

FLOWERS FORESTRY, LLC.

CONSULTING FORESTRY

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INVITATION FOR BIDS ON SOUTH CAROLINA TIMBER LAND

TRACT: Tracts totaling approximately 218.5 acres owned by Bank OZK, Trustee of Trust A under the Dana Stewart Trust, consisting of approximately 56 acres in Tract 1, approximately 96.5 acres in Tract 2 and approximately 66 acres in Tract 3. The tracts are located on the Hebron Dunbar Road and SC 35-29 in Marlboro County South Carolina. They are south west of the town of Clio. Tracts are portions of Marlboro County tax map numbers 048-00-01-031 and 048-00-01-036.

Tract 1 is approximately 56 acres of 2 year old planted loblolly pines. It has good access and frontage along Coxe Road, SC 35-29, a paved road.

Tract 2 is approximately 96.5 acres with about 20 acres of 4 year old planted loblolly pine and a few acres of mixed pine and hardwood timber. The remainder of the property is in open agricultural fields.

Tract 3 is approximately 66 acres of planted loblolly pines that are approximately 4 years old. It borders a small stream (Hagins Prong). It has good frontage on the Hebron Dunbar Road.

The tracts are located near pulp and saw-timber mills. The property is about 2 hours from Charlotte, NC. They are being offered individually but you may bid individually or in any combination of the 3 Blocks.

OWNER: Bank OZK, Trustee of Trust A under the Dana Stewart 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 each entire tract inclusive of the trees and timber or any combination of the 3 Tracts. Any bid that is not for an entire tract (or combination) "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, February 21, 2024. 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. If there is a timing issue with the closing attorney an extension will be given only as necessary.

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: Tract 1 has approximately 2 year old pre-merchantable loblolly pine, Tracts 2 and 3 have approximately 4 year old pre-merchantable loblolly pine.

SOILS: Soils are Persanti loam and Smithboro silt loam along with a small amount of Coxville loam. These are all 90 + site index soils for loblolly pine growth.

ARABLE LAND: Tract 2 has approximately 71 acres of open farm land.

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

DEVELOPMENT: There is great road frontage on each property and there should be soils that would support development opportunities, however no representation is made that the property is developable. Prospective Bidders may feel free to have any testing done or use their own judgement to determine if there may be any development potential as long as no damages are done to the property.

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. 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

Stewart Trust

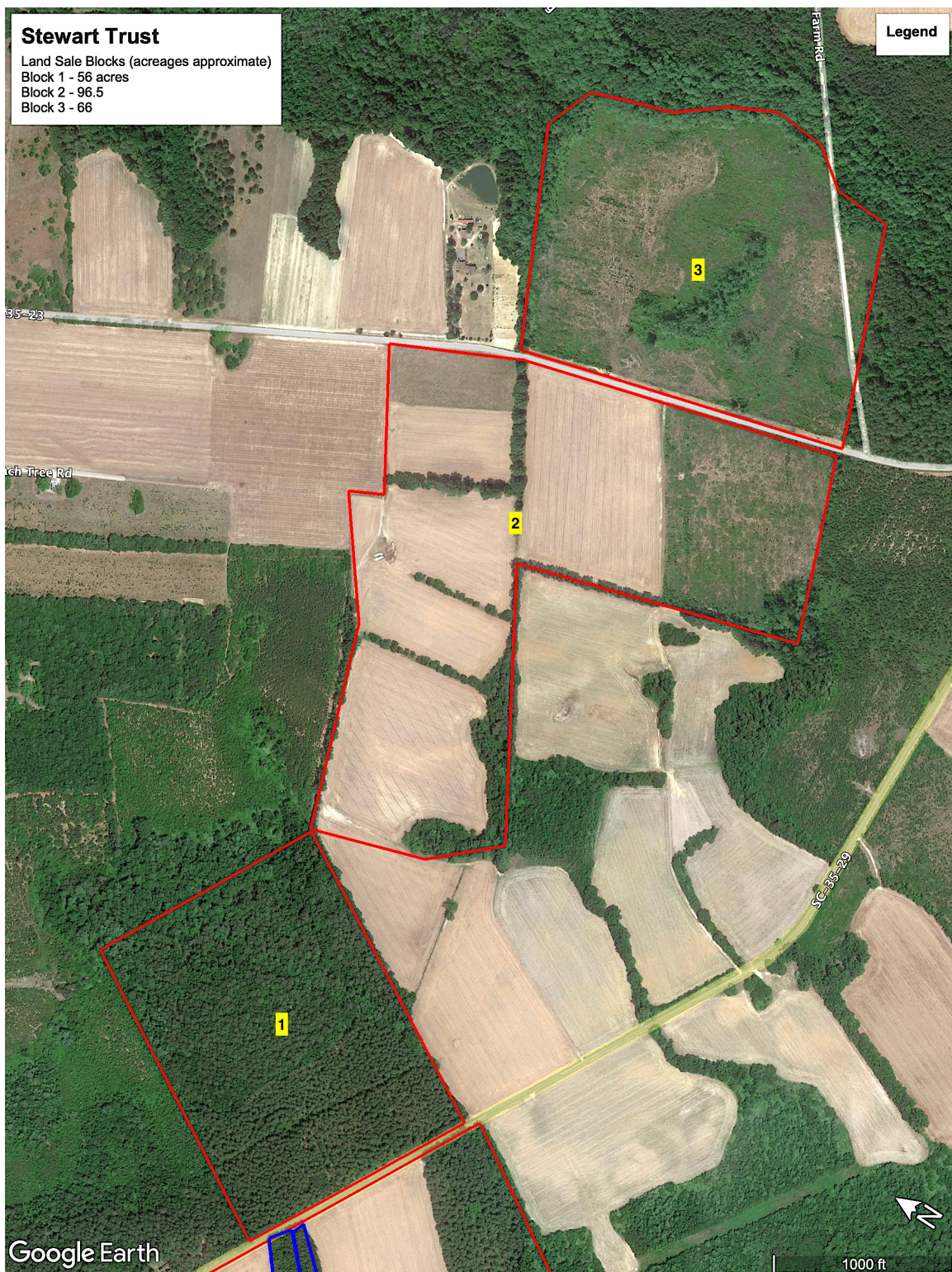
Land Sale Blocks (acreages approximate)

Block 1 - 56 acres

Block 2 - 96.5

Block 3 - 66

Legend



Google Earth

