



*** NOTICE OF LUMP SUM SEALED BID SALE ***

Bid Opening on Wednesday, August 17, 2022, at 11:00 A.M.
9434 Paxton Road, Shreveport, LA 71106

TerraStone Land Company has been authorized to manage the sale of four (4) separate tracts of land and timber in Vernon Parish, Louisiana, being described as:

Tract 1: N/2 of S/2, of Section 6, T2N, R9W, containing 160.09 acres, more or less, Vernon Parish Louisiana

Tract 2: NW/4 of SW/4, of Section 25, T3N, R7W, containing 40.98 acres, more or less, Vernon Parish, Louisiana

Tract 3: 14 Ac. Less Right-of-Way, in SE/C of SE/4 of NW/4, of Section 36, T3N, R7W, containing 12 acres, more or less, Vernon Parish, Louisiana

Tract 4: S/2 of E/2 of SE/4 of SE/4, of Section 35, T3N, R7W, containing 9.975 acres, more or less, Vernon Parish, Louisiana

These tracts are being offered for sale on the basis of lump sum sealed bids.

As shown on the enclosed Location Maps and Tract Maps, the tracts are located near the Township of Leesville, Louisiana.

Tract Characteristics

Tract 1: The property is referred to as 160.09 acres and is located approximately 4.5 northwest of the Township of Leesville, Louisiana with access via frontage along Vernon Lake Road. The property is a short walk from Lake Vernon. The property offers productive loblolly pine stands on \pm 153 acres, with the balance in SMZ. A small portion being \pm 27 acres of the plantation on the western portion was first thinned in 2019, while the remaining remains un-thinned. There is an overhead electric line bisecting the northwest portion of the property.

Tract 2: The property is referred to as 40.98 acres and is located approximately 14 miles northeast of the Township of Leesville, Louisiana. The property is situated north of Alexandria Hwy (28) and is in proximity to Glass Window Road. The property does not have public road frontage. The land offers \pm 35 acres of upland natural regeneration with an estimated 19-year growth, with the remaining in natural pine hardwood along the buffer of Dog Branch, traversing and contributing to a small portion of floodplain in the northwest corner of the property.

Tract 3: The property is referred to as 14 acres, less right-of-way, and is located approximately 14 miles northeast of the Township of Leesville, Louisiana. The property is situated on the north side of Alexandria Hwy (28) with highway frontage. There is a crossover at this location which may allow for east/west ingress and egress, as well as an existing culvert in the state right-of-way along the property frontage. No existing or improved driveway has been constructed. Any ingress/egress rights or future improvements to access should be verified or approved with the department of transportation. The property offers an estimated 22–24-year-old stand a pine timber. An intermittent branch may traverse a small portion of the western boundary.

Tract 4: The property is referred to as 9.975 acres, less right-of-way, and is located approximately 14 miles northeast of the Township of Leesville, Louisiana. The property is bisected by both State Route 121 and Trotti Road. The property offers a merchantable age stand of pine timber.

Additional information for both tracts can be viewed at: www.terrastonelandco.com

Conditions of Sale Offering

The properties are offered subject to the following terms and conditions:

The Seller reserves the right to reject any and all bids.

Upon bid acceptance by the Seller, the successful bidder will be required to execute a Buy/Sell Agreement reflective of the terms in the offering and will be required to submit a 5% deposit within five (5) days of bid acceptance. The deposit will be held as credit toward the purchase price.

The tracts will be sold on an “as-is” basis subject to existing servitudes and easements, and any covenants or restrictions, which may have been recorded affecting the property.

The sale is subject to any and all outstanding mineral and surface leases.

Seller reserves all liquid or gaseous hydrocarbons such as oil, gas, condensate and other like minerals and mineral rights, unless otherwise specified by the Seller.

Seller will pay pro-rated property taxes to the date of sale and deed preparation.

The sale shall be cash at closing.

The Buyer is responsible for Buyers ordinary and customary closing costs.

The sale is lump sum, by the tract and not by the acre.

The sale shall occur on or before forty-five (45) days from the Sellers acceptance, except the Seller shall have reasonable time to perfect and cure defects in the title to the subject tract, if proven necessary.

Buyer, at Buyer's expense may obtain legal counsel and/or Title Company to examine title. A copy of this examination will be made available to the Seller upon request. Buyer, at

Buyer's sole option and expense, may purchase a title insurance policy. Should the title commitment show the Seller not to have good and merchantable title, the Buyer shall have the option of (a) terminating this agreement, (b) extending the time allowed for closing herein to allow the Seller sufficient time to correct any title deficiencies, or (c) waive any such deficiency and proceed to closing.

Seller has not surveyed the Property and will not provide a survey. The advertised acreage, less right-of-way, is believed to be correct but is not guaranteed. The attached maps are for illustrative purposes only and should not be considered as survey plats.

In the event a survey is performed by the Buyer and indicates a greater or lesser number of acres than the advertised acreage, the purchase price submitted by the Buyer in accordance with this Buy/Sell Agreement will not be affected.

Seller does not nor will make any environmental inspection or representation concerning the properties.

Potential bidders can conduct property inspections during daylight hours. Seller and TerraStone Land Company in no way warrant the conditions of the property, including access routes, and all persons entering upon the property do so at their own risk and accept said property in its existing condition during such inspections.

All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend and hold harmless Seller, its managers, agents and employees, from and against any and all claims, demands, causes of action and damages resulting from any accident, incident or occurrence arising out of, incidental to or in any way resulting from his or her inspection or the properties or his or her exposure to the conditions of the properties.

Sale Date, Time, and Procedures

Bid Opening Date, Time and Place: Wednesday, August 17, 2022, at 11:00 A.M at the offices of Bird Forestry, 9434 Paxton Road, Shreveport, LA 71106.

Submission of Bids: Bids must be submitted on the enclosed bid form and can be sent by email (bwilson@terrastonelandco.com), fax (318-797-1545), regular mail (**9434 Paxton Road, Shreveport, LA 71106**) or hand delivered to the offices of Bird Forestry located at **9434 Paxton Road, Shreveport, LA 71106**. Please specify "**Mayo Tracts**" on the outside of the envelope. No phone bids will be accepted. All bidders are encouraged to call the Bird Forestry office at (318-797-1546) to verify receipt of their respective bids. Confidentiality of all bids is secure and guaranteed. Bid results will be available to bidders the day of the bid opening and all bidders are welcome to attend.

Please direct all questions to Bradley Wilson, Principal Broker at 936-590-4909 ext. 217 (Office) or 936-462-3526 (Mobile).