



SEALED BID LAND and/or TIMBER SALE

80+/- Acres, Wayne County, MS.

September 12, 2017 @ 4:00 P.M.

On behalf of Ms. Ruth Cook, we solicit sealed bids on land only, timber only, or land with timber lying in the S ½ of the SE ¼, Section 12, Township 9 North, Range 9 West, Wayne County, MS. (SEE ATTACHED MAPS)

Property Features:

- ***Excellent Recreational/Investment Property***
- ***Mixed Pine/Hardwood Timber***
- ***Excellent Access with Interior Roads***
- ***Located in the Eucutta Community***

INSTRUCTIONS FOR BIDDING

SEALED BIDS will be opened on September 12, 2017 @ 4:00 P.M. at the Law Office of Freida Gunn Collins, 202 Ivy Street, Ellisville, MS 39437

- Please use attached bid form.
- Bids maybe mailed (please mark bottom left corner of envelope with "Cook Tract"), emailed, or faxed. Phone Bids will be accepted from past clients
- Mail, fax, email, or hand deliver bids to:
Freida Gunn Collins, Attorney at Law
202 Ivy Street, P. O. Box 190, Ellisville, MS 39437
freida@gunncollins.comcastbiz.net
Phone (601) 477-9201 Fax Bids (601) 477-8841
- See our website for additional information www.walleyproperties.com or call **601.477.3014**

GENERAL TERMS AND CONDITIONS

1. Land and Timber must be closed by September 26, 2017.
2. The acreage and legal description are assumed to be accurate. The sale is offered as a tract with no guarantee to the acreage, or timber volumes. Property boundaries are flagged with pink flagging. A copy of the title opinion can be provided upon request.
3. In the event that the successful bidder and timber bidders are not the same, the following conditions will apply: The land will be sold subject to a 12 month logging contract. All standard logging contract provisions will apply including Mississippi Best Management Practices.
4. Mineral Rights, if any, will convey to the buyer.
5. Land bidders must attach a bid deposit in the amount equal to 5% of the bid. Certified checks are to be made payable to Freida Gunn Collins, Escrow Account. Past clients are exempt from bid deposit.
6. The seller reserves the right to accept or reject any or all bids.



Cook Tract LAND and/or TIMBER SALE

September 12, 2017, 4:00 P.M.

BID FORM

I/WE, _____ do hereby submit the bid (or bids) below for the Ruth Cook property located in the S1/2 of the SE1/4, Section 12, Township 09 North, Range 09 West, Wayne County, Mississippi.

\$ _____ Land Only -This bid is subject to a 12 month timber deed.

\$ _____ Merchantable Timber only -The purchaser of timber will be allowed 12 months to remove all merchantable timber on the 80 acre sale area. Mississippi's Best Management Practices will be required.

\$ _____ Land and Timber - A 5% bid deposit (certified check) is required when bidding on land. Make checks payable to Freida Gunn Collins, Escrow Account. Past clients will be exempt from bid deposit.

A 5% bid deposit made payable to Freida Gunn Collins Escrow Account, in the amount of \$ _____ is enclosed. (Past Clients Exempt)

Company/Individual - Name: _____

Company Representative: _____

Address: _____

Phone: _____

Fax #: _____

E-mail: _____

Please mark bottom left corner with "Cook Sale."

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