

# **LAND SALE BID PACKAGE**

Bossier Parish, Louisiana  
200 +/- acres

SEALED BID SALE DATE: January 8, 2025



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**November 15, 2024**

## **INVITATION TO BID LAND SALE**

SEC LA LAND HOLDINGS, L.L.C. is offering for sale 6 timberland tracts, totaling approximately 200 acres, more or less, located in Bossier Parish, Louisiana. General information is outlined below by tract. As shown on the Location Maps, all of the tracts are located in northern Bossier Parish and should be attractive from an investment standpoint as well as for recreational use. The tracts are diverse, ranging from well-stocked upland pine stands to bottomland hardwood sites.

The property will be sold "as is" on a lump sum, sealed bid basis with the Seller retaining the right to reject any and all bids. Bidders may submit bids on individual tracts or on all tracts combined.

Estimated timber volumes are provided for each tract and are based on recent inventories. This information is provided for assistance to prospective buyers, but volumes are not guaranteed. Interested parties are encouraged to satisfy themselves with regards to estimated timber volumes, market worthiness, etc.

**Tract 1 (AmSouth 20)**- 20 acres, more or less, being the E/2 of SE/4 of NW/4 of Section 36, Township 22 North, Range 13 West, Bossier Parish, Louisiana

This tract consists primarily of a well-stocked loblolly pine plantation that was planted in 2007 and is ready for a first-thinning. Historical access is across private ownerships via a woods road extending from HWY 157.

<b>Estimated Timber Volumes – Tract 1 (AmSouth 20)</b>	
Pine Pulpwood	2,425 Tons

**Tract 2 (FO #10)**- 30 acres, more or less, being the E ¾ of SW/4 of SW/4 of Section 17, Township 23 North, Range 13 West, Bossier Parish, Louisiana

This tract has rolling topography and contains mature pine and hardwood timber. Historical access is across private ownership via a woods road from Log Ferry Road.

<b>Estimated Timber Volumes – Tract 2 (FO #10)</b>	
Pine Sawtimber	2,158 Tons
Pine CNS	60 Tons
Pine Pulpwood	390 Tons
Hardwood Sawtimber	66 Tons
Hardwood Pulpwood	581Tons



**Tract 3 (FO #26N)-** 20 acres, more or less, being the W/2 of NW/4 of SE/4 of Section 24, Township 22 North, Range 14 West, Bossier Parish, Louisiana

This tract has gently rolling topography and consists of mature pine and hardwood timber. Historical access is across private ownerships via a woods road from McLain Road.

<b>Estimated Timber Volumes – Tract 3 (FO #26N)</b>	
Pine Sawtimber	1,118 Tons
Pine CNS	87 Tons
Pine Pulpwood	373 Tons
Hardwood Sawtimber	97 Tons
Hardwood Pulpwood	346 Tons

**Tract 4 (FO #32)-** 60 acres, more or less, being the NE/4 of SE/4 and the N/2 of SE/4 of SE/4 of Section 24, Township 22 North, Range 12 West, Bossier Parish, Louisiana

This tract consists of natural pine and hardwood timber, with much of the acreage being an overflow bottom associated with Caney Creek. Historical access is across private ownerships via woods roads from DeMoss Road. Based on the location of historical painted boundary lines, the actual on-the-ground acreage is estimated to be approximately **55 acres**.

<b>Estimated Timber Volumes – Tract 4 (FO #32)</b>	
Pine Sawtimber	238 Tons
Pine CNS	88 Tons
Pine Pulpwood	476 Tons
Hardwood Sawtimber	504 Tons
Hardwood Pulpwood	2,085 Tons

**Tract 5 (FO #34)-** 55 acres, more or less, being SE/4 of SW/4 and W/2 of SW/4 of SE/4 of Section 22, Township 22 North, Range 11 West, Bossier Parish, Louisiana, less 5 acres in N/2 to Hopewell Church

This tract has gently rolling topography and consists of mature pine and hardwood timber. Legal access is provided by Bodcau Road, with an oil field road and several rights-of-way providing additional internal access.

<b>Estimated Timber Volumes – Tract 5 (FO #34)</b>	
Pine Sawtimber	2,459 Tons
Pine CNS	152 Tons
Pine Pulpwood	932 Tons
Hardwood Sawtimber	220 Tons
Hardwood Pulpwood	767 Tons

**Tract 6 (FO #38)-** 16 acres, more or less, being the N/2 of SW/4 of NE/4, less the East 4 acres, Section 12, Township 21N, Range 12 West, Bossier Parish, Louisiana

This tract consists of mature pine and hardwood timber situated on a flat woods site. Historical access is across private ownerships via woods road/utility r-o-w from Martin Road.

<b>Estimated Timber Volumes – Tract 6 (FO #38)</b>	
Pine Sawtimber	1,043 Tons
Pine CNS	48 Tons
Pine Pulpwood	367 Tons
Hardwood Sawtimber	66 Tons
Hardwood Pulpwood	462 Tons

### **Bidding Procedure**

Bids must be made on the attached form stating the lump sum bid price offered. No conditional bids will be accepted. The Seller will consider only cash offers and all offers must be absolute net to the Seller. Bids received through licensed real estate brokers or agents will be welcomed, but must be net proceeds to the Seller (i.e., the amount remaining after deducting any commission due or payable). If exact duplicate offers are received, all bidders submitting the duplicate offers will be asked to submit another offer.

The successful bidder will be required to submit a deposit check in the amount of five percent (5%) within 5 days of bid acceptance. The check may be a certified check, a cashiers check or money order. Personal or company checks will not be accepted. This earnest money will be applied to the purchase price at closing. The successful bidder will be notified of acceptance within ten (10) days that his offer has been accepted. The successful bidder will be required to sign a sales contract per the enclosed form. The sale shall be closed and Statutory Warranty Deed/Act of Cash Sale delivered on or before thirty (30) days from the Seller's acceptance, except the Seller shall have reasonable time to perfect and cure defects in the title to the subject tract. In the event the Buyer defaults in the payment of the balance of the bid price in accordance with the terms and conditions of this invitation and enclosed sales contract, then the Buyer will forfeit the deposit and it shall become the property of the Seller as liquidated damages. All participating bidders will be notified of the bid results.

### **Bid Sale Date & Location**

The bid opening will be held at the Shreveport Office of Regions Bank located at 333 Texas Street, 3rd floor Tower, Shreveport, LA 71101. Please call (318) 429-1754 to speak with the consulting foresters if you have questions about the land and/or timber or need directions to the bid location. Bids should be placed in a sealed envelope and plainly marked: **Bossier Land Sale** and may be either mailed, hand delivered, e-mailed or faxed and must be delivered or received no later than **10:00 a.m., Wednesday, January 8, 2025.**

Bids may be mailed, hand delivered, emailed or faxed as follows:

Mail Bids to:                      Regions Bank-Natural Resources Dept.  
    333 Texas Street – LASH30205T  
    Shreveport, LA 71101-3666  
    Attn: NRRE



Hand Deliver Bids to: Regions Bank- Natural Resources Dept.  
333 Texas Street – 3<sup>rd</sup> floor Tower  
Shreveport, La 71101-3666

Email Bids to: rebecca.whatley@regions.com

Fax Bids to: (318) 677-2592  
Re: Bossier Land Sale  
Attn: NRRE Foresters

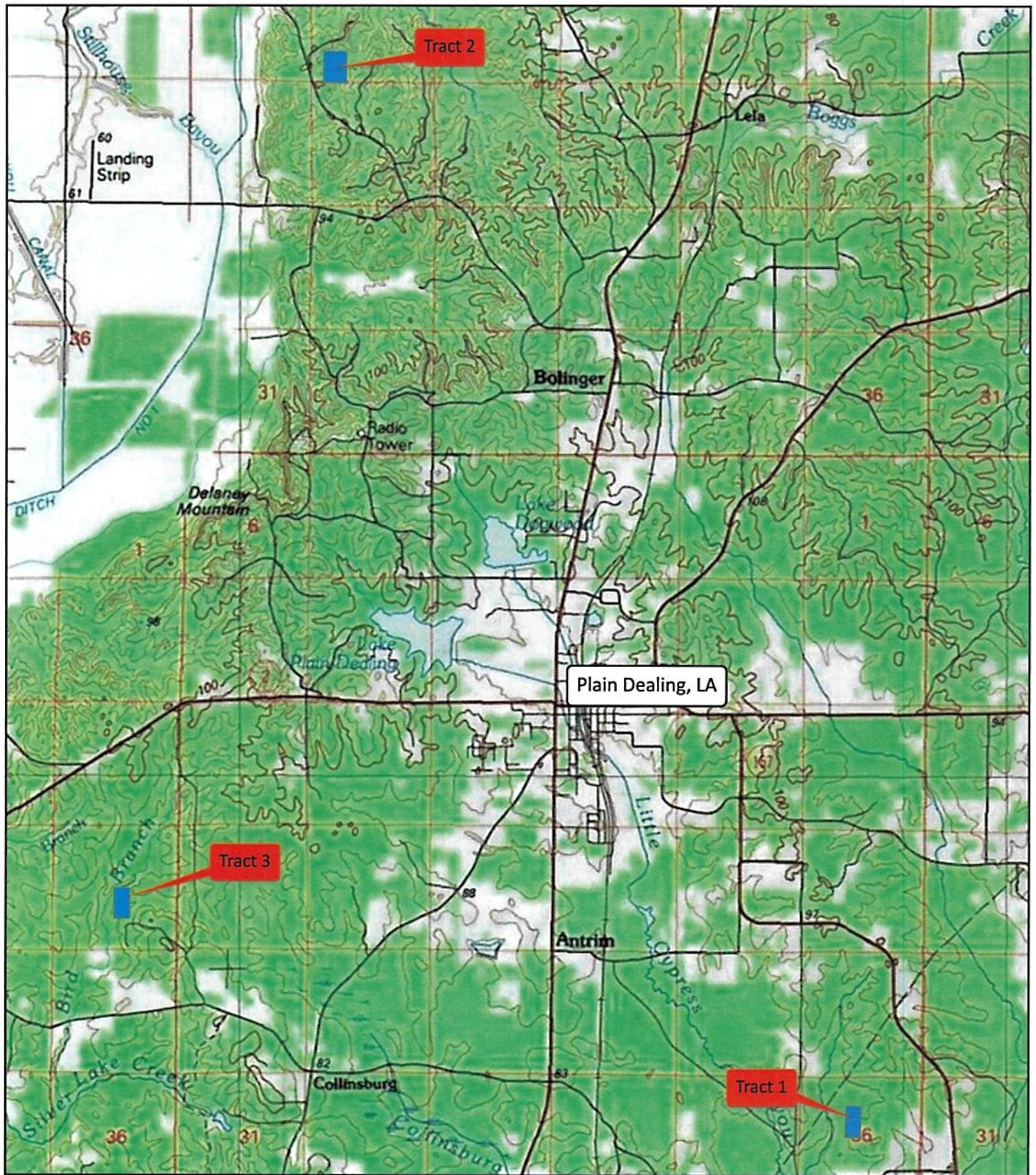
### **Terms & Conditions / Stipulations**

The seller reserves the right to accept or reject any and all bids. The seller will convey title to the subject tract by Statutory Warranty Deed/Act of Cash Sale subject to all previous mineral conveyances, reservations and exceptions, to any valid rights-of-way, easements, leaseholds, and to any protective covenants or restrictions, which may have been recorded affecting the property. The Seller will bear the cost of deed preparation by its attorney and will provide a Commitment of Title. Property taxes will be prorated at the time of closing. The sale closing cost will be borne equally by the Seller and the Buyer on a 50/50 basis. The deed recording cost will be paid by the Buyer. **All oil, gas and minerals are to be reserved.** All maps, plats and other information are provided for assistance to the prospective buyers but are not guaranteed in terms of their accuracy. All bidders should conduct their own investigation and inspections.

### **Property Inspection**

Prior to the bid opening, the subject tract will be available for inspection by prospective bidders. The bidder, by availing himself of such access privilege, agrees to and shall indemnify and protect the Seller and hold the Seller harmless from and against any liability for personal injury or property damage or any other loss, cost, expense or claim caused or alleged to be caused by such bidder or any invitees, representatives, employees or agents of such bidder while on or about the Seller's property pursuant to this Invitation to Bid and bidder's obligation in this regard shall survive any consummation or termination of any Contract of Sale and the closing of the transaction set forth in such Sales Contract, et al. Any potential purchaser exercising their rights to examine the property does so at their own risk with regard to patent and latent conditions of the property. Should you have any questions concerning the land and/or timber or need additional information, please contact the consulting foresters at Regions Bank NRRE Department at (318) 429-1754.

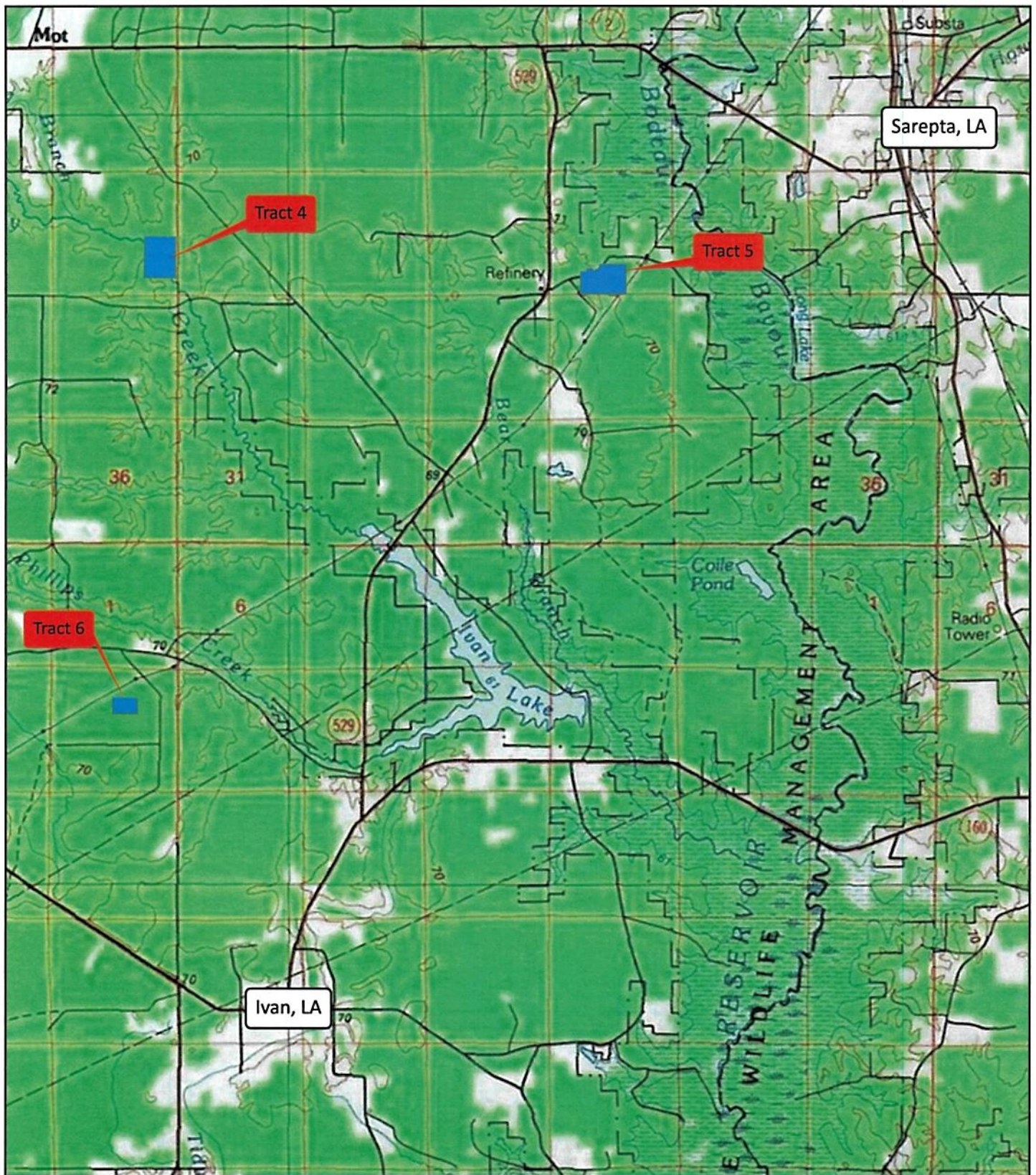




SEC LA Land Holdings, LLC  
Location Map (Tracts 1, 2, & 3)  
Bossier Parish, LA



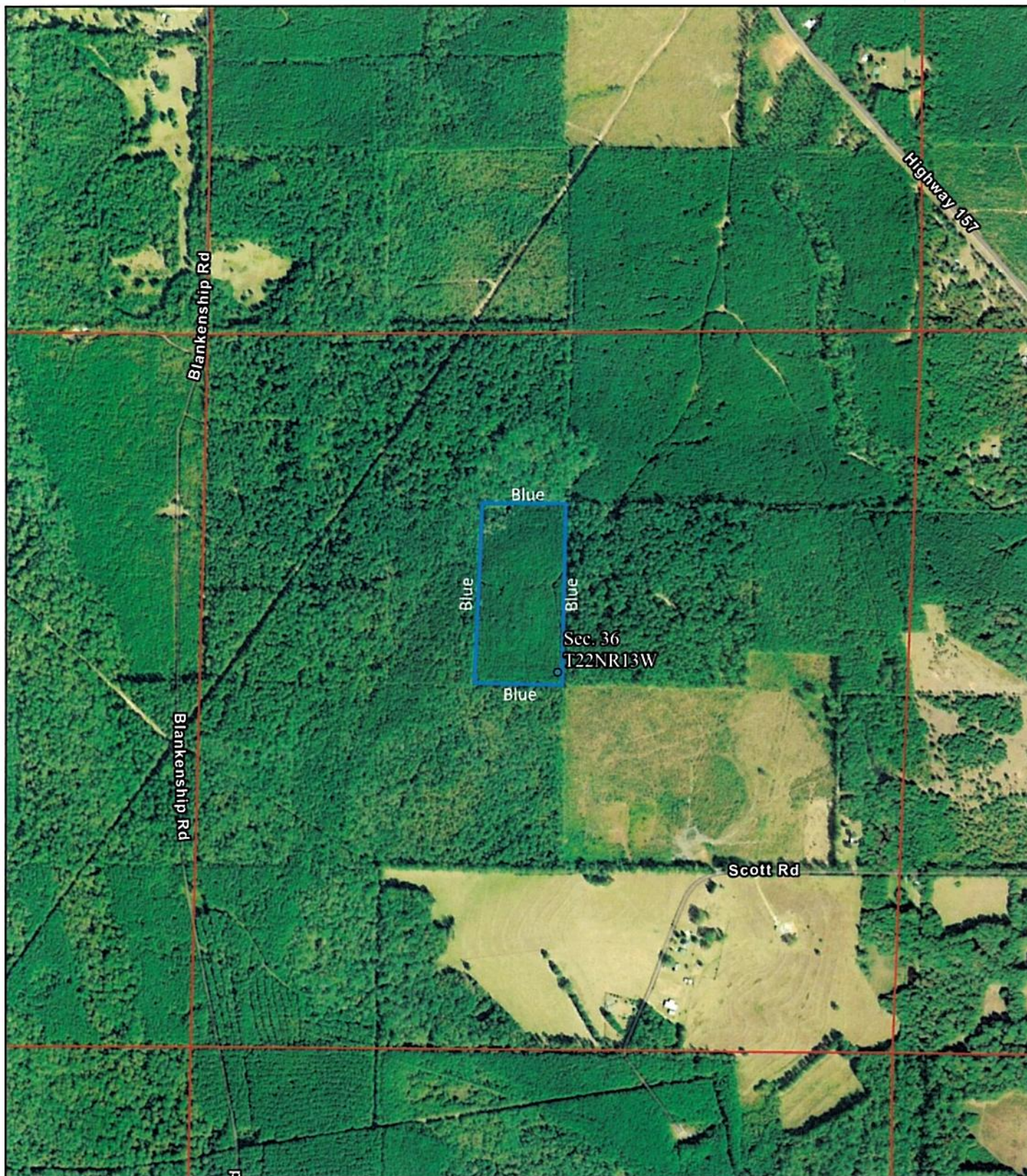




SEC LA Land Holdings, LLC  
Location Map (Tracts 4, 5, & 6)  
Bossier Parish, LA







Legend

 Property Boundary

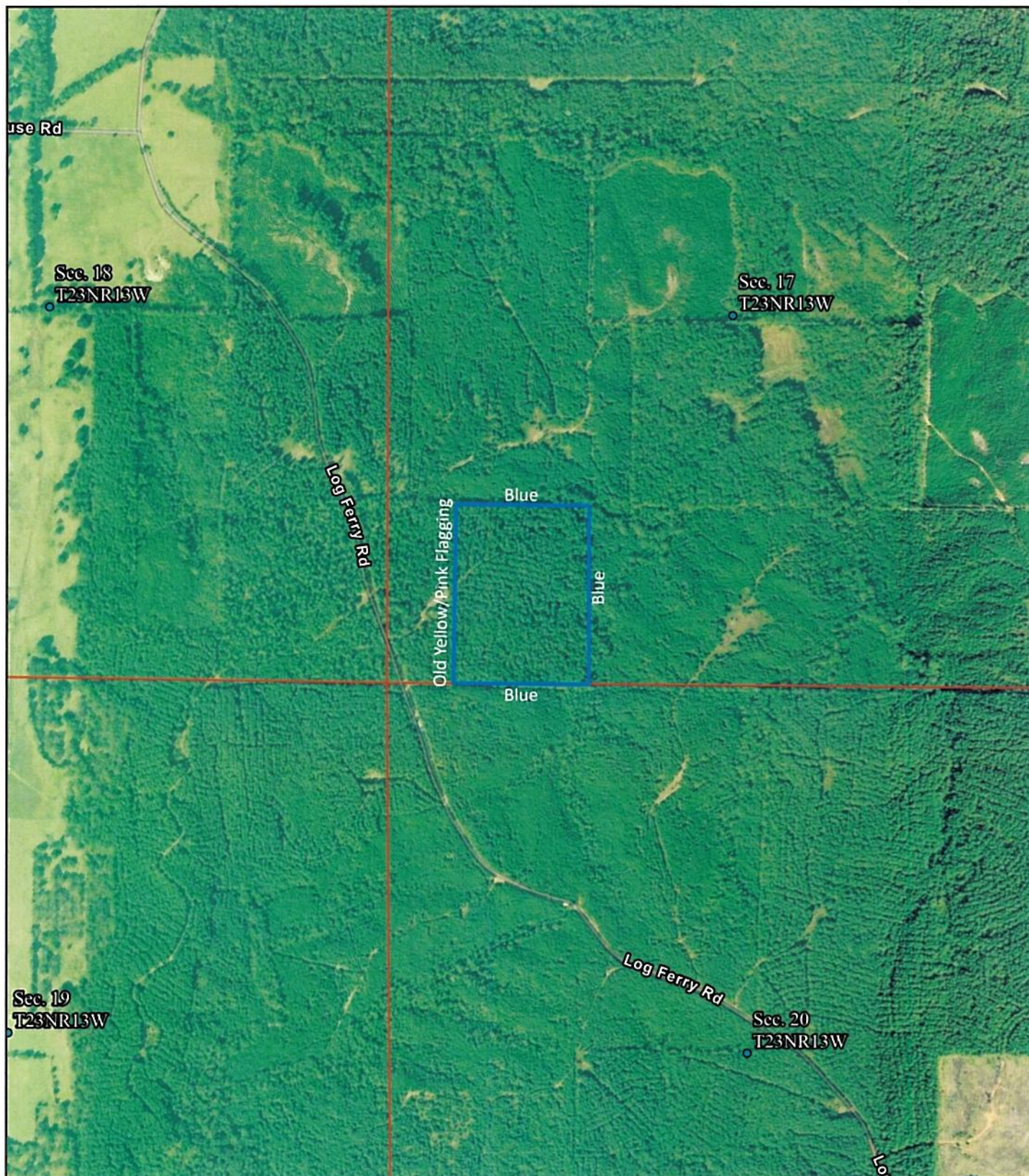
SEC LA Land Holdings, LLC  
Tract 1  
Sec. 36, T22N, R13W  
Bossier Parish, LA

 **REGIONS**  
Natural Resources and Real Estate  
(318) 429-1754



1 inch equals 1,000 feet






<p>Legend</p> <p> Property Boundary</p>	<p>SEC LA Land Holdings, LLC Tract 2 Sec. 17, T23N, R13W Bossier Parish, LA</p>	<p></p> <p>1 inch equals 1,000 feet</p>
	<p> <b>REGIONS</b> Natural Resources and Real Estate (318) 429-1754</p>	





Legend

 Property Boundary

SEC LA Land Holdings, LLC

Tract 3

Sec. 24, T22N, R14W

Bossier Parish, LA



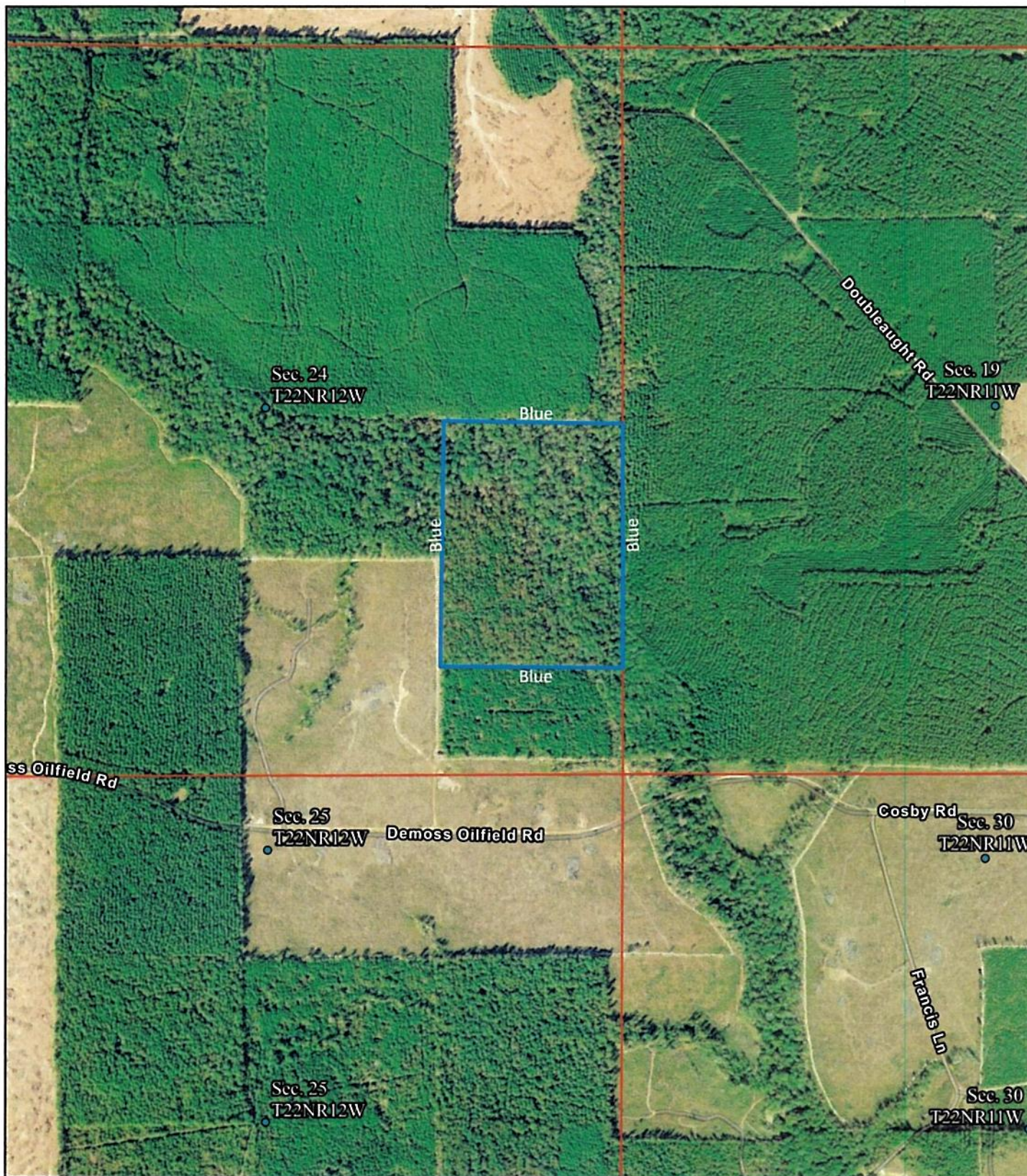
**REGIONS**

Natural Resources and Real Estate  
(318) 429-1754




1 inch equals 1,000 feet





Legend

 Property Boundary

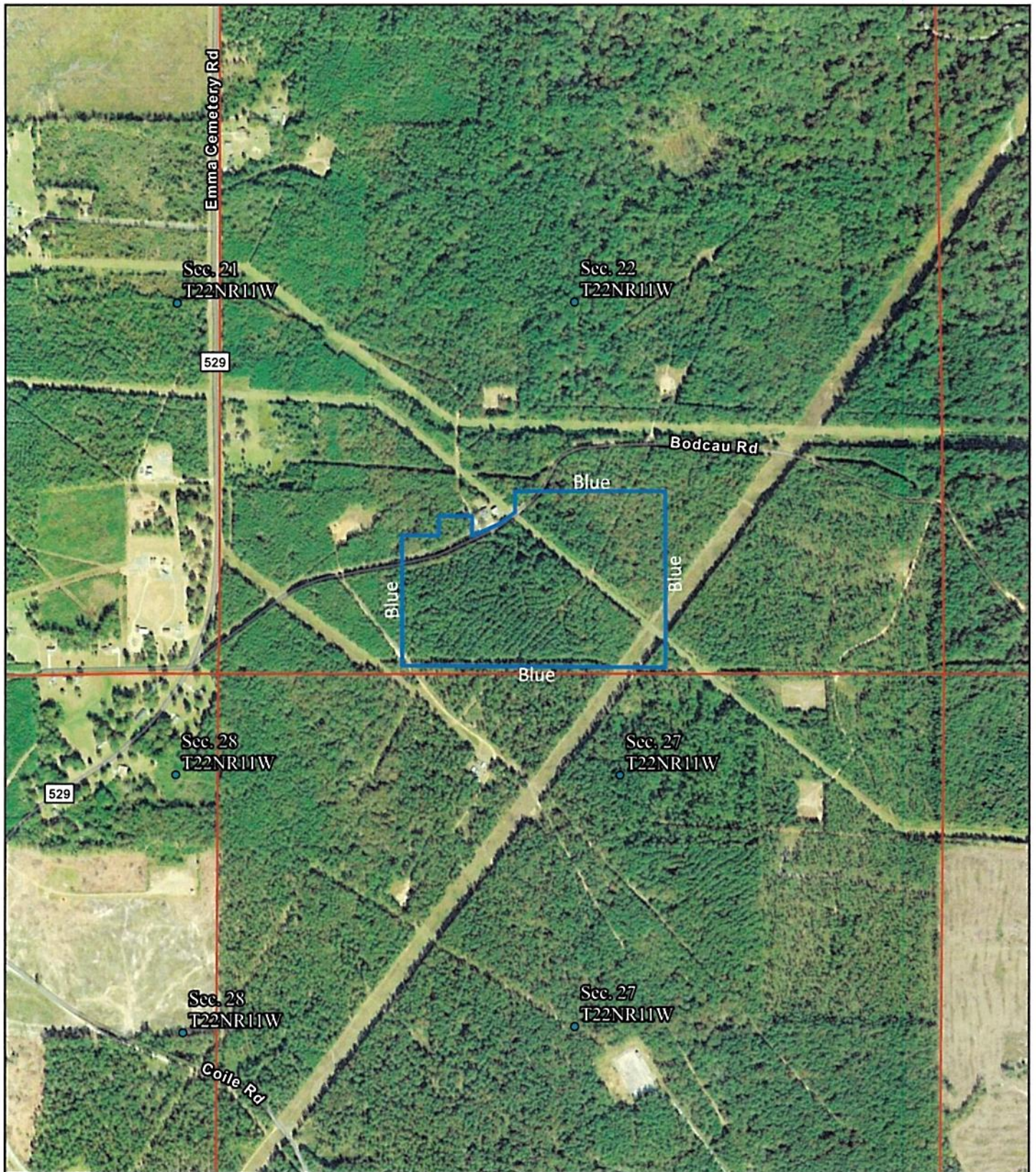
SEC LA Land Holdings, LLC  
Tract 4  
Sec. 24, T22N, R12W  
Bossier Parish, LA

 **REGIONS**  
Natural Resources and Real Estate  
(318) 429-1754




1 inch equals 1,000 feet





Legend

 Property Boundary

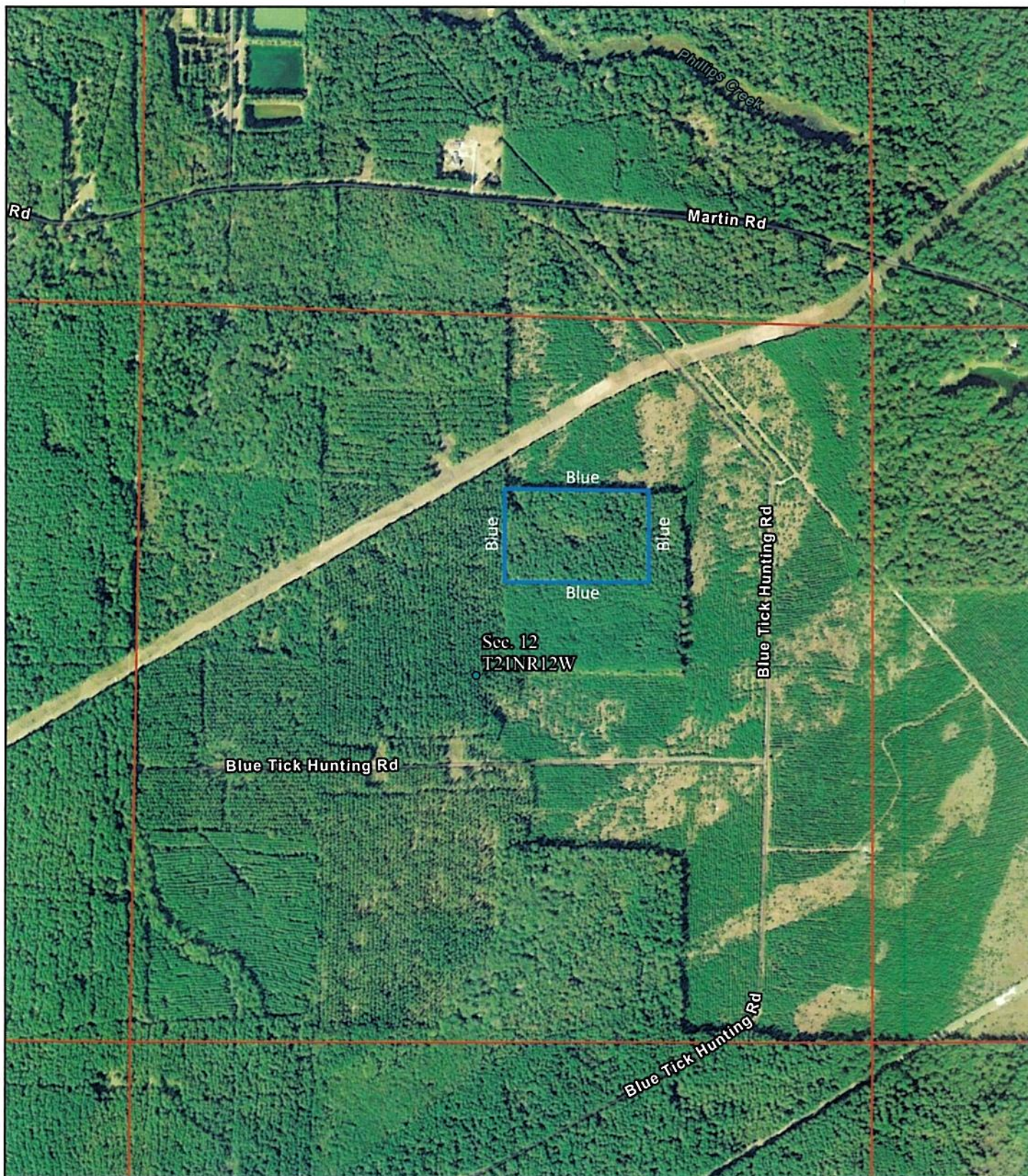
SEC LA Land Holdings, LLC  
Tract 5  
Sec. 22, T22N, R11W  
Bossier Parish, LA

 **REGIONS**  
Natural Resources and Real Estate  
(318) 429-1754



1 inch equals 1,000 feet





Legend

 Property Boundary

SEC LA Land Holdings, LLC  
Tract 6  
Sec. 12, T21N, R12W  
Bossier Parish, LA

 **REGIONS**  
Natural Resources and Real Estate  
(318) 429-1754



1 inch equals 1,000 feet



## LAND SALE BID FORM

In reference to the Invitation to Bid for the "SEC LA LAND HOLDINGS, L.L.C. Sale", dated November 15, 2024, the undersigned offers to purchase the described parcel for a lump sum price of:

Tract 1 (AmSouth 20) - \$ \_\_\_\_\_  
Tract 2 (FO #10) - \$ \_\_\_\_\_  
Tract 3 (FO #26N) - \$ \_\_\_\_\_  
Tract 4 (FO #32) - \$ \_\_\_\_\_  
Tract 5 (FO #34) - \$ \_\_\_\_\_  
Tract 6 (FO #38) - \$ \_\_\_\_\_  
All 6 tracts combined- \$ \_\_\_\_\_

Buyer hereby agrees to execute the sales contract, submit a deposit check upon bid acceptance and comply with all the terms and conditions of the contract and the invitation. Buyer understands that once signed this offer will constitute an agreement.

Submitted this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

Name: \_\_\_\_\_

By: \_\_\_\_\_

As its: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Telephone: \_\_\_\_\_

Fax #: \_\_\_\_\_

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STATE OF LOUISIANA

PARISH OF BOSSIER

**PURCHASE AGREEMENT**

THIS AGREEMENT is made and entered into on this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between SEC LA LAND HOLDINGS, L.L.C. (hereinafter called the "Seller"), and \_\_\_\_\_ (herein called the "Buyer"),

WITNESSETH:

WHEREAS, Seller agrees to sell to Buyer that certain parcel of real property (the "Property") owned by the Seller and situated in Section XX, Township XX North, Range XX West, in Bossier Parish, Louisiana, as more particularly described and shown on Exhibit "A", which is attached hereto and made a part of this Purchase Agreement, for the price and upon the terms and conditions herein provided, together with all improvements, shrubbery, planting fixtures and appurtenances as set forth herein below.

**NOW, THEREFORE**, in consideration of the premises and the covenants and agreements herein contained, Seller and Buyer hereby agree as follows:

1. Purchase Price Seller agrees to sell to Buyer and Buyer agrees to buy from Seller the Property herein described, for a total cash consideration of \_\_\_\_\_ (\$xxxxx). Seller acknowledges receipt of the sum of Ten \_\_\_\_\_ (\$xxxxx) heretofore paid by Buyer as the deposit which shall be a credit on the Purchase Price. The balance of the purchase price shall be paid at the time of closing.

2. Title Insurance. Seller, at Seller's expense will provide a commitment for title insurance. A copy of this commitment will be made available upon request. Buyer, at Buyers' 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 terminating this agreement, extending the time allowed for closing herein to allow the Seller sufficient time to correct any title deficiencies, or waive any such deficiency and proceed to closing. Buyer and Seller agree that the Seller incur no liability hereunder to Buyer, Buyer's real estate broker or agent, or anyone else in the event the title, for any reason, is not approved by Buyer or Buyer's attorney, or the sale is not for any reason consummated by Buyer.

3. Pro-ration of Taxes. Ad valorem taxes, as determined on the date closing, are to be prorated between Seller and Buyer as of the date of delivery of the statutory warranty deed. Buyer acknowledges that the Property is currently assessed for a current use classification. In the event Buyer elects to close and the closing is completed, Buyer will be fully responsible for payment of all "Roll Back Taxes" and/or escape taxes due by reason of the current use assessment or change of use.

4. Closing and Possession Date. The sale shall be closed and the Statutory Warranty Deed delivered to Buyer on or before thirty (30) days from the date of Seller's acceptance of this Purchase Agreement or any extensions granted by Seller. The Seller shall be allowed a reasonable amount of time in which to perfect or cure defects in the title to the Property shown by Buyer's title commitment upon notice of Buyer, or Buyer may waive any defect. If Seller agrees to cure title, but is unable to do so, and Buyer does not waive such defect, Seller may terminate this Purchase Agreement and return the earnest money deposit to Buyer and neither party shall have any other claim against the other. The closing shall occur at a place, time and date to be specified by the Seller.

5. Closing Cost. The Seller will bear the cost of deed preparation. The Buyer shall pay the deed recording cost. All other closing costs shall be borne equally by the Seller and the Buyer 50/50 basis. Should the closing fail to occur due to the fault of Buyers, Seller shall retain the earnest money deposit paid by Buyer as liquidated damages.

6. Survey. Seller has not surveyed the Property and will not provide a survey of any of the Property.



7. Conveyance. The Seller agrees to convey the Property to Buyers by Statutory Warranty Deed, free of all encumbrances, except and subject to the limitations, exceptions, reservations and matters as herein and therein set out, Buyer agrees that in the event the commitment for the title insurance policy to be acquired by Buyer shows an encumbrance not herein excepted or assumed, Buyer may, at Buyer's option, either (i) terminate this Purchase Agreement and receive a refund of the earnest money; or (ii) allow Seller the opportunity to clear such exception during the ten (10) day time line for closing; or (iii) Buyer may waive and accept any such encumbrance and proceed to closing.

8. Exceptions. It is specifically understood and agreed that this Purchase Agreement is made, and the Property shall be conveyed, expressly subject to current ad valorem taxes, existing rights of way, any and all cemeteries, encroachments, party walls, building restrictions, zoning, recorded or unrecorded easements, deficiency in quantity of ground, claims of other parties, overlaps, overhangs, loss of property due to erosion of the riverbank, riparian or littoral rights, any discrepancies or conflicts in boundary lines, or any other matters not of record which would be disclosed by an inspection and survey of Property. Any portion of the Property without dedicated public access will be conveyed subject to lack of access.

9. Condition and Amount of Property. The Property described herein will be conveyed subject to and in its "AS IS", "WHERE IS" condition and "PRESENT CONDITION" including the environmental condition of the surface and subsurface of the Property, and Trustees make no covenants, warranties or representations as to the condition or state of the Property whatsoever. Without limiting any of the foregoing, Trustees specifically disclaim any express or implied covenants, warranties or representations (a) as to the past, present or future existence of any toxic substances or hazardous wastes on or under the Property or the improvements located thereon, (b) as to the compliance by the applicable environmental laws or regulations, or any other applicable laws or regulations, (c) of fitness for a particular purpose or of habitability of the Property, (d) access to or from the Property, or (e) whether any of the Property has eroded due to flood water, movement of riverbank or stream-bank, natural or unnatural causes. Buyer shall make or cause to be made such inspection, survey, or inquiries as Buyers may deem necessary to satisfy itself as to the existence of nonexistence of any toxic or hazardous substances or wastes on or under the Property of the improvements, if any, located thereon, or as to the past or present use of the Property and/or improvements, or the condition or amount acreage.

10. Earnest Money and Buyers' Default. Should the closing fail to occur due to the fault of Buyer, Seller shall retain the earnest money deposit paid by Buyer as liquidated damages.

11. No Agent or Broker. Seller shall not have any responsibility for any commission to any agent, broker or others as a result of the offer to purchase the Property by Buyer, this Purchase Agreement or any other instrument affecting the purchase of the Property by Buyer.

12. Binding Effect. The provisions hereof shall be binding upon and inure to the benefit of Seller and Buyer and Buyer's successors and assigns.

13. Applicable Law. This Purchase Agreement shall be governed by and construed in accordance with the laws of the State of Louisiana.

14. Assignment. This Purchase Agreement shall not be assigned by Buyer without Seller's prior written consent, and in the event of any such assignment, Buyer shall remain liable hereunder to Seller.

15. Agreement. This Purchase Agreement states the entire agreement between the parties hereto and merges in this agreement all statements, representations and covenants heretofore made; and any agreements not incorporated herein are void and of no force and effect.

16. Minerals. All minerals and mineral rights are to be reserved by Seller, including the right to explore for, extract and produce the minerals reserved.



IN WITNESS WHEREOF, this Purchase Agreement has been executed by the undersigned on the day and year first above written.

**Seller:**

Witness:

By: \_\_\_\_\_

Printed: \_\_\_\_\_

By: \_\_\_\_\_

Printed: \_\_\_\_\_

By: \_\_\_\_\_

**Buyer:**

Witness:

By: \_\_\_\_\_

Printed: \_\_\_\_\_

By: \_\_\_\_\_

Printed: \_\_\_\_\_

By: \_\_\_\_\_



## **EXHIBIT A**

Legal descriptions inserted here.