

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

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**INVITATION FOR BIDS ON SOUTH CAROLINA TIMBER AND  
FARM LAND**

**TRACT:** Tract known as the Ousley tract by the owners consisting of approximately 91.21 acres as shown on a plat dated 3-2009. The tract is located on SC Highway 102 (Patrick Highway) and North Center Road in Darlington County South Carolina. It is near the town of Hartsville.

The tract is comprised of a good stand of Longleaf pine that is approximately 9 years old that has had some clean up work performed. 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.

This tract offers a mixture of open land and timber land with great future potential for timber and pine straw production. It is located close to the town of Hartsville and offers hunting and recreational opportunities as well as the potential for substantial timber and agricultural 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 should 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 Thursday, October 28, 2021. All bids will be opened and announced immediately after that time. Acceptance or rejection of bids will be made within 48 hours.

**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.

**APPROXIMATE TIMBER VOLUMES:**

There are a few acres of merchantable hardwood but the tract predominately consists of pre-merchantable loblolly and longleaf pine.

**INQUIRIES:** All inquiries should be to me at the contact information provided. No warranty of timber volumes will be made.

**TIMBER STANDS AND GROWING CONDITIONS:** There is approximately 28 acres of longleaf pine that is about 9 years old. Some cleanup work has been performed on it in preparation for pine straw production. It should be producing pine straw revenue within the next few years. There is also a bay type area on the tract with young loblolly and some merchantable hardwood present. This area consists of about 18 acres total. The remainder of the tract is farm land other than a small patch of trees that was an old homesite years ago.

**ARABLE LAND:** The tract contains approximately 45 acres of arable land. It is considered to be good soil for agricultural purposes although there has been some impact from drainage issues. There is currently a farm lease in place. The lease can be terminated once all current crops have been removed.

**GAME HUNTING:** There has never been a hunting lease on this property. It would present some opportunities for hunting.

**DEVELOPMENT:** Portions of the tract could possibly be developed for residential or industrial use.

**INSPECTION OF THE PROPERTY:** Please contact me at 843-687-6931 prior to inspection of the property and 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

**Vaughan Holdings**  
Ousley Tract

Legend



Google Earth  
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1000 ft

