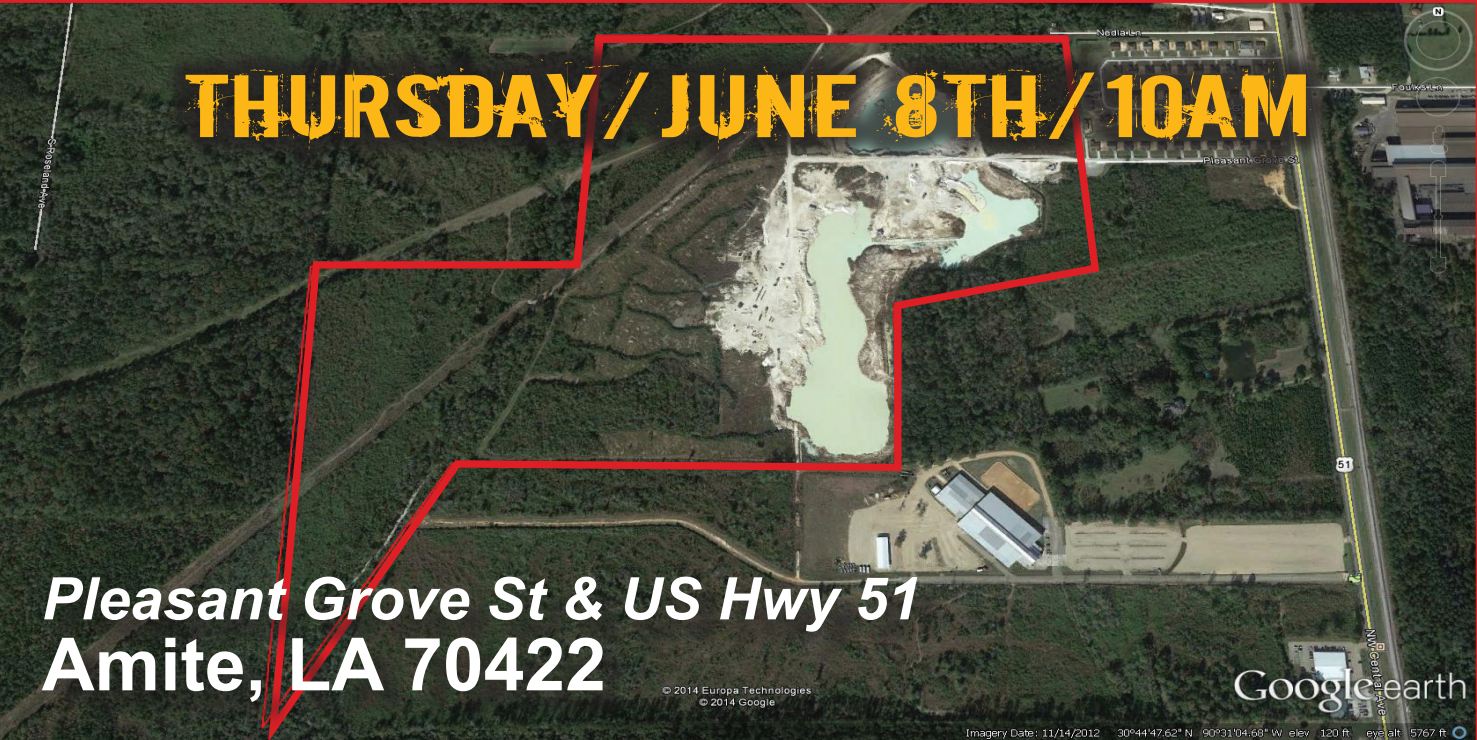


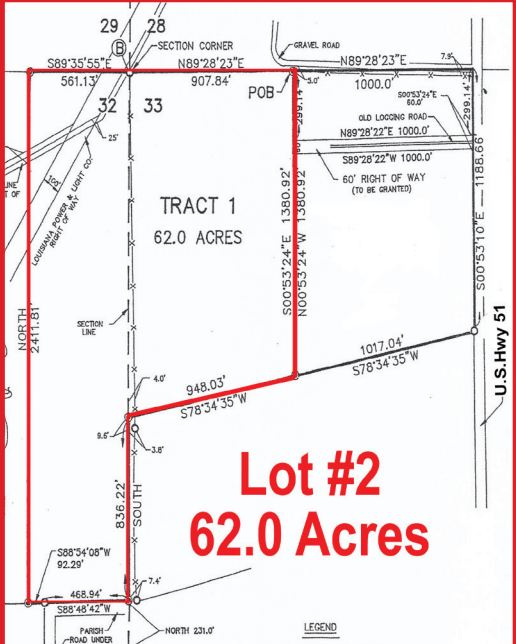
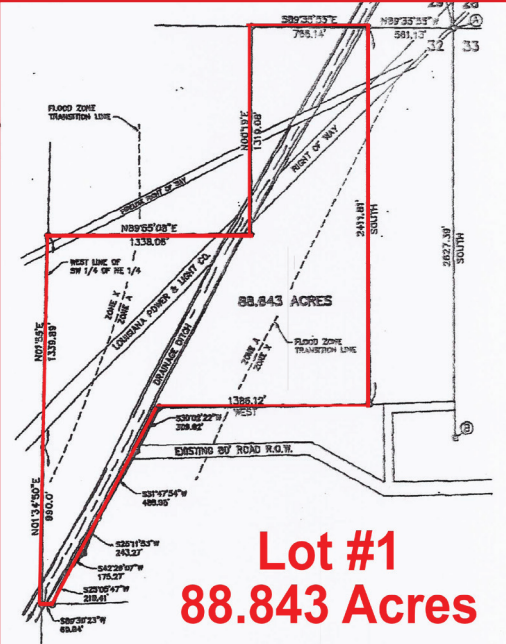
150 +/- ACRE AUCTION

THURSDAY / JUNE 8TH / 10AM



**Pleasant Grove St & US Hwy 51
Amite, LA 70422**

Google earth



150 +/- Acres of Investment Property

150 +/- Acres of Undeveloped Land Possible Development Property, Senior Living Housing, RV Park, Hotels, Sand & Gravel Mining, Hunting Camp or Subdivision Development.

This property joins Parish Arena, Amite, La city limits on the South & Roseland, La to the North.

LOT# 1-Back Property 88.843 Acres
 LOT# 2-Front Property 62.00 Acres
 LOT# 3-Combination of Properties 150 +/- Acres (Lots 1 and 2 will be offered individually then offered "in globo" as lot 3. If an "in globo" bid exceeds the combined bid of lots 2 and 3 by \$1000, the property will be sold as such.)

**Questions? Call:
800.850.2252**



HendersonAuctions.com

Since 1957

Auctioneer: M.Henderson 136-17 Buyer's Premium: 6% on the total hammer price

Auction Information:

Date: Thursday, June 8th at 10am

Location: Corner of Pleasant Grove St & US Hwy 51 in Amite, Louisiana

Motivated Seller to Liquidate Property

Cook/Morris Appraisal is available for preview

150 +/- Acres that is divided into two sections

LOT# 1 - Back Property 88.843 Acres

LOT# 2 - Front Property 62.00 Acres

LOT# 3 - Combination of Properties 150 +/- Acres

(Lots 1 and 2 will be offered individually then offered "in globo" as lot 3. If an "in globo" bid exceeds the combined bid of lots 2 and 3 by \$1000, the property will be sold as such.)

On-Site Bidding, Phone Bidding and Online Bidding is available for this property, call Jeff McCon to set up Phone Bidding 985-687-1774

Buyer's Premium: 6% on the Total Hammer Price.

Closing within 30 Days

10% Deposit is Required on the day of the auction from the winning bidder.

Owner will hold Mineral Rights for 10 years

Selling Subject to Owner Confirmation

Sand and Gravel Deposits Still to be Mined on Property, Owner is leaving some mining equipment on the property.

AUCTION TERMS & CONDITIONS

Warranty: All information contained herein is true and correct to the best of our knowledge, but is in no way guaranteed as to the accuracy of description made. This property is sold AS IS - WHERE IS without warranty as to usefulness or merchantability. This catalog is furnished as a guide only.

ALL ANNOUNCEMENTS MADE ON DAY OF SALE SUPERSEDE ANY PRINTED MATERIAL.

Terms & Payment Procedures: 10% deposit is required on the day of the auction with a 30 day closing. All checks must be made payable to Henderson Auctions. Cash, cashier's check, or wire transfers will be accepted. Personal or company checks must be accompanied by a bank letter of credit guaranteeing payment. We also accept all major credit cards. There is a 3% Convenience Fee when payment is made using a credit card. Bank drafts are not accepted. Notice to Foreign Buyers: Purchasers without United States bank accounts are required to pay in US funds by wire transfer.

Auctioneer Marvin Henderson

LA License 136-17

MS License 266 Firm License 426F

AL License 1085

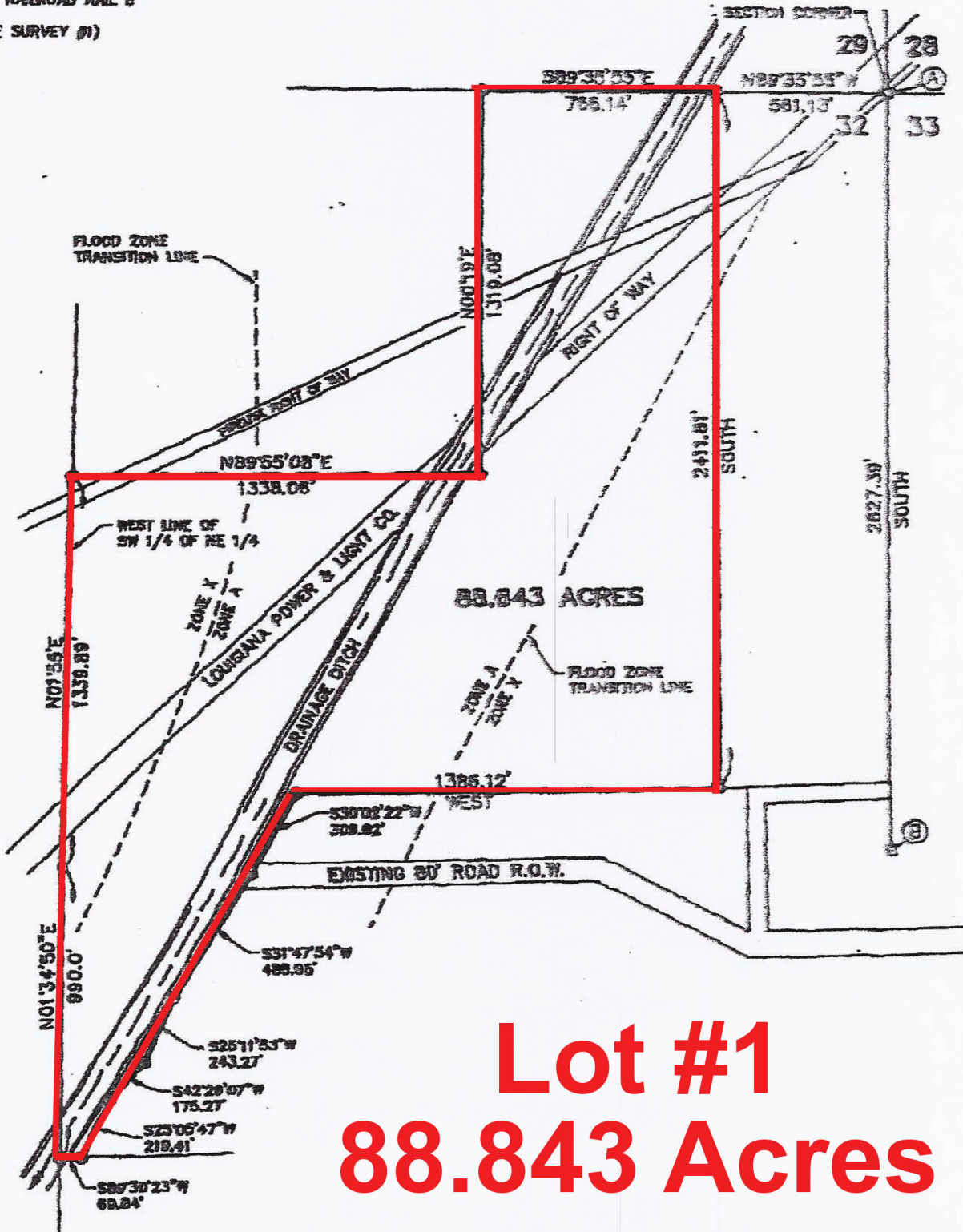
GA License AUNR001989

Auctioneer Jeff Henderson

TX License 12391

REFERENCE BEARING:

IRON PIPE A TO RAILROAD RAIL B
SOUTH
(PER REFERENCE SURVEY #1)



Lot #1
88.843 Acres

NOTE: This property is located in Flood Zones A & X, per F.E.M.A. Map No. 220208 0075 D and Map No. 220208 0125 D, both maps dated 10-18-81.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVICES AND/OR RESTRICTIONS SHOWN ON THIS PLAN ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED TO THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPLETING DATA FOR THIS SURVEY.

LEGEND

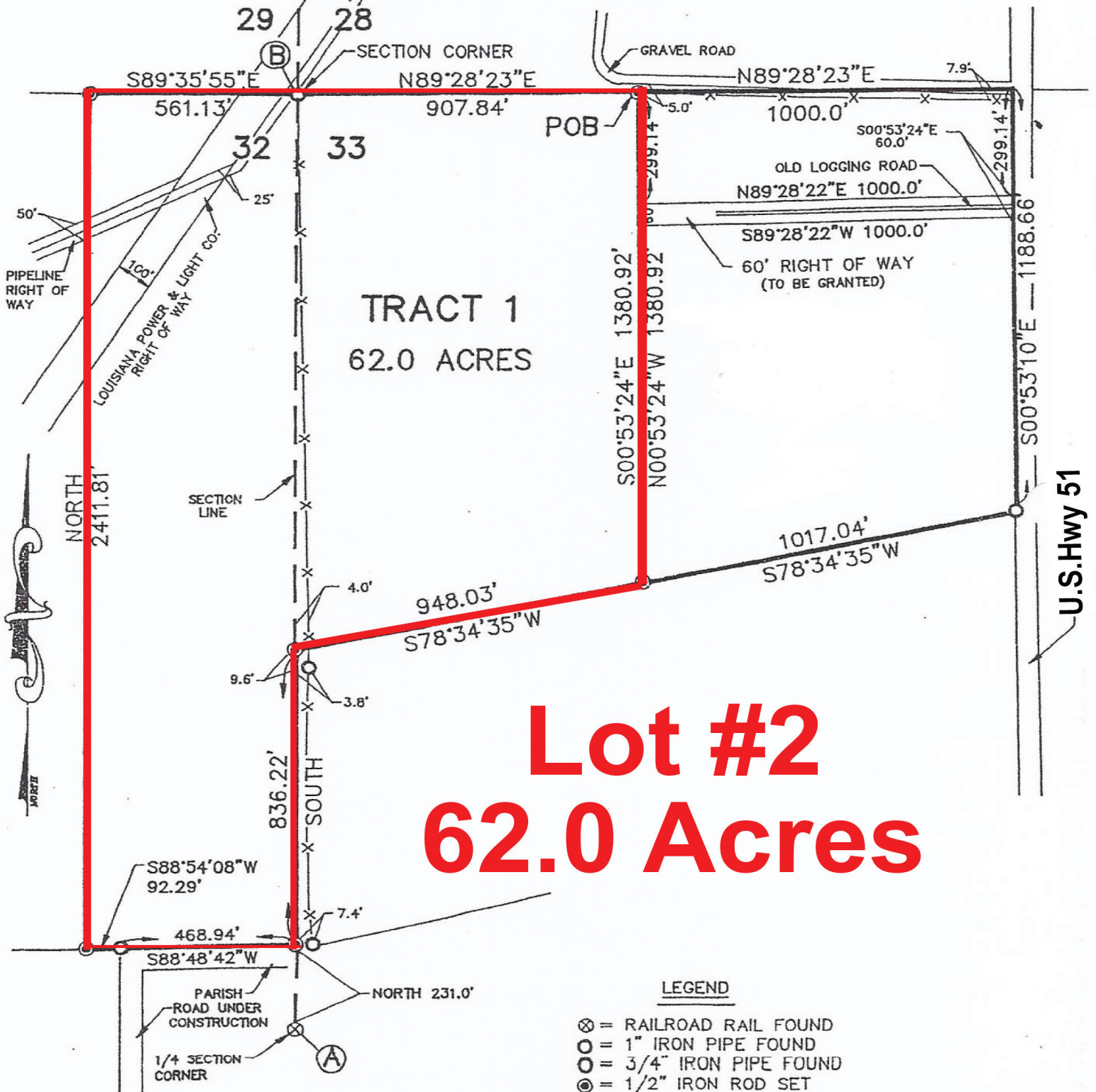
- ⊠ = RAILROAD RAIL FOUND
- ⊙ = 1" IRON PIPE FOUND
- ⊙ = 3/4" IRON PIPE FOUND
- ⊙ = 1/2" IRON PIPE FOUND
- ⊙ = 1/2" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD SET

REFERENCE SURVEYS

1. Map of Nodda Farm by H.A. Tyson, C.E., dated June 3, 1964.
2. Survey for Gilbert, Bennett, & Sons by H.A. Tyson, C.E., dated February 24, 1937.
3. Survey for Joseph Peltus by John G. Cummings, Surveyor, dated 2-5-33.
4. Survey for Tangipahoa Parish Agricultural Center by Mark Thomas Cheney, Surveyor, dated March 2, 1994.

REFERENCE BEARING:
 Railroad Rail A to Iron Pipe B
 North
 (per Reference Survey # 2)

Good to Go, L.L.C., L & T
 & KSKT, L.L.C. Mini-

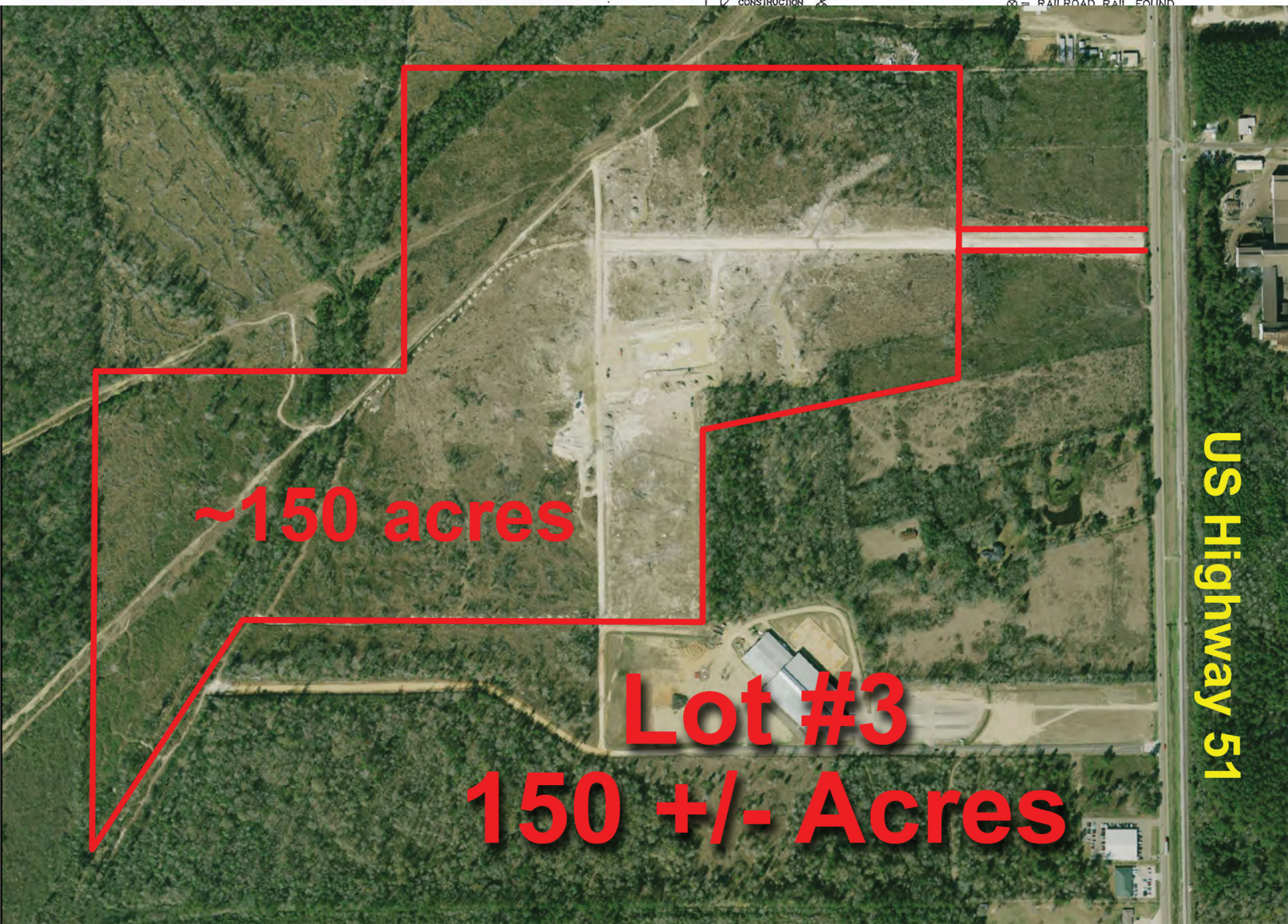
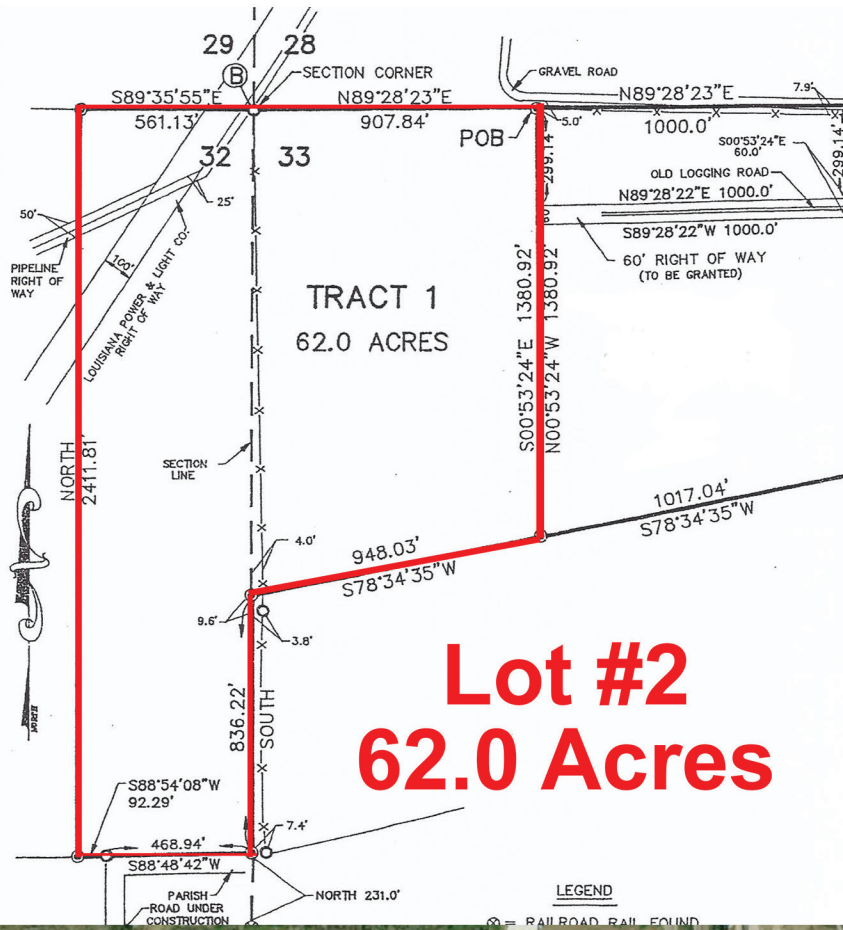
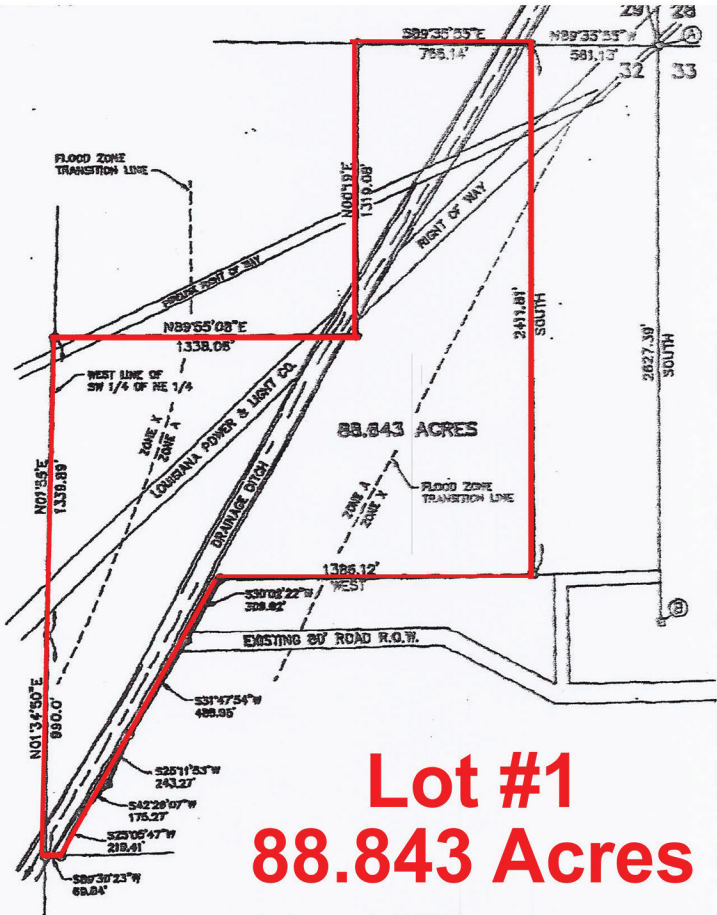


NOTE: This property is located in Flood Zones A & X,
 per F.E.M.A. Map No. 220206 0075 D and
 Map No. 220206 0125 D, both maps dated 10-18-91.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR
 RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR
 RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH
 IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED.
 A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE
 BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

REFERENCE SURVEY:

1. Map of Neola Farm by W.A. Tycer, C.E., dated June 8, 1964.
2. Survey for Dibert, Bancroft, & Ross by W.A. Tycer, C.E., dated February 24, 1967.





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