



## LAND & TIMBER SALE BID PACKAGE

+/- 40 acres

Allen Parish, Louisiana

**EDWARD K. AHRENS, ET AL**

BID SALE DATE: MAY 17, 2018

**April 2, 2018**

## **INVITATION TO BID LAND AND TIMBER SALE**

Baker Agri-Forest Properties, LLC, on behalf of Kathryn Ahrens Harmon, Arthur Carl Ahrens and Edward K. Ahrens (**Seller**), is offering for sale a +/- 40 acre tract located in Allen Parish, Louisiana, which is described in greater detail in the "Exhibit A" of this sale package.

The land and timber is being offered for sale "as is" on a lump sum, sealed bid basis to the highest bidder, with the Seller retaining the right to reject any and all bids. The tract being offered is depicted on the attached maps and is more particularly described on the "Tract Information Sheet" attached hereto and made a part hereof.

### **Bidding Procedure**

Bids for the subject tract must be made on the attached "Land Sale Bid Sheet", stating the lump sum bid price offered. No conditional bids will be accepted. The Seller will consider only cash offers and all offers must be absolute net to the Sellers. Bids received through licensed real estate brokers or agents are welcome, however, the bid must be net proceeds to the Seller (i.e., the amount remaining after deducting any commission due or payable to a broker or agent presenting an offer for a client). If exact duplicate offers are received, all bidders submitting the duplicate offers will be asked to submit another offer.

Bids should be placed in a sealed envelope and plainly marked: **Ahrens et al– Land Sale** and may be either mailed to: Baker Agri-Forest Properties, LLC, Attn: Donald J. Baker, P.O. Box 5624, Alexandria, LA 71307, faxed to (318) 473-4045 between 2:00 p.m. and 3:00 p.m. on the bid date, emailed to [bakerlandtimber@bellsouth.net](mailto:bakerlandtimber@bellsouth.net) between the hours of 2:00 p.m and 3:00 p.m. on the bid date or hand delivered to 3306 Giamanco Street, Alexandria, LA 71301. All bids must be delivered or received no later than **3:00 p.m., Thursday, May 17, 2017.** *The bid opening is closed to bidders.* Only the high bid amount will be disclosed, along with the order of finish by name for all bidders.

The Successful bidder will be required to sign a purchase agreement prepared by Baker Agri-Forest Properties, LLC and place a cash deposit representing 5% of his/her bid within three (3) business days of the acceptance by the Seller. This deposit will be placed in Baker Agri-Forest Properties, LLC Sales Escrow Account and applied to the purchase price at closing.

The buyer shall have a period of 45 days from the date of acceptance by the Seller within which to secure a legal opinion on the title to the property. If the title is found to be merchantable, the deed is to be executed on or before 45 days past the date of acceptance by the Seller. If the buyer elects to have a survey carried out at buyer's expense solely, an additional 15 days will be granted within which to close the sale. In the event the title is found to be defective, the Seller may, at its option and expense, do such work as may be necessary to correct the defects, and will have a reasonable time, not to exceed 45 days, to perform the curative work. If title is not made acceptable within this 45-day period, or if the Seller elects not to perform this curative work, the deposit will be returned to the Buyer and the bid offer voided. Finally, in the event the Buyer does not close the transaction on or before 45 days after the last Seller signs the purchase agreement, and the title is found to be merchantable, the deposit will be forfeited to the Seller.

### **Bid Sale Date & Location**

The bid opening will be held at Baker Agri-Forest Properties, LLC, 3306 Giamanco Street, Alexandria, Louisiana 71301. Please call (318) 473-8751 if you need directions to the bid location. We will open bids at **3:05 p.m., Thursday, MAY 17, 2017.**

Bids may be mailed, faxed, or hand delivered to the following addresses:

Mail Bids to: Baker Agri-Forest Properties, LLC.  
P.O. Box 5624  
Alexandria, LA 71307  
Attn: Donald J. Baker

Hand Deliver Bids to: Baker Agri-Forest Properties, LLC.  
3306 Giamanco Street  
Alexandria, LA 71301

Fax Bid Sheet to: Baker Agri-Forest Properties, LLC  
(318) 473-4045  
Between 2:00 p.m. and 3:00 p.m. on May 17, 2018.

Email Bid Sheet to: [bakerlandtimber@bellsouth.net](mailto:bakerlandtimber@bellsouth.net)  
Between 2:00p.m. and 3:00p.m. on May 17, 2018.

## **Terms & Conditions / Stipulations**

The Seller reserves the right to accept or reject any and all bids. The seller will convey title to the subject tract by a Cash Sale Deed, subject to all previous conveyances, reservations, and exceptions, to any valid rights-of-way, easements, leaseholds, and to any protective covenants or restrictions, which may have been recorded affecting the property. Property taxes will be prorated at the time of closing. All sale closing costs will be borne by the Buyer. The deed recording cost will be borne by the Buyer. **The Seller will reserve 100% of all owned liquid or gaseous hydrocarbons such as oil, gas, condensate and other like minerals and mineral rights.** Any and all statements herein as to the timber, timber types, acreage, etc on the subject tract are made in good faith and believed to be true; however, the same are not to be construed by the bidder as a representation of fact nor a guarantee thereof. All maps, plats, and other information are provided for assistance to the prospective buyers. All bidders should conduct their own investigation, inspections, timber volume estimations and timber value estimations.

## **Property Inspection**

Prior to the bid opening, the subject tract will be available for inspection (see Property Information Sheet for directions to the tract and other sale details) by prospective bidders. The bidder, by availing himself of such access privilege, agrees to and shall indemnify and hold the Seller harmless from and against any liability for personal injury or property damage or any other loss, cost, expense or claim caused or alleged to be caused by such bidder or any invitees, representatives, employees, or agents of such bidder while on or near Seller's property pursuant to this Invitation to Bid and bidder's obligation in this regard shall survive any consummation or termination of any Contract of Sale and the closing of the transaction set forth in such Sales Contract, etc.

**Property Inspection** (continued)

Any potential purchaser exercising their rights to examine the property does so at their own risk with regard to patent and latent conditions within the subject property. Should you have any questions, need additional information or wish to make a site visit, please contact Baker Agri-Forest Properties, LLC via telephone at (318) 473-8751 or via email: [bakerlandtimber@bellsouth.net](mailto:bakerlandtimber@bellsouth.net)

**LAND SALE BID SHEET**

**NOTE:      BID MUST BE RECEIVED NO LATER THAN 3:00 P.M. ON Thursday,  
May 17, 2017.**

I/We make the following cash bid on:

+/-40 acres described as part of the E/2 of the NE/4 of the SW/4 and the E/2 of the SE/4 of the SW/4 of Section 30 Township 2 South, Range 4 West, Allen Parish, Louisiana.

\$ \_\_\_\_\_

I/We understand that this bid is subject to all conditions found in the bid package and I/We agree to those terms and incorporate them into this offer. This is effective until 12:00 noon on May 14, 2018.

\_\_\_\_\_  
Full Name (Please Print)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Social Security # or Tax ID #

\_\_\_\_\_  
Date

\_\_\_\_\_  
Address

\_\_\_\_\_  
E-mail Address

\_\_\_\_\_  
City/State/Zip

\_\_\_\_\_  
Telephone

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**FOR SELLER ONLY**

ACCEPTED

REJECTED

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

## **EXHIBIT A**

That part of the E/2 of the NE/4 of the SW/4 lying south of the utility powerline right-of-way, which lies south of LA Highway 112 and the E/2 of the SE/4 of the SW/4, all in Section 30. Township 2 South, Range 4 West, Allen Parish. (The acreage lying north of the utility powerline right-of-way and south of LA Highway 112 was conveyed to the Louisiana Department of Transportation and Development in a prior conveyance in anticipation of a road widening project that apparently is now a dormant project).