

FLOWERS FORESTRY, LLC.
CONSULTING FORESTRY
REAL ESTATE BROKERS & APPRAISALS

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INVITATION FOR BIDS ON SOUTH CAROLINA TIMBER LAND

TRACT: Tract known as the Boggy Gully tract by the owners consisting of approximately 998.05 acres as shown on plats dated 9/2008 and 7/2021. The tract is located on both sides of Bay Road and High Point Road in Darlington County South Carolina. It is near the town of Hartsville. This is a sale of the land and timber in its entirety.

The tract is comprised of good stands of various age timber and excellent soils for timber production. It has excellent highway access and frontage. It is located near pulp and saw-timber mills. The property is about 1.75 hours from Charlotte, NC. There is an extensive road system on the tract.

This tract offers a rare opportunity to own a tract of this acreage in this area. It is located close to the town of Hartsville and offers excellent hunting and recreational opportunities as well as the potential for substantial timber production.

OWNERS: Vaughan Holdings, LLC

TYPE OF BIDS: Sealed bids received by me at my office at the above address at or before time for opening bids. All bidders will be required to provide a deposit of 5% of the bid amount immediately upon acceptance of their bid by the owners. Deposit checks are to be made payable to Flowers Forestry Escrow. No broker protection is offered for this sale.

Bids may be submitted on the entire tract inclusive of the timber. Any bid that is not for the entire property "as is" will not be considered.

TIME OF OPENING OF BIDS: All bids must be received by me at my office, located at 424 E. Billy Farrow Highway, Darlington, SC 29532, by 11 a.m. EST on Tuesday, October 19, 2021. All bids will be opened and announced immediately after that time. Acceptance or rejection of bids will be made within 48 hours. Sellers retain the right to accept or reject any and all bids.

TERMS AND CONDITIONS OF SALE: Payment in full shall be made by purchaser within 45 days after acceptance of a bid or as soon thereafter as Sellers shall have conveyance executed and ready for delivery. No owner financing is available.

APPROXIMATE TIMBER VOLUMES:

Pine Pulpwood	40,750 tons
Pine Saw-timber	10,850 tons
Hardwood Pulpwood	2,900 tons
Hardwood Saw-timber	0 tons

INQUIRIES: All inquiries should be to Corey Flowers at the contact information provided. We will try to assist with any questions that you may have. No warranty of timber volumes is made.

TIMBER STANDS AND GROWING CONDITIONS: There are 20 different stands of timber on the property with a wide range of ages. Stand tables with rough estimates of volume for merchantable stands are attached below and estimated ages of pre-merchantable stands. Estimates of potential “pellet wood” are not included. Stands we are calling pre-merchantable could be merchantable for a pellet product. This property has been managed for timber production and a majority of the timberland has substantial volume currently with either pulpwood or saw timber present. Pine timber is predominantly loblolly pine but there are 4 stands of longleaf pine or longleaf/loblolly mix present. The majority of the soils are very highly productive with above average site indices but are subject to experiencing wet conditions.

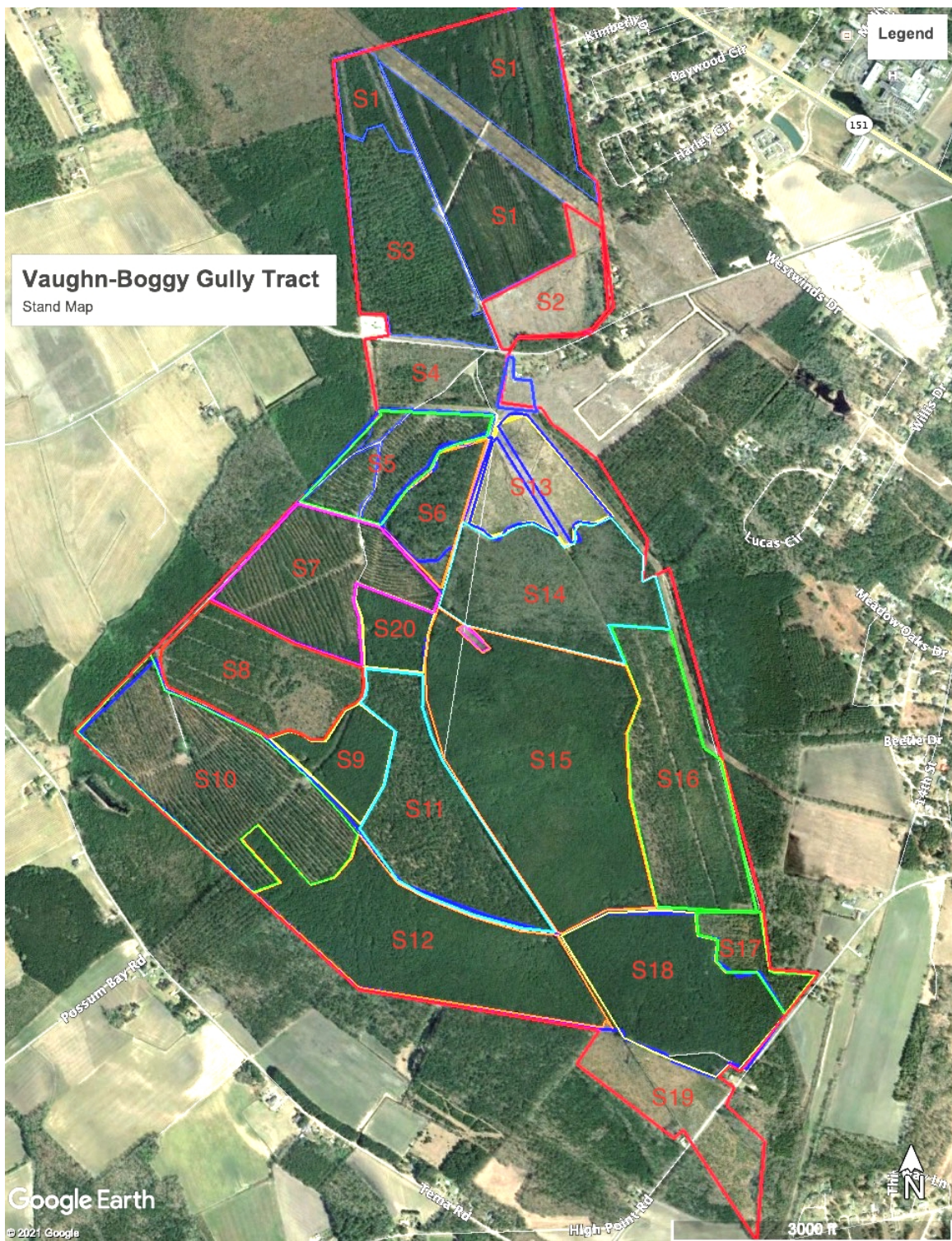
ARABLE LAND: None other than small food plots

GAME HUNTING: The property has been managed for hunting in the past. There are deer and turkeys present. There is some active hunting on the property but there is no lease in place. The hunting can be stopped at the closing.

DEVELOPMENT: Portions of the tract could possibly be developed for residential or industrial use but it may be limited due to soil conditions.

INSPECTION OF THE PROPERTY: Please contact me at 843-687-6931 prior to inspection of the property for instructions on access. We will be able to assist any who wish to view the property (as needed) on an appointment basis. Any mineral or soil testing will have to be approved by owners prior to commencement. Anyone entering the property for inspection does so at their own risk and no liability is assumed by the Sellers or Flowers Forestry, LLC.

Corey E. Flowers
S. C. Registered Forester #1779



<u>Stand Number</u>	<u>Stand Acres</u>	<u>PST</u>	<u>PCNS</u>	<u>PPW</u>	<u>HWD ST</u>	<u>HWD PW</u>
1	100	700 Tons		7,750 Tons		
2*	23					
3	50	4,300 Tons		300 Tons		100 Tons
4*	17					
5	27	1,300 Tons		1,100 Tons		
6	19	2,100 Tons		200 Tons		550 Tons
7	49	200 Tons		3,500 Tons		
8*	44					
9	18.5			1,900 Tons		
10	75	1,700 Tons		5,250 Tons		
11*	55					
12	78			6,750 Tons		
13*	30					
14	57	550 Tons		800 Tons		2,250 Tons
15	120			5,550 Tons		
16*	60					
17*	12					
18	57			6,750 Tons		
19*	32					
20	13			900 Tons		

Totals	936.5	10,850 Tons		40,750 Tons		2,900 Tons
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PST	Pine sawtimber
PCNS	pine chip and saw
PPW	Pine pulp wood
HWD ST	Hardwood sawtimber
HWD PPW	Hardwood pulpwood
*	Pre Merchantable Pine

Notes:	Stand # 4,8,11, and 16 are Longleaf Pine
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**Pre merchantable
stands**

Stand #	Year Planted	Age
1	2004	17
2	2018	3
3	>1990	>30
4	2013	8
5	2004	17
6	1991	30
7	2004	17
8	2007	14
9	2006	15
10	2003	18
11	2007	14
12	2007	14
13	2018	3
14	2000	21
15	2007	14
16	2011	10
17	2012	9
18	2001	20
19	2015	6
Totals		

