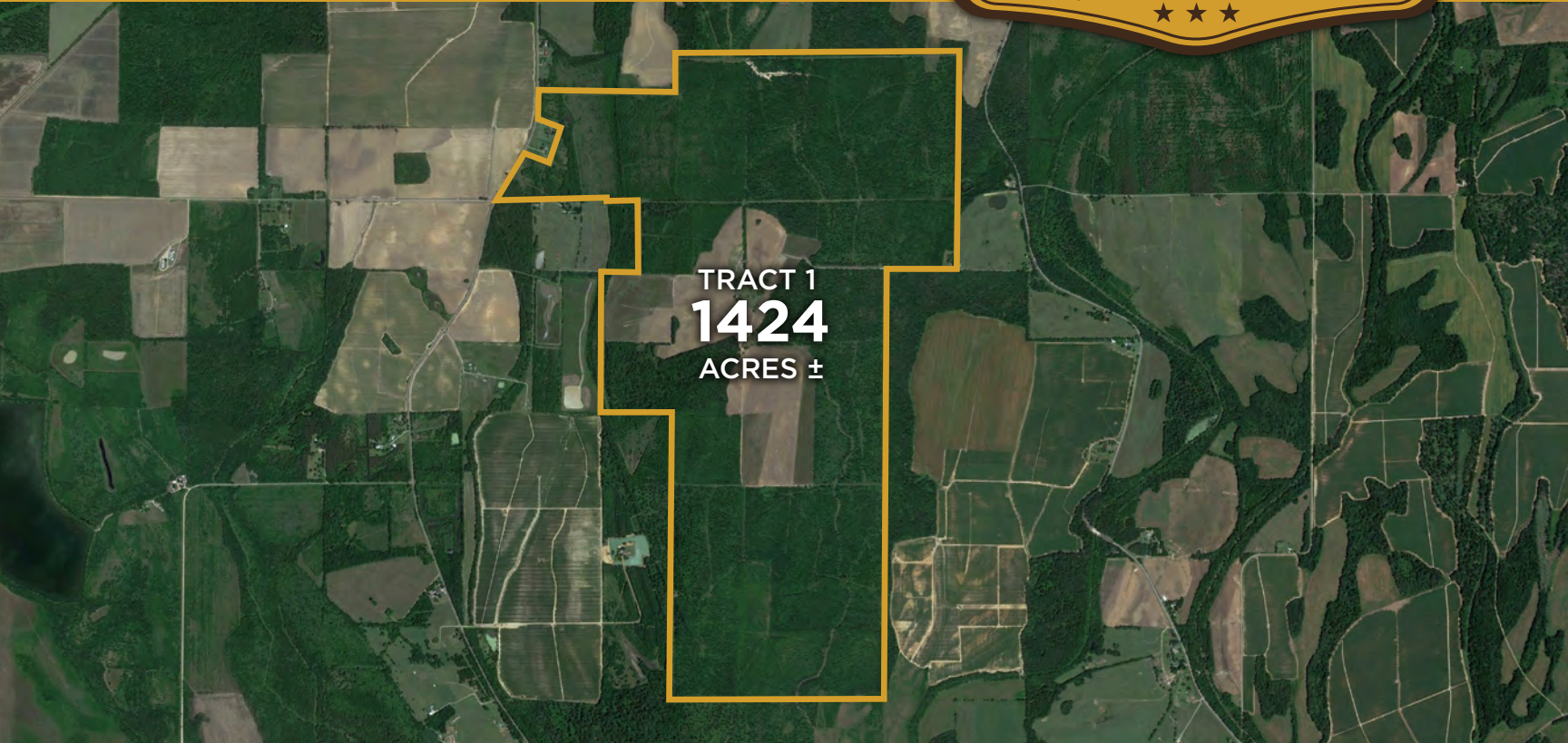


LAND AUCTION



TRACT 1
1424
ACRES ±

1424 AC± | 1 TRACT | RICHLAND PAR, LA

AUCTION - SEALED BID ONLY

FIND DETAILS AT RANCHANDFARMAUCTIONS.COM

BIDS DUE BY: 10/13/22 | TIME: 5:00 PM CDT

AUCTION LOCATION: Go to Ranchandfarmauctions.com, call 217-922-0811 or email directors@ranchandfarmauctions.com to request an information packet and Sealed bid form.

M Ranch is simply the finest trophy whitetail ranch on the market within the State of Louisiana. If you're in search of monster bucks, then there is no need to look any further. With 1424 +/- acres under high fence, M Ranch is the perfect size and composition to maximize results through the wildlife management program while also offering extremely challenging and rewarding hunting opportunities. This property is also located within the waterfowl flyway and provides tremendous duck hunting potential, as well as abundant dove and even the occasional turkey. Luxurious accommodations combined with endless trails and extensive improvements make this versatile property the perfect private ranch or corporate entertainment retreat. M Ranch currently operates on an annual cashflow positive basis through private hunts offered to a limited number of select repeat clients.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
CLINT WOOD, AGENT - (318) 348-0675 | clint.wood@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (BROK.0995686674-COR) | Ranch & Farm Auctions, LLC LA license AB-527 | Sybil Stewart, Louisiana Broker, License # BROK.0995680726-ACT | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Clint Wood, Louisiana Land Specialist for Whitetail Properties Real Estate, LLC, 318-348-0675

AUCTION – SEALED BID ONLY



Multiple cleared food plots, totaling approximately 250 acres, grow lush with Winter Wheat and Soy Beans. These fields contrast beautifully with the thick hardwoods providing ample sanctuaries and native forage for the wildlife.

A selective timber cut was performed on the property in 2009, which produced approximately \$750,000 of revenue. The land is anticipated to be ready for another cutting in 2024.

125.1 acres of the land was placed in the Conservation Reserve Program (CRP). This generates approximately \$8861 in revenue per year for the landowner. One contract is set to expire in September of 2029 and three other contracts expire in 2034. There are also \$200,000 in CSP payments on the wooded land.

The ranch has numerous creeks that carve through the land like a series of veins. This series of drainages flow water to every corner of the property.

One turbine well and two open casing are in place to access the superb subsurface water.

Several stock tanks catch and hold water throughout the ranch.

M Ranch offers some of the best white-tailed deer genetics you will find anywhere. Several 400"+ deer have been harvested on the ranch with the record scoring an amazing 505" B&C Gross! Numerous trophy bucks are harvested on an annual basis with an antler mass score within the 200" - 300" range. Bloodlines can be traced, and meticulous management practices have been utilized since the high fence was installed in 2009. These are deer you must see to believe!

The custom designed 5000 +/- SQFT home has 5 bedrooms and 4 full baths. The two-story house was built in 2009 and includes updated amenities, large windows to accentuate the scenic views, covered parking and two wrap-around porches. There is also a backup generator that powers the home in case of a power outage. The home is fit for a king and queen and would make a great lodge or corporate retreat. Other improvements include 40'x80' barn, covered equipment storage and Equestrian stalls.

Other potential revenue streams include Airbnb opportunities as well as an off season wedding venue that could generate up to \$300,000+/- per year.

Potential for carbon credit offset in combination with corporate retreat. 50% of seller mineral rights will convey and there is potential for Lithium production based on local research and maps.



RANCH & FARM AUCTIONS/WHITETAIL PROPERTIES REAL ESTATE, LLC

SEALED BID OFFER FORM

PROPERTY DESCRIPTION: M RANCH

County, State: Richland Parish, LA

Parcel ID: 500178211, 500178212, 500024098, 500177900, 500178214, 500177901, 500024099, 500038100, 500043800, 500037800, 500037801, 500029110, 500178501, 500037801, 500043500, 500078000, 500077700, 500178213, 500178500, 500178212, 500177900

Acres: 1424 ± acres

Owner: Jeff Mercer LLC

Farm Tenancy: Open for 2023.

Bid amount in total dollars. (Not a price per acre bid) \$ _____

By signing below, Buyer acknowledges reading, understanding, and agreeing to be bound by this Sealed Bid Form and Terms and Conditions attached. Buyer agrees to enter into a Purchase Agreement within 24 hours of notification of the winning bid and submitting \$250,000 deposit to the Title Co on the purchase contract by certified funds, wire transfer or personal check within 24 hours. Buyer agrees to his/her digital signature being placed in the 'Buyer' blanks and understands that the digital signature has full force and effect as Buyer's original signature.

Name: _____ Name: _____

Address: _____ City, State, Zip: _____

Phone: _____ Email: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

All bids must be received no later than **5:00 pm 10/13/2022**. Please submit your highest and best offer as there will be no oral bidding or second chance bids.

The Auctioneer or Listing Broker will present all bids to the Seller no later than 72 hours after bid deadline. All bidders will be notified by phone or email following the acceptance of any bids.

All bids must be in writing with a signature and submitted by email or mail to the following addresses, bidders can also request the Sealed Bid From be sent securely thru DocuSign for a digital signature. If submitting by mail, we recommend using delivery confirmation method to ensure your bid has been received.

Submit all sealed bids to: Email: directors@ranchandfarmauctions.com

Mailing Address: Ranch & Farm Auctions | 115 W. Washington St, Suite 900 | Pittsfield, IL 62363 | **Attn: Directors**

Phone Inquiries or requests: (217) 922-0811

Bidders can also use the secure online bidding portal on the website. Your bids will be confidential and should be made in total dollars not per acre bids. www.ranchandfarmauctions.com

Terms and Conditions.

BIDDERS: By submitting a sealed bid to purchase above described real estate, the Bidders agree to participate and are representing to the Auctioneer, Auction Company, Broker and the seller that you have read and agree to be bound by the terms and conditions for this sale as stated herein. Bidders acknowledge they are making an irrevocable legal and binding offer to purchase the real estate described.

NO CONTINGENCY SALE: All properties are sold "AS IS, WHERE IS" with no financing, appraisal, inspection or other contingencies to sale. Broker and Auction Co represent the Sellers only and do not inspect properties on bidder's behalf. Do not bid if you have not inspected the property(s). By bidding you agree to all disclosures.

DEED AND TITLE COMMITMENT: Buyers receive a deed and Title Insurance Policy as provided by the Closer indicated in the Contract. Current year's taxes are pro-rated through day of closing as is customary.

DEPOSIT: The high bidder must make a \$250,000 non-refundable deposit immediately following notification of winning bid. Cash, cashier's checks, personal checks and business checks (electronically processed) are accepted. The balance of the purchase price and all closing costs are due within 30 days of final execution of the Purchase Contract.

ACCEPTANCE OF BIDS: All sealed bid auctions are subject to court or seller approval. Most sales are approved within 3 days after review of all bids. Buyers are not allowed possession until Closing and filing of the deed unless other arrangements have been made with the seller. If for any reason the court or Seller approval is not granted, the Down Payment shall be returned in its entirety to the high bidder. "Showing" requests from Buyers after the auction may not be able to be accommodated.

DISCLAIMER AND ABSENCE OF WARRANTIES: Auction Co, Broker and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for this sale. Bidders are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase property and are expressly advised to not rely on any representations made by the Seller or their agents and employees. Property information may change without notice and potential purchasers should investigate all data fully before relying upon it. All information has been derived from sources deemed to be reliable but Auction Co, Broker and Seller make no warranties to the accuracy of that information.

AGENCY: Auction Co, Broker and associates represent the seller only in the sale of this property.

TIE BIDS: In the rare occasion that there are tie bids, those bidders will be notified and have 48 hours to submit their final and best offer to break the tie.

SURVEY: No survey is required.

LEASES AND GOVERNMENT CONTRACTS: Real Estate is subject to a 2022 lease agreement and buyer can have immediate possession for farming the 2023 crop year after the 2022 crop season.

THIS FORM AND ADDITIONAL INFORMATION CAN BE FOUND AT RANCHANDFARMAUCTIONS.COM