



**Southern Cattle Lands  
SEALED BID AUCTION  
OFFICIAL BIDDING FORM**

Majority owner, Mr. Downs, along with smaller partnering entities ("Landowner"), together own the 9,677.64 +/- acre cattle ranch/agricultural property in Jackson County, Florida known Southern Cattle Lands. This is one of the finest agricultural operations and cattle ranches in the South with numerous wells (existing and permitted), center pivots, top farmland soils, exceptional improvements, 130 acre lake, and improved and highly improved pastures. It is undoubtable that this offering of Southern Cattle Lands is the most significant agricultural property to come on the southern market in recent memory. Investors have the option of bidding on Southern Cattle Lands in its entirety, or any of the fifteen tracts individually, or in combinations. Mapping and Auction Terms provided on the auction website at [www.JonKohler.com/current-auctions/](http://www.JonKohler.com/current-auctions/).

The Landowners are offering this land through a sealed bid auction and have engaged Jon Kohler & Associates, LLC, a brokerage that specializes in the high quality land niche, and Southern Land Connection, Inc. to handle the seal bid auction offering.

**BIDS BEING ACCEPTED NOW**

ACCEPTING BIDS NOW THROUGH DEADLINE 2 PM ET, Thursday, October 24, 2019

**BIDDER NOTIFICATION**

The successful bidder will be notified by 5:00 PM ET, Monday, October 28, 2019. All others ASAP thereafter. All bids are confidential and will be opened at the Law Offices of Davis, Schnitker, Reeves & Browning, P.A.

**CONTRACT EXECUTION & CLOSING**

The successful bidder will be required to enter into a standard real estate contract (with customary terms and protections) by Tuesday, October 29, 2019 and submit a 10% earnest money deposit. There will be a 30 day due diligence period and 50 days from contract to close.

**BUYERS PREMIUM**

There Is No Buyer's Premium.

**LANDOWNERS INTEND TO SELL THIS PROPERTY TO THE HIGHEST BIDDER BUT RESERVE THE OPTION OF ACCEPTING OR REJECTING ANY OR ALL BIDS FOR ANY REASON. LANDOWNERS RESERVE THE OPTION TO CONTRACT PROPERTY PRIOR TO BID DEADLINE.**

I have read the above terms of sale, agree to them and submit the following bid:

Signature *(Required)*

- \_\_\_\_\_
- BID AMOUNT FOR SOUTHERN CATTLE IN ITS ENTIRETY – (9,677.64 +/- ACRES): \$ \_\_\_\_\_ or,
- BID AMOUNT FOR TRACT A - ARMSTRONG FARM – (1,102.86 +/- Acres): \$ \_\_\_\_\_
- BID AMOUNT FOR TRACT B - LASCHE – (1,293.19 +/- Acres): \$ \_\_\_\_\_
- BID AMOUNT FOR TRACT C - WOODS FARM A – (495.20 +/- Acres): \$ \_\_\_\_\_
- BID AMOUNT FOR TRACT D - NEIL FARM – (1,054.12 +/- Acres): \$ \_\_\_\_\_
- BID AMOUNT FOR TRACT E - NEW HOPE – (847.62 +/- Acres): \$ \_\_\_\_\_
- BID AMOUNT FOR TRACT F - SALE BARN – (440.38 +/- Acres): \$ \_\_\_\_\_
- BID AMOUNT FOR TRACT G - HWY 231 – (168.57 +/- Acres): \$ \_\_\_\_\_
- BID AMOUNT FOR TRACT H - WADDELL MILL POND FARM A – (1,417.43 +/- Acres): \$ \_\_\_\_\_
- BID AMOUNT FOR TRACT I - WADDELL MILL SPRING – (283.00 +/- Acres): \$ \_\_\_\_\_
- BID AMOUNT FOR TRACT J - HOLYNECK – (477 +/- Acres): \$ \_\_\_\_\_
- BID AMOUNT FOR TRACT K - WOODS FARM B – (683.94 +/- Acres): \$ \_\_\_\_\_
- BID AMOUNT FOR TRACT L - BAKER – (205.31 +/- Acres): \$ \_\_\_\_\_
- BID AMOUNT FOR TRACT M - SUMMERFIELD TRUST – (328 +/- Acres): \$ \_\_\_\_\_
- BID AMOUNT FOR TRACT N - WILLIAMS FARM – (381 +/- Acres): \$ \_\_\_\_\_
- BID AMOUNT FOR TRACT O - WADDELL MILL POND FARM B – (500.02 +/- Acres): \$ \_\_\_\_\_

Name \_\_\_\_\_

Contact Person \_\_\_\_\_ Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone \_\_\_\_\_ Cell \_\_\_\_\_ Fax \_\_\_\_\_

Email \_\_\_\_\_

SUBMIT YOUR BID USING THIS FORM BY 2 PM ET, THURSDAY, OCTOBER 24, 2019 BY EMAIL, FAX OR DELIVERY TO:

**THE LAW OFFICES OF DAVIS, SCHNITKER, REEVES & BROWNING, P.A**  
*If Sending Regular Mail:* POST OFFICE DRAWER 652, MADISON, FL 32341  
*If Sending Overnight:* 519 W BASE STREET, MADISON, FL 32340  
850-973-4186 • Fax 850-973-8564

**IF EMAIL, PLEASE USE [Clay@dsrblaw.com](mailto:Clay@dsrblaw.com) and [Annette@dsrblaw.com](mailto:Annette@dsrblaw.com)**

EMAIL IS THE PREFERABLE METHOD OF BID SUBMISSION. AN EMAIL RECEIPT WILL BE SENT FOLLOWING ALL BIDS.