



SEALED BID LAND and/or TIMBER SALE

+/- 234 Acres, Newton County, MS.

March 17, 2020 @ 3:30 P.M.

On behalf of Nell Wade, we solicit sealed bids on land only, timber only, or land with timber on 234+/- acres, located in Section 8, Township 6 North, Range 13 East, Newton County, Mississippi. (SEE ATTACHED MAPS)

Property Features:

- ***Excellent Recreational Property***
- ***½ Mile Frontage on Tatum Rd.***
- ***½ Mile Frontage on Scenic Chunky Creek***
- ***Located 15 Miles West of Meridian***
- ***Located 4 Miles North of Hickory***

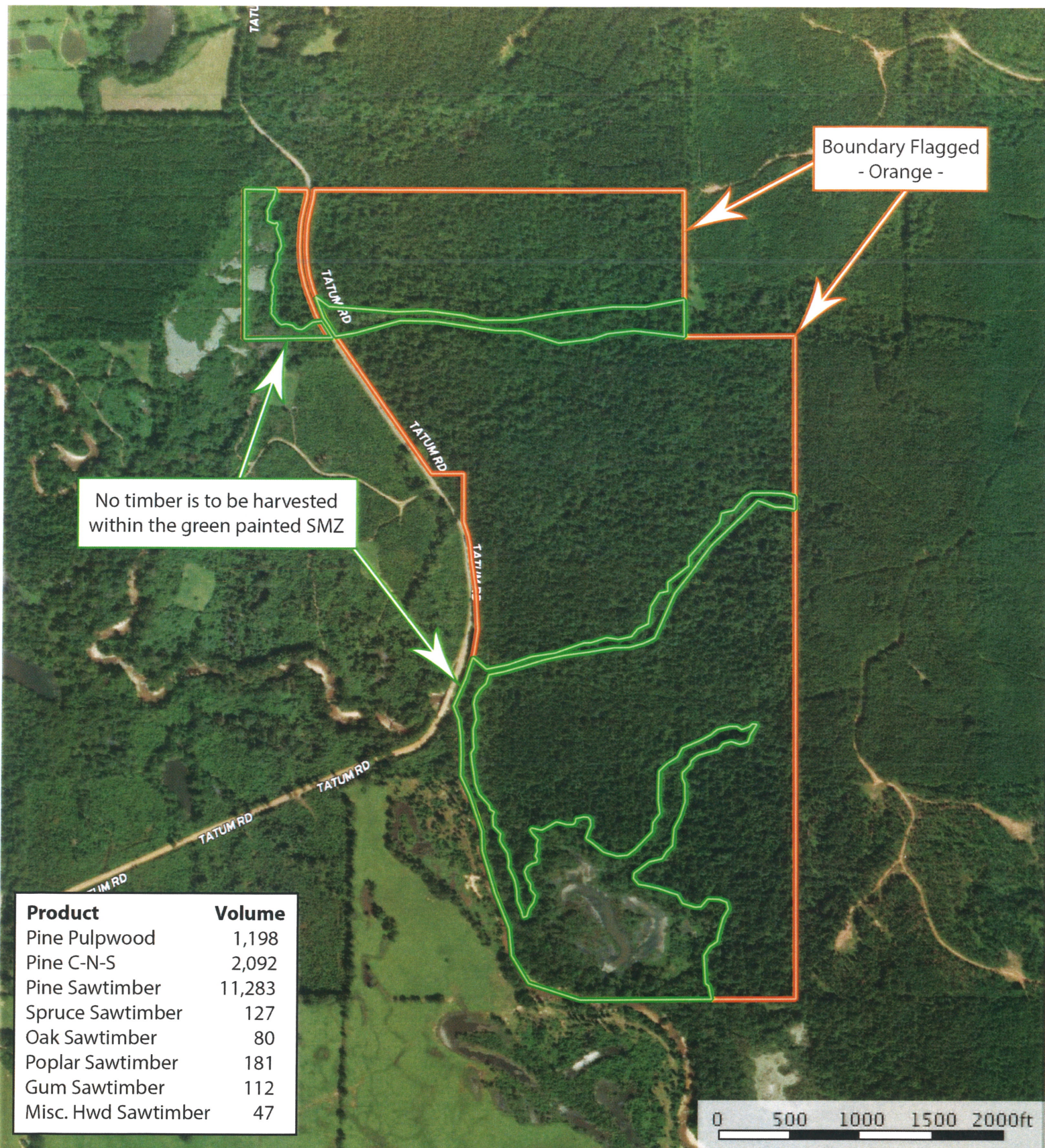
INSTRUCTIONS FOR BIDDING

SEALED BIDS will be opened on March 17, 2020 @ 3:30 P.M. at the Law Office of Freida Gunn Collins, 202 Ivey Street, Ellisville, MS, 39437. Please use attached bid form.

- Please mark bottom left corner of envelope with "Wade Sale"
- Mail, fax, email, or hand deliver bids to:
Freida Gunn Collins, Attorney at Law
202 Ivey Street, P.O. Box 190, Ellisville, MS. 39437 freida@gunncollins.comcastbiz.net
Phone: (601)-477-9201 Fax: (601)-477-8841
- See our website for additional information
www.walleyproperties.com or call **(601)-477-3014**

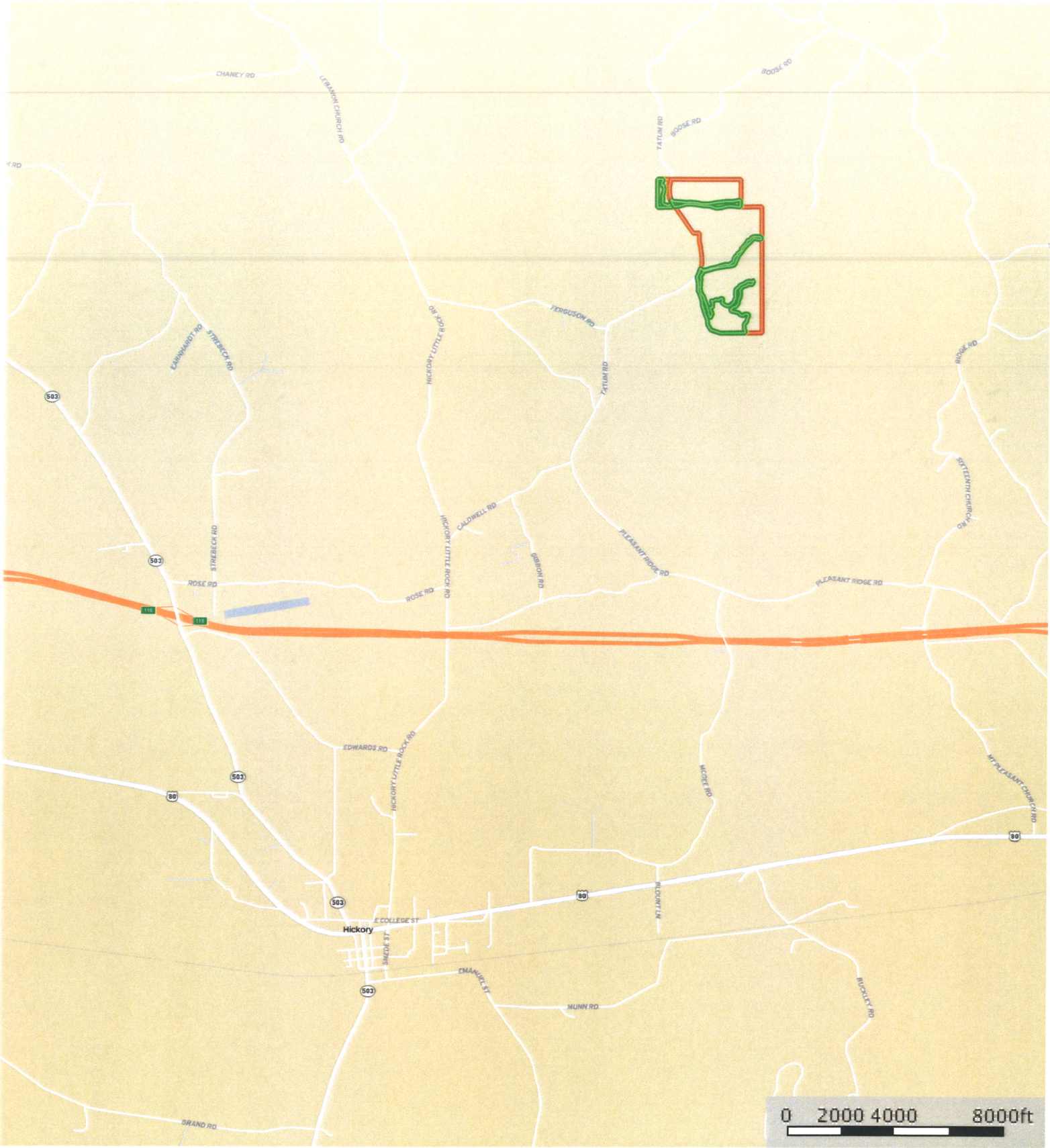
GENERAL TERMS AND CONDITIONS

1. Land and Timber must be closed by April 17, 2020
2. The acreage and legal description are assumed to be accurate. The sale is offered as a tract with no guarantee to the acreage or timber volumes. Property boundaries are flagged with orange-glo flagging.
3. In the event that the successful land bidder and timber bidder are not the same, the following conditions will apply: The land will be sold subject to an 18 month logging contract. All merchantable timber lying within the orange flagged sale boundary is to be harvested. No timber within the green painted SMZ boundary is to be harvested. All standard logging contract provisions will apply including Mississippi Best Management Practices.
4. Any mineral rights will be reserved by the seller
5. Land bidders must attach a bid deposit in the amount equal to 5% of the bid. Certified checks are to be made payable to Freida Gunn Collins, Escrow Account. Past clients are exempt from bid deposit.
6. The seller reserves the right to accept or reject any or all bids.



 Boundary  Boundary

Wade - Land & Timber Sale
Newton County, Mississippi, 234 AC +/-



 Boundary  Boundary



234 +/- Acres LAND and/or TIMBER SALE
March 17, 2020, 3:30 P.M.

BID FORM

I/WE, _____, do hereby submit the bid (or bids) below for the Wade property located in Section 8, Township 6 North, Range 13 East, Newton County, Mississippi.

\$_____ Land Only - This bid is subject to an 18-month timber deed.

\$_____ Merchantable Timber Only - The purchaser of timber will be allowed 18 months to remove all merchantable timber lying inside of the orange flagged sale boundary. No timber within the green painted SMZ boundary is to be harvested on the 234 +/- acre sale area. Mississippi's Best Management Practices will be required.

\$_____ Land & Timber - A 5% bid deposit (Certified Check) is required when bidding on land. Make checks payable to Freida Gunn Collins, Escrow Account. Past clients will be exempt from bid deposit.

A 5% bid deposit made payable to Freida Gunn Collins, Escrow Account, in the amount of \$_____ is enclosed.

Signed this _____ day of _____, 2020.

Company/Individual Name: _____

Company Representative: _____

Address: _____

Phone: _____

Fax #: _____

E-Mail: _____

Please mark bottom left corner with "Wade Sale"

Mail, fax, email, or hand deliver bids to:

Freida Gunn Collins, Attorney at Law

202 Ivy Street, P. O. Box 190, Ellisville, MS. 39437

Freida@gunncollins.comcastbiz.net