



SALE PROCEDURES

GM&O Investments LLC & Sally M Wilson (individually, a “**Seller**” and collectively, “**Sellers**”) are accepting offers for the purchase and sale of approximately 6,982 acres of land located in Mobile County, Alabama. Seller is retaining all mineral rights and pore space. The following are the procedures for submitting an offer to purchase the offering.

1. **Brokers.** Sellers are represented by Larson & McGowin Properties, LLC and Larson & McGowin, LLC (collectively, “**Larson & McGowin**”) as agent for Sellers. Larson & McGowin is serving solely in a capacity as a timber management company and licensed real estate broker and not as an auctioneer. No other entity or individual is authorized to accept offers on behalf of Sellers. Brokers and agents are welcome to represent prospective purchasers of Tract(s), but at the expense of the prospective purchaser. Neither Sellers nor Larson & McGowin Properties will pay or be responsible for any broker fee and/or real estate commission claimed by a broker or real estate agent representing a prospective purchaser.
2. **Information on the Tracts.** All inquiries concerning the sale process, or the Tracts should be directed to Larson & McGowin, Attn: Chandler Graham, 500 Office Park Drive, Suite 430, Birmingham, Alabama 35223, (205) 977-7706. Information concerning the Tracts can be found on Larson & McGowin Properties, LLC’s website at: www.Gee-motimberlands.com (the “**Website**”).
 - A. **Title.** A title commitment for the ownership will be issued by First American Title Insurance Company (“**Title Company**”) and will be made available in the Data Room. Questions concerning the title commitments or request for copies of documents referenced therein should be directed to Broker.
 - B. **Timber.** Information concerning any timber located on the Tract (“**Timber Information**”) is available in the Dataroom or can be requested from Larson & McGowin. Any Timber Information provided was developed by Larson & McGowin from a December 2024 timber estimate (inventory) unless otherwise noted. Neither Sellers nor Larson & McGowin make any representation or warranty concerning the accuracy of the Timber Information or any estimates of timber volumes contained in the Timber Information. Any and all Timber Information is provided for informational purposes only and not to be relied upon by any prospective purchasers.

All prospective purchasers should inspect the Tract(s) and the timber thereon to obtain their own assessment of the condition of the Tract and any timber located thereon.

- C. Phase 1. Seller will provide a Phase 1 for the subject tract which will be uploaded to the data room upon completion.
- D. Access. Access to the Tract(s) will be granted pursuant to the terms and conditions contained in the Non Disclosure Agreement which is available on the Website or by request. To gain access to the property for inspection, prospective purchasers should complete and submit the NDA on the Website and contact Chandler Graham at (205) 977-7706 before entering the property.

3. How to submit an Offer. All offers to purchase shall be submitted on the bid form included in the data room along with a redline version of the contract provided in the data room.

All offers must **be delivered to the office of Larson & McGowin Properties LLC, 500 Office Park Drive Suite 430, Birmingham, AL 35223 on or before 5:00 p.m. CST on Monday, March 10, 2025 (“Deadline”)**. Offers may be emailed to cgraham@larsonmcgowin.com. All buyers emailing offers should confirm receipt by telephone.

4. Acceptance of Offers. As soon as possible after the Deadline, Seller will notify the prospective buyers if their offer has been accepted. Successful bidder will have no more than 10 days from notification to execute a version of the PSA included in the data room. The seller reserves the right to reject any and all bids at their discretion.

5. Terms and Conditions of the Sale. Except as set forth in the PSA and for the statutory warranty of title contained in the statutory warranty deed to be delivered from Seller to the prospective purchaser at closing, Sellers make no representations or warranties concerning the Tracts, access or the volume or quality of any timber contained thereon and the Tracts shall be sold in their AS IS, WHERE IS condition. Additional terms and conditions to the sale of the Tracts are contained in the PSA. Seller is retaining all mineral rights, pore space and injection rights.

6. Closing. The closing of the sale shall be no later than **April 30th, 2025.**