



## Invitation to Bid Piedmont Forest Offering

+/- 6,480 Acres – Mineral County, WV

**Bid Deadline: Wednesday, June 26<sup>th</sup>, 2024 at 2:00 PM EDT**

Compass South, Inc. (d/b/a Compass South Land Sales) ("Compass South"), and Savage River Land Co., LLC and LVP Capital, LLC (collectively the "Seller") are offering by **Lump Sum Sealed Bid** the sale of +/- 6,480 Acres, located in Mineral County, West Virginia (the "Property" or "Piedmont Forest Offering").

**Property Description:** The Piedmont Forest Offering is located less than 3 hours from Washington, DC and Baltimore, MD and within 90 minutes of Morgantown, WV and Hagerstown, MD. The property features significant conservation connectivity, adjoining the Alleghany Wildlife Management Area and located just south of the North Fork Potomac River. The timber consists of a mixture of Oak, Maple & Cherry with +/- 650 acres of cleared areas under an option for development of a Solar Facility with Energix US, LLC.

### **Sale Method:**

- The sale of the Property will be conducted through a lump sum (not per acre) sealed bid process – Bidders can elect to Bid on the following options:
  - All Seller Owned Rights convey – including the rights to the Solar Option
  - All Seller Owned Rights excluding the rights to the Solar Option
- Bidders may submit their bids on the included bid form provided or through a Letter of Intent covering all of the primary business terms addressed in the bid form
- Mailed bids should be addressed to **Compass South Land Sales PO Box 1766 Walterboro, SC 29488**. "Piedmont Forest Offering" should be clearly marked on the back of the envelope to protect security of the bid
- Bids may be delivered by fax to (843) 538-6112 or email to [LandSales@CompassSouth.com](mailto:LandSales@CompassSouth.com) - verbal bids will not be accepted
- To confirm bid receipt or with questions on the bid process you can contact Jared Walker at (843) 575-7788 or [Jared@CompassSouth.com](mailto:Jared@CompassSouth.com)

**TERMS AND CONDITIONS OF LAND SALE**  
**Bid Date: Wednesday, June 26<sup>th</sup>, 2024 at 2:00 PM EDT**

1. Seller reserves the right to accept or reject any or all offers. The bids must be lump sum amount(s).
2. Offers/bids may be sent by mail, fax or email, but must be received by Compass South prior to bid opening on Wednesday, June 26<sup>th</sup>, 2024 at 2:00 PM EDT.
3. Offers/bids will remain valid through 5:00 PM EDT on Monday, July 1<sup>st</sup>, 2024 to allow Seller time to review all offers/bids. If Seller accepts an offer/bid, the successful bidder will be notified at or before this date & time by telephone, email or fax. If no communication is made to a bidder by this time, it shall be deemed a formal rejection of bidder's offer/bid.
4. A Purchase/Sale Agreement will be executed by Seller and the successful bidder within seven (7) business days after Seller's acceptance of the successful bid (and earnest money in the amount of 5% delivered as provided in said contract).
5. Closing of sale is to be held on/before August 28<sup>th</sup>, 2024.
6. Advertised acreage is considered to be correct, but is not guaranteed. Provided maps are believed to be accurate, but not to be considered as surveyed. Any information provided by Compass South or Seller is subject to verification by all parties relying on it. No liability for its accuracy, error, or omissions is assumed by Compass South or Seller. The Purchase/Sale Agreement will contain a due diligence provision to allow bidders to perform certain inspections of the Property prior to closing, however the Property is offered AS IS, WHERE IS with no representations or warranties..
7. Conveyance will be by Statutory or Special Warranty Deed, subject to all matters of record and all matters that would be revealed by a survey or inspection of the Property, including, but not limited to, any and all previous mineral conveyances, reservations and exceptions, valid right of way, easements, leaseholds and to any protective covenants and restrictions. Title assurances will be made through a title insurance policy obtained at the successful bidder's expense.
8. Taxes will be prorated through date of closing. Seller will pay for deed preparation.
9. Seller will select a nationally recognized title company to conduct the closing.
10. Property inspections may be done during daylight hours prior to Bid Date. Compass South and Seller in no way warrants the condition of the Property and all persons entering the Property assumes all risk and assumes all liability. All persons visiting the Property shall

indemnify Seller and Compass South from any and all damages, claims, demands or causes of action of every kind related to or arising from persons visiting and inspecting the Property.

11. Compass South and Seller expressly disclaim any and all liability for representations, warranties or statements contained in this document or any other written material furnished or information orally transmitted to a prospective bidder. The only representations or warranties with respect to the transaction will be those set forth in the Purchase/Sale Agreement when, as and if such Purchase/Sale Agreement is executed and subject to any limitations and restrictions as may be contained therein.

12. Seller and Bidders acknowledge that the Seller rights to the Wind Energy Farm located on the property have been previously conveyed to a third party and that this sale is subject to the Easement & Assignment of Lease Agreement.

13. Compass South is expressly engaged in an agency relationship with Seller as listing broker and represents the sale of the Property exclusively on their behalf. Seller and/or Compass South will not be responsible for fees or commissions of any type to purchaser's agent or representatives as a result of this sale.



## Land Sale Bid Form

**Bid Deadline: Wednesday, June 26<sup>th</sup>, 2024 at 2:00 PM EDT**

Bids may be mailed to: PO Box 1766, Walterboro, SC 29488 or  
sent via Fax to (843) 538-6112 or Email to: LandSales@CompassSouth.com

My offer will remain valid through 5:00 PM EDT on Monday, July 1<sup>st</sup>, 2024. If Seller accepts an offer/bid, the successful bidder(s) will be notified at or before that time by telephone, fax or email. If my offer is accepted, I am ready, willing and able to execute a Purchase/Sale Agreement within seven (7) business days with earnest money in the amount of five percent (5%) of the purchase price set forth in the Purchase & Sale Agreement to be delivered to a mutually agreeable escrow agent. Closing is expected to be held on/before August 28<sup>th</sup>, 2024.

**Bid Amount for all Seller Rights:\_\_\_\_\_ and/or**  
**Bid Amount with Seller Retaining rights to Solar Option Agreement:\_\_\_\_\_**  
**(Lump Sum amount, not per acre)**

Bidder Name: \_\_\_\_\_

Bidder Signature: \_\_\_\_\_

\_\_\_\_\_  
(Title)

### Bidder Contact Information

Phone Number: \_\_\_\_\_

Fax Number: \_\_\_\_\_

Address: \_\_\_\_\_

E-mail: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

### Requirements or Contingencies

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