



*** NOTICE OF LUMP SUM SEALED BID SALE ***

Bid Opening on Wednesday, April 26, 2023, at 11:00 A.M.
9434 Paxton Road, Shreveport, LA 71106

TerraStone Land Company has been authorized to manage the sale of the below referenced agricultural land in Lafayette County, Arkansas, being described as:

Tract: The Southwest quarter of the Southwest quarter and the South half of the Northwest quarter of the Southwest quarter of Section 7, Township 19 South, Range 26 West, Lafayette County, Arkansas.

This tract is being offered for sale on the basis of lump sum sealed bids.

Tract Characteristics

The property is referred to as 56.889 acres and is located approximately 11 miles west of the Township of Bradley, Arkansas in the Pleasant Valley community. Property is accessed via public road access from county road 212 off Hwy 160. This farmland property is situated along the Red River basin and offers highly productive soil base for annual rotational crops. The property will make an excellent addition to your farm holdings or a recreational use property investment for your enjoyment.

Photographs, Interactive Maps, and additional information can be accessed via our website at: www.terrastonelandco.com

Conditions of Sale Offering

The properties are offered subject to the following terms and conditions:

The Seller reserves the right to reject any and all bids.

Upon bid acceptance by the Seller, the successful bidder will be required to execute a Buy/Sell Agreement reflective of the terms in the offering and will be required to submit a 5% deposit within five (5) days of bid acceptance. The deposit will be held as credit toward the purchase price.

The tracts will be sold on an "as-is" basis subject to existing servitudes and easements, and any covenants or restrictions, which may have been recorded affecting the property.

The sale is subject to any and all outstanding mineral and surface leases.

Seller reserves all liquid or gaseous hydrocarbons such as oil, gas, condensate and other like minerals and mineral rights, unless otherwise specified by the Seller.

Seller will pay pro-rated property taxes to the date of sale and deed preparation.

The sale shall be cash at closing.

The Buyer is responsible for Buyers ordinary and customary closing costs.

The sale is lump sum, by the tract and not by the acre.

The sale shall occur on or before forty-five (45) days from the Sellers acceptance, except the Seller shall have reasonable time to perfect and cure defects in the title to the subject tract, if proven necessary.

Buyer, at Buyer's expense may obtain legal counsel and/or Title Company to examine title. A copy of this examination will be made available to the Seller upon request. Buyer, at Buyer's sole option and expense, may purchase a title insurance policy. Should the title commitment show the Seller not to have good and merchantable title, the Buyer shall have the option of (a) terminating this agreement, (b) extending the time allowed for closing herein to allow the Seller sufficient time to correct any title deficiencies, or (c) waive any such deficiency and proceed to closing.

It is recommended that any title work order be directed to Title Guaranty of Columbia County as they're familiar with the title history and may expedite the process.

Seller has an existing survey for the Property and will provide a copy of the survey for review upon request by a potential bidder. Any new survey desired by Purchaser shall be done at the sole expense of the Purchaser. The advertised acreage, less right-of-way, is believed to be correct but is not guaranteed. The attached maps are for illustrative purposes only and should not be considered as survey plats.

In the event a survey is performed by the Buyer and indicates a greater or lesser number of acres than the advertised acreage, the purchase price submitted by the Buyer in accordance with this Buy/Sell Agreement will not be affected.

Seller does not nor will make any environmental inspection or representation concerning the properties.

Potential bidders can conduct property inspections during daylight hours. Seller and TerraStone Land Company in no way warrant the conditions of the property, including access routes, and all persons entering upon the property do so at their own risk and accept said property in its existing condition during such inspections.

All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend and hold harmless Seller, its managers, agents and employees, from and against any and all claims, demands, causes of action and damages resulting from any accident, incident

or occurrence arising out of, incidental to or in any way resulting from his or her inspection or the properties or his or her exposure to the conditions of the properties.

Sale Date, Time, and Procedures

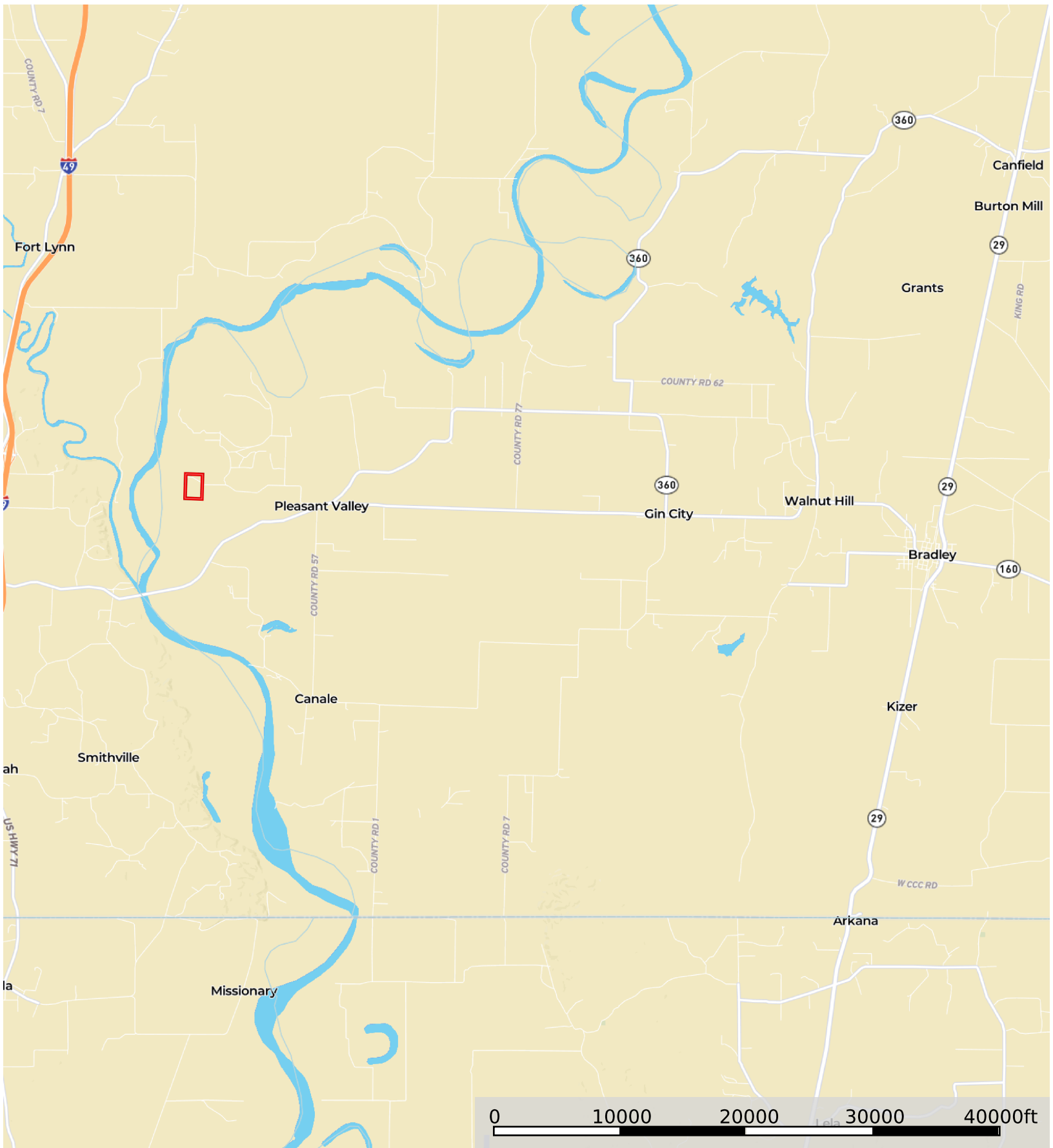
Bid Opening Date, Time and Place: Wednesday, April 26, 2023, at 11:00 A.M at the offices of Bird Forestry, 9434 Paxton Road, Shreveport, LA 71106.

Submission of Bids: Bids must be submitted on the enclosed bid form and can be sent by email (bwilson@terrastonelandco.com), fax (318-797-1545), regular mail (9434 Paxton Road, Shreveport, LA 71106) or hand delivered to the offices of Bird Forestry located at 9434 Paxton Road, Shreveport, LA 71106. Please specify “Bradley Farm Tract” on the outside of the envelope. No phone bids will be accepted. All bidders are encouraged to call the Bird Forestry office at (318-797-1546) to verify receipt of their respective bids. Confidentiality of all bids is secure and guaranteed. Bid results will be available to bidders the day of the bid opening and all bidders are welcome to attend.

Please direct all questions to Bradley Wilson, Principal Broker at 936-590-4909 ext. 217 (Office) or 936-462-3526 (Mobile).


56.889 Acres, Bradley, Arkansas

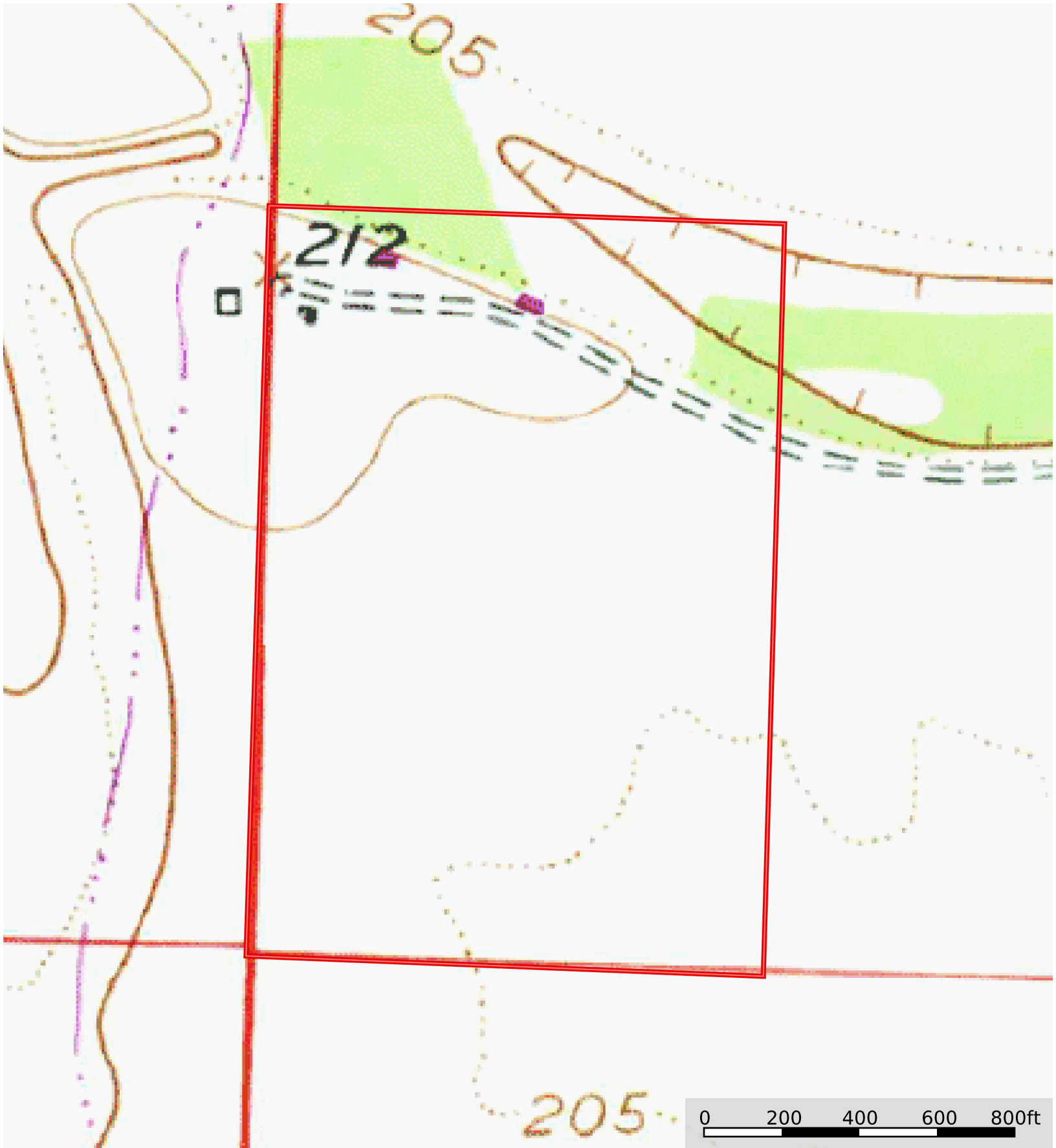
Lafayette County, Arkansas, 56.889 AC +/-



Boundary



 Boundary



Boundary