

WEST VIRGINIA • MARYLAND

SEALED BID AUCTION

WEST VIRGINIA HARDWOOD TIMBERLAND PACKAGE

6,856± Acres

*Total of 27 Tracts ranging from
1 Acre to 5,978 Acres*

Recreation • Hunting
Farmland • Homesites • Commercial

Sealed Bids Due on or Before June 7, 2017 – 5:00 PM ET

The Centerpiece of the West Virginia Hardwood Timberland Package is the 5,978± acre Monoc tract with over 12 million board feet of merchantable Appalachian Hardwood Sawtimber.

Individual tract bids range from \$200 to \$2,000 per acre

Excellent Appalachian Hardwood Timberland Investment Opportunity



(WV #1000)

Broker Cooperation Invited

For More Information Contact

Boyd Temple (WV #1202)

Charlie Wade (WV #3300)

800-551-3588 or go to woltz.com

10% Buyer's Premium

TRACT 1: MONOC • CLAY & NICHOLAS COUNTIES, WV • 5,978± AC.



For the Monoc Tract (Auction Tract 1) Interested parties may inspect property at their leisure; however, must contact Auction Company in advance for a limited right of entry permit.

Preview tours of the Monoc tract will be conducted on May 11 and May 12. To register for the tour, contact the Auction Company. Please meet at the guard house on Leatherwood Road (2112 Leatherwood Road, Bickmore, WV) at 1:00 pm.

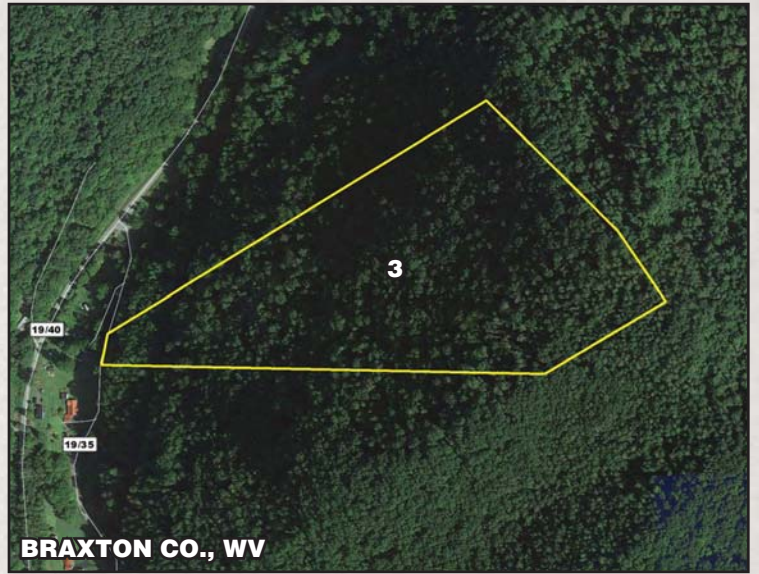
Advance arrangements are necessary to access the mining area.

For Auction Tracts 2-27 you may preview anytime at your leisure, contact Auction Company in advance for a limited right of entry permit.

The Monoc Tract is a solid timberland property with over 12 million board feet of merchantable Appalachian Hardwood Sawtimber 14" DBH and up. White Oak, Black Oak, Northern Red Oak and Chestnut Oak make up over 52% of the merchantable volume with another 18% in Yellow Poplar. The Monoc tract has been professionally managed with Forest Management Plans developed in conjunction with the surface mining of coal. Approximately 1,777 acres have been surfaced mined, leaving a total of 4,201 acres in productive timberland. With a minimum bid of \$335/acre, this professionally managed tract offers an exceptional opportunity for near term returns on investment.

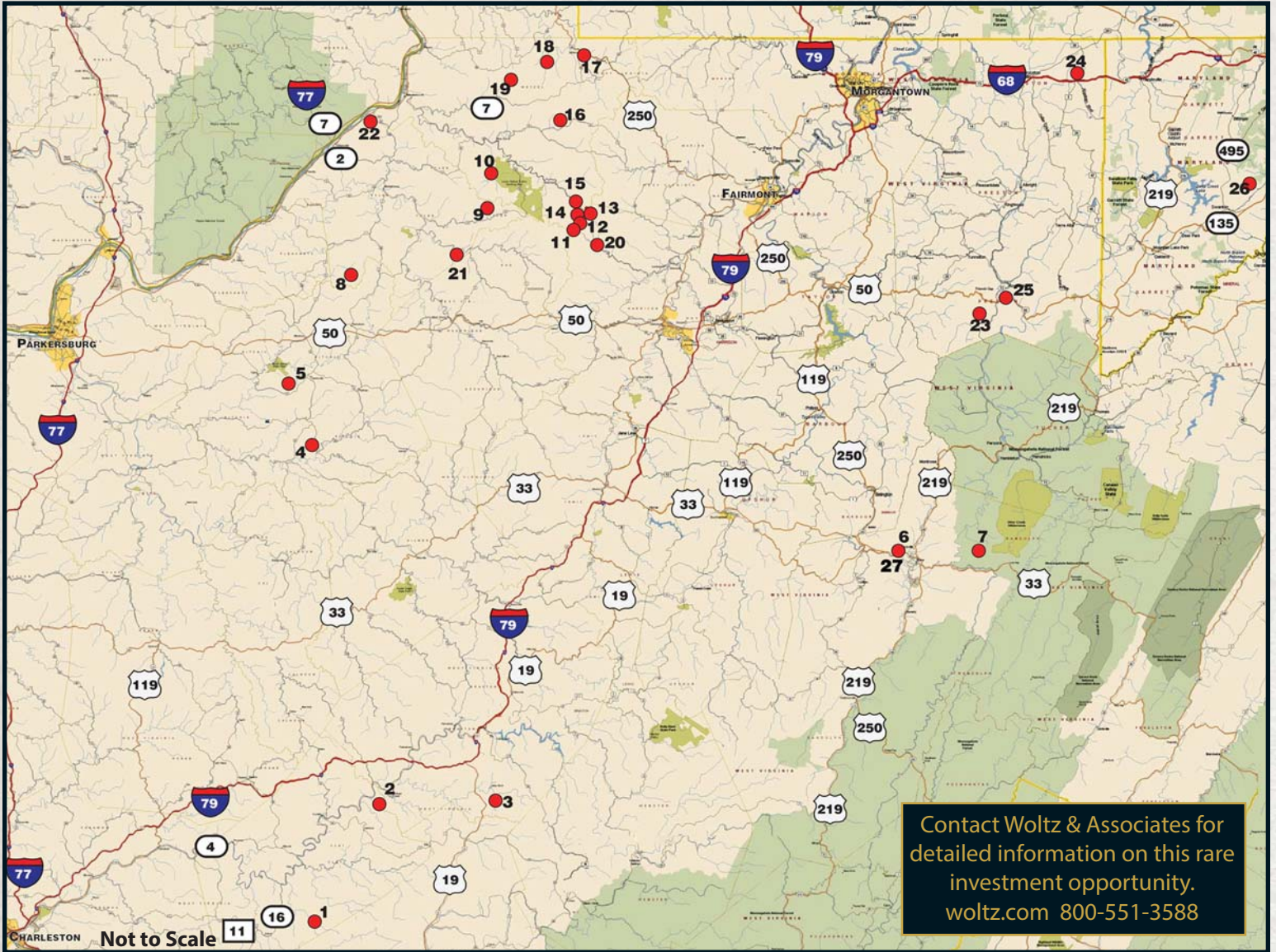


TRACTS 2 - 7 & 27



INVESTMENT OPPORTUNITY - *Recreation • Hunting • Farmland • Homesites • Timberland • Commercial*

LOCATION MAP



TRACTS 8 - 9



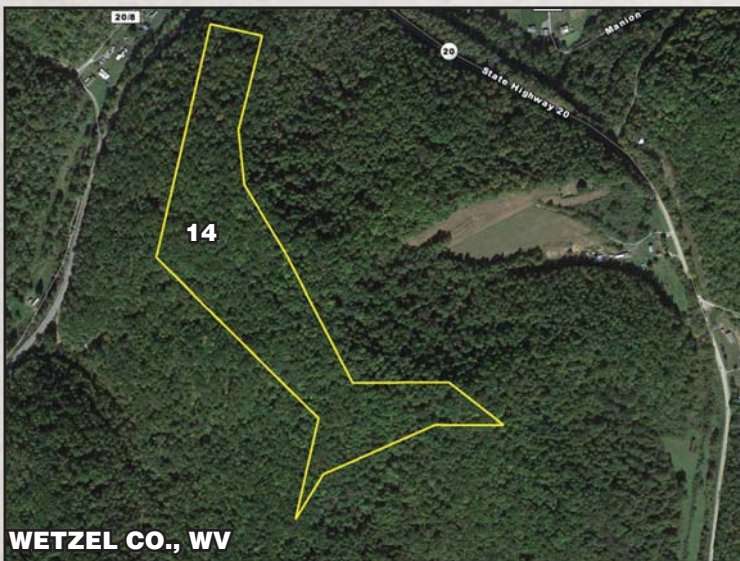
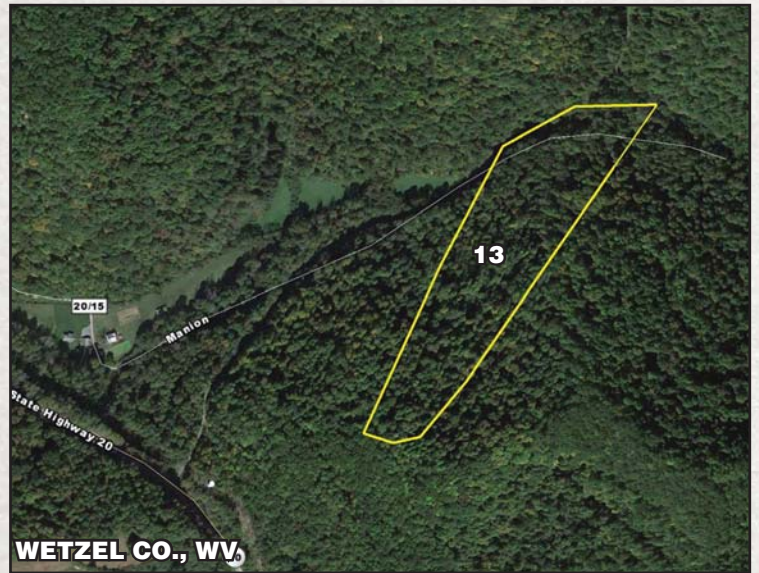
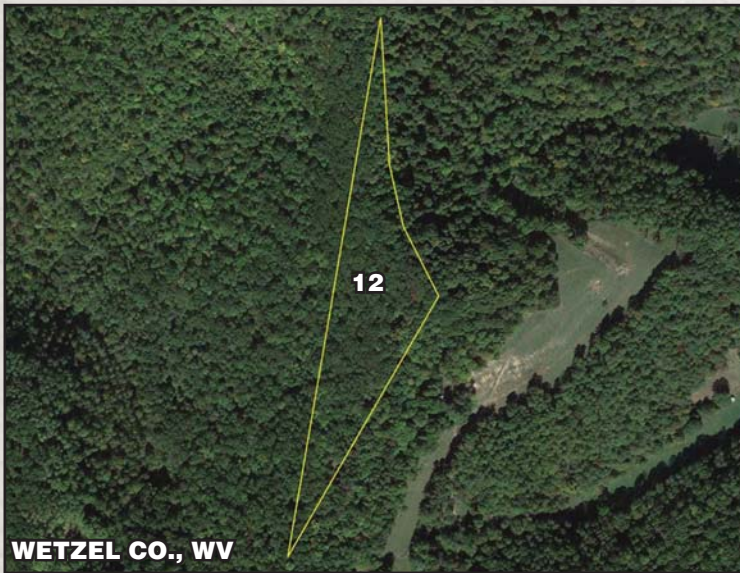
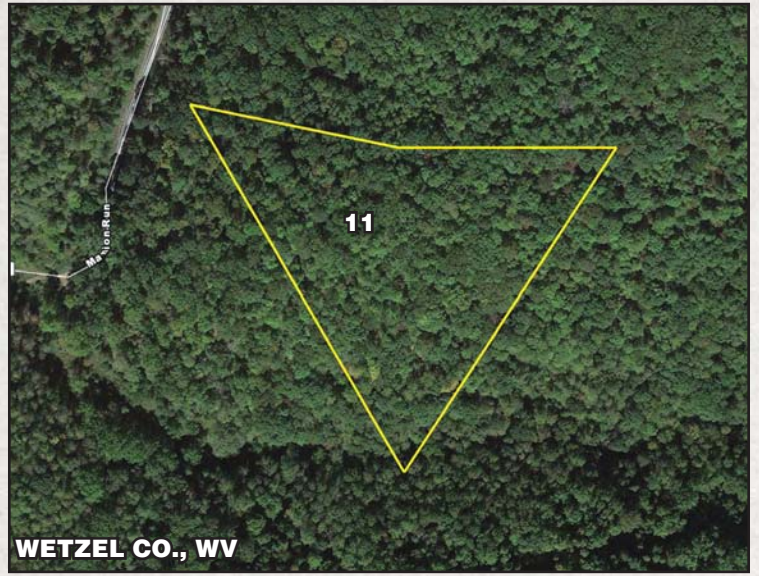
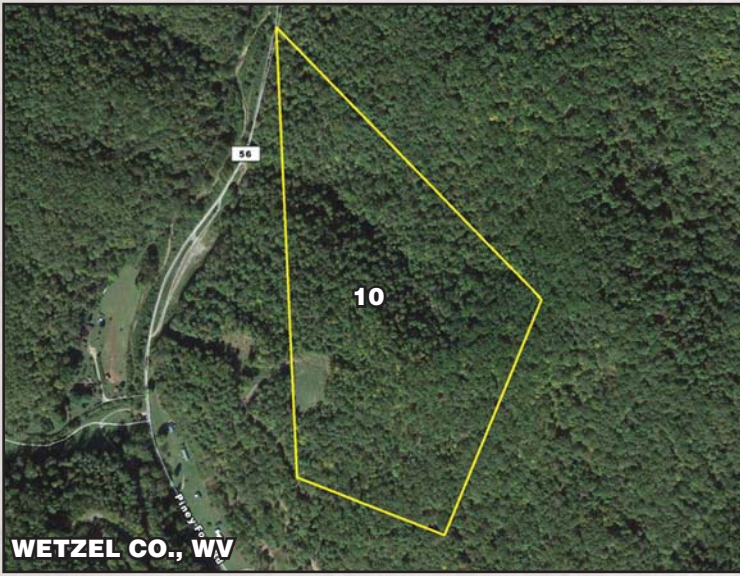
TRACT INFORMATION TABLE

TRACT NUMBER	TRACT NAME	COUNTY / STATE	ACREAGE (±)	ACCESS	PARCEL ID	MINIMUM BID PER ACRE	MINIMUM BID PRICE TOTAL	LATITUDE / LONGITUDE
1	Monoc	Clay & Nicholas Co., WV	5,978.00	Public	40 0001 0000 0000 HENRY 40 0002 0000 0000 HENRY 40 0004 0002 0000 HENRY	\$335	\$2,000,000	38°22'43.68"N / 81°2'51.73"W
2	Stradley Frame Run	Clay Co., WV	16.00	None	5 0010 0000 0000 BUFFALO	\$400	\$6,400	38°33'22.58"N / 80°55'35.95"W
3	Hoover	Braxton Co., WV	30.54	None	95 0023 0002 0000 HOLLY	\$500	\$15,270	38°33'35.65"N / 80°41'41.02"W
4	Stradley Long Run	Ritchie Co., WV	32.00	None	19 0015 0000 0000 MURPHY	\$500	\$16,000	39°6'4.40"N / 81°2'36.77"W
5	Anderson Addis Run	Ritchie Co., WV	62.00	None	38 0003 0000 0000 GRANT	\$400	\$24,800	39°11'43.78"N / 81°5'13.83"W
6	Rost Valley (Commercial)	Randolph Co., WV	21.00	Public	AES (PARTIAL) 119 0040 0002 6001 LEADSVILLE	\$2,000	\$42,000	38°56'31.00"N / 79°53'16.02"W
7	Bickel Knob	Randolph Co., WV	123.88	None	123 0006 0000 0000 LEADSVILLE	\$400	\$49,552	38°56'35.05"N / 79°43'41.78"W
8	Evans McKim Creek	Tyler Co., WV	20.00	None	13 0023 0000 0000 MEADE	\$400	\$8,000	39°21'27.48"N / 80°58'36.33"W
9	Fahey	Tyler Co., WV	16.00	Public	8 0047 0000 0000 MCELROY	\$600	\$9,600	39°27'41.31"N / 80°42'6.32"W
10	Evans Piney 2	Wetzel Co., WV	47.00	None	21 0017 0000 GREEN	\$450	\$21,150	39°31'12.22"N / 80°41'30.38"W
11	Evans Manion Run 1	Wetzel Co., WV	7.00	None	43 0017 0000 GRANT	\$400	\$2,800	39°26'13.99"N / 80°31'23.03"W
12	Evans Manion Run 2	Wetzel Co., WV	9.00	None	43 0016 0000 GRANT	\$400	\$3,600	39°26'34.71"N / 80°31'4.97"W
13	Evans Manion Run 5	Wetzel Co., WV	13.00	None	40 0079 0000 GRANT	\$400	\$5,200	39°27'42.78"N / 80°30'13.17"W
14	Evans Manion Run 4	Wetzel Co., WV	30.00	None	40 0078 0000 GRANT	\$400	\$12,000	39°27'25.86"N / 80°30'57.41"W
15	Evans Folsom South	Wetzel Co., WV	15.00	None	40 0037 0000 GRANT	\$400	\$6,000	39°28'5.83"N / 80°31'11.16"W
16	Evans Rock Camp Run	Wetzel Co., WV	1.00	None	9 0016 0000 GRANT	\$400	\$400	39°35'52.68"N / 80°33'3.51"W
17	Evans Long Drain	Wetzel Co., WV	10.00	Public	4 0024 0000 CLAY	\$600	\$6,000	39°41'20.49"N / 80°30'24.14"W
18	Evans Rocky Run	Wetzel Co., WV	16.00	None	8 0003 0001 CENTER	\$400	\$6,400	39°41'19.83"N / 80°35'0.19"W
19	Evans Rush Run	Wetzel Co., WV	22.00	None	9 0016 0000 CENTER	\$400	\$8,800	39°39'26.73"N / 80°39'1.61"W
20	Evans Big Elk Creek	Harrison Co., WV	21.00	Public	163 0087 0000 0000 SARDIS	\$500	\$10,500	39°24'32.00"N / 80°28'47.45"W
21	Evans Sandy Run	Tyler Co., WV	28.00	None	19 0062 0000 0000 MCELROY	\$500	\$14,000	39°23'4.09"N / 80°45'39.70"W
22	Evans Paden City	Tyler Co., WV	70.00	Public	15 0012 0000 MAGNOLIA	\$725	\$50,750	39°35'40.87"N / 80°56'9.72"W
23	Knotts	Preston Co., WV	58.00	Public	26 0016, 0017 RENO	\$775	\$44,950	39°17'56.25"N / 79°43'14.11"W
24	Hazelton Batt	Preston Co., WV	112.00	Public	23 0009 0000 0000 GRANT	\$1,375	\$154,000	39°40'11.80"N / 79°31'49.39"W
25	Pritts Erwin	Preston Co., WV	26.25	None	PROW 0609 8439 0000 UNION	\$200	\$5,250	39°19'40.39"N / 79°40'13.99"W
26	Clevenger	Garrett Co., MD	50.00	Public	1006134	\$500	\$25,000	39°29'56.26"N / 79°11'30.12"W
27	Rost Valley (Timberland)	Randolph Co., WV	20.8	Public	AES (PARTIAL) 119 0040 0002 6001 LEADSVILLE	\$1,000	\$20,800	38°56'22.99"N / 79°53'12.86"W

** Acreage is approximate for Tracts 6 and 27*

Take advantage of This Unique Timber, Farm, Homesite, Commercial, and Recreational Land Investment Opportunity!

TRACTS 10 - 15



Now is your opportunity to invest in Timberland • Farmland • Recreational • Commerical and Hunting Land!

TRACTS 16 - 19 • TERMS & CONDITIONS OF SALE



- 1. TERMS OF SALE:** This Auction is being conducted subject to the Terms and Conditions of Sale and the Sealed Bid Auction Real Estate Purchase Agreement. Twenty-six (26) Timberland Auction Tracts in the State of West Virginia, Counties of Braxton, Clay, Nicholas, Harrison, Preston, Randolph, Ritchie, Tyler and Wetzel and/or one (1) Auction Tract in the State of Maryland, County of Garrett, are being offered for sale. The Auction Tracts are being offered for sale as individual tracts.
- 2. BIDDER'S INFORMATION PACKET:** Detailed Bidder's Information Packets containing the Sealed Bid Auction Real Estate Purchase Agreement, title reports, timber volume data, tax parcel numbers, aerial and topographic maps and bidding instructions are available from Auction Company via email, fax or mail order.
- 3. PROPERTIES OFFERED SUBJECT TO MINIMUM BID:** The Auction Tracts are offered subject to the published Minimum Bids per individual tract.
- 4. BIDDING:** The Auction Tracts are being offered by a sealed bid auction. To participate and bid in the auction, your fully executed and signed Sealed Bid Auction Real Estate Purchase Agreement (contained in the Bidder's Information Packet) must be completed and delivered to Woltz & Associates, Inc. on or before 5:00 PM Eastern Time, Wednesday, June 7, 2017. Call Auction Company for prior approval to hand deliver bid to Hampton Inn located at 1 Commerce Blvd., Buckhannon, West Virginia 26201 on June 8. No bids will be accepted after 3:00 PM June 8.
- 5. BID BASIS:** Bidding is by a lump sum bid, not per acre. You may bid on one or more Auction Tracts in one bid, or you may bid on Auction Tracts individually with separate bids for each Auction Tract.
- 6. BUYER'S PREMIUM:** A ten percent (10%) buyer's premium must be added to the final cumulative High Bid to determine the total Purchase Price.
- 7. EARNEST MONEY DEPOSIT:** A Deposit of 10% of the Purchase Price must accompany the bid either by cashier's or certified check or wire transfer. Deposit checks must be made payable to "Busch, Zurbuch & Thompson Real Estate Escrow". Cashier's checks will not be deposited during the bid consideration period. All Deposits on offers not accepted will be returned to the respective bidders by June 23, 2017 with time allowed for mail delivery. Deposits for accepted Bids will be deposited to the Busch, Zurbuch & Thompson Real Estate Escrow and held per the terms of the Sealed Bid Auction Real Estate Purchase Agreement. Call for wiring instructions.
- 8. BID OPENING:** Bids will be opened at the Hampton Inn located at 1 Commerce Blvd., Buckhannon, West Virginia 26201 at 3:00 PM Eastern Time on Thursday, June 8, 2017. Only the high bids will be announced.
- 9. NOTIFICATION OF ACCEPTED BIDS:** The successful bidders will be notified by 5:00 PM Eastern Time on Tuesday, June 13, 2017.
- 10. TIE BIDS:** In the event of any tie bids, Seller may accept the bid of Seller's choice, or Seller may elect to give the tie bidders the opportunity to make their best and final offer with 5 business days' notice.
- 11. SETTLEMENT:** Seller will prepare, and Buyer(s) will accept, a Special Warranty Deed. Buyer(s) and Seller shall pay their own settlement costs as is customary in the state of West Virginia and/or Maryland. Each party will be responsible for its own attorneys' fees. Seller is providing a commitment for title insurance prepared by Old Republic Title Insurance Co. for all Auction Tracts, except Auction Tracts 16 and 26. If Buyer elects to purchase title insurance, the title insurance premium shall be at the Buyer's expense. All Auction Tracts shall be conveyed per the Property Description in the commitment for title insurance except for Auction Tracts 16 and 26. For Auction Tracts 16 and 26, Seller is providing either an attorney's opinion of title or a preliminary certificate of title and those Auction Tracts shall be conveyed per the corresponding property description in the attorney's opinion of title or preliminary certificate of title. The settlement date shall be on or before July 28, 2017.
- 12. ALL SALES ARE FINAL:** All property is auctioned "AS IS, WHERE IS" with all faults in its condition at the time of sale without recourse by way of refund, reduction of the purchase price, or otherwise. Bidders should perform such independent investigation with respect to the property as they deem necessary or appropriate.
- 13. FINANCING:** Your bidding and purchase of the property is not conditional upon financing. Be sure you have arranged financing, if needed, and are capable of paying cash at closing.
- 14. BROKER PARTICIPATION:** Any appropriately licensed West Virginia or Maryland broker whose agent properly registers the successful high bidder will be paid a 2% commission based upon the High Bid, which does not include the Buyer's Premium, at settlement by the Seller. Applications must be on a Woltz & Associates, Inc. Broker Participation form and contain the name, address and signature of agent and prospect as well as the Broker's license number and Federal Tax ID number. The form must be received in the office of Woltz & Associates, Inc. accompanying the Sealed Bid Auction Real Estate Purchase Agreement and Deposit. Agents acting as principals buying on their own account, on behalf of family members, other licensed real estate agents, or who represent prospects that have had prior contact with the Seller or Auction Company are not eligible. An agent may register only one Bidder per Auction Tract.
- 15. BOUNDARY LINES:** Boundaries on aerial photos and topo maps are approximate. Potential buyers may obtain a Limited Right of Entry Permit to view the property and inspect the boundary lines prior to sale. Buyer assumes all risk associated with entry upon the land. A Permit may be obtained by contacting Auction Company.
- 16. GENERAL:** The information contained in this brochure and otherwise provided by Seller and Auction Company is subject to verification by all parties relying on it. No liability for its accuracy, error, or omissions is assumed by the Seller or the Auction Company.
- 17. AGENCY:** Auction Company and its representatives represent the Seller.
- 18. QUESTIONS:** Sale related questions should be directed to: Charlie Wade or Boyd Temple at 800-551-3588.

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SEALED BID AUCTION



GREAT INVESTMENT OPPORTUNITY - *Recreation • Hunting • Farmland • Homesites • Timberland • Commercial*



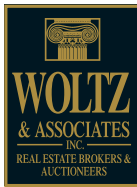
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SEALED BID AUCTION
6,856± Acres • 27 Tracts

**WEST VIRGINIA HARDWOOD
TIMBERLAND PACKAGE**



**SEALED BIDS DUE ON OR
BEFORE JUNE 7, 2017 - 5:00 PM ET**



Woltz & Associates, Inc.
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www.woltz.com
800-551-3588



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