



## **SALES PROSPECTUS**

### **INVITATION TO BID**

## **WEE TEE PACKAGE**

**Real Estate Opportunity**

### **WILLIAMSBURG COUNTY, SOUTH CAROLINA**

**+/-1,076 Acres Offered at Sealed-Bid Sale**

**Tuesday September 30, 2025, 2:00 p.m.**

**Three Properties - Bid on one or any combination of:**

**Wee Tee East +/- 408.5 Acres  
Tax Map # 45-288-010**

**Wee Tee Central +/- 603.4 Acres  
Tax Map # 45-263-001**

**Wee Tee West +/- 72.9 Acres  
Tax Map # 45-237-018**

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**WE'RE IN THIS  
TOGETHER**

## INVITATION TO BID

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AFM Real Estate (AFMRE), acting as Agent for the Wee Tee Property Owners (hereinafter referred to as Sellers), is pleased to present the following information regarding a great investment property.

The properties are located in Williamsburg County, South Carolina, Tax Map Nos. 45-288-010, 45-263-001, and 45-237-018.

This property is further described in this sales prospectus.

AFM is offering the properties for sale by sealed bid only as stated on the Bid Form (attached). Bidders may attach contingencies to the Bid Form for consideration. Bidders are encouraged to review the properties, verify available information, and conduct other due diligence requirements prior to bidding. Neither Seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make his own determination.

Real property and all improvements are being sold in "AS IS" condition.

## BID OPENING AND PROCEDURES

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Sealed bids for the tracts will be due by 2:00 p.m., Eastern Daylight Time (EDT), Tuesday, September 30, 2025.

- Bids should be submitted via email to the seller's representative, Chris Miller. [Chris.miller@afmforest.com](mailto:Chris.miller@afmforest.com)  
Verbal bids and phoned in bids will not be accepted.
- The bid opening is not open to the public and the bid results will not be disclosed.
- All bids must be for the purchase of individual properties, east, central, or west and submitted in a lump sum amount and not by the acre.
- Bids on the entire Package or any combination of properties within the Package **must** include allocations to ***the individual properties on the bid form.***
- The sealed bids will be evaluated in conjunction with Bidder's proposed conditions or contingencies. Final acceptance is contingent upon the Buyer signing a definitive PSA 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.
- Bidders will be notified no later than **Tuesday October 7, 2025**, concerning the status of their bids.

- The successful Bidder(s) notified by the Seller is expected to execute the definitive PSA no later than **Friday, October 17, 2025**, and must remit a bid deposit of 5% of the purchase price within two days of signing the definitive PSA

Information on bid submission shown here is also contained in the Bid Instructions and Bid Form.

Neither Seller nor AFMRE shall be responsible for offers not received due to telephone transmission problems, other electronic or mechanical difficulties, or delivery delays. Bidders should call and confirm receipt of their bid with the Seller's representative.

While it is not the Seller's intent, the Seller reserves the absolute right to reject all bids, to withdraw the property from sale, to modify the terms of sale after an offer is selected, and to modify the offer process or requirements, all at its sole discretion.

All bids will be considered to be legally binding and continuing offers until rejected by Seller or Seller's Agent. Successful bidders will be notified no later than Tuesday, October 7, 2025, of the acceptance an offer. Successful bidders so notified by Seller's Agent, AFM, shall execute a Contract of Sale, attached, no later than 5:00 p.m. EDT, Friday, October 17, 2025. A bid deposit of five percent (5%) in certified funds made payable to closing attorney's escrow account with execution of Contract of Sale. Unsuccessful bidders will be notified by Wednesday, October 8, 2025.

SELLER AND/OR AFMRE, AS SELLER'S AGENT, WILL NOT BE LIABLE FOR ANY FEES OR COMMISSIONS TO ANY REAL ESTATE BROKER, DEALER, AGENT OR REPRESENTATIVE ON BEHALF OF THE BIDDER AS A RESULT OF THE BIDS OR RESULTING SALE TO THE BIDDER IN CONNECTION WITH THIS OFFERING.

AFMRE may consider a fee share for bidder's unknown by AFMRE; however, agents must register a Bidder Client with AFMRE before submitting a bid to qualify for a fee share.

## **GENERAL SALE TERMS AND CONDITIONS**

The closing will occur no later than Friday, November 21, 2025, and will take place at an attorney's office designated by the Purchaser(s). The terms of the sale are cash at closing. Each property in the package is uniquely owned and will require a separate real estate closing.

Real estate taxes and all assessments will be divided on a daily pro rata basis between Purchaser(s) and Seller, as of the date of Closing. At Closing, Seller shall deliver to Purchaser(s) a general warranty deed conveying fee simple title to the property in the form for recording and subject only to the matters set forth herein. Seller shall pay customary documentary stamp tax and Purchaser(s) shall pay all remaining recording costs. Title examination fees and title insurance costs, if any, shall be the responsibility of the Purchaser(s). Purchaser(s) shall assume all responsibility for rollback property taxes, if any.

Survey. If Purchaser(s) desires a new survey, the survey shall be conducted at Purchaser(s)' expense by a registered South Carolina Professional Land Surveyor (SCPLS).



Acreage information for the property was obtained from Williamsburg County Tax Maps, AFM GIS mapping, available plats and/or various county records and is believed to be accurate but is not guaranteed by the Seller or Seller's Agent, AFMRE. Seller and/or Seller's Agent, AFMRE, do not warrant matters of survey. Plats may be subject to the county planning committee or board approval for recording purposes.

Roll-back Taxes. Purchaser(s) shall be responsible for the payment of any roll-back taxes assessed because of the sale of the Property disqualifying the land from ag use eligibility. If the property continues to be eligible for land use assessment, Purchaser(s) agrees to make application, at Purchaser(s)' expense, for continuation under land use. If Purchaser(s) shall apply the Property or any portion thereof to a use other than agricultural, so as to cause roll-back taxes to be payable pursuant to the laws of South Carolina, or any county or city therein, then the Purchaser(s) shall be solely responsible for payment of all such roll-back taxes, penalties, and interest including but not limited to any such taxes payable for or in reference to tax years or partial years prior to Purchaser(s)' acquisition of title to the Property, and this provision shall survive settlement and the delivery of the deed.

The sale of this property is subject to all applicable Federal, State and County laws, regulations and ordinances and is also subject to all plats, all current, proposed or pending covenants, restrictions, zoning, government requirements, roadways, easements, and rights-of-way of record, and to such matters as an accurate survey and inspection of the property would disclose. The property is being sold in "AS IS" condition.

Seller may elect to affect a simultaneous or non-simultaneous exchange pursuant to Section 1031 of the Internal Revenue Code of 1986. Successful Bidder(s) expressly agrees to cooperate with Seller in connection with any such exchange by executing any and all documents which may be necessary to carry out such an exchange; provided, however, that Purchaser(s) shall not be required to take title to any property in order to accommodate Seller, and provided such an exchange shall be at no expense to Purchaser(s) and shall not delay the Closing.

Prospective bidders and/or their agents may inspect the Property by appointment only, the access entrances are locked. Those entering the Property do so at their own risk and the landowners or AFMRE assume no liability. To request additional information or to schedule an appointment to view the Property, contact Chris at (704) 577-7082 (mobile), or by e-mail at [chris.miller@afmforest.com](mailto:chris.miller@afmforest.com). Additional information is also located on our web site at [www.afmrealestate.com](http://www.afmrealestate.com).