



SEALED BID LAND and/or TIMBER SALE

Wayne County, MS.
October 15, 2020 @ 3:30 P.M.

On behalf of Carl Blackledge & Dr. Ned Turnbull, we solicit sealed bids on land only, timber only, or land with timber on a 175-acre tract and a 115-acre tract, located in Sections 18 & 19, Township 8 North, Range 9 West, Wayne County, Mississippi. The western most boundary of parcel A is the Jones County – Wayne County line. (SEE ATTACHED MAPS)

- Land bidders will have the option to bid on Parcel A – 175 acres and Parcel B – 115 acres, See attached bid sheet. Land bidders will have the option to bid on the land with standing timber or without the timber subject to a timber deed with an 18-month logging contract with a performance deposit.
- Timber only bidders will bid **one** lump bid for all merchantable timber on parcels A, B, or both parcels.

These tracts offer great investment and recreational opportunities. With over $\frac{3}{4}$ mile of road frontage on Parcel A and nearly $\frac{1}{2}$ mile frontage on Parcel B, these tracts could easily be subdivided into smaller parcels.

INSTRUCTIONS FOR BIDDING

SEALED BIDS will be opened on October 15, 2020 @ 3:30 P.M. at the Law Office of Freida Gunn Collins, 202 Ivy Street, Ellisville, MS, 39437. Please use attached bid form.

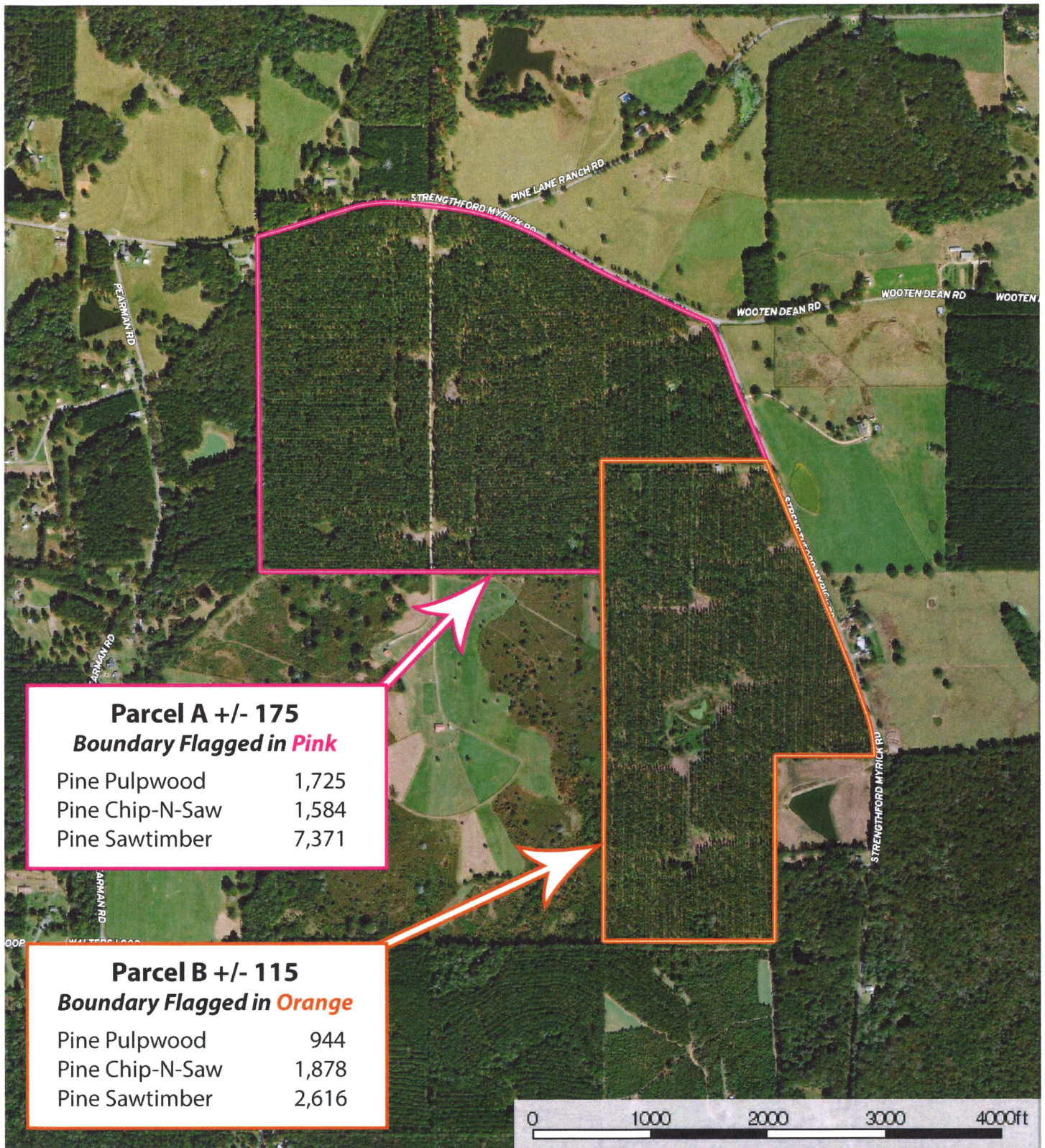
- Please mark bottom left corner of envelope with "Wayne Co. Sale"
- Mail, fax, email, or hand deliver bids to:
Freida Gunn Collins, Attorney at Law
202 Ivey Street, P.O. Box 190, Ellisville, MS. 39437 freida@gunncollins.comcastbiz.net
Phone: (601)-477-9201 Fax: (601)-477-8841
- See our website for additional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

GENERAL TERMS AND CONDITIONS

1. Land and Timber must be closed by November 15, 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 pink-glo flagging. A copy of the title opinion can be provided upon request.
2. 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. Only timber lying inside the pink flagged sale boundary is to be harvested. All standard logging contract provisions will apply including Mississippi Best Management Practices.
3. Any mineral rights will be reserved by the seller
4. 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.
5. The seller reserves the right to accept or reject any or all bids.

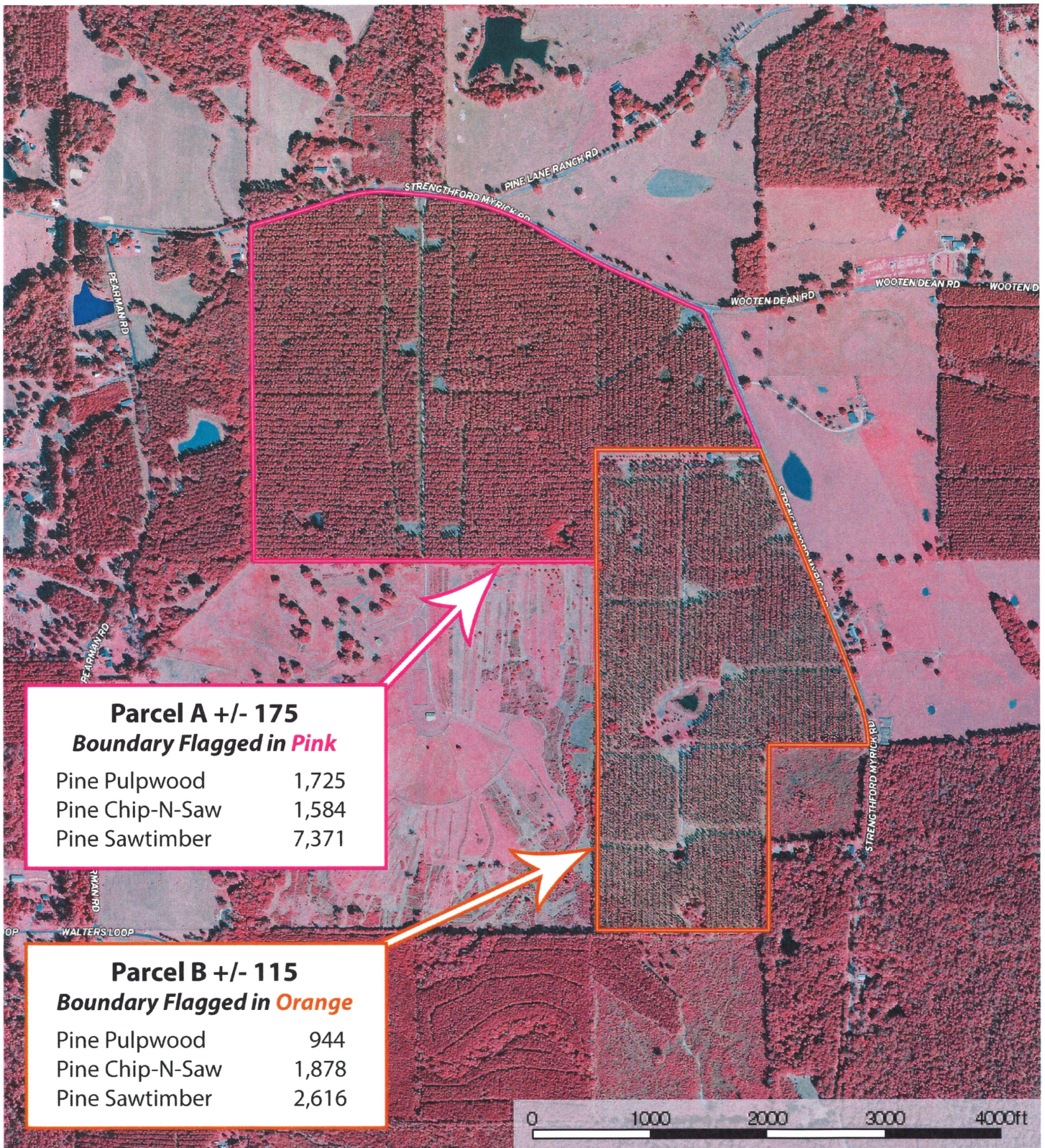
Blackledge/Turnbull Land and/or Timber Sale

Wayne County, Mississippi, 290 AC +/-



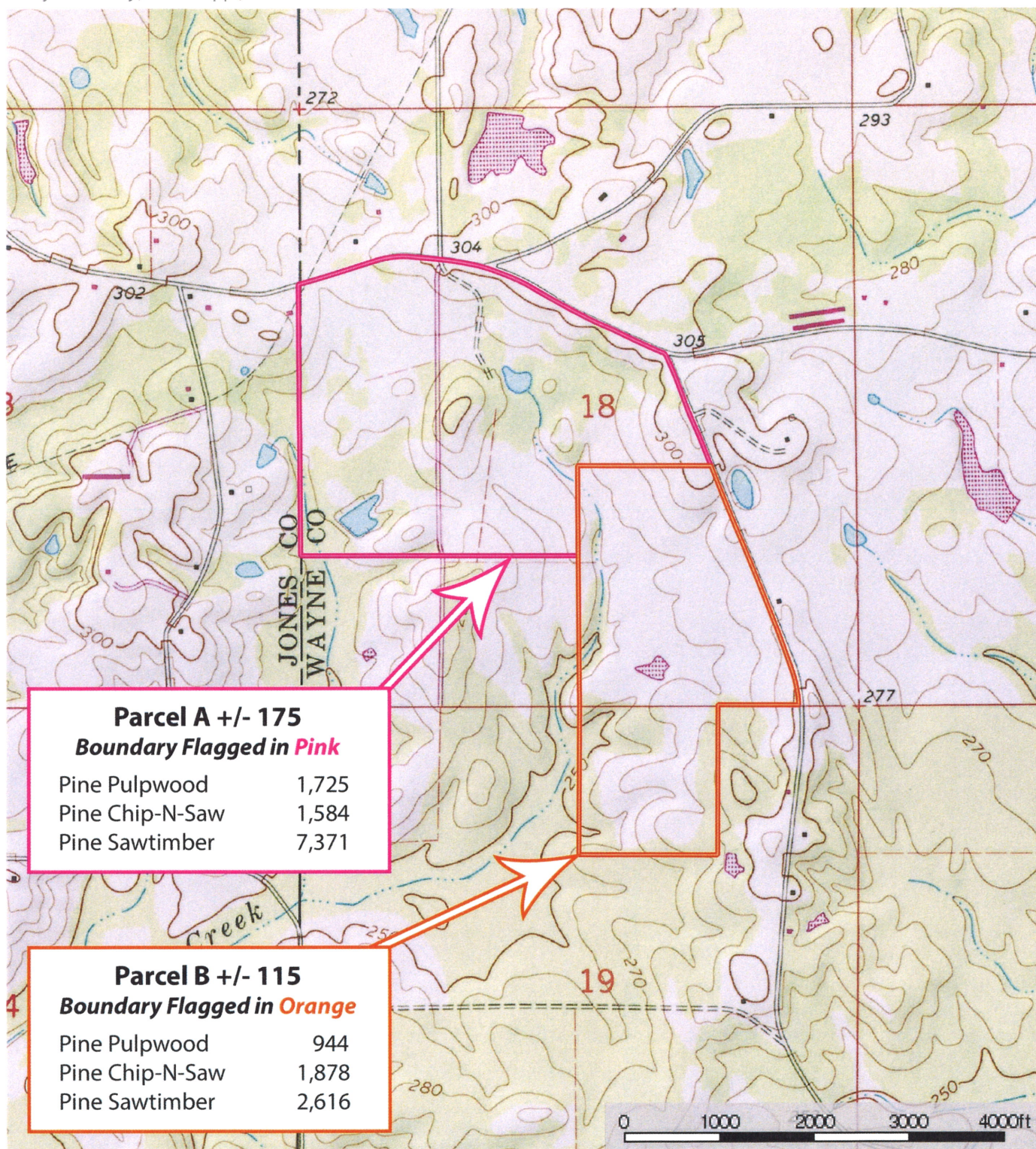
Blackledge/Turnbull Land and/or Timber Sale

Wayne County, Mississippi, 290 AC +/-



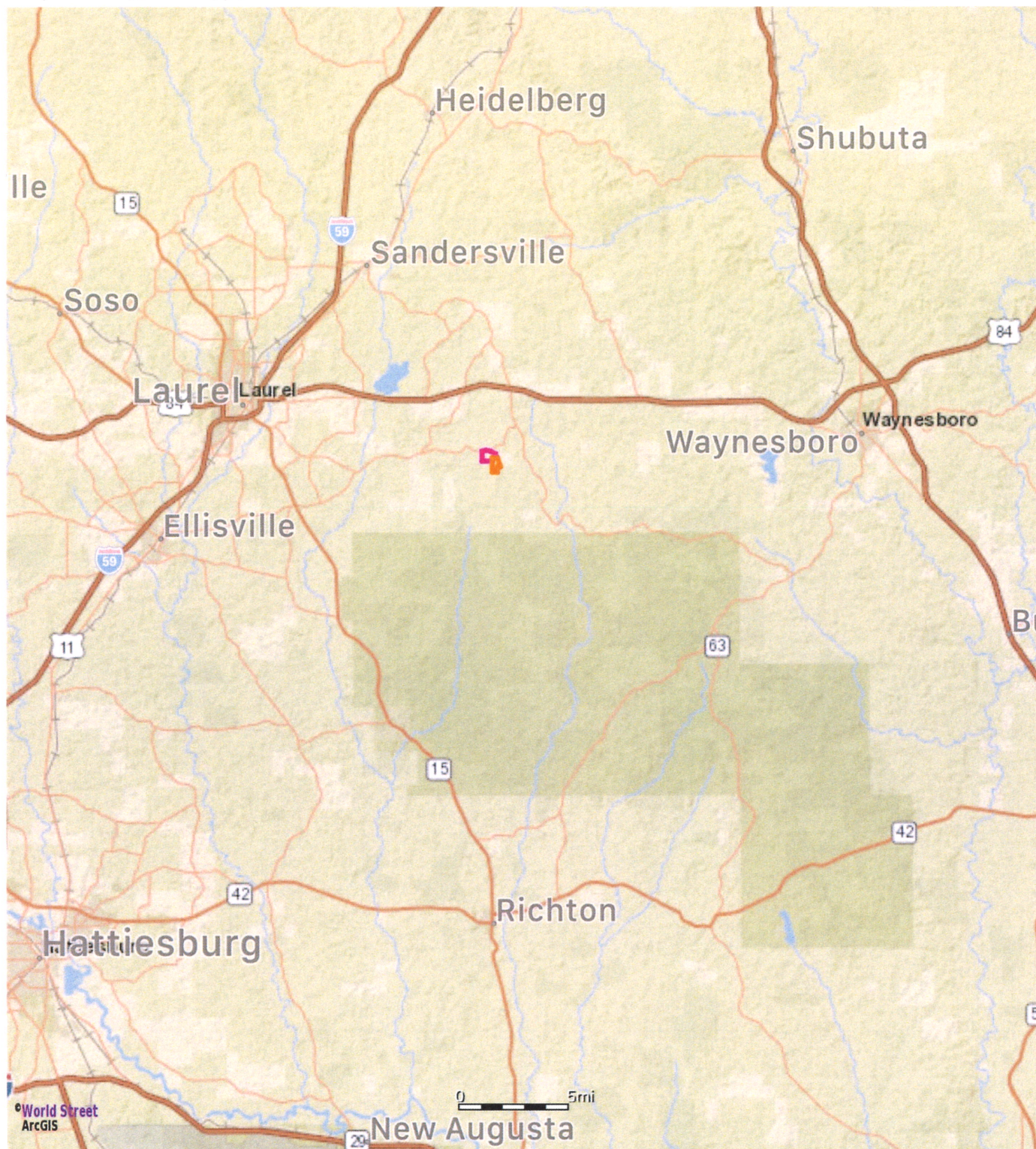
 Turnbull  Blackledge

Blackledge/Turnbull Land and/or Timber Sale
Wayne County, Mississippi, 290 AC +/-



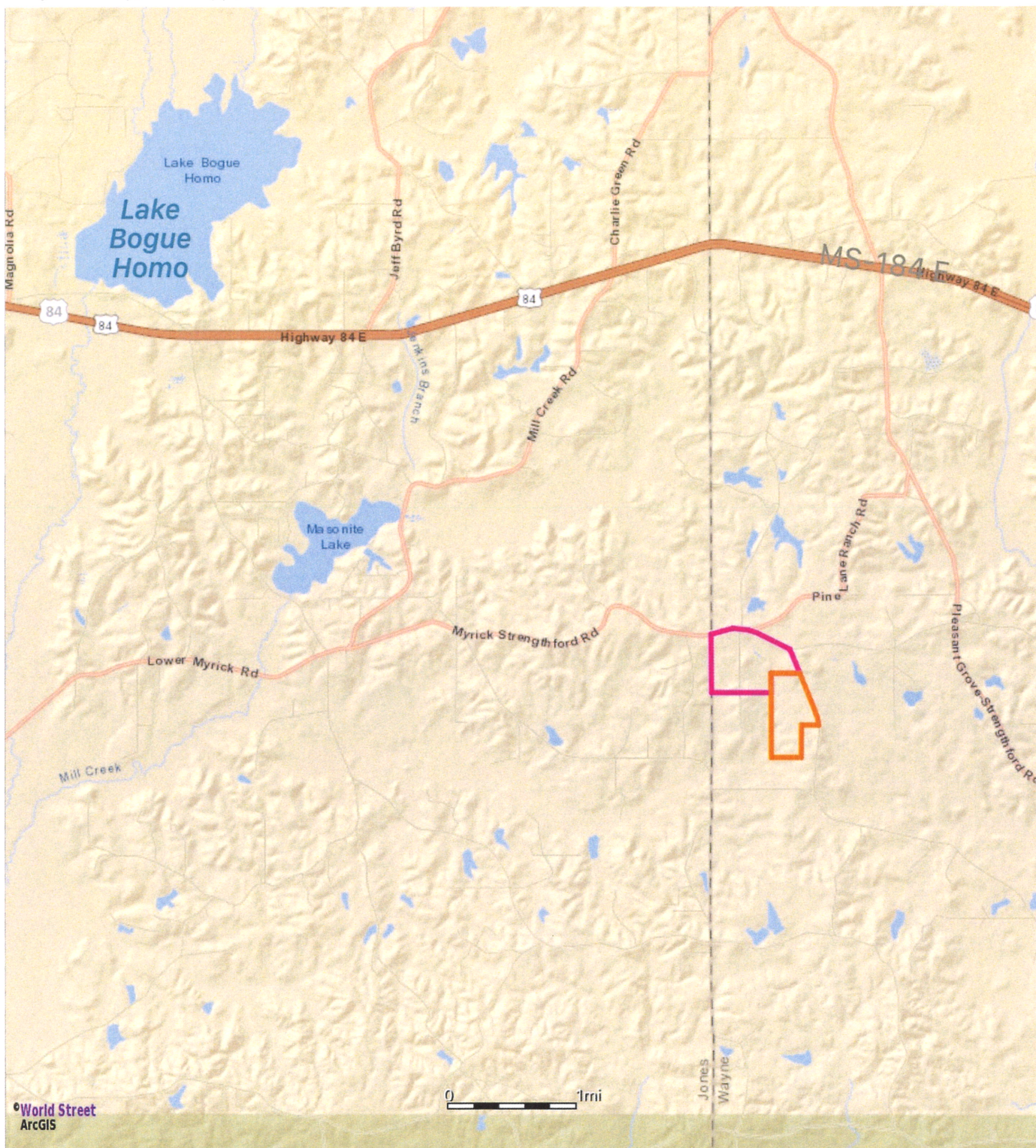
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Wayne County, Mississippi, 290 AC +/-



 Turnbull  Blackledge

Blackledge/Turnbull Land and/or Timber Sale
Wayne County, Mississippi, 290 AC +/-



 Turbull  Blackledge



Walley
Properties, LLC & Forestry Consultants

Wayne County Sale

October 15, 2020, 3:30 p.m.

BID FORM

I/WE, _____, do hereby submit the bid (or bids)
below for the Wayne County property located in Sections 18 & 19, Township 08 North, Range 09
West, Wayne County, Mississippi.

BID DESCRIPTION	<u>PARCEL A</u> 175 Acres	<u>PARCEL B</u> 115 Acres	<u>PARCELS A & B</u> 290 Acres
*Land Only	\$	\$	\$
*Timber Only	\$	\$	\$
Land with Timber	\$	\$	\$

***Land Only** – This bid is subject to an 18-month timber deed

****Timber Only** – The purchaser of timber will be allowed 18 months to remove all timber in the sale area. Mississippi's Best Management Practices will be required along with a \$2,000 performance bond deposit.

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

Signed this _____ day of _____, 2020.

Company/Individual Name: _____

Phone: _____

Email: _____

Please mark bottom left corner of envelope with "**Wayne County Sale**"

Mail 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