



## Invitation to Bid

**McB Pine Valley Tract #1538 West  
+/- 482 Acres - McNairy County, TN**

**Bid Deadline: Wednesday, December 19, 2018 at 2:00 PM EST**

Compass South Land Sales and McB KH, LLC are offering by **Lump Sum Sealed Bid** the sale of +/- 482 Acres, located in McNairy County, TN.

**Property Location:** Located 6 miles northwest of Adamsville and 10 miles northeast of Selmer, the property is 12 miles northwest of Savannah. Access is provided by Sam Kirby Road.

**Property Description:** Tract 1538 West consists of a mixture of merchantable and premerchantable pine plantation along with natural hardwood stands. There is over 1 mile of road frontage along Sam Kirby Road.

### **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 1538 West 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](mailto: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](mailto:Jared@CompassSouth.com)

**TERMS AND CONDITIONS OF LAND SALE**  
**Bid Date: Wednesday, December 19, 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 December 19, 2018 at 2:00 PM EST and received by mail, fax or email.
3. Offers will remain valid through 5:00 PM EDT on Friday, December 21, 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, December 19, 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 December 21, 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	McNairy	1538 East	172
	TN	McNairy	1538 West	482
	TN	Chester	1580	103
	TN	McNairy	1591	276
	TN	McNairy	1594 Central	183
	TN	McNairy	1594 East	51
	TN	McNairy	1594 NW	43
	TN	McNairy	1594 SW	65
	TN	Henderson	1599	945
	TN	Henderson	1600 NE	53
	TN	Henderson	1600 SE	121
	TN	Henderson	1600	824

Total Bid Amount: \_\_\_\_\_

**(Whole Tract amount, not per acre)**

Bidder Name: \_\_\_\_\_

Fax Number: \_\_\_\_\_

Bidder Signature: \_\_\_\_\_

Phone Number: \_\_\_\_\_

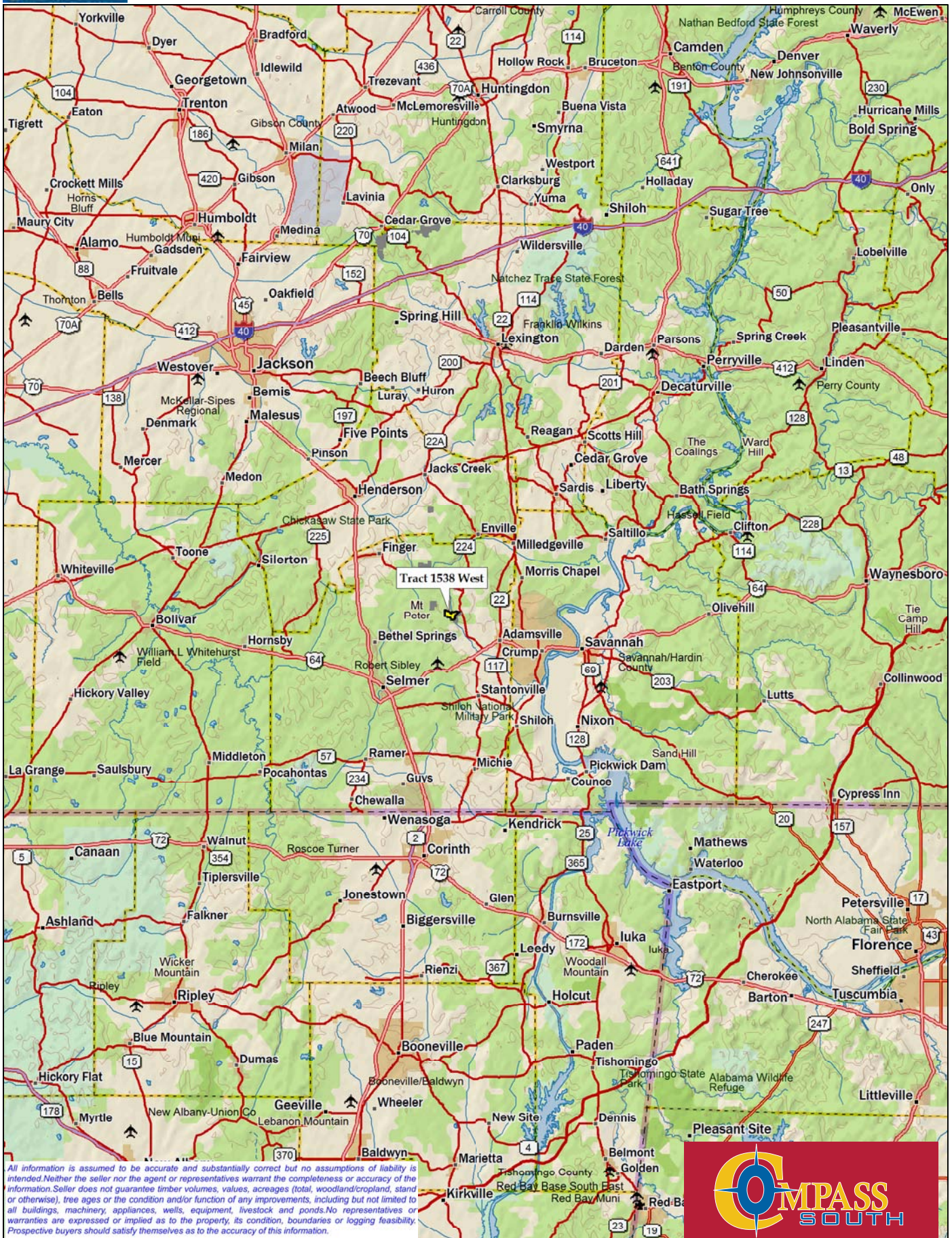
Address: \_\_\_\_\_

E-mail: \_\_\_\_\_

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

Date: \_\_\_\_\_



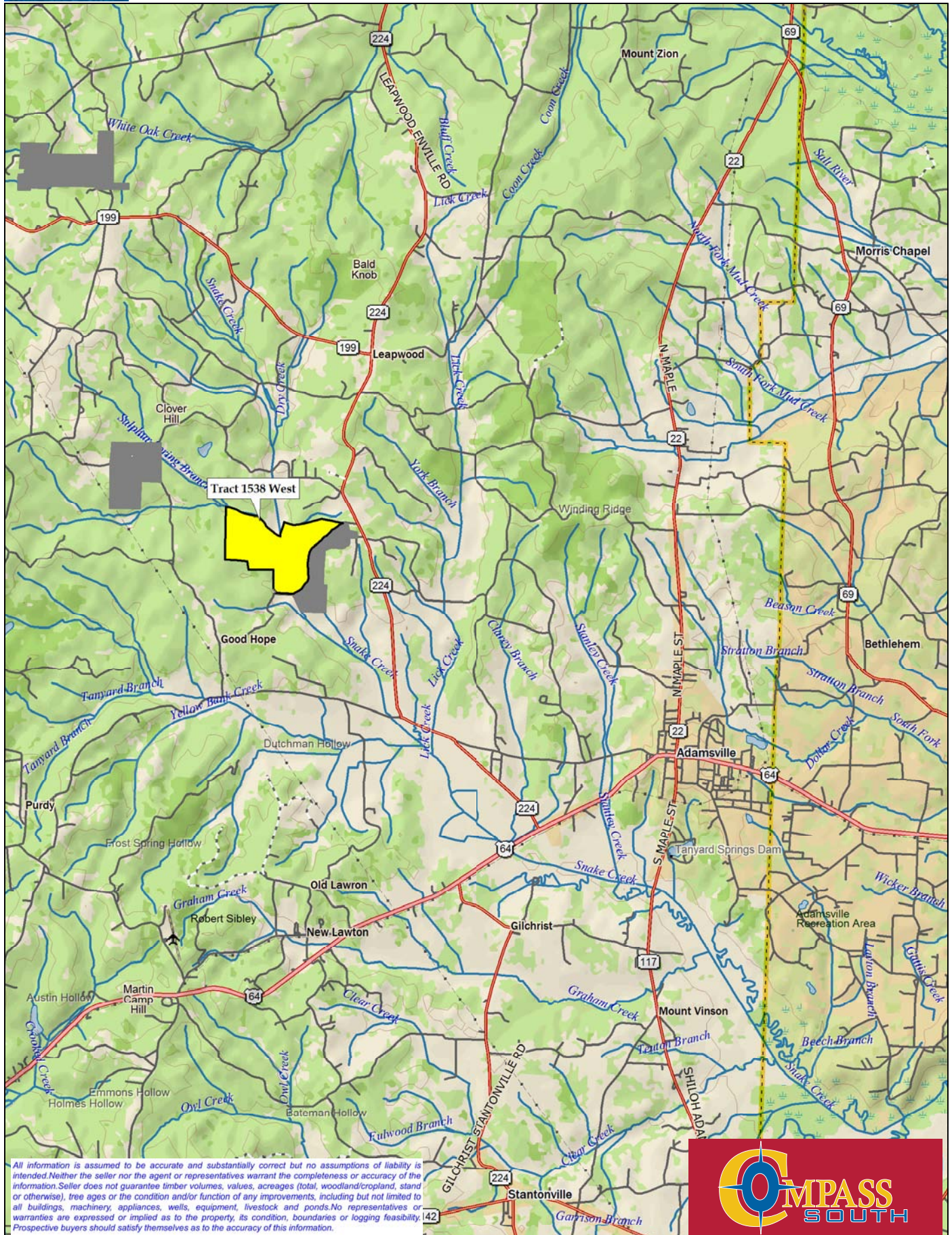


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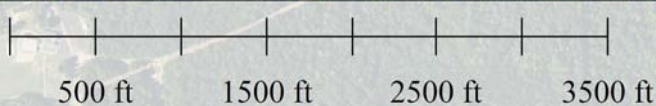




# McNairy Co TN Tract 1538 West +/- 482 Acres



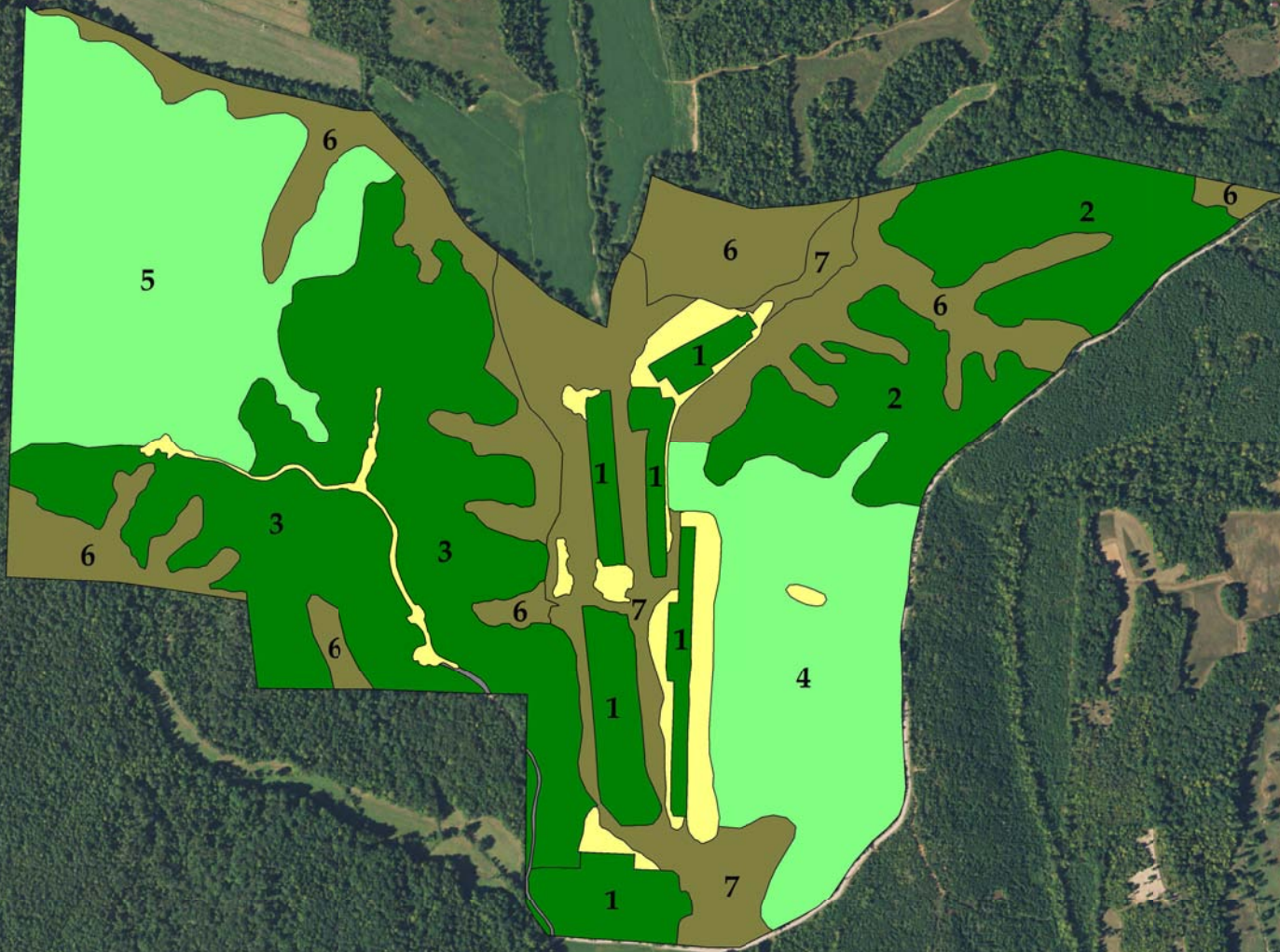
All information is assumed to be accurate and substantially correct but no assumptions of liability is intended. Neither the seller nor the agent or representatives warrant the completeness or accuracy of the information. Seller does not guarantee timber volumes, values, acreages (total, woodland/cropland, 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.



**Compass South, Inc.**



# McNairy Co TN Tract 1538 West +/- 482 Acres



Stand #	Type	Acres
1	1996 Planted Loblolly	32
2	2000 Planted Loblolly	58
3	2002 Planted Loblolly	103
4	2009 Planted Loblolly	61
5	2012 Planted Loblolly	86
6	Mature Upland Hardwood	78
7	2004 Upland Hardwood	43
	Fields / Food Plots	20
	Non Forest	1
Total		482

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0 ft 1000 ft 2000 ft 3000 ft



Compass South, Inc.