

BID INSTRUCTIONS AND SALE CONDITIONS

Bids can be mailed to: Baker Agri-Forest Properties, LLC, P O Box 5624, Alexandria, LA 71307 marking the envelope at the bottom left "house and land bid"; or faxed to (318)473-4045; or hand delivered in a sealed envelope to Baker Agri-Forest Properties, LLC which is located on 3306 Giamanco Street, Alexandria, LA 71301. Bids may also be scanned or emailed to: bakerlandtimber@bellsouth.net. **BIDS submitted must be for cash with no contingencies. THIS IS A CLOSED BID (no attendees) and ALL bids should be received no later than 1:00 p.m. Friday, February 21, 2025. Please use the enclosed bid sheet for your bid. Faxed, scanned or emailed bids should be received between 12:00 p.m. and 1:00 p.m. on the date of the bid opening only.**

SELLER RESERVES THE RIGHT TO REJECT ANY and ALL BIDS.

The Successful bidder will be required to sign a purchase agreement prepared by the LREC (Louisiana Real Estate Commission) and place a cash deposit representing 5% of the bid within three (3) business days of the acceptance by the Seller. This deposit will be placed in Baker Agri-Forest Properties, LLC Escrow Account and applied to the purchase price at closing.

The buyer shall have a period of 30 days from the date of acceptance by the Seller within which to secure a legal title opinion on the title to the property. If the title is found to be merchantable the cash sale deed is to be executed on or before April 11, 2025. In the event the title is found to be defective, the Seller may, at its option and expense, have such work as may be necessary to correct the defects carried out, and will have a reasonable time, not to exceed 30 days, to perform the curative work. The Seller will pay the curative work costs. If the title is not made acceptable within this 30-day period, or if the Seller opts not to perform this curative work, the deposit will be returned to the Buyer and the bid offer voided. Finally, in the event the Buyer does not close the transaction on or before April 11, 2025, and the title is merchantable, the deposit is forfeited to the Seller.

All bids will be opened at 2:05 p.m., Friday, February 21, 2025. The successful buyer will be contacted by noon, Monday, February 24, 2025, of Seller's acceptance.

NOTE: Only the high bidder name and the amount of the high bid will be disclosed. No other bid information will be disclosed.

BID SHEET

**NOTE: BID MUST BE RECEIVED NO LATER THAN 1:00 P.M. on
Friday, February 21, 2025**

I/We make the following cash bid on:

9510 Highway 28 West, located in Rapides Parish, Louisiana

\$ _____

I/We understand that this bid is subject to all conditions found in the bid package and I/We agree to those terms and incorporate them into this offer. This is effective until 12:00, noon on February 24, 2025.

FULL NAME (Please Print)

SIGNATURE

FULL NAME (Please Print)

SIGNATURE

Address

email address

City/State/Zip

TELEPHONE

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FOR SELLER ONLY

Accepted

Rejected

SELLER

SELLER

SELLER

SELLER

Date

Date