



SEALED BID LAND and/or TIMBER SALE

54 +/- Acres, Covington County, MS.
February 25, 2021 @ 4:00 P.M.

On behalf of Hancock Lumber & Forest Products, we solicit sealed bids on land only, timber only, or land with timber on 54+/- acres, located in Section 34, Township 10 North, Range 15 West, Covington County, Mississippi. (SEE ATTACHED MAPS)

Property Features:

- ***Good quality pine plantation***
- ***Located 5 miles southwest of Taylorsville, MS.***
 - ***Excellent home site***
- ***¼ Mile Frontage on Gilmer Rd.***

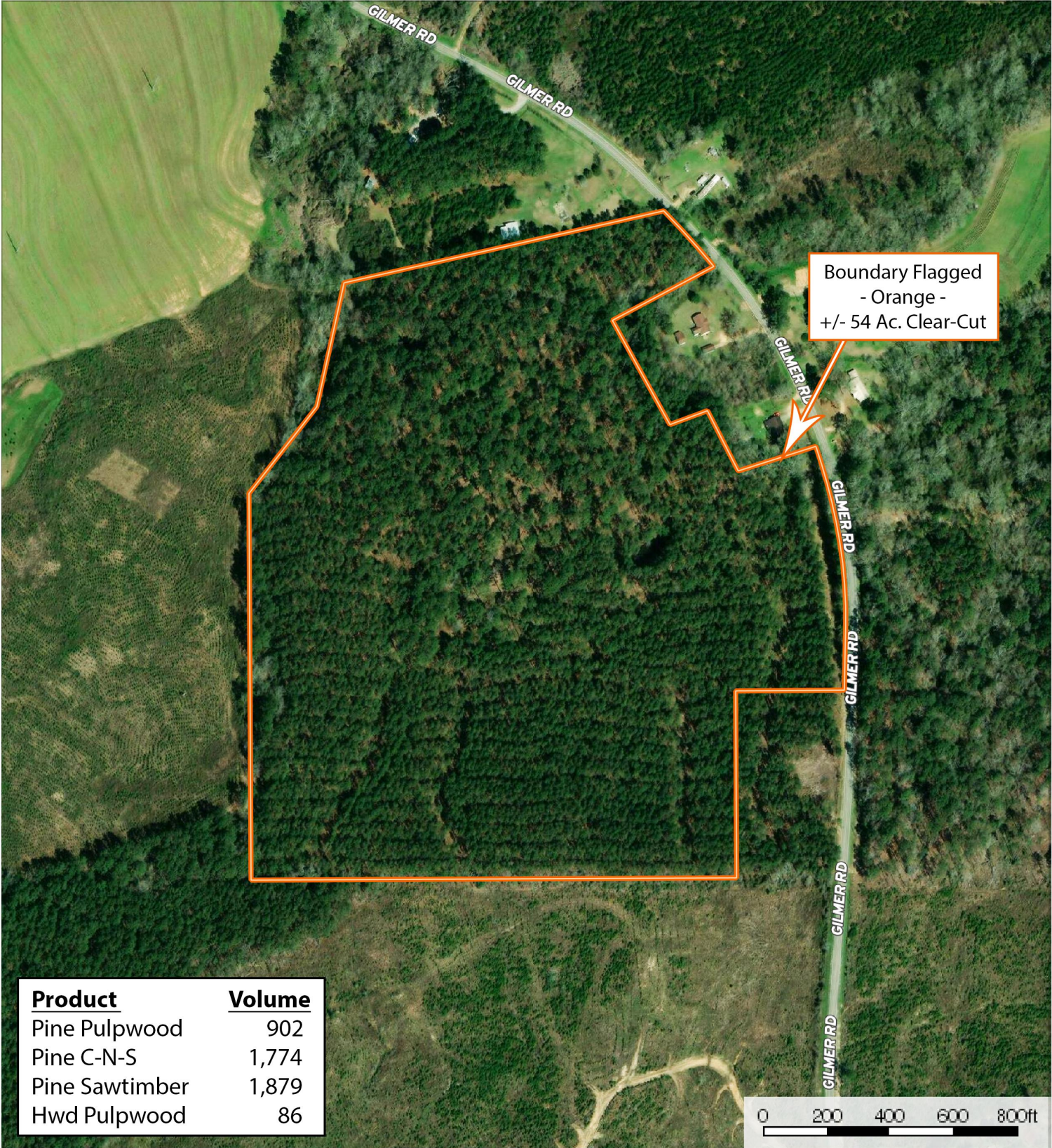
INSTRUCTIONS FOR BIDDING

SEALED BIDS will be opened on February 25, 2021 @ 4:00 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 "Hancock 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
Phone: (601)-477-9201 Fax: (601)-477-8841
- See our website for additional information
www.walleyproperties.com or call (601)-477-3014

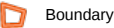
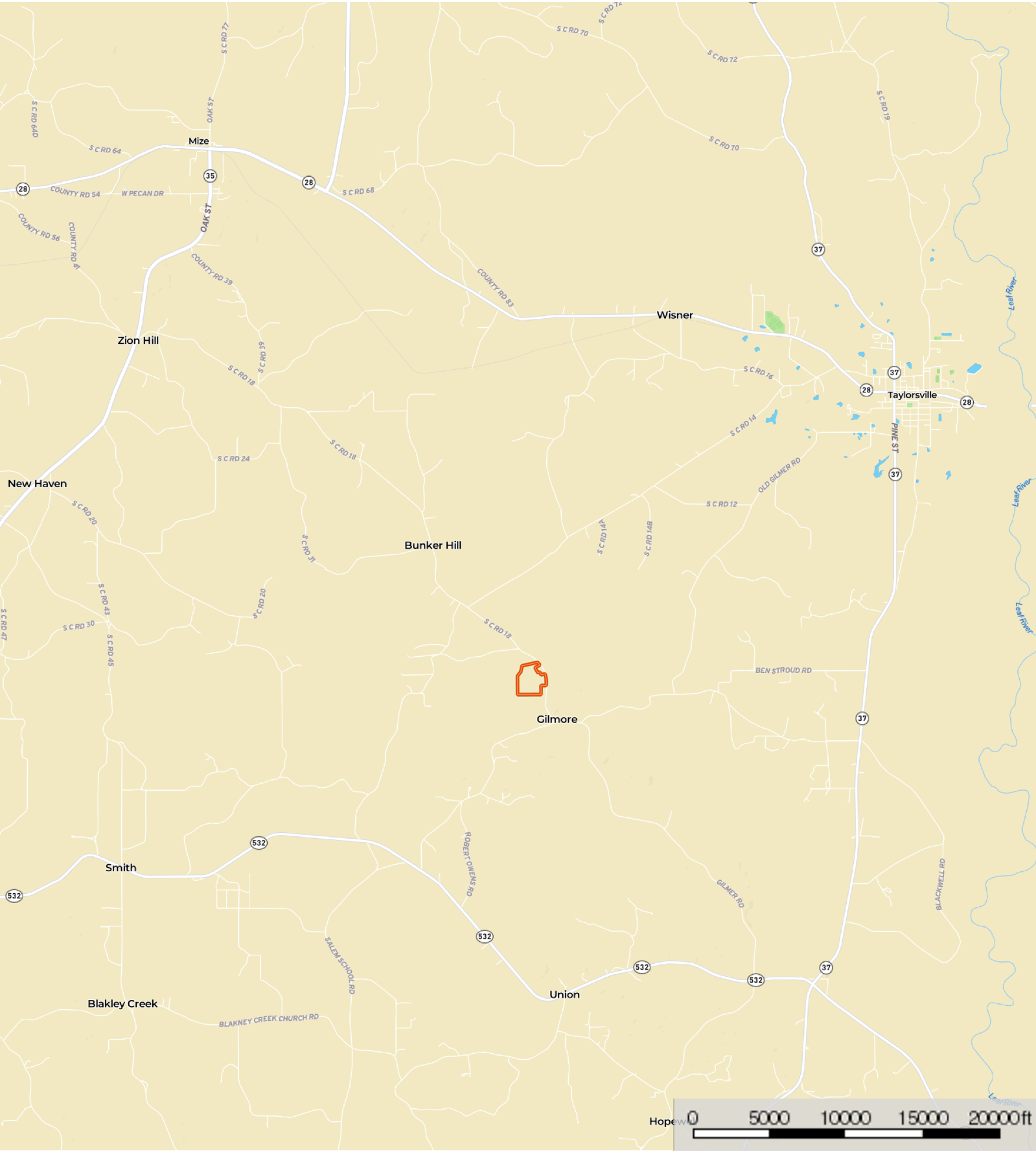
GENERAL TERMS AND CONDITIONS

1. Land and Timber must be closed by March 25, 2021
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 a 12 month logging contract. All merchantable timber lying within the orange flagged sale boundary are 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.



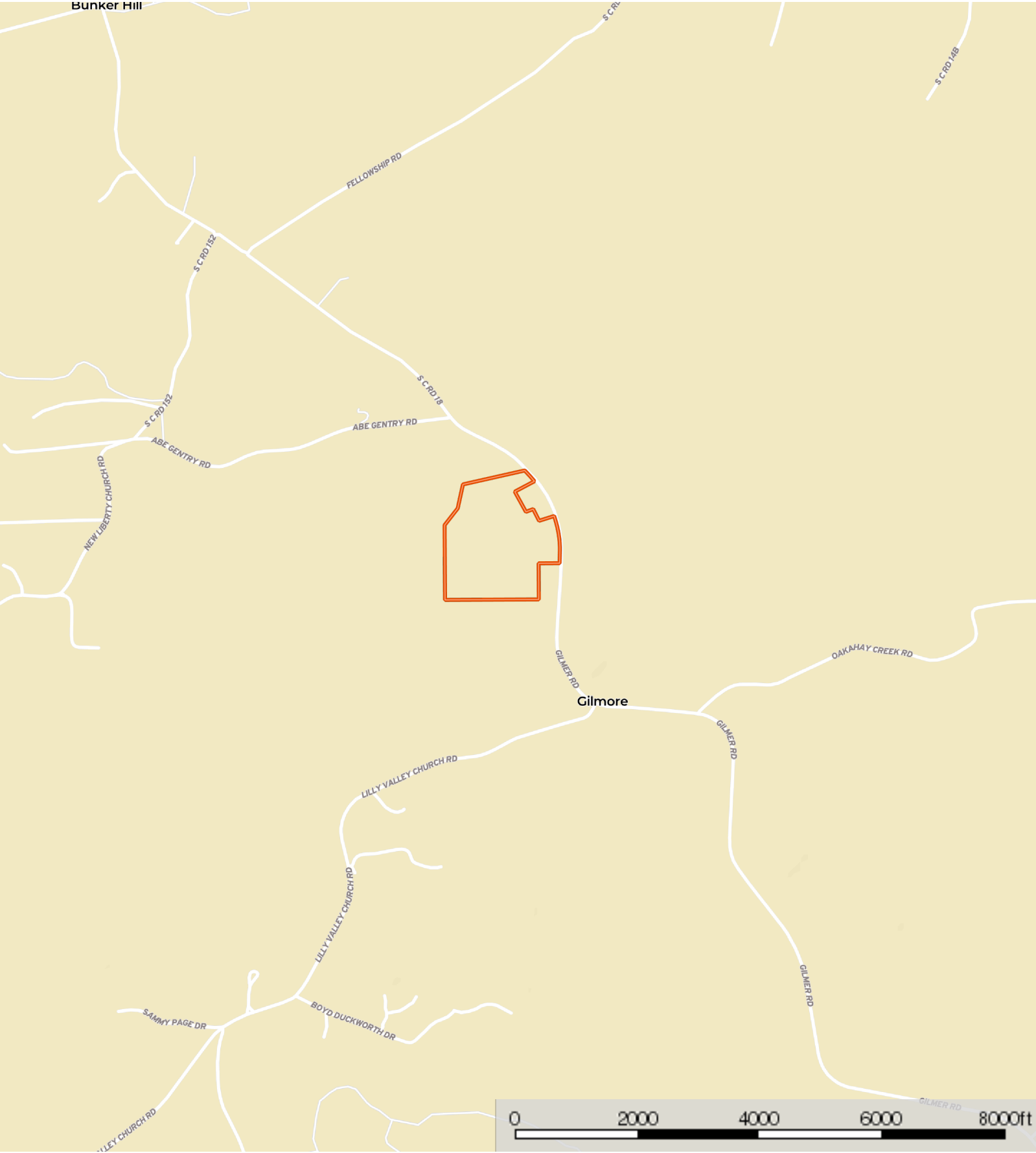
 Boundary

Hancock --- Timber Sale
Covington County, Mississippi, 54 AC +/-

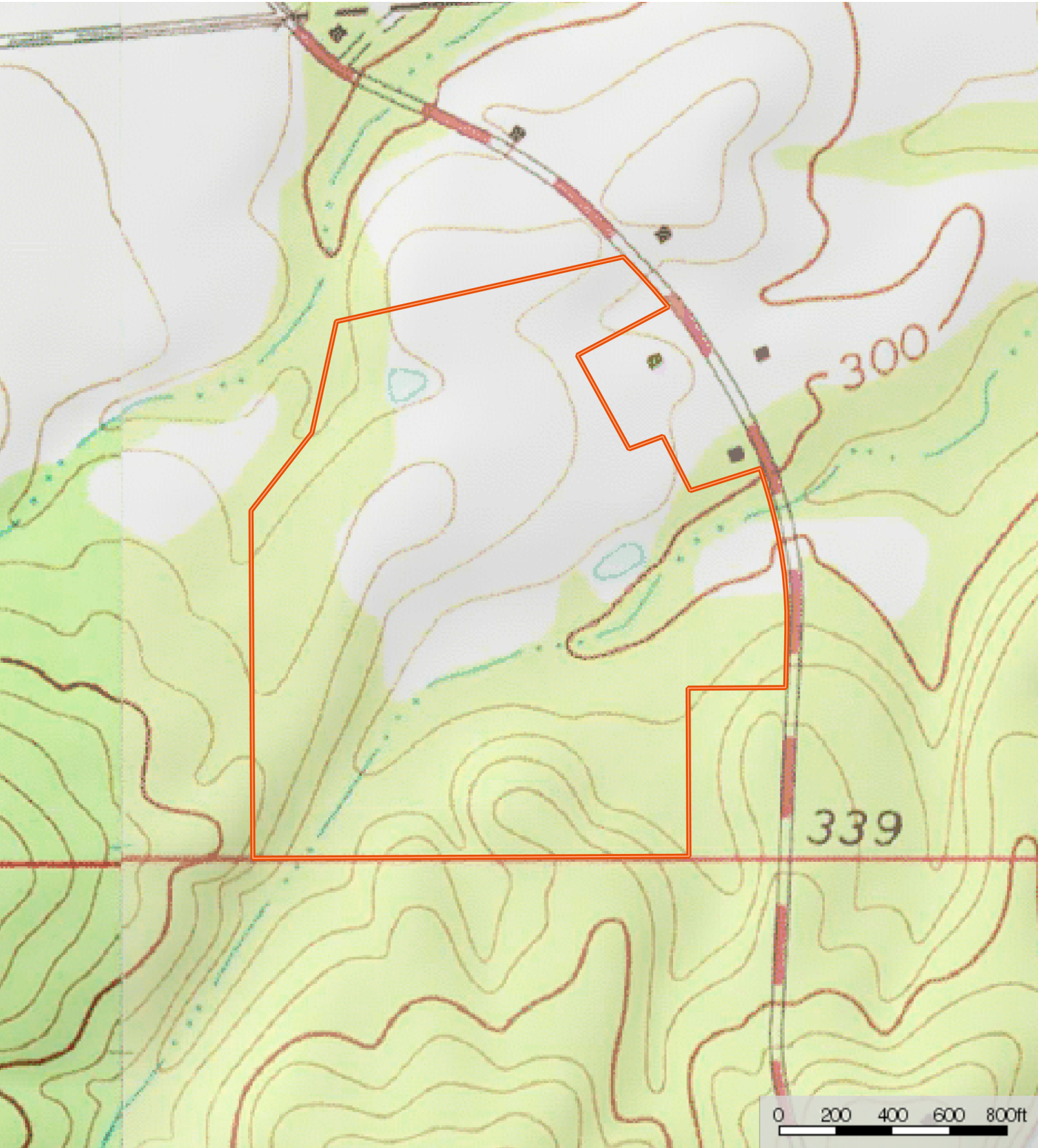


Boundary

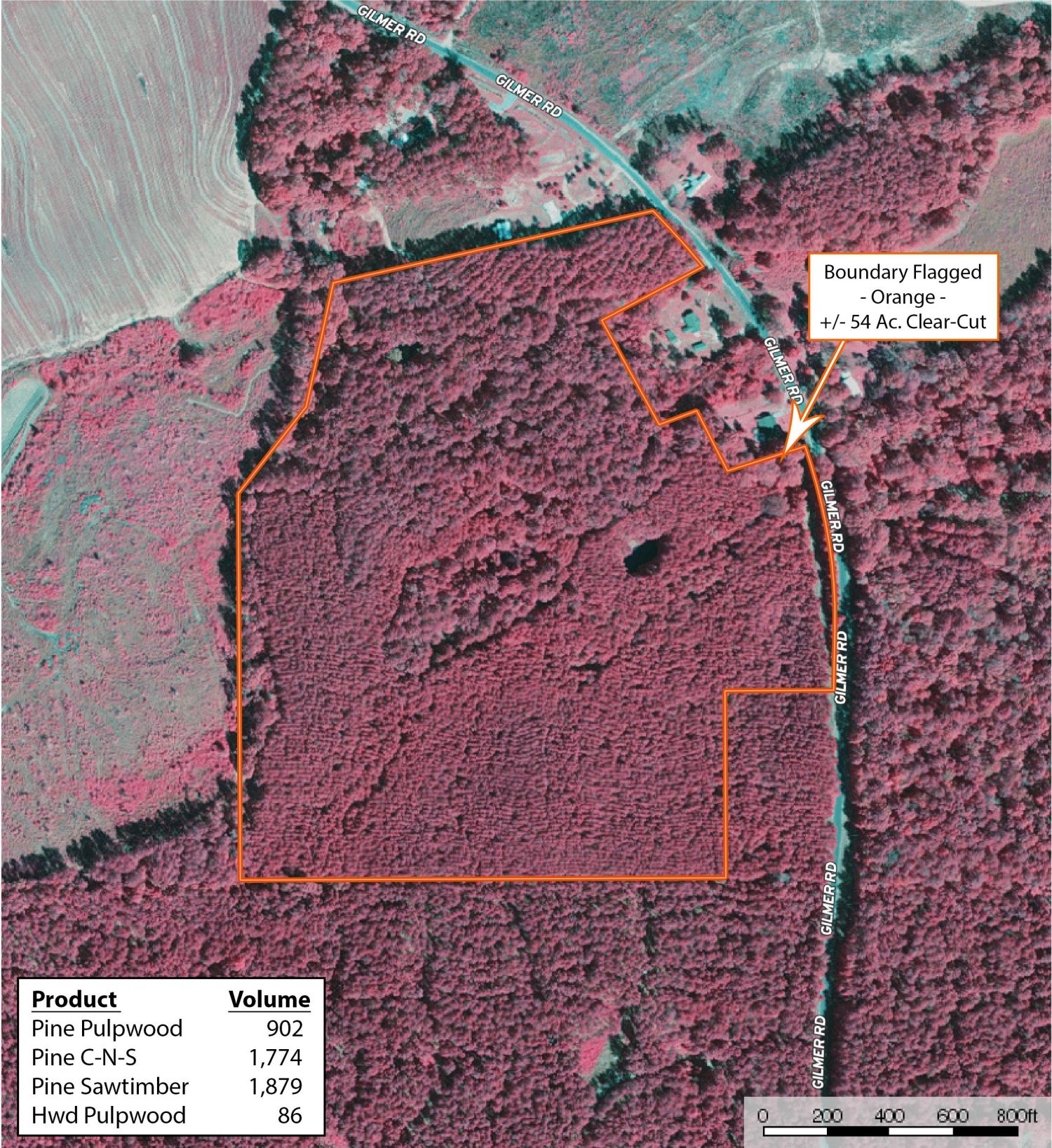
Hancock --- Timber Sale
Covington County, Mississippi, 54 AC +/-



 Boundary



 Boundary



 Boundary



Walley
Properties, LLC & Forestry Consultants

54 +/- Acres LAND and/or TIMBER SALE
February 25, 2021, 4:00 P.M.

BID FORM

I/WE, _____, do hereby submit the bid (or bids) below for the Hancock property located in Section 34, Township 10 North, Range 15 West, Covington County, Mississippi.

\$_____ Land Only - This bid is subject to a 12 month timber deed.

\$_____ Merchantable Timber Only - The purchaser of timber will be allowed 12 months to remove all merchantable timber lying inside of orange flagged sale boundary on the 54 +/- acres 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 _____, 2021.

Company/Individual Name: _____

Company Representative: _____

Address: _____

Phone: _____

Fax #: _____

E-Mail: _____

Please mark bottom left corner with "Hancock 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