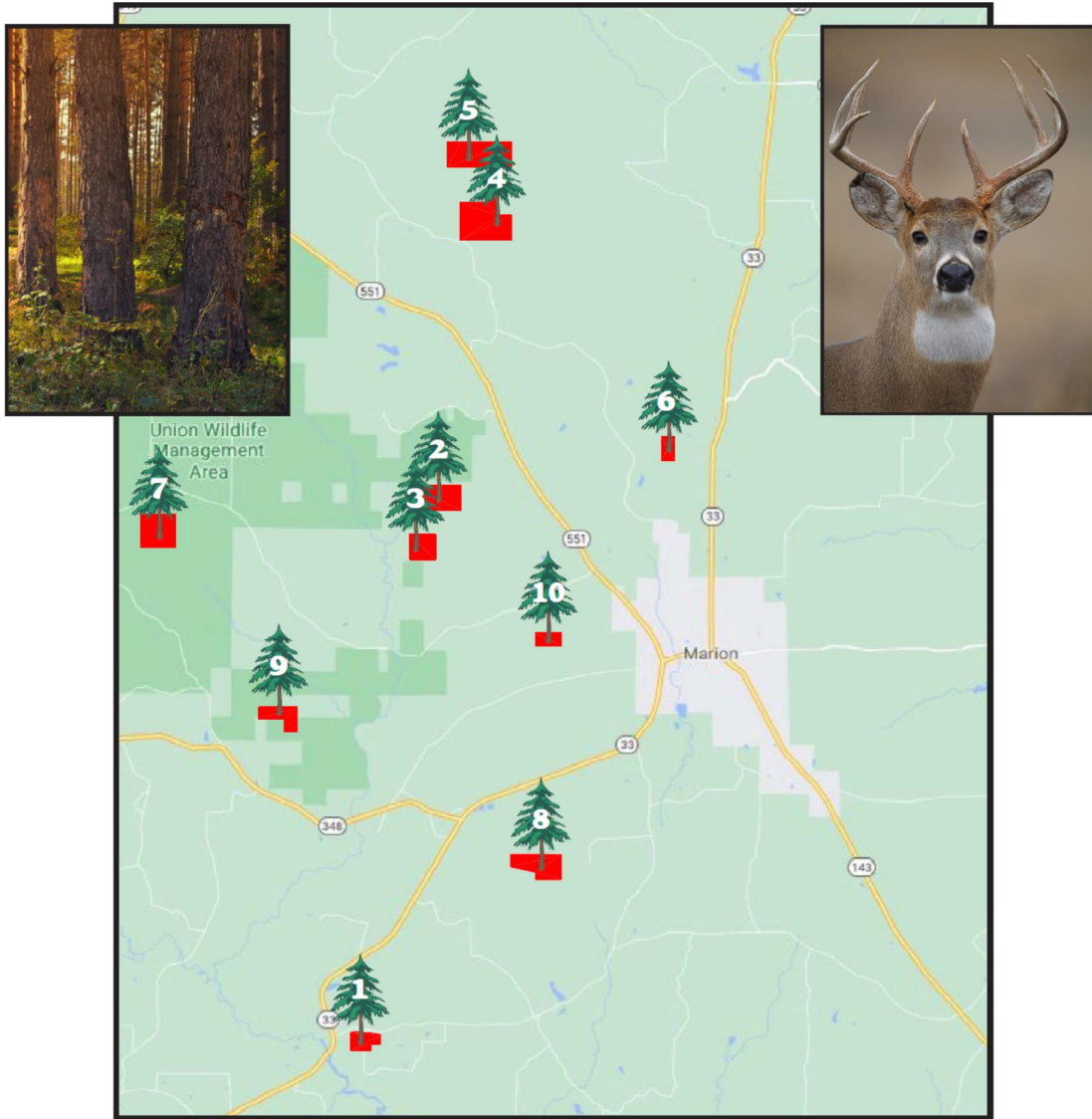


REAL ESTATE AUCTION

Selling Timberlands held by the Bobby Green Estate
Selling 10 Tracts Containing 551.33 Acres +/-

Saturday, December 12, 2020 • 11:00 A.M.

Sale Site: Willie Davis Memorial Recreation Center, 116 Cox Ferry Rd., Farmerville, Louisiana



Nominal Opening Bid \$200 / Acre - 7% Buyers Premium

50% of Minerals will Convey (except Tract 1)

Complete Terms & Conditions available sale day or online.

Timber • Hunting & Recreation • Oil & Gas • Residential

Keith Babb #124
Ph: 318-366-7365

keithbabbauctions.com



Dusty Taylor #836
Ph: 318-245-8800

taylormadeauctions.com

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. Babb/Taylor Auction Group 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 paid by the seller. These properties sell subject to Seller confirmation on sale day. The Seller is highly motivated and has every intention of selling. The seller will convey 50% of the mineral interest owned in all tracts (except Tract #1).

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 Union 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 \$200 = \$ 2,000.00 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 \$200/Acre.

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

AUCTION SITE



Willie Davis Memorial Recreation Center
116 Cox Ferry Road
Farmerville, LA

Directions

From the Farmerville side of Lake DøArbonne travel Northeast on Highway 33 for 0.5 miles to Barron Road. Turn right on Barron Road for 0.2 miles to Wheeler Drive. Turn right on Wheeler Drive and Willie Davis Memorial Recreation Center will be on your left.

BOBBY L. GREEN ESTATE **Union Parish Land Auction – Marion, LA**

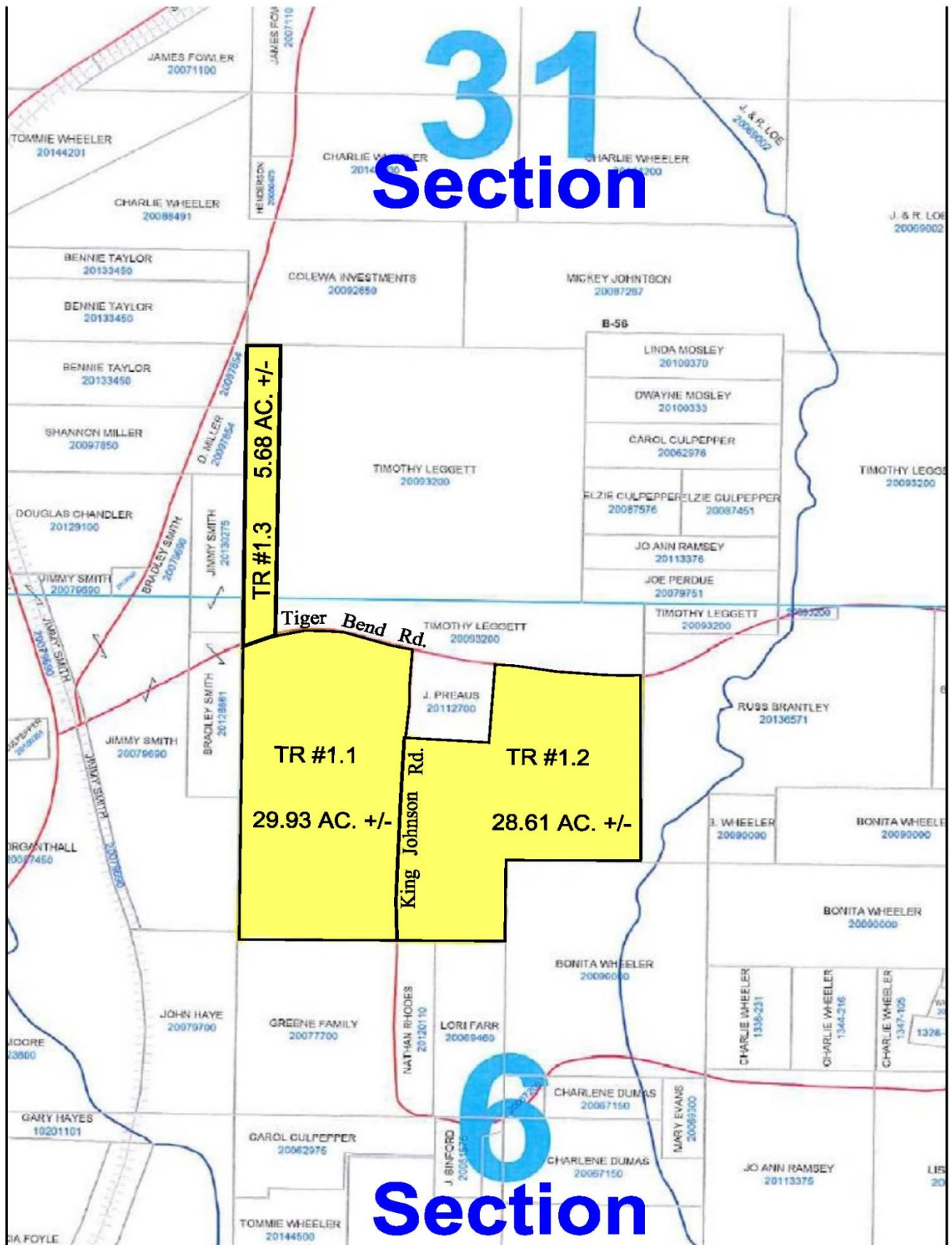
Bobby Green was and exceptional man. He was a man of Faith, a man of business acclaim, a man of civic duty, a leader of many organizations, a husband, a father, a grandfather, an uncle, and a friend to many.

As a licensed auctioneer and longtime Chairman of the Louisiana Auctioneers Licensing Board, it only seems fitting that his family has chosen the Auction Method of Marketing as the means to disperse his timberland holdings.

As longtime friends, the Babb/Taylor Auction Group are honored to have been chosen to handle this event.

31

Section



TRACT #1

DESCRIPTION

Tract #1 fronts Tiger Bend Road and is dissected by King Johnson Road. It has been clear cut and ready for the next owner to create their own diamond from the rough. Tract #1 will be divided into Tract #1.1 consisting of 29.93 +/- acres, Tract #1.2 consisting of 28.61 +/- acres, and Tract #1.3 consist of 5.68 +/- acres. They will sell individually and then put back together to see if someone wishes to BUT IT ALL.

Tract #1.1 has approximately 2351 feet of road frontage on Tiger Bend and King Johnson combined. Tract #1.2 has approximately 1793 feet of road frontage on Tiger Bend and King Johnson combined. Tract #1.3 has approximately 162 feet of road frontage on Tiger Bend Road.

The possibilities are unlimited on this one. You can put it back into timber, put it into pasture, or build you own estate. Or, being located centrally between Farmerville and Marion, it could be a great place for a Rural Subdivision Development. The Possibilities are TRULY UNLIMITED!!!

No Minerals Will Convey

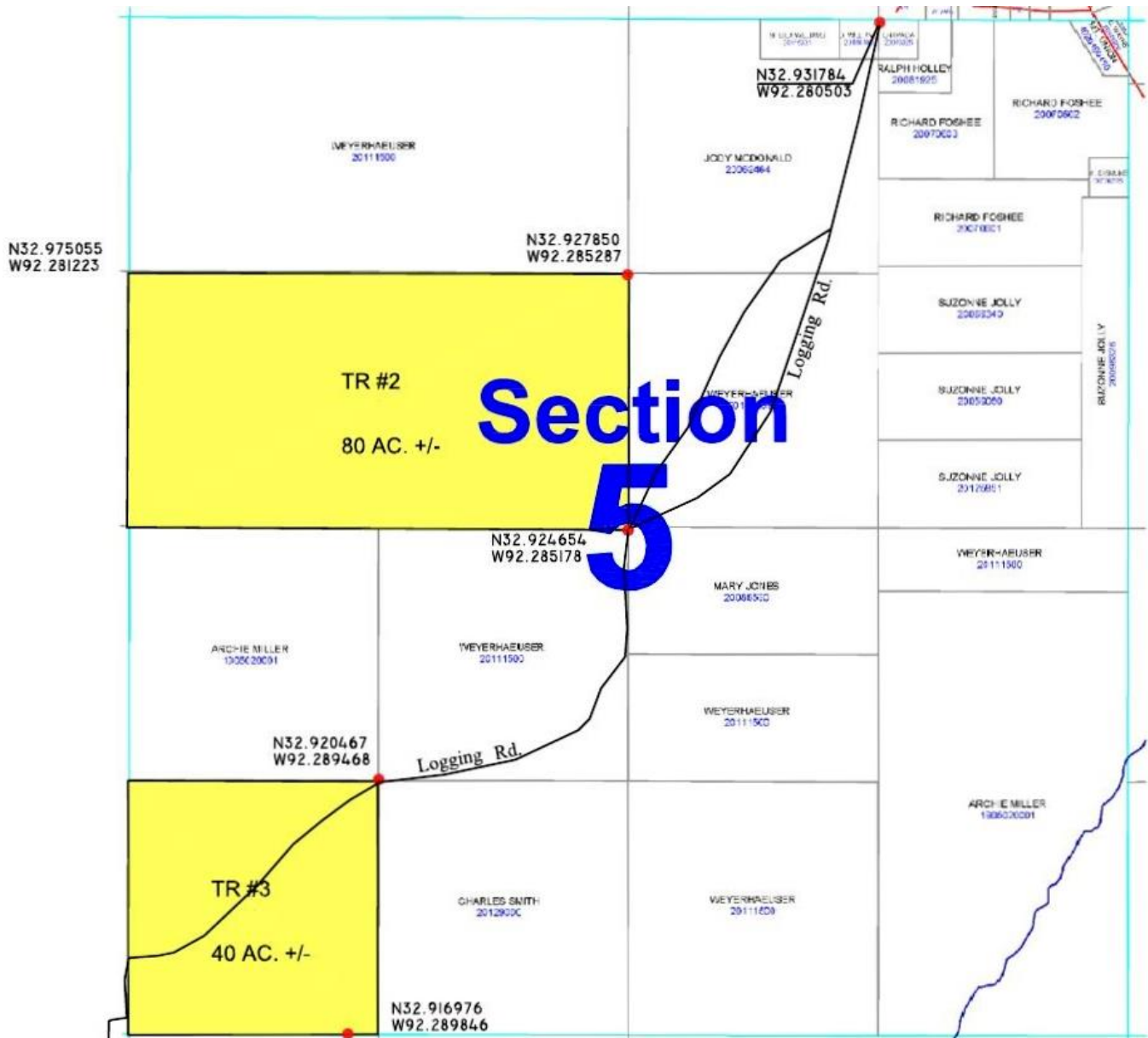
DIRECTIONS

From Farmerville go NE on Hwy 33 for 7.2 miles to Tiger Bend Rd., turn right On Tiger Bend for 0 .3 miles to King Johnson Rd., turn right on King Johnson and property lies on both sides of King Johnson as well as fronting Tiger Bend.

LEGAL DESCRIPTION

A certain portion of Section 6 Township 21 North, Range 2 East and Section 31 Township 22 North, Range 2 East, Union Parish, Louisiana, more particularly described as: BEGINNING at the NW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 31, THENCE East 162 feet; THENCE South parallel to the West forty line 1667.1 feet to the center of the Public Road; THENCE North 83 degrees 30 minutes East 195.7 feet; THENCE South 86 degrees 11 minutes East 1,036.8; THENCE North 78 degrees 00 minutes East 280 feet; THENCE East 330 feet to the East boundary of the West $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 6; THENCE South along the East boundary of said West $\frac{1}{2}$ of NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ 974 feet to the SE corner of said West $\frac{1}{2}$; THENCE West along South Forty line 660 feet to the SW corner of said forty; THENCE South along the East forty line 429 feet; THENCE West 1320 feet to the West boundary of said forty; THENCE North along said forty line 3069.0 feet to the point of beginning, LESS AND EXCEPT 4 acres donated by H.D. GREEN to JOSEPH M. PREAUS AND MARILY JONES PREAUS described as follows: A certain tract of land located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6, Township 21 North, Range 2 East, Union Parish, Louisiana; More particularly described as beginning at a point 828 feet East and 305.7 feet South of the Northwest corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 6, thence South 86 degrees 11 minutes East along the center line of Union Parish Public Road No. 2205, 420 feet; thence South 1 degree 23 minutes East 420 feet; thence North 86 degrees 11 minutes West 420 feet to the center line of Union Parish Public Road No. 2214; thence along said Public Road North 1 degree 23 minutes West 420 feet to the point of beginning, containing 4 acres more or less, containing in aggregate 59 acres, more or less, together with all improvements situated thereon and thereunto belonging.

TRACTS #2 & #3



TRACT # 2

DESCRIPTION

Tract #2 is an 80 acre +/- acre tract that is accessed by a logging road off Mt. Union Road. Timber is standing but SOLD. Timber cutting agreement is valid until February 27, 2022. A copy of the timber cutting agreement is at the back of the catalog.

This is a good long term investment property with excellent Hunting and Recreational value immediately. As a bonus 50% of the minerals will convey. Gate is locked. Viewing Monday ó Friday by calling 318-245-8800 for appointment.

DIRECTIONS

From the intersection of Hwy. 33 and 551 in Marion, go NW on 551 for 2.6 miles to Mt. Union Rd., turn left on Mt. Union Rd. for 0.1 to Logging Rd., (coordinate N32.931784-W92.280503) turn Lt. on Logging Rd. go through gate approximately 0.4 miles to NE corner of property (coordinate N32.927850-W92.285287, or go approximately 0.65miles to SE corner of property (coordinate N32.924654-W92.285178)

LEGAL DESCRIPTION

The South ½ of the Northwest ¼ of Section 5, Township 22 North, Range 2 East, containing 80 acres, more or less.

TRACT # 3

DESCRIPTION

Tract #3 is a 40 acre +/- acre tract similar to Tract #2. It is only a 40 away from Tract #2 and can be accessed by the same logging road that goes to Tract #2, or you can access property from the South by a logging road off Post Mill Road. The logging road traverses the property diagonally. Tracts # 2& 3 may be two that you would want to keep together. Timber is standing but SOLD. Timber cutting agreement is valid until February 27, 2022.

Again this is a good long term investment property with excellent Hunting and Recreational value immediately. As a bonus 50% of the minerals will convey. Gate is locked. Viewing Monday ó Friday by calling 318-245-8800 for appointment.

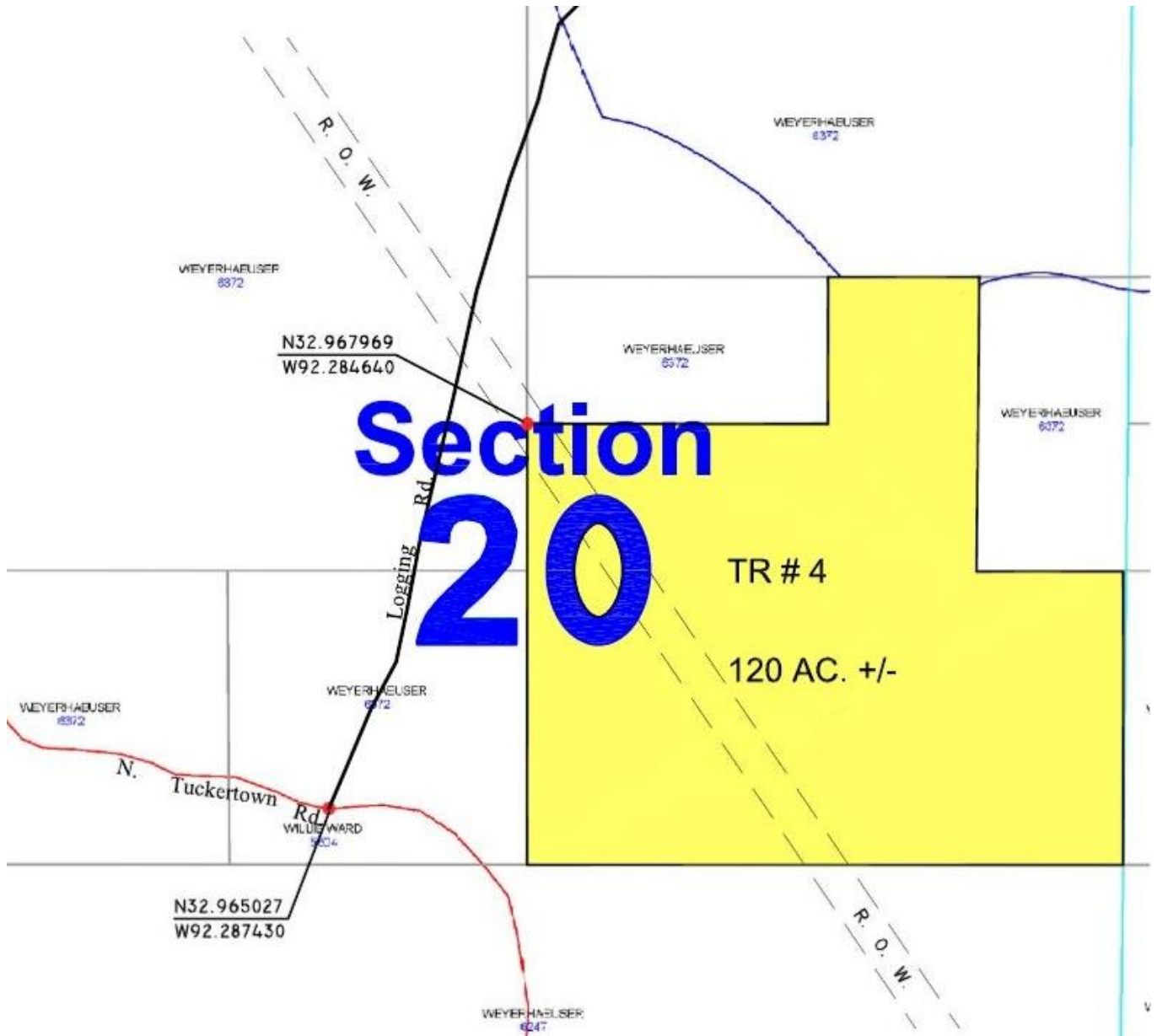
DIRECTIONS

From the intersection of Hwy. 33 and Concord Rd. in Marion go W. on Concord Rd. for 0.7 miles to Post Mill Rd., turn Rt. on Post Mill for 0.7 miles to Water Tank Rd. on your Rt., continue straight ahead on Post Mill (turns to gravel) for 0.9 miles to (coordinate N32.905889-W92.285420). Turn Rt. on Logging Rd. for approximately 0.75 miles to SE corner of property (coordinate N32.916976-W92.289846)

LEGAL DESCRIPTION

The Southwest Quarter of the Southwest Quarter (SW ¼ of SW ¼) Section Five (5) Township Twenty-Two (22) North, Range Two (2) East, containing 40 acres, more or less.

TRACT # 4



TRACT # 4

DESCRIPTION

Tract #4 is the largest tract at 120 +/- acres. It is accessed by a GOOD logging road and highline R.O.W.

This tract has been clear cut and is not replanted. You can replant this tract for a good long term investment and Great Hunting and Recreational value immediately.

50% of the minerals will convey.

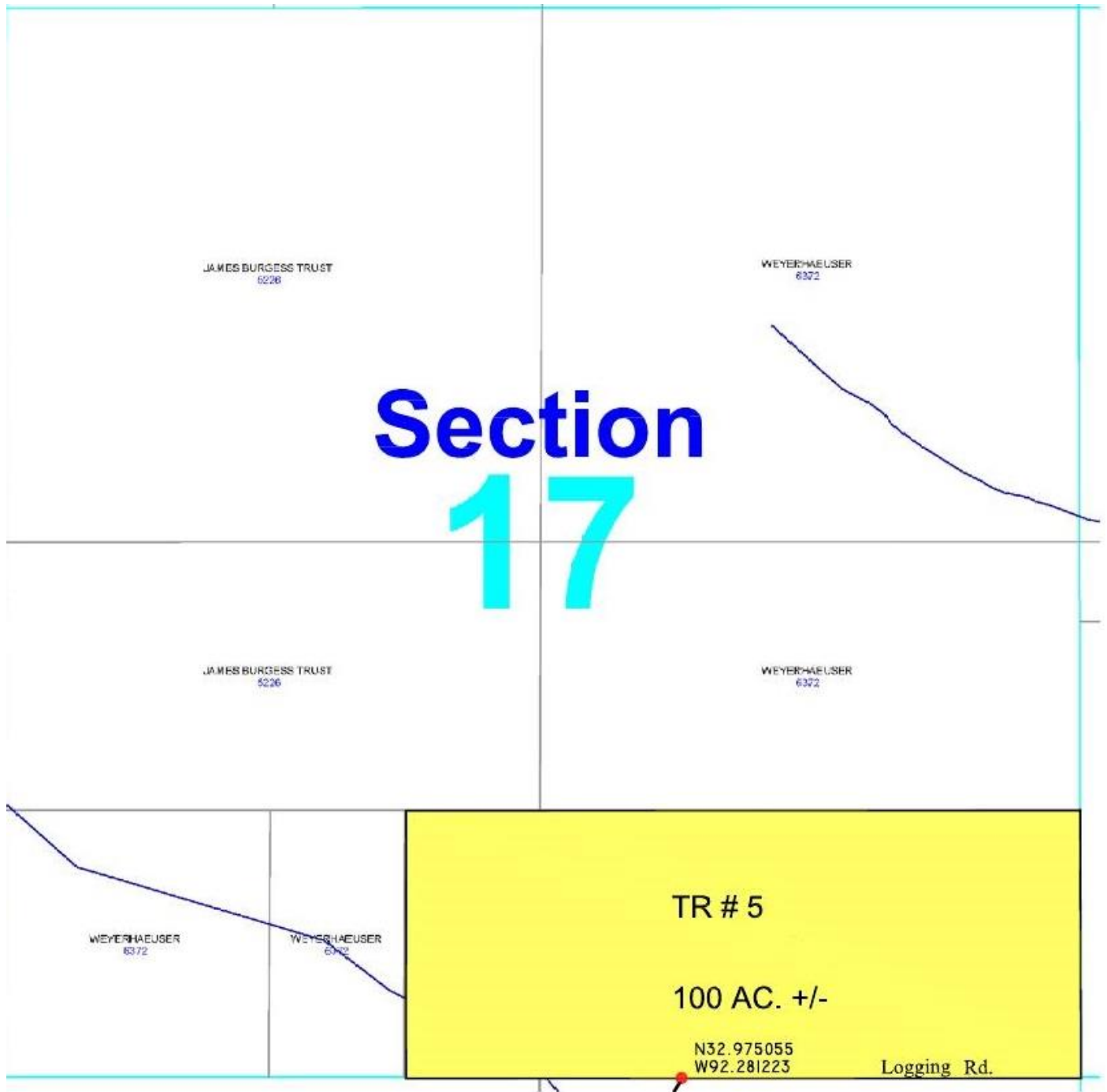
DIRECTIONS

From the intersection of Hwy. 33 and 551 in Marion, go NW on 551 for 4.8 miles to Houser Rd., turn Rt. on Houser Rd. for 0 .9 miles to N. Tuckertown Rd., turn right on N. Tuckertown for 0 .7 miles to logging Rd., (coordinate N32.965027-W92.287430) turn left on logging Rd. for 0.2 miles to highline R.O.W., property corner is approximately 575 ft. down the R.O.W. (coordinate N32.967969-W92.284640)

LEGAL DESCRIPTION

West ½ of Southeast ¼ of Northeast ¼ and South ½ of Southwest ¼ of Northeast ¼ and North ½ of Southeast ¼ Section 20 Township 23 North, Range 2 East, containing 120 acres, more or less.

TRACT # 5



TRACT # 5

DESCRIPTION

Tract #5 is just up the road from Tract #4. It is a 100+/- acre tract just like Tract #4 except the GOOD logging road follows the South line for approximately 1980 feet. The property lays well and just needs replanting and you can expect to have a thinning payday in 12-15 years. During the time your investment is growing, you will be sitting on one of the Deer Hunting Hot Spots in Louisiana.

Tract #4 and Tract #5 may be a good package deal if you want to put 220 +/- acres together in close proximity to each other.

50% of the minerals will convey.

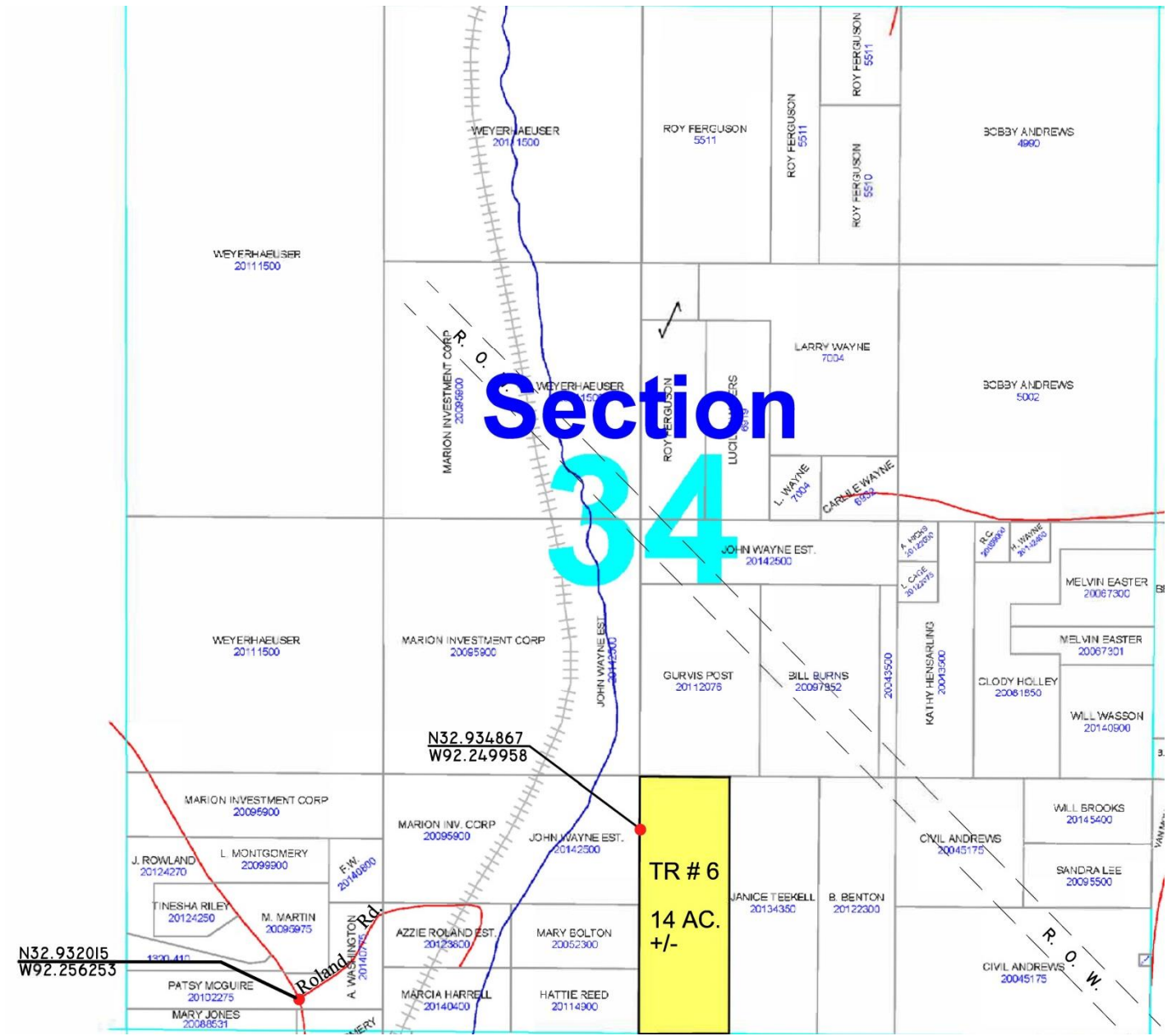
DIRECTIONS

Travel N. of tract #4 for 0.4 miles and Tract #5 will be on the left side of road (coordinate N32.975055-W92.281223)

LEGAL DESCRIPTION

The South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ and the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 17, Township 23 North, Range 2 East, containing 100 acres, more or less.

A graphic featuring the text "Section 34" in large, bold, blue and red letters. The background is a white grid with black lines. A blue wavy line runs vertically through the grid. In the top right corner, there is a small box containing the text "L. Wayne" and "2014". In the bottom right corner, there is a small box containing the text "JOHN WAYNE" and "20142500".



TRACT # 6

DESCRIPTION

Tract #6 is accessed via Roland Road and a combination of logging roads and R. O. W. It is a small tract at 14 +/- acres. Timber is standing but SOLD. Timber Cutting Agreement is valid until February 27, 2022. A copy of the Timber Cutting Agreement is located at the back of the catalogue.

There is an existing Oil, Gas and Mineral Lease dated April 28, 2020 that will expire (3) three years from above stated date. 50% of the minerals will convey.

The Hunting is Good and it grows Timber Well. Time will tell about potential Mineral Royalties.

DIRECTIONS

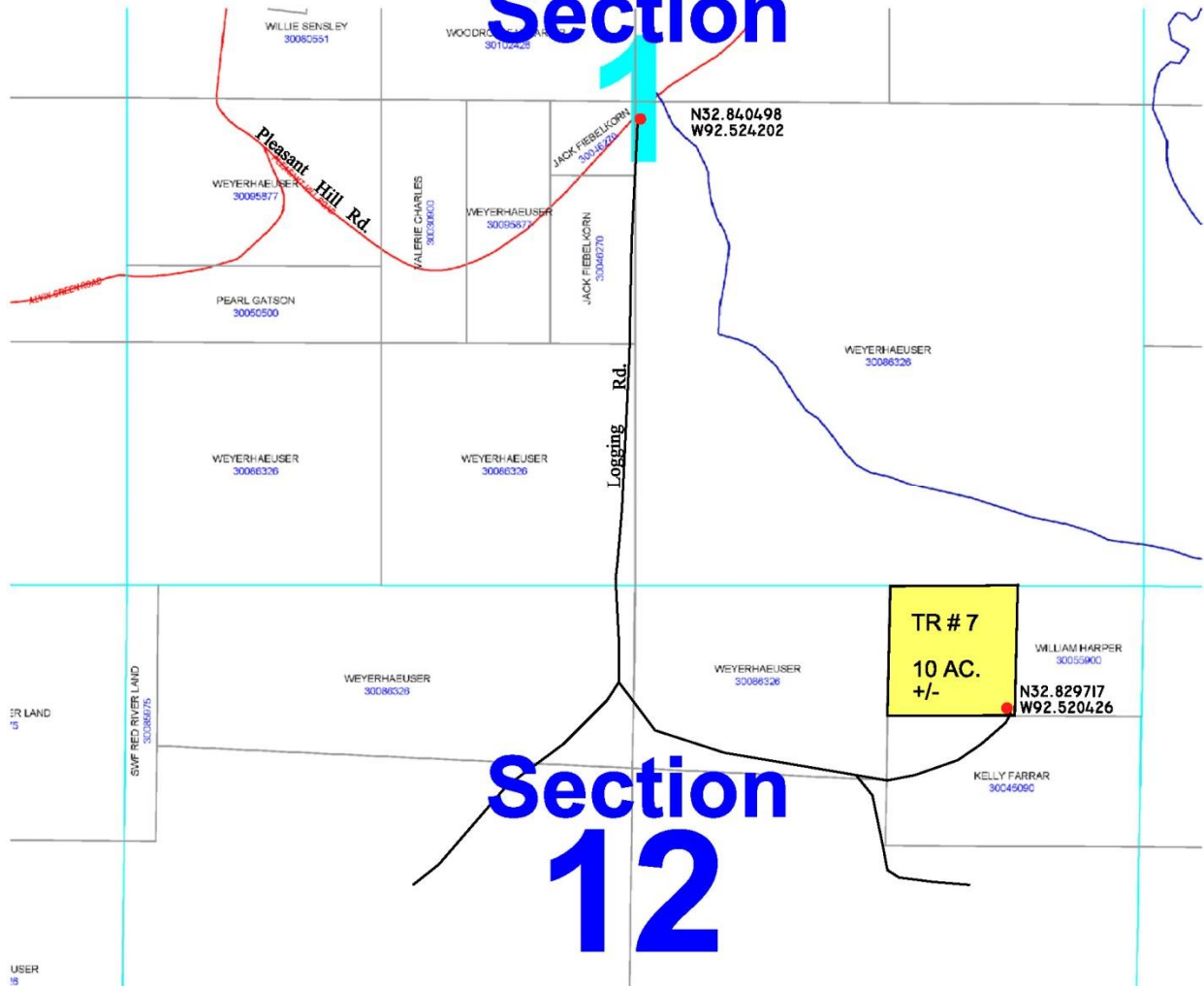
From the intersection of Hwy. 33 and Thomas Rd. (at Marion State Bank) go N/NW on Thomas Rd for 2.4 miles to Roland Rd., (coordinate N32.932015-W92.256253) turn right on Roland Rd. Go to the end of the road and property lies to the east approximately 812 feet (N32.934867-W. 92.249958).

LEGAL DESCRIPTION

14 Acres on West side of Southwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$ Section 34 Township 23 North, Range 2 East, described as: Beginning at the Southwest corner of said Southwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$ and run North to the Northwest corner of said forty; thence East 159 yards; thence South 440 yards to the South side of said forty; thence West 159 yards to place of beginning, containing 14 acres, more or less.

TRACT # 7

Section 1



TRACT # 7

DESCRIPTION

Tract #7 is the smallest tract at 10+/- acres. It is off Highway 15 in the Corney Creek area. Access is via Pleasant Hill Road and logging roads. Timber is standing but SOLD. Timber Cutting Agreement is valid until February 27, 2022. A copy of the Timber Cutting Agreement is located at the back of the catalogue.

At only 10 +/- acres, if this is your first time investing in timberland, you will have very little capital outlay to get into the business.

50% of the minerals will convey.

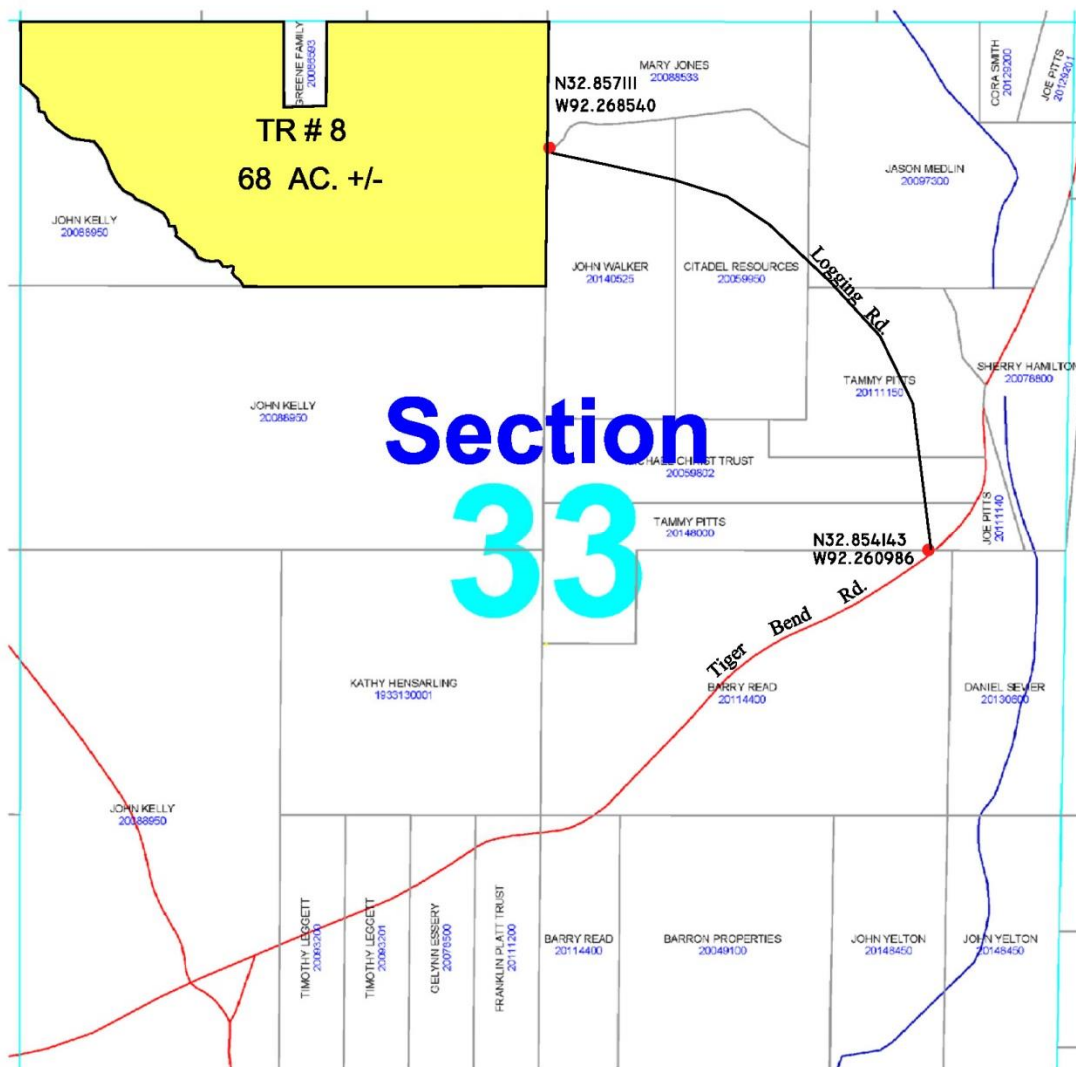
DIRECTIONS

From McDonalds in Farmerville go N on Hwy. 15 toward Spearsville for 9.8 miles to Pleasant Hill Rd., turn Lt. on Pleasant Hill Rd. for 2.9 miles. Bear Rt. on Pleasant Hill Loop for 1.9 miles to Logging Rd. (coordinate N32.840498-W92.524202). Turn Right on Logging Rd. for approximately 0.9 miles to SE corner of property (coordinate N32.829717-W92.520426)

LEGAL DESCRIPTION

The Northwest ¼ of the Northeast ¼ of the Northeast ¼ Section 12, Township 21 North, Range 2 West, containing 10 acres, more or less.

Section 33



TRACT # 8

DESCRIPTION

Tract #8 is a 68+/- acre tract accessed from Tiger Bend Road and a logging road. Timber is standing but SOLD. Timber Cutting Agreement is valid until February 27, 2022. A copy of the Timber Cutting Agreement is located at the back of the catalogue. This is another one of those great Hunting and Recreational tracts with long term investment potential.

50% of the minerals will convey.

DIRECTIONS

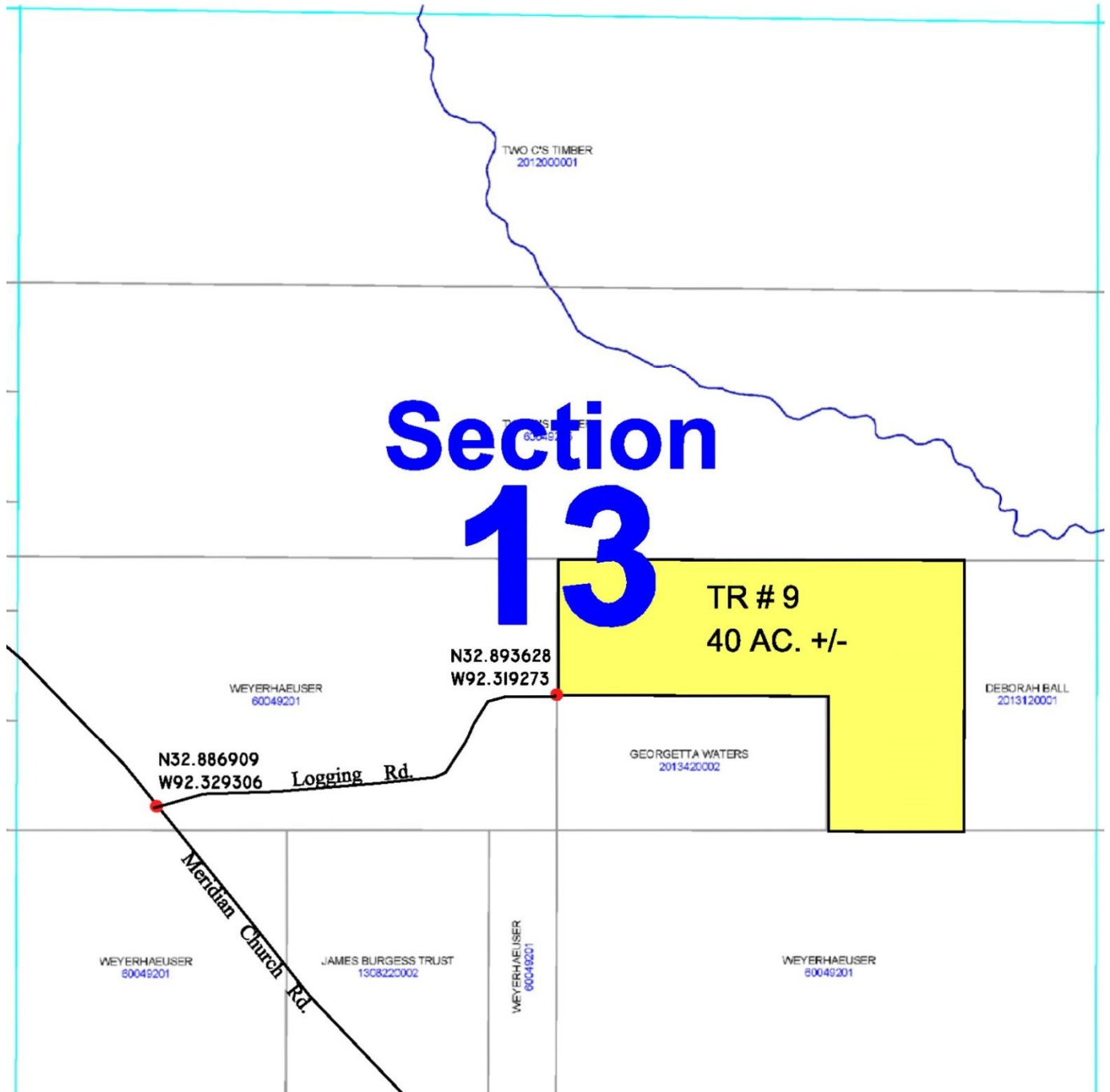
From Farmerville go NE on Hwy. 33 for 7.2 miles to Tiger Bend Rd., turn right on Tiger Bend Rd. for 3.0 miles to logging Rd., (coordinate N32.854143-W92.260986) turn Lt. on Logging Rd. for approximately 0.65 miles to E line of property (coordinate N32.857111-W92.268540)

LEGAL DESCRIPTION

Three (3) acres more or less in the Southeast corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ that W.C. Smith bought from W.C Reeves, ALSO, the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ Section 33 Township 22 North, Range 2 East, LESS about two acres, more or less in the Northwest corner, containing 41 acres more or less. All being situated in Section 33 Township 22 North, Range 2 East.

Also, 30 acres situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 33, Township 22 North, Range 2 East and more particularly described as commencing at the Northeast Corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and run West along the line between Section 28 and 33 to the intersection of clear branch; thence in a Southeasterly course down the meanderings of said branch to the line between the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence East to the Southeast corner of NW $\frac{1}{4}$ and the NW $\frac{1}{4}$; thence North along the line between NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ to the place of beginning; less and except from this tract three acres in the Southeast Corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ which was deeded to Clete Smith, containing in aggregate 27 acres more or less.

TRACT # 9



TRACT # 9

DESCRIPTION

Tract #9 is is an L-shaped 40 +/- acre tract accessed via Meridian Church Road and logging roads. Part of the timber has been clear cut with the balance of the timber conveying to buyer.

50% of the minerals will convey.

Gate is locked. Viewing Monday ó Friday by calling 318-245-8800 for appointment.

DIRECTIONS

From the intersection of Hwy. 33 and 348 go W 2.7 miles to Meridian Church Rd., turn right on Meridian Church for 300 yards to logging Rd., (coordinate N32.886909-W92.329306) turn right on logging Rd. for approximately 0.4 miles to SW corner of property (coordinate N32.893628-W92.319273)

LEGAL DESCRIPTION

The N ½ of the NW ¼ of the SE ¼ and the W ½ of the NE ¼ of the SE ¼ of Section 13, Township 22 North, Range 1 East, containing 40 acres, more or less.

TRACT # 10



TRACT # 10

DESCRIPTION

Tract #10 is a 40 +/- acre tract that has been clear cut. It has shooting lanes and food plots already established. This tract was replanted 4 -5 years ago. As all the other tracts, it has good long term investment potential with great Hunting and Recreational value immediately.

50% of the minerals will convey.

As a bonus, Tract #10 is only 1.5 miles from Andrews Barbeque in downtown Marion. May I recommend the Boston Butt Plate. It is EXCELLENT!!

DIRECTIONS

From the intersection of Hwy. 33 and Concord Rd. in Marion go West on Concord Rd. for 0.7 miles to Post Mill Rd., turn Right on Post Mill Rd. for 0.7 miles to Water Tank Rd. on your Right, continue straight ahead on Post Mill (turns to gravel) for 0.1 miles to Auction signs.

LEGAL DESCRIPTION

The North $\frac{1}{2}$ of Southeast $\frac{1}{4}$ of Southwest $\frac{1}{4}$ and the S $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 9, Township 22 North, Range 2 East, containing 40+/- acres.

TIMBER AGREEMENT

Buyer agrees to repair all roads, existing or constructed during logging operations. Such repairs shall be sufficient to return such roads or any other property (such as fences) to their condition prior to commencement of said harvesting operations.

Buyer agrees to forever indemnify and hold seller harmless against any and all claims, demands, liens, causes of action, civil or criminal penalties whatsoever, as well as any other character or kind of action arising out of or in any manner incident to the removal of aforesaid timber. Buyer agrees to furnish insurance certificates at the Sellers request. Buyer agrees to pay all severance taxes levied against the purchased timber.

Buyer further agrees to file any and all documents by the taxing authority for such harvesting transactions.

This agreement shall expire at the end of 18 month from the date of same, and all timber to be cut under this agreement must be cut and removed by that date.

All harvesting operations must comply with the Louisiana Forestry "Best Management Practices", as compiled by the La. Forestry Assn. and the La. Dept. of Agriculture and Forestry. Buyer agrees that the harvesting operations on said property will be done in a prudent and workmanlike manner.

Seller warrants that they have a good and merchantable title to the lands described herein; has right to sell said timber; and hereby agrees to defend, protect, indemnify and hold harmless the Buyer from any claims to the contrary.

Seller agrees to grant until the expiration of the agreement the freedom of entry and right-of-way to Buyer and his employees, contractors, or assigns on or across the area covered by this agreement for the sole purpose of timber inspections and timber harvesting.

Seller will furnish written right-of-way of access to herein stated property if across land belonging to another and to be responsible for all existing property lines.

NOTE

SOCIAL DISTANCING IS RECOMMENDED. Mask and hand sanitizer will be available at Auction site.

NOTES

