



**DREAMTREE**  
FORESTRY & FARMS, LLC

**"TRACT 1"**  
**TRACT SPECIFIC INFORMATION**  
**+/-34 acres**

**Holly Springs Tract 1**

*(all information contained herein is deemed to be accurate, but IS NOT guaranteed by the Broker or the Seller)*

**SIZE / OFFERING:** +/-34 acres (TRACT 1).

**THE LAND:** Located right next to the Kirkwood National Golf Club driving range and within walking distance of the clubhouse. This property has excellent access via exterior and interior paved roads. TRACT 1 would be ideal for a private homesite and/or a new subdivision development. +/-5 acres of open land, and the balance wooded (*majority of the wooded area is gorgeous, valuable, mature hardwood forest*).

**TOPOGRAPHY:** The topography is gently rolling, beautiful and ideal for homesites. Considered ideal by most, the topography is suitable for building, farming, pasture, recreation, and/or growing timber.

**WILDLIFE:** Whitetail deer, wild turkey, several bird species, and many other game and non-game wildlife call this beautiful property home!

**POTENTIAL USES:** *(This is not intended to be a comprehensive or complete list of potential uses)*

-  Building/Homesite
-  Development
-  Vineyard/winery/brewery
-  Recreation
-  Hunting
-  Hiking
-  Pasture
-  Timber production
-  Sporting clay/marksman range

**TIMBER:** The majority of TRACT 1 is covered in excellent, mature hardwood forest that will bring a tear of joy to the hardwood lover's eye! Great for the wildlife, pleasing to the soul, and wise for the investor, this hardwood forest is a treasure to behold.

***\*\*\*MAPS ON FOLLOWING PAGES\*\*\****





**DREAMTREE**  
FORESTRY & FARMS, LLC

**HOLLY SPRINGS TRACTS**  
**MARSHALL COUNTY, MISSISSIPPI**  
**SEALED BID**  
**LAND & TIMBER SALE**

**1:30 p.m. on December 14<sup>th</sup>, 2017**

*(all information contained herein is deemed to be accurate, but IS NOT guaranteed by the Broker or the Seller)*

**GENERAL PROPERTY DESCRIPTION:** Great access, excellent geographic location (*only 3 mi. from I-22/U.S 78*), and a unique property layout create the opportunity for many different uses suitable for this stunning property. Briefly described, the Holly Springs Tracts consist of beautiful rolling hills covered with valuable, mature hardwood timber, peppered with lovely fields and meadows, and teaming with quality wildlife. Dream, live, build, golf, hike, hunt, fish, relax, harvest, entertain, host, enjoy!

**SALE LOCATION:** Nearest address: 277 Palmer Ln., Holly Springs, MS 38635. GPS Coordinates: (34.710232, -89.491040)

**SIZE / OFFERING:** An option for every level of Buyer!! Offered as **-7-** TRACTS ranging from +/-2.4 acres (clubhouse/event center) to +/-413 acres (TRACT 1 – 4 combined).

- 📌 **TRACTS 1 - 4 combined:** +/-413 acres offered as -LAND ONLY-, -TIMBER ONLY-, or -LAND & TIMBER combined- (*Bidders will also have the option to add TRACT 5 (lots) and/or TRACT 6 (clubhouse) to this purchase option*).
- 📌 **TRACT 1:** +/-34 acres offered as "LAND & TIMBER combined".
- 📌 **TRACT 2:** +/-254 acres offered as "LAND ONLY", "TIMBER ONLY", or "LAND & TIMBER combined".
- 📌 **TRACT 3:** +/-71 acres offered as "LAND ONLY", "TIMBER ONLY", or "LAND & TIMBER combined".
- 📌 **TRACT 4:** +/-54 acres offered as "LAND & TIMBER combined".
- 📌 **TRACT 5:** +/-6.9 acres (consisting of 19 subdivision lots and +/-2.44 acres of undivided land).
- 📌 **TRACT 6:** A large, well maintained **clubhouse/event center** and +/-2.4 acres of land. The clubhouse/event center is +/-8,000 sq.ft. of heated & cooled space.

**BID DUE DATE:** All bids submitted, regardless of delivery method, will be opened at **1:30 p.m. on December 14<sup>th</sup>, 2017** under the DreamTree canopy tent near the northern most point of TRACT 1. It shall be the responsibility of each Bidder to call (662) 416-8193 to confirm Broker's receipt of each respective bid.

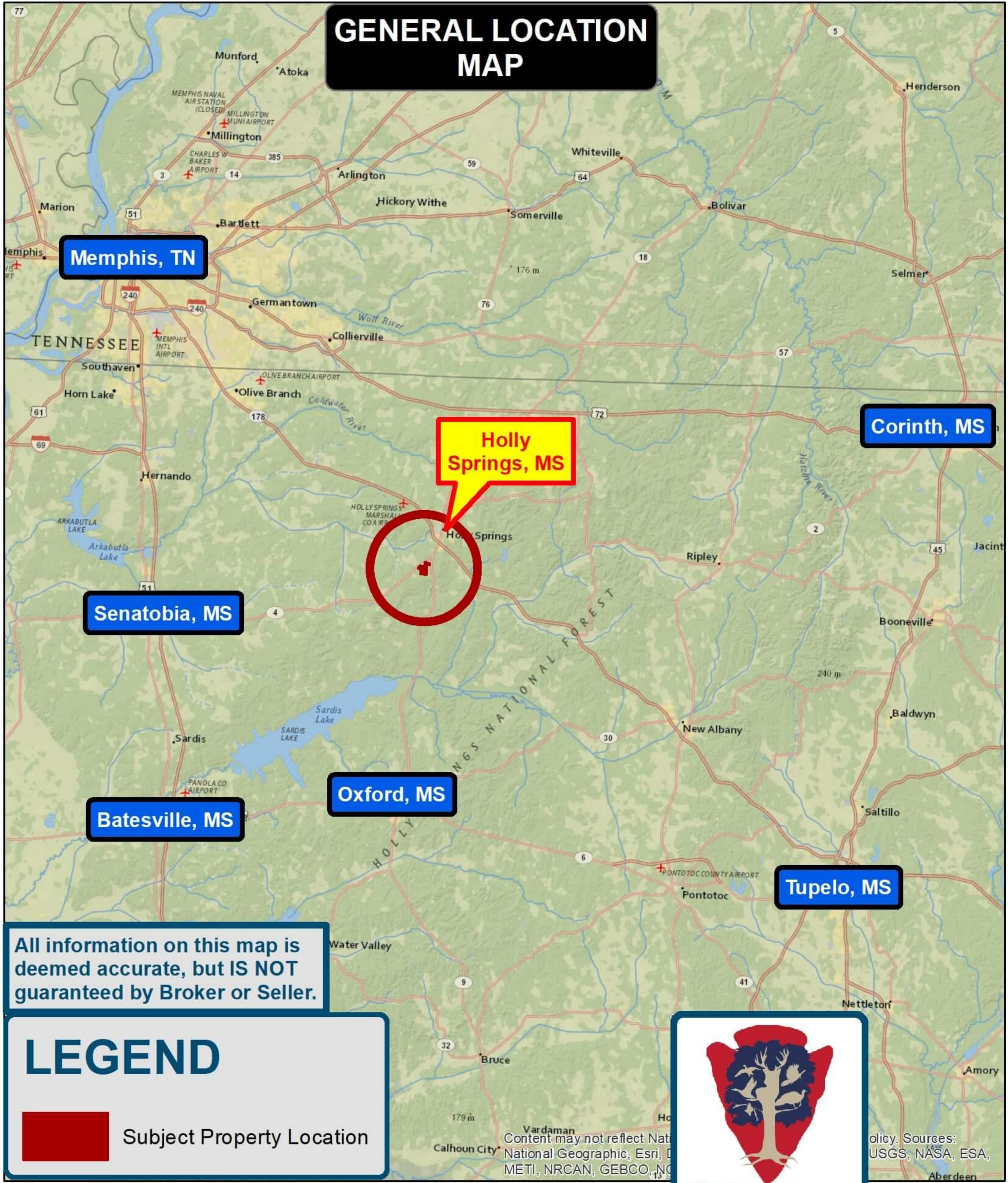
**Accepted bid delivery methods:**

- 📌 **Bids By U.S. Postal Mail:** U.S. Postal mailed bids must arrive at 410 W. College St, Booneville, MS 38829 on or before **December 13<sup>th</sup>, 2017** and should be marked "Holly Springs Land Sale" in the lower left corner of the envelope.
- 📌 **Bids By E-Mail:** Bids submitted by email should be sent to [info@goDreamTree.com](mailto:info@goDreamTree.com) and should arrive on or before **1:30 p.m. on December 14<sup>th</sup>, 2017**. Once received, emailed bids will be sealed inside an envelope and opened at the same time as all other bids.
- 📌 **Bids By Hand Delivery:** Sealed bids may be hand delivered to the bid opening location at **1:30 p.m. on December 14<sup>th</sup>, 2017** or **to 410 W. College St, Booneville, MS 38829 on or before December 13<sup>th</sup>, 2017.**

***NOTE: All bids must be submitted on the official bid form included in this sale prospectus.***



# GENERAL LOCATION MAP



Memphis, TN

Corinth, MS

Holly Springs, MS

Senatobia, MS

Oxford, MS

Batesville, MS

Tupelo, MS

All information on this map is deemed accurate, but IS NOT guaranteed by Broker or Seller.

## LEGEND



Subject Property Location

**SEALED BID SALE**  
**December 14th, 2017**  
**1:30 p.m.**



0 10 20 40 Miles



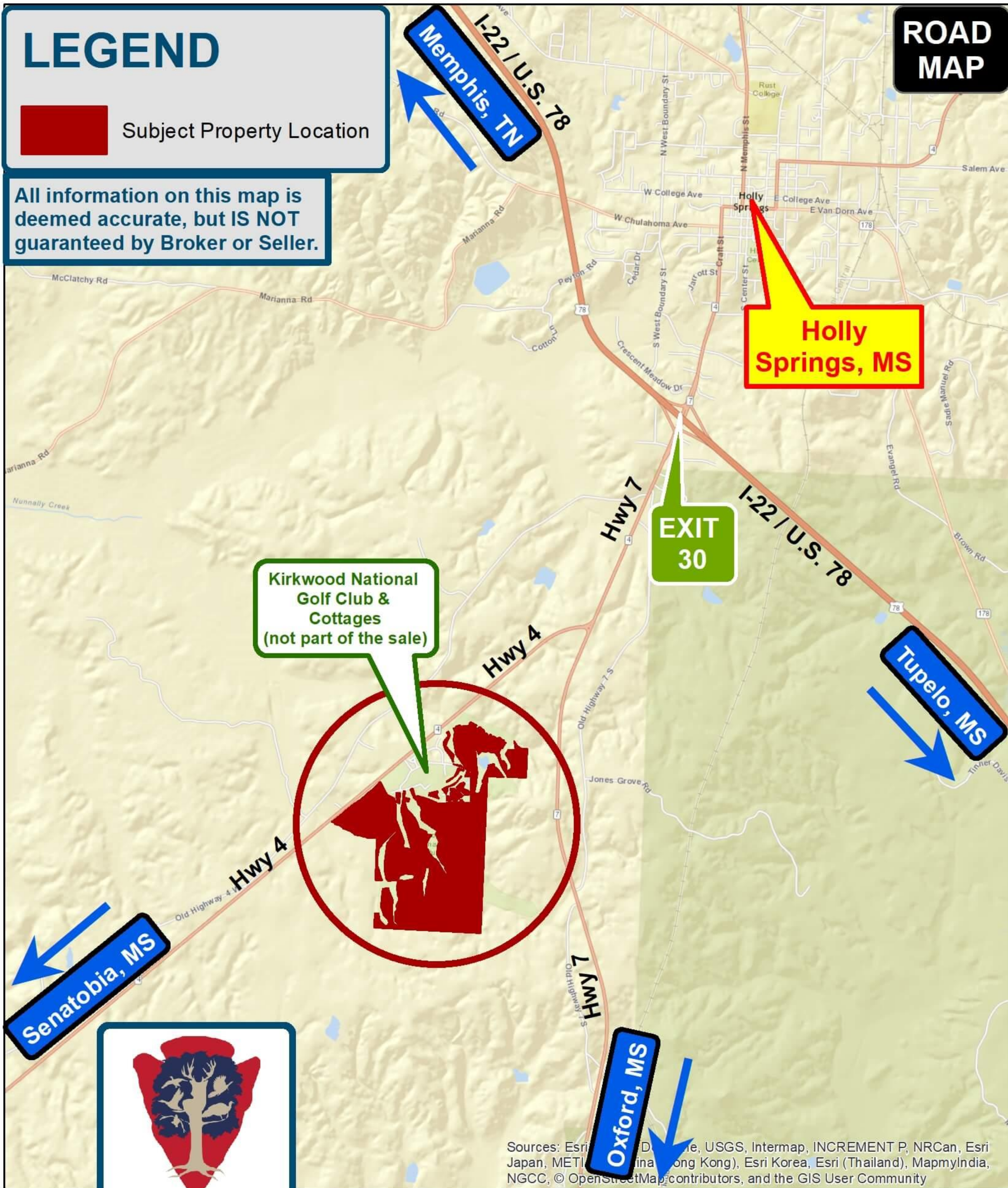
# LEGEND



Subject Property Location

All information on this map is deemed accurate, but IS NOT guaranteed by Broker or Seller.

ROAD  
MAP



Kirkwood National  
Golf Club &  
Cottages  
(not part of the sale)

EXIT  
30



Sources: Esri, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri (China), Swire Hong Kong, Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



0 0.75 1.5 3 Miles

**SEALED BID SALE**  
**December 14th, 2017**  
**1:30 p.m.**



# Legend

-  TRACT # 1 +/-34 acres
-  TRACT # 2 +/-254 acres
-  TRACT # 3 +/-71 acres
-  TRACT 6 (club house) +/-2.4 acres

All information on this map is deemed accurate, but IS NOT guaranteed by Broker or Seller.

(manufactured home(s) and any personal property not included in sale)

## TRACT # 1 AERIAL MAP

TRACT # 1



**DREAMTREE**  
FORESTRY & FARMS, LLC

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



0 500 1,000 2,000 Feet

**SEALED BID SALE**  
**December 14th, 2017**  
**TRACT # 1**



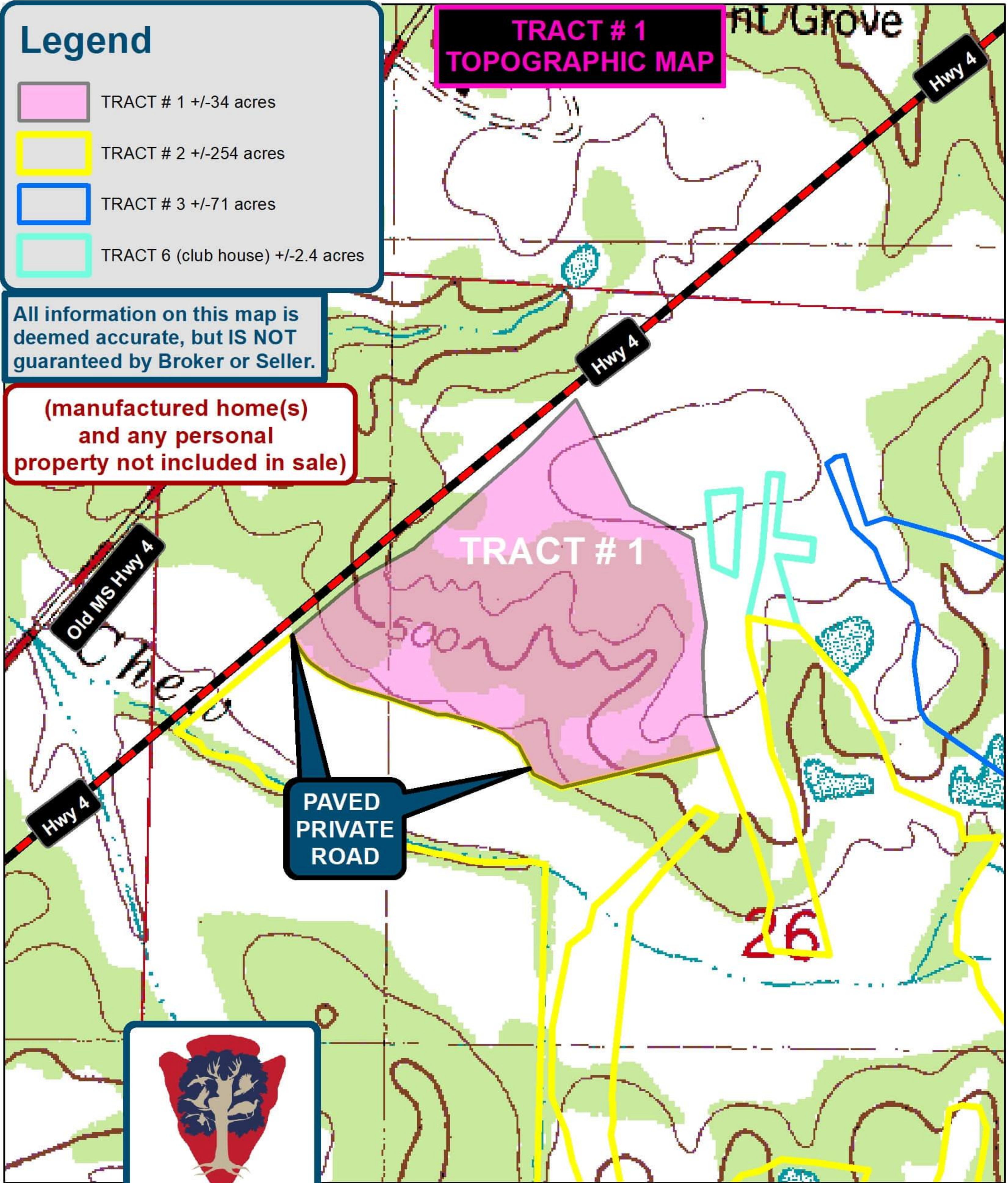
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(manufactured home(s) and any personal property not included in sale)

## TRACT # 1 TOPOGRAPHIC MAP



PAVED  
PRIVATE  
ROAD



**DREAMTREE**  
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**SEALED BID SALE**  
**December 14th, 2017**  
**TRACT # 1**



0 500 1,000 2,000 Feet





**DREAMTREE**  
FORESTRY & FARMS, LLC

## HOLLY SPRINGS, MS TRACTS

### SEALED BID

### LAND & TIMBER SALE

### TERMS & CONDITIONS

**1:30 p.m. on December 14<sup>th</sup>, 2017**


*(all information contained herein is deemed to be accurate, but IS NOT guaranteed by the Broker or the Seller)*

**A. PROPERTY INSPECTION:** The Subject Property offered for sale can be inspected at any time prior to the bid opening. Inspections made by Bidders not accompanied by Broker shall be done at the Bidder's own risk without liability to the Seller or Broker. Questions about the sealed bid sale should be directed to Justin Tapp by calling (662) 416-8193 or by E-Mail at: [Info@goDreamTree.com](mailto:Info@goDreamTree.com).

**B. BROKER ON-SITE:** Broker will be on-site between 8:00 a.m. & 2:30 p.m. on the dates of **December 2<sup>nd</sup> & 8<sup>th</sup>** to answer questions and give tours. If you plan to view the property with the Broker on Dec. 2<sup>nd</sup> or 8<sup>th</sup> please call ahead to schedule a time to meet with the Broker on those dates.

**C. BID DELIVERY/SUBMISSION:** All bids submitted, regardless of delivery method, will be opened at **1:30 p.m. on December 14<sup>th</sup>, 2017** under the DreamTree canopy tent near the northern most point of TRACT 1. Regardless of delivery method, it shall be the responsibility of each Bidder to call (662) 416-8193 to confirm Broker's receipt of each respective bid.

#### Accepted bid delivery methods:

-  **Bids By U.S. Postal Mail:** U.S. Postal mailed bids must arrive at 410 W. College St, Booneville, MS 38829 on or before **December 13<sup>th</sup>, 2017** and should be marked "Holly Springs Land Sale" in the lower left corner of the envelope.
-  **Bids By E-Mail:** Bids submitted by email should be sent to [info@goDreamTree.com](mailto:info@goDreamTree.com) and should arrive on or before **1:30 p.m. on December 14<sup>th</sup>, 2017**. Once received, emailed bids will be sealed inside an envelope and opened at the same time as all other bids.
-  **Bids By Hand Delivery:** Sealed bids may be hand delivered to the bid opening location **at 1:30 p.m. on December 14<sup>th</sup>, 2017** or **to 410 W. College St, Booneville, MS 38829 on or before December 13<sup>th</sup>, 2017.**

**D. SELLER's RIGHT to REJECT:** Seller hereby reserves the right to reject any or all bids for any reason without liability to the Seller.

**E. BID REVIEW PERIOD:** Seller shall have the time period between the bid opening and 5:00 p.m. on Thursday, December 21<sup>st</sup>, 2017 to review and respond to all bids. All bids are valid until **5:00 p.m. on Thursday, December 21<sup>st</sup>, 2017.**

**F. SURVEY:** A survey has been completed on the external boundaries of the Subject Property. If additional survey work is deemed necessary for closing, Seller and Buyer agree to split the cost of said survey work. All property offered in this sale is being sold for a lump sum and not on a per acre basis.





## TERMS & CONDITIONS (cont.)

**G. PURCHASE AGREEMENT & EARNEST MONEY DEPOSIT:** Once a bid is accepted by Seller, the successful Bidder and Seller agree to enter into a written "Purchase and Sale Agreement" and/or "Timber Deed & Sale Agreement". At the time of execution of said written agreement, Bidder shall deposit **earnest money** in an amount equal to **6% of the Purchase Price** into DreamTree Forestry & Farms, LLC ESCROW Trust Account. Said earnest money deposit will be applied to the purchase price at closing.

**H. CLOSING DATE:** Closing date shall be forty-five (45) days from the date of the first execution of the "Purchase and Sale Agreement" and/or "Timber Deed & Sale Agreement". The balance of the Bid will be due in full at closing and paid using certified funds.

**I. OPTION to PURCHASE LAND ONLY (timber sold separately):** A few of the TRACTs have the option to bid for the purchase of land only (timber sold separately). If Bidder chooses the option to bid for the purchase of land only (timber sold separately), Bidder accepts and understands that the Property he/she is purchasing will be subject to 2 year "Timber Deed & Sale Agreement".



**J. BID FORM:** All bids must be submitted on the official bid form included as the last page of this sale prospectus.

All information contained in this sale prospectus is deemed accurate and correct, but IS NOT guaranteed by Broker or Seller

**K. SUBJECT TO:** The Subject Property will be conveyed subject to all previous mineral conveyances and reservations, rights-of-way for roads and/or public utilities, easements, leaseholds, protective covenants or restrictions, whether recorded or unrecorded. No environmental inspections have been or will be made by the Seller. Neither Broker or Seller make any warranty or representation regarding the Subject Property's fitness for a particular use. The Subject Property is being sold "AS IS", "WHERE IS".

**L. CLOSING COSTS:** Seller shall pay the cost of deed preparation. Taxes shall be prorated between the Buyer and Seller as of the date of closing. The closing attorney's "closing fee", agreed upon prior to closing attorney's engagement, shall be split between Buyer and Seller. Said closing attorney shall be chosen by Seller and agreed upon by both the Buyer and Seller. If additional survey work is deemed necessary for closing, Seller and Buyer agree to split the cost of said survey work. Seller shall be responsible for any curative work deemed necessary to provide clear title. Buyer shall be responsible for all other closing costs, including but not limited to the following: all fees due attorney(s) working exclusively for the Buyer, wiring fees, any fees due other professionals hired by the Buyer, recording fees, the costs of any title work, title opinion and/or title insurance if so required by Buyer, etc.

### **M. STRUCTURES & PERSONAL PROPERTY:**

-  **CONVEYS:** The structure located on TRACT 6 and referred to as the "Clubhouse/Event Center" conveys with its respective options to purchase. The structure located on Tract 2 and referred to as the "Metal Shop" conveys with its respective options to purchase.
-  **DOES NOT CONVEY:** Any manufactured home(s) currently located on the Subject Property DO NOT convey in this sale. Any personal property currently located on the property DOES NOT convey in this sale; said personal property includes, but is not limited to the following: hunting equipment, tree/deer stands, equipment, vehicles, mobile structures, etc.

**N.** All prospective buyers are advised, encouraged, and have the right to seek review by their own trusted professionals and legal counsel. All information contained herein and produced in association with this sale is deemed to be accurate and correct, but is not guaranteed by Broker or Seller. Furthermore, neither Broker or Seller make any warranty or representation regarding the Subject Property's fitness for a particular use.





**DREAMTREE**  
FORESTRY & FARMS, LLC

**OFFICIAL BID FORM**

Holly Springs Tracts

**SEALED BID LAND SALE**

**Bid Opening Date/Time:** Sealed bids will be opened at 1:30 p.m. central time on Thursday, December 14<sup>th</sup>, 2017.

**Below is my/our bid for the respective TRACT(s) for which I wish to make a bid to purchase:**

<b><u>TRACTs 1-4</u></b>	1. "LAND ONLY (timber not included)" (+/-413 ac.):-----\$	<u>lump sum</u>
	2. "TIMBER ONLY (land not included)" (all merchantable timber):---\$	<u>lump sum</u>
	3. "LAND & TIMBER combined" (+/-413 ac.):-----\$	<u>lump sum</u>
<b><u>TRACT 1</u></b>	1. "LAND & TIMBER combined" (+/-34 ac.):-----\$	<u>lump sum</u>
<b><u>TRACT 2</u></b>	1. "LAND ONLY (timber not included)" (+/-254 ac.):-----\$	<u>lump sum</u>
	2. "TIMBER ONLY (land not included)" (all merchantable timber):---\$	<u>lump sum</u>
	3. "LAND & TIMBER combined" (+/-254 ac.):-----\$	<u>lump sum</u>
<b><u>TRACT 3</u></b>	1. "LAND ONLY (timber not included)" (+/-71 ac.):-----\$	<u>lump sum</u>
	2. "TIMBER ONLY (land not included)" (all merchantable timber):---\$	<u>lump sum</u>
	3. "LAND & TIMBER combined" (+/-71 ac.):-----\$	<u>lump sum</u>
<b><u>TRACT 4</u></b>	1. "LAND & TIMBER combined" (+/-54 ac.):-----\$	<u>lump sum</u>
<b><u>TRACT 5</u></b>	1. "19 lots & +/-2.44 acres undivided land" (+/-6.9 ac.):-----\$	<u>lump sum</u>
<b><u>TRACT 6</u></b>	1. "Clubhouse/Event Center & +/-2.4 acres" (+/-2.4 ac.):-----\$	<u>lump sum</u>

**Bidder Information:**

Name (*print*): \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

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

\_\_\_\_\_

By signing below, I understand and acknowledge that my bid(s), regardless of the method of delivery, is a legally, binding offer to purchase and that I have read and understand the terms, conditions, and information contained herein:

X: \_\_\_\_\_

Signature of the Bidder

Date: \_\_\_\_\_