



LAND AND TIMBER SALE

On behalf of the Bonner Family, Southern Investment Properties, LLC, is soliciting lump sum bids for the purchase of Land and Timber on approximately +/- 479 acres located in Wilcox County. Land and Timber are being sold "AS IS". This property is referred to as Dixon Creek Tract.

Location: This tract is located approximately 18 miles North of Camden, near the communities Kimbrough and Miller's Ferry off Hwy 162.

Parcel ID: 66-13-01-02-0-000-002, T12N R6E, S2 +/-279 acres

Parcel ID: 66-13-02-03-0-000-026, T12N R6E, S3 +/-120 acres

Parcel ID: 66-13-02-03-0-000-024, T12N R6E, S3 +/-2 acres

Parcel ID: 66-13-02-03-0-000-025, T12N R6E, S3 +/-18 acres

Parcel ID: 66-13-02-03-0-000-023, T12N R6E, S3 +/-20 acres

Parcel ID: 66-13-02-03-0-000-002, T12N R6E, S3 +/-20 acres

Parcel ID: 66-13-02-03-0-000-001, T12N R6E, S3 +/-20 acres

Description: Located on Alabama River, South of Lake Dannelly, The Dixon Creek Tract is heavily timbered and an excellent wildlife parcel. This tract has over 3500 feet of high bank river frontage. Large creek bottoms coupled with pine uplands lends this tract to highly desirable for the outdoorsman and timber investor. The hardwood bottoms are loaded with a high percentage of red oak and gum logs. The uplands consist of areas of both natural and planted loblolly pines. This tract is truly a Sportsman's dream, this area is known for its trophy whitetails and excellent habitat for the wild turkey.

Land Sale Details: A signed bid form accompanied by an earnest money deposit of \$25,000.00 will represent an irrevocable offer to purchase the land and timber on The Dixon Creek Tract. The earnest money check is to be made out to George Fendley Trust Account and must be presented within 3 days of the bid acceptance.

*Southern Investment Properties, LLC is the sole representative of the Bonner Family. Any other broker real estate commissions are to be paid by the buyer. An Alabama Agency Disclosure is attached.

SEALED BIDS WILL BE ACCEPTED UNTIL 11 AM ON FRIDAY October 7, 2022.

A private opening will be held at 11:00 am at the office of Southern Investment Properties, LLC in Camden, AL. Bidders will be notified of the results by 5:00 pm on the day of the opening. Seller elects not to disclose the bid amounts. Please call Charlie Martens 251-401-3045 if you have any questions.

Bids will be accepted:

Via mail: Southern Investment Properties, LLC

55 Camden Bypass

Camden, AL 36726

Email: Charlie@wilcocontractingllc.com

Wglindsey3@gmail.com

A confirmation email will be sent to ensure your bid was received.

In person: Office of Southern Investment Properties, LLC

Access: Prospective buyers must set up an appointment with a member of Southern Investment Properties, LLC to view the tract. Please contact Charlie Martens or Billy Lindsey.

Title: The office of George Fendley has performed a Title Opinion on the Dickson Creek Tract for the Seller. A Title Insurance Policy can be purchased at the Buyer's expense.

Closing: The Closing will take place within 30 days of the Bid Sale unless agreed in writing by both parties at the office of George Fendley. The Seller agrees to pay for Title Opinion, Deed Preparation, Prorated Taxes, and Seller's Closing Fee. The Buyer will be responsible for Recording Fees, Prorated Taxes, Buyer's Closing Fee, and any Lending Fees and/or Title Insurance required by his or her lender.

Default: In the event that the successful bidder fails to carry out the terms of the sale and is not able to close within 30 days without written consent of the seller, the earnest money will be forfeited as liquidated damages to the Seller.

SELLER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.

Contact Information:

Charlie Martens

251-401-3045

Charlie@wilcocontractingllc.com

Billy Lindsey

334-320-5035

wglindsey3@gmail.com

BID FORM

Dixon Creek Tract
Wilcox County, AL

Bid Date: October 7, 2022

Bid Time: 11:00 AM

Lump Sum bid for Land and Timber.

Land & Timber: _____ Dollars

If successful I agree to submit an Earnest Money check in the amount of \$25,000.00 made out to:
George Fendley Trust Account within 3 days of the opening.

*This property is being sold on an "AS IS, WHERE IS" basis. Southern Investment Properties, LLC and the Seller do NOT guarantee the accuracy of any of the information provided. Bidders are encouraged to do their own inspections and should not rely solely on representations made by the Seller, Southern Investment Properties, LLC or any of its employees.

_____ Signature

_____ Date

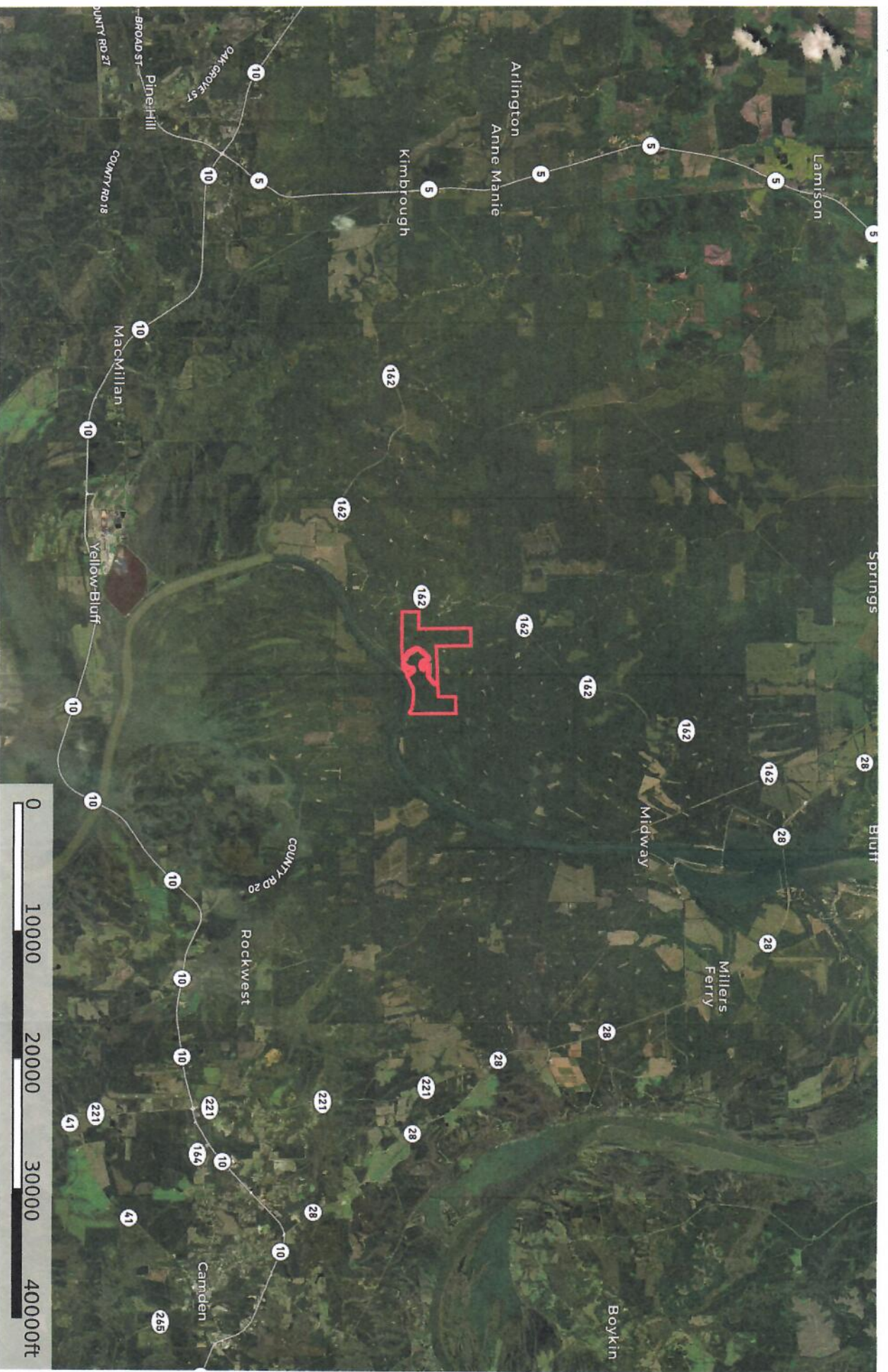
Name: _____

Company: _____

Address: _____

Phone Number: _____

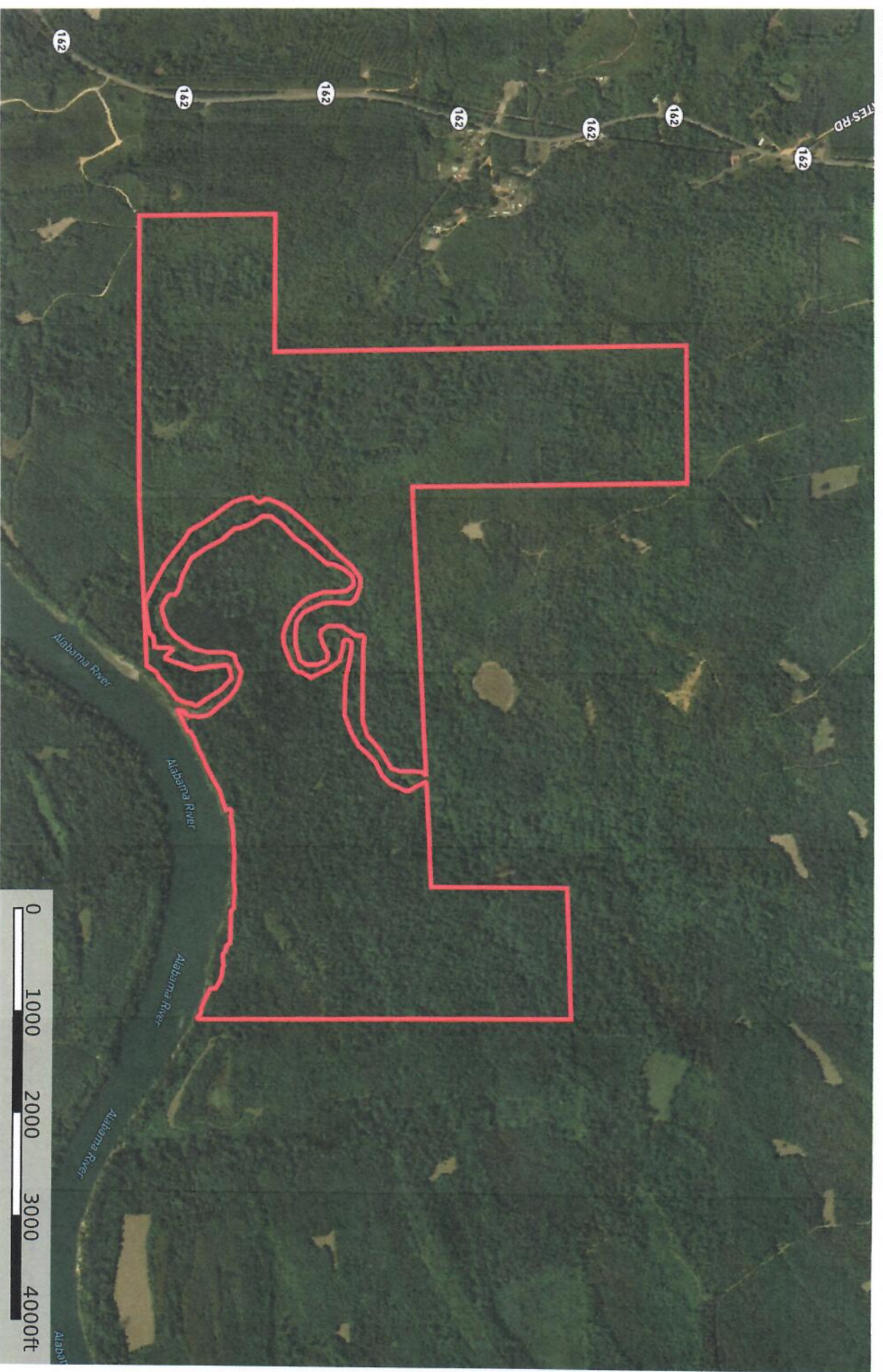
Inner-Dickson Creek
Lamonia, AC +/-



boundary

le Martens

Inner-Dickson Creek
Alabama, AC +/-



boundary

le Martens



THIS IS FOR INFORMATION PURPOSES.
THIS IS NOT A CONTRACT.

REAL ESTATE BROKERAGE SERVICES DISCLOSURE

* Alabama law requires you, the consumer, to be informed about the types of services which real estate licensees may perform. The purpose of this disclosure is to give you a summary of these services.

A SINGLE AGENT is a licensee who represents only one party in a sale. That is, a single agent represents his or her client. The client may be either the seller or the buyer. A single agent must be completely loyal and faithful to the client.

A SUB-AGENT is another agent/licensee who also represents only one party in a sale. A sub-agent helps the agent represent the same client. The client may be either the seller or the buyer. A sub-agent must also be completely loyal and faithful to the client.

A LIMITED CONSENSUAL DUAL AGENT is a licensee for both the buyer and the seller. This may only be done with the written, informed consent of all parties. This type of agent must also be loyal and faithful to the client, except where the duties owed to the clients conflict with one another.

A TRANSACTION BROKER assists one or more parties, who are customers, in a sale. A transaction broker is not an agent and does not perform the same services as an agent.

* Alabama law imposes the following obligations on all real estate licensees to all parties, no matter their relationship:

1. To provide services honestly and in good faith;
2. To exercise reasonable care and skill;
3. To keep confidential any information gained in confidence, unless disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is authorized in writing;
4. Present all written offers promptly to the seller;
5. Answer your questions completely and accurately.

Further, even if you are working with a licensee who is not your agent, there are many things the licensee may do to assist you. Some examples are:

1. Provide information about properties;
2. Show properties;
3. Assist in making a written offer;
4. Provide information on financing.

You should choose which type of service you want from a licensee, and sign a brokerage service agreement. If you do not sign an agreement, by law the licensee working with you is a transaction broker.

The licensee's broker is required by law to have on file an office policy describing the company's brokerage services. You should feel free to ask any questions you have.

The Alabama Real Estate Commission requires the real estate licensee to sign, date, and provide you a copy of this form. Your Signature is not required by law or rule, but would be appreciated.

Name of licensee Charles Martens

Signature [Signature]

Date 8/19/22

Consumer name _____

Signature _____

(Acknowledgment for Receipt Purposes Only)

Date _____

Statutory Authority: Code of Ala. 1975,
" 34-27-8, 34-27-82, 34-27-87.