

INVITATION TO BID

June 8, 2009

Carolina Recreational Properties and John Poston & Co., Inc., acting as agents for Norris and Linda Law, are soliciting sealed bids for land, timber, and all improvements of the following tract:

175± acres located in Bamberg County in South Carolina as described in this bid prospectus. This property is known as Buckhaven Plantation.

Buckhaven Plantation is located in lower Bamberg County approximately 1 mile west of Ehrhardt and 30 minutes from I-95, and is centrally located between Charleston, Savannah, Columbia and Augusta.

Bamberg County South Carolina

175 Acres

Description:

Buck Haven Plantation Managed HI-FENCE Deer Facility

175 acre high fenced deer hunting retreat located in the Low Country of SC situated 30 minutes off I-95 in Bamberg County near the Town of Ehrhardt. Facility centrally located between Savannah, Augusta, Columbia, and Charleston.

This is a private estate that offers the very best in trophy deer hunting, over 300 head. Some of these are high genetic breed. This is only the beginning of what this property offers.

- Over 3miles of grandfathered High Fence
- 2 separate homes totally 6000 sq. ft.-each with a stocked pond
- 3.7 miles of interior roads
- 2300 sq. ft. Morton building with shop, bath and 3 working bays
- 4 rifle ranges
- 11 Custom stands
- 5 separate breeder pens
- 75 Doe Tags issued by DNR Each Year
- Trap and Skeet area
- Property is extraordinarily maintained and fully landscaped.

2 Custom Built Homes, totally over 6000 sq feet, fully landscaped each with their own stocked pond right outside the door. Large custom porches back and front.

Custom Deer Stands

- 4 Metal Tower with sides and roofs
- 3 Two Story Custom Towers with Ramps
- 2 Custom Wood 14 Ft
- 1 10'x4' stand(5 Shooting Lanes)

Directions:

If you would like more information about this tract please contact us by email at information@crproperties.net or by phone at 803-360-7242



Bob McMillan
Carolina Recreational Properties
Cell - 803-360-7242
Fax - 803-808-2868

Jeff Wiggins
Poston & Co.
Cell - 843-830-7019
Fax - 843-266-5970



BID OPENING AND PROCEDURE

Sealed bids for the tract will be opened at 2:00 p.m., July 15, 2009 at the office of Peagler and Weathers, PA, 113 Broughton Road, Moncks Corner, SC 29461, phone - 843-899-7877, fax - 843-899-7687. The office is located approximately 2 blocks from the intersection of Highway 6 and Broughton Road, close to the Berkeley County Courthouse.

The bid should be a lump sum amount for the entire property (land and improvements). If successful bidder wishes to get property surveyed before closing the acreage is different from the 175± acres represented, the final sales price shall be adjusted accordingly.

Bidders may bring bids to the bid opening provided sealed bids are submitted to the Peagler and Weathers, PA office prior to commencing the opening of the bids, or Bidders may mail bids to the bid opening address for office delivery systems or to Post Office Box 1840, Moncks Corner, SC 29461 (for US Mail) for receipt prior to the bid opening. Sealed envelopes containing the bid should be clearly marked Bid - Buckhaven Plantation.

Seller reserves the right to reject any and all bids. All bids must be submitted in writing on the attached BID FORM. Facsimile (fax) bids with authorized buyer signatures will be accepted. Deposit arrangements with letter of credit for faxed bids MUST be arranged PRIOR to bid opening. Phone bids will not be accepted. Once the bid opening process has commenced, promptly at 2:00 p.m., EST, no bids will be accepted. There will not be a public opening of the bids. Seller's agent will open all of the bids at the designated time and bids will be evaluated with the Seller. The name(s) of the successful bidder and the accepted offer will be given to all of the bidders. However, no other bid results will be disclosed or made public. If there is not a successful bidder, no bid information will be made available.

A bid deposit in certified funds in the amount of five percent (5%) of the bid must be enclosed in an envelope containing the completed bid form(s). Faxed bids can have pre-arranged instructions for wire transfer of deposit to Peagler and Weathers, PA Trust Account. Bid deposit checks should be made payable to Peagler and Weathers, PA, Real Estate Trust Account. Bid deposits will not be waived. Sealed bids will be considered an irrevocable offer. Bidders will be notified no later than 5:00 p.m., EST, July 17, 2009, of the acceptance or rejection of an offer and all checks will be promptly returned to unsuccessful bidders, without interest, within 4 business days of this date. All bids will be considered to be legally binding and continuing offers until rejected. Successful bidder so notified by Seller or Seller's agents will execute a Contract for Purchase and Sale of Real Property, attached, no later than 5:00 p.m., EST, July 22, 2009. The bid deposit will be applied as payment on execution of such contract, and will be transferred to closing attorney's escrow account. In the event of non-compliance by the successful bidder, by not signing the contract within the allotted time, the bid deposit will be forfeited by the bidder and serve as liquidated damages. The previously designated successful bidder will have no further interest in or right to purchase the property.

The Seller and/or Seller's agents, 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 resultant sale to the bidder in connection with this offering

GENERAL SALE TERMS AND CONDITIONS

Closing will occur no later than August 19, 2009, and will occur at attorney's offices designated by the Seller. The terms of the sale are cash at closing

Real estate taxes and assessments will be divided on a pro rata basis between Buyer(s) and Seller, as of the date of closing. At closing, Seller shall assign and/or deliver to Buyer(s) a general warranty deed with documentary stamps attached conveying fee simple title to the properties, in form for recording and subject only to the matters set forth herein. Seller shall pay documentary stamp tax, and Buyer(s) shall pay all recording costs. Title examination fees, title insurance costs, and surveying costs, if any, shall be responsibility of the Buyer(s). Seller will not assume responsibility for rollback property taxes, if any.

Access to the property from public roads by calling sellers agents, Bob McMillan, 803-360-7242, mcmillanbob8@aol.com, or Jeff Wiggins, 843-830-7019, jeffwiggins@postonco.com. Showing appointments available until July 14, 2009.

Acreage information is believed to be accurate, but is not guaranteed by the Seller or Seller's agents. Seller and/or Seller's agents do not warrant matters of survey.

The sale of the properties is subject to all applicable Federal, State, and County laws, regulations, and ordinances and is also subject to all plats, covenants, restrictions, zoning, government requirements, roadways, easements, and rights-of-way of record, and to such matter as an accurate survey and inspection of the premises would disclose. This tract is being sold in an "AS IS" condition, and Seller will have no obligation to make repairs or improvements to the property. Certain personal items listed in this prospectus do not convey.

INSPECTIONS AND ADDITIONAL INFORMATION

Access to the property will remain open from the date of this mailing through July 14, 2009. Prospective bidders and/or the agents may inspect the property at their convenience and should contact Jeff Wiggins, 843-830-7019, or Bob McMillan, 803-360-7242. Viewers should check the condition of the interior roads before driving through them. Anyone entering the property does so at their own risk and no liability is assumed by the Seller or Seller's agents. All interested parties viewing property shall not disturb wildlife or destroy any crops on said property. Requests for showings, additional information and questions should be directed to the following: Bob McMillan, Carolina Recreational Properties, 803-360-7242, mcmillanbob8@aol.com, or Jeff Wiggins, Poston & Co., 843-830-7019, jeffwiggins@postonco.com.

BID FORM

BUCKHAVEN PLANTATION

BIDS MUST BE RECEIVED BY 2:00 P.M. ON JULY 15, 2009

To be submitted to: Peagler and Weathers, PA
113 Broughton Road
Moncks Corner, SC 29461
Attention: Bid Buckhaven Plantation

The undersigned bidder hereby agrees to purchase the 175± acre tract situated in Bamberg, South Carolina as advertised in the Bid Prospectus dated June 8, 2009. The undersigned bidder understands the submitted bid is based upon the terms and conditions stated in this prospectus and certifies that bidder received a copy of the Bid Prospectus and is familiar with and understands the terms and conditions in that document.

If this bid is accepted, the undersigned bidder agrees to execute the Contract for Purchase and Sale of Real Property enclosed in the June 8, 2009 Bid Prospectus in the form presented. The contract must be executed and delivered to Peagler and Weathers, PA, by 5:00 p.m., July 22, 2009.

The undersigned bidder hereby offers to purchase the property for the following price:

Bid Price \$ _____

Accompanying this bid is an earnest money deposit of five percent (5%) of the bid amount or \$ _____.

If bid is not accepted by 5:00 p.m., EST, July 17, 2009, the bid deposit will be returned without interest, within 4 business days of this date. The bid will remain a legally binding and continuing offer until it is rejected or until 5:00 p.m., EST, July 17, 2009. If the bid is accepted, the earnest money deposit will be applied to the purchase price.

The undersigned bidder hereby understands and agrees that neither the Seller nor any of the Sellers agents will pay any outside real estate or brokerage commission in connection with this offering, even if the Bid Prospectus was sent to a licensed broker/salesman who then brought the property to the attention of the bidder.

The undersigned bidder agrees that the Seller reserves the right to reject or accept any bid at its sole discretion.

Bidder's Name: _____
(Print full name)

Address: _____

E-Mail: _____

Contact Number: Work _____ Home _____ Cell _____

Bidder's Signature: _____

STATE OF SOUTH CAROLINA

) CONTRACT FOR PURCHASE

COUNTY OF BAMBERG

) AND SALE OF REAL

) PROPERTY

This Contract of Sale entered into this the _____ day of _____, 2009, by and between Norris and Linda Law, hereinafter called the Seller, and _____, Hereinafter called the Purchaser.

WITNESSETH, that the Seller hereby acknowledges receipt from the Purchase the sum of

_____ DOLLARS (\$ _____) to be held in trust by Peagler and Weathers, PA, 113 Broughton Road, Moncks Corner, SC 29461, as earnest money on account of the purchase of the following described property:

That lot, piece, or parcel of land situated in Bamberg County, State of South Carolina, and known as:

Buckhaven Plantation, in the Bamberg County Assessor's Office, it is listed as Tax Map Number 098-00-003.2; 098-00-003; 098-00-066; 098-00-00-060, being further described as having 175± acres and an address of 1551 & 1553 Ashton Road in Ehrhardt, SC.

The terms and conditions of this Contract of Sale are as follows:

_____ DOLLARS (\$ _____) above acknowledged, and further payment of _____ DOLLARS (\$ _____) in the form of a certified check, to be paid on or before August 19, 2009, made payable to the attorney designated by the Seller, making the total purchase price: _____ DOLLARS (\$ _____). Any work and/or improvements performed by the purchaser prior to closing, in the case of default of this contract by the purchaser, shall become the property of the Seller. The Seller will provide a properly executed general warranty deed with documentary stamps affixed thereto at closing on or before August 19, 2009, in the office of its appointed attorney.

The Seller covenants and agrees to bind its heirs, executors, administrators or assigns to convey the said property to the said _____, _____ heirs, executors, administrators or assigns, in fee simple with proper general warranty deed; free from any and all encumbrances except as are herein agreed to be assumed by the Purchaser, and except, when applicable, recorded covenants, rights of way and easements.

Upon the tender of such deed above mentioned, the Purchaser agrees to fully comply with the terms of this Contract of Sale. All taxes, assessments, rents, and water rents are to be prorated to date of completion of sale. Any taxes assessed by Bamberg County for rollback caused by this conveyance or by any activities of Purchaser will be the sole responsibility of the Purchaser who hereby covenants that _____ will pay the same.

Purchaser hereby agrees that Seller and its agents will not be liable or responsible for any fees or commissions to any real estate broker, dealer, agent, or representative on behalf of the bidder in connection with this sale. Purchaser further agrees to indemnify and hold Seller and his agents harmless from any and all claims, demands, judgments, and damages (including costs and attorney's fees) on account of any brokerage fee, commission, or compensation claim.

Indemnity. Purchaser hereby releases and agrees to hold harmless and to indemnify Seller and Seller's agents, and each of their respective officers, agents, subagents and employees from, and hereby assumes all responsibility for, all existing and future liabilities associated with the subject property and any improvements thereon, and from all costs, claims, losses and expenses (including reasonable attorneys fees and other costs of litigation) caused by, resulting from, or relating to the acts or omissions of the Purchaser and the Purchaser's agents and employees from and after the date of this contract.

It is understood and acknowledged that Peagler & Weathers, PA, its agents and employees are acting only in the capacity to receive, open and certify all sealed bids presented in the allotted time frame according to the terms contained herein.

Upon failure on the part of the Purchaser to comply with the terms hereof within the stipulated time, the Seller is to have the right to retain the amount paid as the bid deposit and above acknowledged as liquidated damages or to enforce the terms of this Contract according to law.

It is agreed by both parties hereto that all money paid under this Contract shall pass through the hands of Peagler and Weathers, PA, as disbursing agents for both parties hereto.

No agreements not contained herein are to be binding upon either party without the written consent of both parties.

This contract shall not be binding until executed by both the Purchaser and Seller.

Witness the Hands and Seals of Seller and Purchaser this day, month and year above written.

Signed, Sealed and Delivered

In the presence of:

Date executed and
Delivered by Seller:

Date _____, 2009

NORRIS AND LINDA LAW, Seller

Witness: _____

By _____

Witness: _____

By _____

As to Sellers

Date executed and
Delivered by Purchaser:

Date _____, 2009

Witness: _____

By _____

As to Purchaser

Purchaser

Date received
By Seller's attorney

Date: _____, 2009

Witness: _____

By _____

As to Attorney

Seller's Attorney
Receipt of Earnest Money
Peagler and Weathers, PA