

FLOWERS FORESTRY, LLC.

CONSULTING FORESTRY

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

TRACT: Tract known as the Dubose tract by the owners consisting of approximately 99.52 acres as shown by the Darlington County Tax Assessor. The tract is located on South Center Road and East Seven Pines Road in Darlington County South Carolina. It is between the towns of Hartsville and Darlington.

The tract is comprised of a good stand of approximately 72 acres of Loblolly pine that is approximately 7 years old, 18 acres of open farm land and approximately 9 acres that are wet due to limited drainage. 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 mixture of open land and timber land with great future potential for timber and agricultural production as well as recreation. It is located close to the towns of Hartsville, Darlington and Florence. The tract also appears to have some potential for development.

OWNERS: Richard F. Law as Trustee for the Law Family Trust

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 should 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.

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 Wednesday, March 15, 2023. 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:

The tract predominately consists of pre-merchantable loblolly pine.

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: The tract is comprised of a good stand of approximately 72 acres of Loblolly pine that is approximately 7 years old and approximately 9 acres that is had poor survival due to being wet natured. The remainder of the tract is farm land.

ARABLE LAND: The tract contains approximately 18 acres of arable land. It is considered to be good soil for agricultural purposes although there has been some impact from drainage issues. There is not a farm lease in place currently.

GAME HUNTING: The property would present some opportunities for hunting.

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

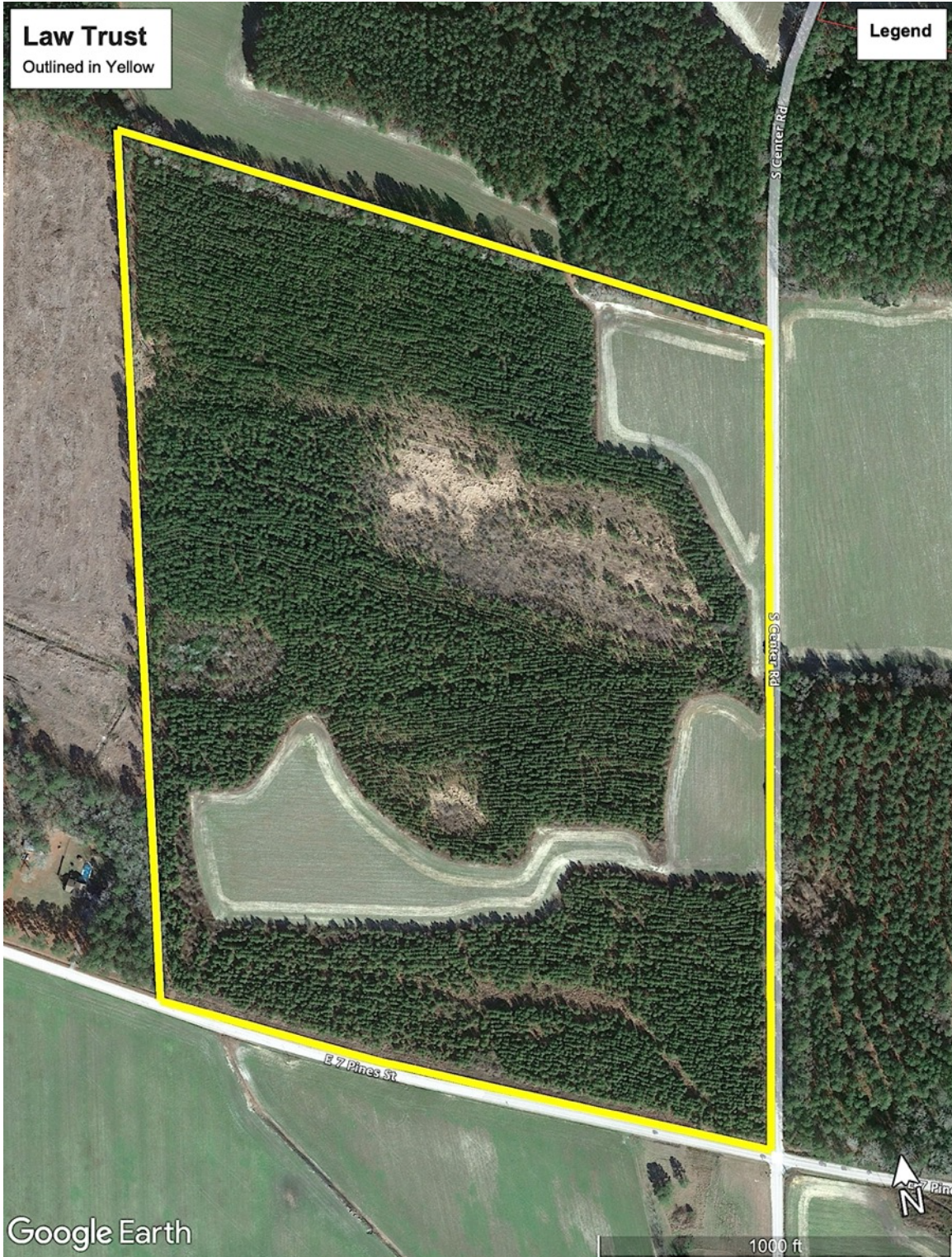
INSPECTION OF THE PROPERTY: Please contact me at 843-687-6931 prior to inspection of the property. The property should be available for inspections at any time. We will be able to assist any who wish to view the property (if needed) on an appointment basis. Any mineral or soil testing will have to be 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

Law Trust

Outlined in Yellow

Legend



Google Earth

1000 ft

