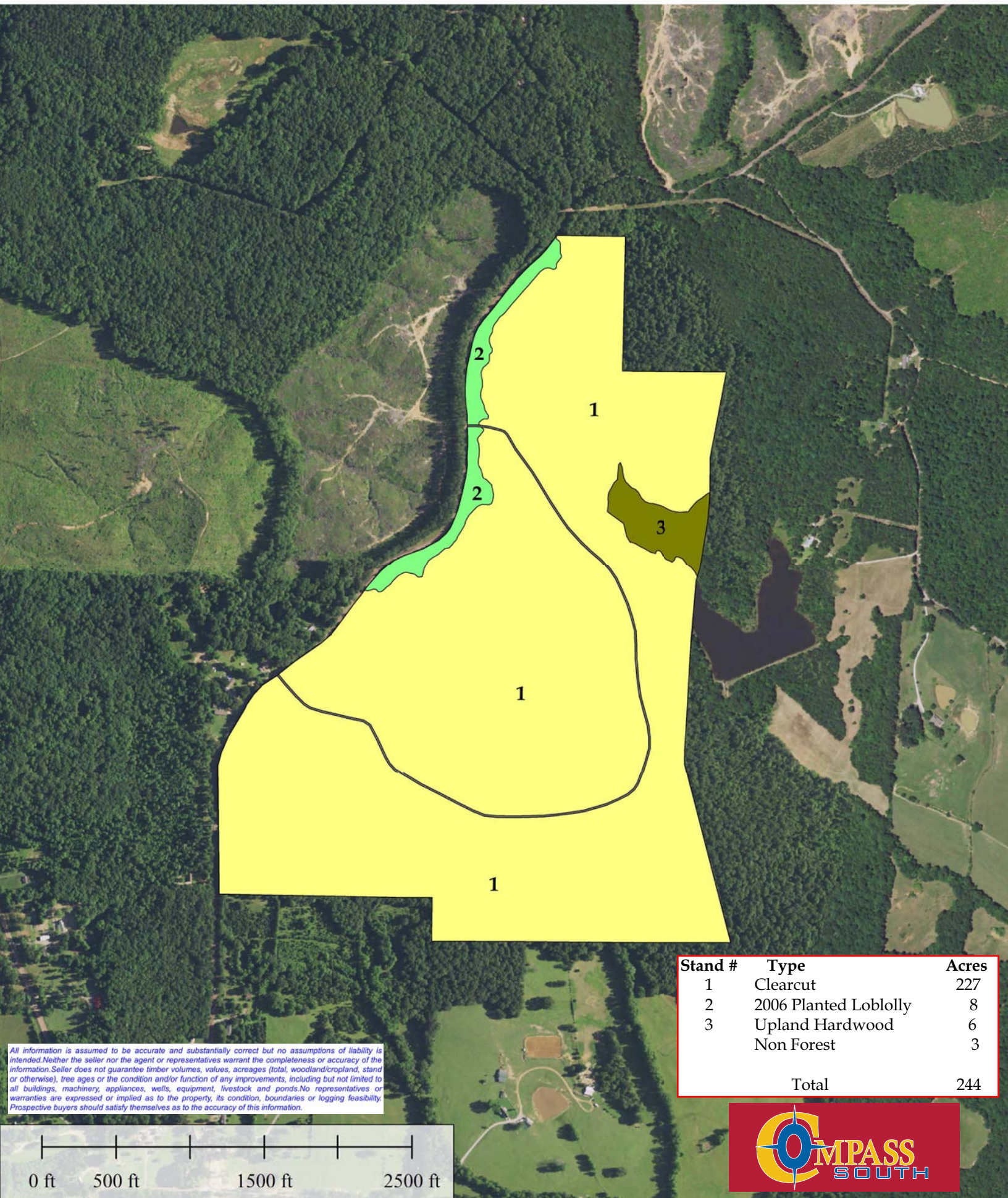


Hardeman Co TN Tract 1516 +/- 244 Acres



Compass South, Inc.

Hardeman Co TN Tract 1516 +/- 244 Acres



Stand #	Type	Acre
1	Clearcut	227
2	2006 Planted Loblolly	8
3	Upland Hardwood	6
	Non Forest	3
Total		244



Compass South, Inc.