



Invitation to Bid

**McB Pine Valley Tract #1580
+/- 103 Acres – Chester 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 +/- 103 Acres, located in Chester County, TN.

Property Location: Located 8 miles southeast of Henderson, 21 miles southeast of Jackson and 18 miles southwest of Lexington - this tract is located just North of Enville Road off of Busby Lane.

Property Description: Tract 1580 consists of a mixture of thinned merchantable pine plantation and recently established pine that were planted in 2017. The access is off of Busby Lane 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 1580 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, 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: _____

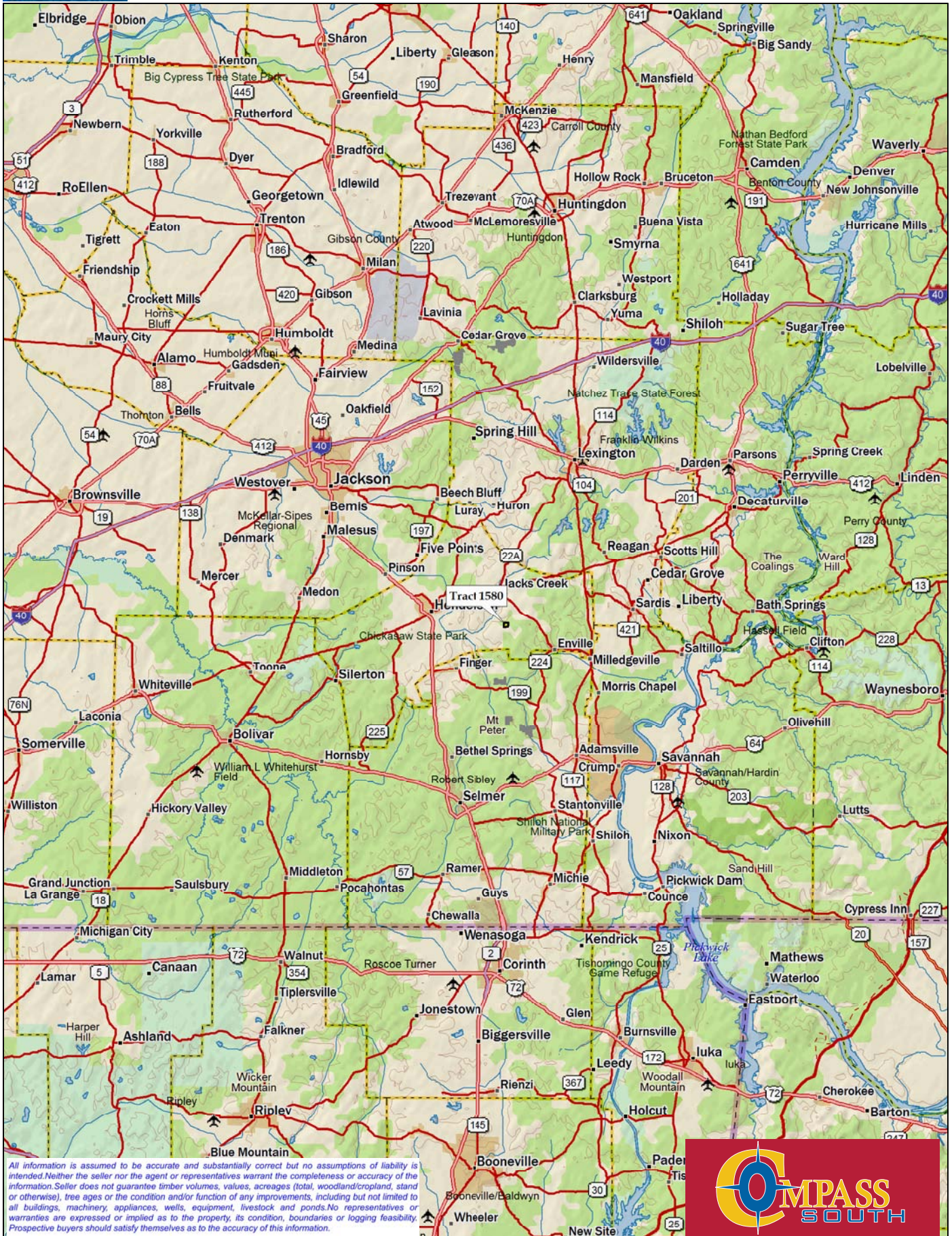
Phone Number: _____

Address: _____

E-mail: _____

City/State/Zip: _____

Date: _____

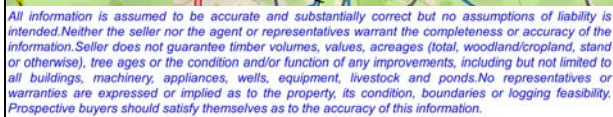


Data use subject to license.

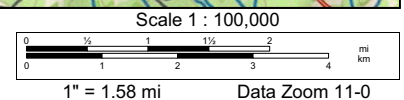
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www.delorme.com





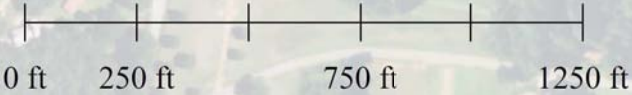
www.delorme.com



Chester Co TN Tract 1580 +/- 103 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.

Chester Co TN Tract 1580 +/- 103 Acres



| Stand # | Type | Acres |
|---------|-----------------------|-------|
| 1 | 1998 Planted Loblolly | 67 |
| 2 | 2017 Planted Loblolly | 22 |
| 3 | 1997 Upland Hardwood | 6 |
| 4 | 1997 SMZ | 5 |
| 5 | Open Productive | 2 |
| | Roads | 2 |
| Total | | 103 |

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0 ft 250 ft 750 ft 1250 ft



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