

Sealed Bid Invitation

EMPIRE WOODLANDS

»» +/- 10,668 Acres

»» Alabama & Mississippi

Walker, Winston, Franklin, Marion, Colbert and Pickens Counties, AL
Tishomingo County, MS



DEADLINE:
MAY 15, 2025
4:00 PM EDT

INVITATION TO BID EMPIRE WOODLANDS PACKAGE

+/- 10,668 Acres – Alabama & Mississippi

Bid Deadline: Thursday, May 15th, 2025 at 4:00 PM EDT

Compass South, Inc. (d/b/a Compass South Land Sales) ("Compass South"), and Beasley Tree Farms, LLC ("Seller") are offering by **Lump Sum Sealed Bid** the sale of +/- 10,668 Acres, located through multiple counties in Alabama and Mississippi (the "Property" or "Empire Woodlands").

PROPERTY LOCATION

Located through Walker, Winston, Franklin, Marion, Colbert & Pickens Counties, Alabama, and Tishomingo County, MS.

PROPERTY DESCRIPTION

The Empire Woodlands Package consists of 35 tracts located across six counties in northwest Alabama with an additional tract in Tishomingo County, Mississippi. The properties consist of managed timberland with a mixture of well stocked pine plantations and natural upland forests. Unique recreational attributes include multiple tracts with extensive river and creek frontages.

SALE METHOD

- The sale of the Property will be conducted through a lump sum (not per acre) sealed bid process.
- Bidders must submit their bids on the bid form provided or through a letter of intent which includes all primary business terms on the included bid form.
- Mailed bids should be addressed to **Compass South Land Sales, PO Box 1766, Walterboro, SC 29488**. "Empire Woodlands" should be clearly marked on the back of the envelope to protect security of the bid.
- Faxed bids should be sent to (843) 538-6112.
- Emailed bids should be sent to LandSales@CompassSouth.com.
- Verbal bids will not be accepted.
- To confirm bid receipt or ask questions about the bid process, contact Jared Walker: (843) 575-7788 or Jared@CompassSouth.com.



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TERMS AND CONDITIONS OF LAND SALE

1. Seller reserves the right to accept or reject any or all offers. The bid must be for the entire Empire Woodlands Package and the bid amount must be a lump sum amount.
2. Offers/bids may be sent by mail, fax or email, but must be received by Compass South prior to bid opening on Thursday May 15th, 2025 at 4:00 PM EDT.
3. Offers/bids will remain valid through 5:00 PM EDT on Monday, May 19th, 2025 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. The Timberland Purchase 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 within sixty (60) days of the full execution of the Timberland Purchase Agreement.
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 or Seller. The Timberland Purchase 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 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 and one half (1/2) of the deed transfer tax.
9. Seller will select a nationally recognized title company to conduct the closing, and will pay one half (1/2) of all recording fees.
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 Timberland Purchase Agreement when, as and if such Timberland Purchase Agreement is executed and subject to any limitations and restrictions as may be contained therein.
12. 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.



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LAND SALE BID FORM

BIDS MAY BE SUBMITTED BY ANY OF THE FOLLOWING METHODS

email: LandSales@CompassSouth.com
mail: PO Box 1766, Walterboro, SC 29488
fax: (843) 538-6112

My offer will remain valid through 5:00 PM EDT on Monday May 19th, 2025. 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 the Timberland Purchase Agreement within seven (7) business days with earnest money in the amount of five percent (5%) of the purchase price set forth in the Timberland Purchase Agreement to be delivered to a mutually agreeable escrow agent. Closing is expected to be held within sixty (60) days after execution of the Timberland Purchase Agreement.

TOTAL BID AMOUNT: _____
(**Lump Sum** amount, not per acre)

Bidder Name: _____

Bidder Signature: _____

(Title)

BIDDER CONTACT INFORMATION

Phone Number: _____ Fax Number: _____

Address: _____

City/State/Zip: _____

E-mail Address: _____

REQUIREMENTS OR CONTINGENCIES



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