

FLOWERS FORESTRY, LLC.
CONSULTING FORESTRY
REAL ESTATE BROKERS & APPRAISALS

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**INVITATION FOR BIDS ON SOUTH CAROLINA TIMBER AND
FARM LAND**

TRACT: Tract known as the Elisha King tract by the owners consisting of approximately 345.18 acres as shown on plat dated 3-2009. The tract is located on both sides of SC Highway 352 (Calvary Road) in Darlington County South Carolina. It is near the town of Hartsville.

The tract is comprised of good stands of mature timber and other various age stands. It has excellent soils for timber and crop production. It has excellent highway access and frontage. It is located near pulp and saw-timber mills. The property is about 1.75 hours from Charlotte, NC.

This tract offers a rare opportunity to own a tract of this acreage in this area. It is located close to the town of Hartsville and offers excellent hunting and recreational opportunities as well as the potential for substantial timber and agricultural production.

OWNERS: Vaughan Holdings, LLC

TYPE OF BIDS: Sealed bids received by me at my office at the above address at or before time for opening bids. All bidders will be required to provide a deposit of 5% of the bid amount immediately upon acceptance of their bid by the owners. Deposit checks are to be made payable to Flowers Forestry Escrow. No broker protection is offered for this sale.

Bids may be submitted on the entire tract inclusive of the timber. Any bid that is not for the entire property "as is" will not be considered. There is a storage container on the property that is not included in the sale. There is a well and electrical service on the property.

TIME OF OPENING OF BIDS: All bids must be received by me at my office, located at 424 E. Billy Farrow Highway, Darlington, SC 29532, by 11 a.m. EST on Tuesday, October 26, 2021. All bids will be opened and announced immediately after that time. Acceptance or rejection of bids will be made within 48 hours.

TERMS AND CONDITIONS OF SALE: Payment in full shall be made by purchaser within 45 days after acceptance of a bid or as soon thereafter as Sellers shall have conveyance executed and ready for delivery.

APPROXIMATE TIMBER VOLUMES:

Pine Pulpwood	4,400 tons
Pine Saw-timber	12,600 tons

INQUIRIES: All inquiries should be to me at the contact information provided. No warranty of timber volumes will be made.

TIMBER STANDS AND GROWING CONDITIONS: There are several stands of timber of various ages including merchantable and pre-merchantable stands. Pine timber is predominantly loblolly pine but there is a mixed longleaf pine stand along the highway that could likely be cleaned up for pine straw production. The majority of the soils are very highly productive with above average site indices but are subject to experiencing wet conditions.

ARABLE LAND: Approximately 49 acres of arable land lies along both sides of Calvary Road. It is considered to be good soil for agricultural purposes. There is currently a farm lease in place. The Sellers would recommend the current tenants to future owners but the lease can be terminated once all current crops have been removed. There are some fences present that can stay or be removed per the buyers wishes by the first week in January. There are some livestock animals present currently. There is a storage unit present that is not being sold with the property.

GAME HUNTING: The property has been managed for hunting in the past. There are deer and turkeys present and there have at times been some hogs on the property. There is some active hunting on the property but there is no lease in place. The hunting can be stopped at the closing.

DEVELOPMENT: Portions of the tract could possibly be developed for residential or industrial use.

INSPECTION OF THE PROPERTY: Please contact me at 843-687-6931 prior to inspection of the property and for instructions on access. We will be able to assist any who wish to view the property (as needed) on an appointment basis. Any mineral or soil testing will have to be approved by owners prior to commencement. Anyone entering the property for inspection does so at their own risk and no liability is assumed by the Sellers or Flowers Forestry, LLC.

Corey E. Flowers
S. C. Registered Forester #1779

<u>Stand Number</u>	<u>Stand Acres</u>	<u>PST</u>	<u>PCN S</u>	<u>PPW</u>	<u>HWD ST</u>	<u>HWD PW</u>
1	22.5	125 Tons		1,300 Tons		
2	45	3,500 Tons		450 Tons		
3*	24.5					
4*	37					
5*	41					
6	69	6,550 Tons		900 Tons		
7	14	975 Tons		550 Tons		
8	29	1,450 Tons		1,200 Tons		
9	49	Open Land				

Totals	331	12,600 Tons		4,400 Tons		
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	Pine sawtimber
PCNS	pine chip and saw
PPW	Pine pulp wood
HWD ST	Hardwood sawtimber
HWD PPW	Hardwod pulpwood
*	Pre Merchantable Pine

Notes:	Stand # 3 is Longleaf Pine
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**Pre merchantable
stands**

Stand #	Year Planted	Age
1	2005	16
2	1996	25
3	2014	8
4	2020	2
5	2020	2
6	1994	27
7	1994	27
8	2015	6



