**(NOTE TO BIDDERS – PLEASE SUBMIT ALL PAGES OF THE BID FORM)**

Sealed bids should be submitted by **2:00 p.m. EDT, Tuesday, September 30, 2025,** to American Forest Management, Inc., dba AFM Real Estate (Broker):

To:

**Chris Miller**

South Carolina Broker

AFM Real Estate

8702 Red Oak Blvd., Suite C

Charlotte, NC 28217

C: (704) 577-7082

E: chris.miller@afmforest.com

The bid opening is not open to the public and the bid results will not be disclosed.

* In the event of any changes to the bid date or process, Bidders will be notified no later than **October 7, 2025**.
* The undersigned Bidder hereby submits a bid or bids to purchase one or more of the certain properties collectively known as ***Wee Tee Package*** located in Williamsburg County, South Carolina.
* Bidders may submit bids on any or all the properties as outlined on the following page. The properties may be bid separately or in combination. Offers ***must*** include a price on each property included in the offer. Offers for more than one property without an allocated price to each property in the offer ***will not*** be accepted.
* All bids must be submitted in a lump sum amount and not by the acre.
* Verbal bids and phoned in bids will not be accepted. ***Email is required.***
* The sealed bids will be evaluated in conjunction with Bidder’s proposed material conditions or contingencies contained therein. Final acceptance is contingent upon the Buyer signing a definitive contract of sale in a form and substance satisfactory to Seller.
* The undersigned acknowledges the fact that more weight may be assigned, and greater consideration given to, those bids with, fewer contingencies, favorable timing of closing, or other criteria as determined by the Seller.
* Upon notification by the Broker, the successful Bidder is expected to execute the definitive Contract of Sale and must remit a bid deposit of 5% of the purchase price at that time.
* Closing will occur on or before November 14, 2025, or on a date mutually acceptable to both Seller and Buyer.

**Price must be provided for each property individually. The undersigned Bidder hereby offers to purchase one or more of the properties listed below for the following price:**

1. Wee Tee East Bid Amount: $
2. Wee Tee Central Bid Amount: $
3. Wee Tee West Bid Amount: $

 Total Bid Bid Amount: $

**Provide information below for the items to be addressed with bid:**

1. Contingencies:
	1.
	2.
	3.
	4.

2. Source of Capital:

3. List of Contact Persons:

* 1.
	2.
	3.

4. Legal Counsel:

 Contact Name:

 Company Name:

 Address: Street

 City , ST

 Phone Number:   -   -

 FAX Number:    -   -

Email Address:       @      .

This request for bids is not an offer to sell but only a solicitation of interest. The undersigned Bidder agrees that the Seller reserves the right to choose any bid submitted, reject any and all bids, withdraw the property from sale, modify the terms of sale after the final bid is selected, and modify the bid process or requirements, all at its sole discretion.

A marked copy of the Seller’s Purchase and Sale Agreement should accompany the bid form.

Bidder’s Full Name:

 Company Name:

 Address: Street

 City , ST

 Telephone Phone:    -   -

 FAX Number:    -   -

Email Address:       @      .

Bidder’s Signature:

**WITH REGARD TO THE REAL ESTATE TRANSACTION DESCRIBED HEREIN, THE AGENT, AMERICAN FOREST MANAGEMENT, Inc., dba AFM REAL ESTATE, REPRESENTS THE SELLER (OWNER):**

The Broker is **representing the Seller’s** interest and has fiduciary responsibility to the Seller but is obligated to treat all parties with honesty. The Broker, without breaching the fiduciary responsibilities to the Seller, may among other services, provide a potential purchaser with information about the attributes of the properties and available financing, show properties, and assist in preparing an offer to purchase. The Broker also has the duty to respond accurately and honestly to a potential purchaser’s questions and disclose material facts about property, submit promptly all offers to purchase and offers without unlawful discrimination.

In the entirety of the above-mentioned agency relationships, the firm and its agents will conduct all brokerage activities without respect to the race, color, religion, natural origin, handicap or familial status of any party.

The duties of the agent in any real estate transaction do not relieve the Seller or Buyer from the responsibility to protect their own interest. You should carefully read all agreements to assure that they adequately express your understanding of the transaction. A real estate agent is a person qualified to advise about real estate.

\*\*If legal or tax advice is desired, consult an attorney or competent professional of your choice. \*\*