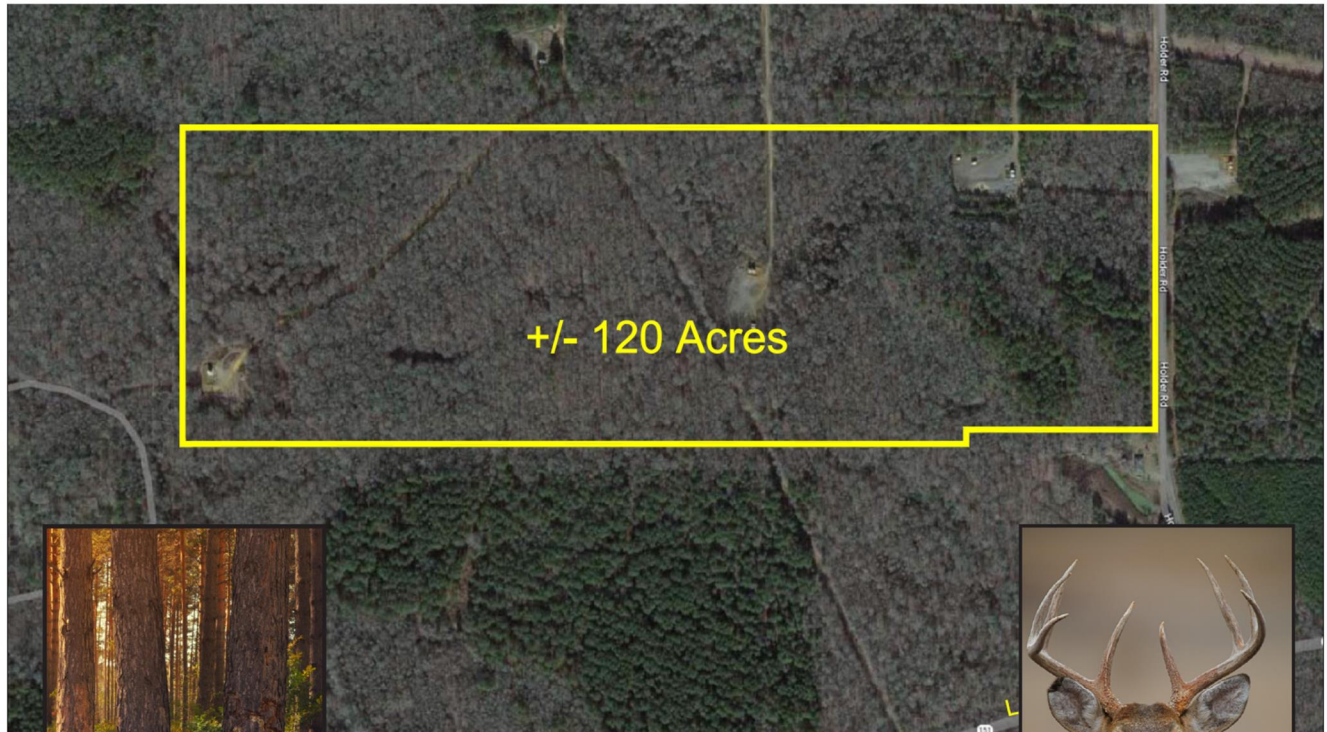


REAL ESTATE AUCTION

Selling (1) Tract 120 Acres +/- Timber & Recreation Property

Saturday, June 24, 2023 • 11:00 A.M.

Sale Site: Library Events Center, 910 N. Trenton St., Ruston, LA 71270



Lincoln Parish, Louisiana

Nominal Opening Bid

\$1,000.00 / Acre -

7% Buyers Premium

**100% of Minerals will Convey
to Buyer.**

**See property descriptions
to ascertain particulars.**

**Complete Terms & Conditions available
sale day or online.**

**Dusty Taylor
Lic. #836-23**

Ph: 318-245-8800

Taylor Made
Auction and Realty, LLC

Timber • Hunting • Recreation • Oil and Gas

taylormadeauctions.com



DESCRIPTION

Holder Road provides excellent access to this property. Though an oil well road begins on an adjacent landowner, it penetrates this property in route to three different well sites. There is some good Pine timber, but mostly excellent Hardwood timber, some 40-50 years old.

100% of the minerals and production owned will convey to the buyer.

Most of this property lies in DeArbonne Bottom. Turkey Creek flows through the western forty acres.

If you are a hunter, expect Deer, Turkey, Squirrel, Coon, and Rabbit. If it walks, crawls, or flies in Lincoln Parish, you may find it here. If you are looking for a spot to squeeze in a couple of hours hunting after work, look no further, you're only 12 miles North of Ruston.

LEGAL DESCRIPTION

Section 29, Southwest ¼ of the Northwest ¼ and in Section 30, South ½ of the Northeast ¼, all in Township 20 North, Range 3 West containing 119 acres more or less, all located in Lincoln Parish, LA (parcel I.D. 29203130001)

DIRECTIONS

From the Northern city limits of Ruston, La. travel North on US 167 9.2 miles to Dubach, La. Turn left on La. 151 travel westerly 2.7 miles to Holder Road. Travel 0.2 miles to the Southeast corner of the property (coordinates: 32.694006°N, -92.703925°W). The property lies on the West side of Holder Road for approximately 1/4 mile.

TIMBER CRIUSE

J & E SMITH TIMBER LLC

P.O. Box 35 - 299 Evelyn's Way

Bienville, LA. 71008

318-385-7543 or 318-548-9052

Fax: 318-385-7658

April 26, 2023

Appraisal for Taylor Made Enterprises

Dear Mr. Taylor,

These are the volumes for the Jay Brooks Etal property that is described as follows: Section 29, Southwest $\frac{1}{4}$ of Northwest $\frac{1}{4}$ and in Section 30 ,South $\frac{1}{2}$ of Northeast $\frac{1}{4}$, all in Township 20 North Range 3 West, Lincoln Parish, La.

Pine sawlogs – 450 Tons

Pine pulpwood – 300 Tons

Hardwood sawlogs – 2,250 Tons

Hardwood pulpwood – 5,750 Tons

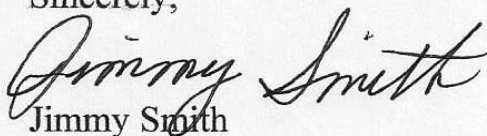
We flagged all exterior lines in pink flagging. Most are painted, also. All of the property, except about 10 acres along Holder Road, is in D'Arbonne Bottom. Turkey Creek flows through the west 40 acres. There are 3 well sites, numerous pipelines, and well roads on the property. About 13 acres of the property therefore is open land.

Holder Road provides excellent access to the property, but the well road starts on another landowner.

The lines are not guaranteed. The volumes are not guaranteed.

Please let me know if I can be of any further assistance on this property.

Sincerely,


Jimmy Smith

TERMS AND CONDITIONS

Registration at the auction confirms your agreement to the terms and conditions of sale as stated in the sale day notes, which are incorporated by reference into your bidding. **DO NOT BID** unless you have registered, received a Bidder's Card and Sale Day Notes and have read and agreed to be bound by the terms of sale and the Sale Day Notes as they are enforceable against you upon bidding.

All properties are sold **AS IS, WHERE IS** with no financing, inspection, or other contingencies to sale. Taylor Made Auction & Realty represents the Sellers only and does not inspect properties on bidder's behalf. Read the Sale Day Notes to determine the existence of any disclosures, exclusions, representations, and disclaimers. Do not bid if you have not inspected the property(s). By bidding you agree to all disclosures. All measurements are plus or minus and all improvements located on the property are sold **AS IS** without warranty as to their condition neither expressed nor implied and subject to any redhibitory defects.

Each high bidder will make a 10% nonrefundable deposit per property immediately following auction. Cash, cashier's check, and personal checks are accepted. If you are a resident/citizen of a country outside the U.S., certified funds (bank check, wire transfer, certified checks) are required for the down payment and closing. The balance of the purchase price and all closing cost are due at closing within 45 days. If for any reason Seller does not perform or accept the terms of the Contract, the sole remedy shall be the return of Buyer's deposit.

Current year's property taxes will be prorated. These properties sell subject to Seller confirmation on sale day. The Seller is highly motivated and has every intention of selling. The sellers will convey 100% of the mineral interest and production owned.

The Auctioneer makes no representation or warranty expressed or implied, as to the accuracy of the information contained herein. Information submitted is subject to errors and omissions, although information has been obtained from sources deemed reliable.

Bidding starts at the nominal Opening Bid(s) indicated and is open to the public. The Auctioneer will call the sale and control any increments of bidding. To make a bid, raise your hand or Bid Card to be recognized. The bidding usually takes less than 3 minutes for each property. Any mistakes during bidding as to who has the high bid and/or at what price may be called to the Auctioneer's attention and corrected. The Auctioneer is the sole arbiter and controller of the conduct of the auction and shall be the final authority without liability to any party.

Your inspection of the property(ies) and attendance at this auction are at your own risk. Auctioneer and Seller, their agents and employees, expressly disclaim any "invitee" relationship and shall not be liable to any person for damage to their person or property while in, on or about these properties, nor shall they be liable for any defects, dangers, or conditions on the property(ies). All persons enter the property(ies) and attend the auction at their own risk and shall defend, indemnify, and save harmless Auctioneer or Seller, their agents and employees, from any and all liability attendant thereto.

Buyers must conduct their own due diligence and investigation of each property and must also investigate the suitability of each parcel prior to making a bid and purchase at the auction. Buyers must rely solely upon their own investigation and not any information provided by the Seller or Auctioneer. Failure of a Buyer to be fully informed on the condition of a property will not constitute grounds for any claim adjustment or right to cancel sale. Transfer of title will be by Act of Cash Sale with full warranty of title by act of sale form customarily used in Lincoln Parish, Louisiana with exception of warranty on improvements and acreage as stated above. All acreage sells by the tract. The acreage shown is merely a yard stick to derive the tract price. Example: 10.0 Acres X \$1,000 = \$ 10,000.00 tract price. Announcements made from the auction block will take precedence over any previous printed material or any other oral statements.

Bidding will start at the nominal opening bid of \$1,000/Acre.

A 7% Buyer's Premium will be added to each high bid, on site.

NOTES

DUSTY TAYLOR
AUCTIONEER
LA-LIC# 836-23



2622 HIGHWAY 33
RUSTON, LA 71270

318-245-8800
318-255-9157

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