



PROPERTY SPECIFIC DISCLOSURES FOR:
REAL ESTATE SALE CONTRACT AND TERMS OF AUCTION

Mississippi Land Portfolio Auction 3

Available In 17 Offerings

Located in Jackson, Hinds County, MS

AUCTION BIDDING OPENS: May 9, 2024 at 8am CDT
AUCTION BIDDING CLOSSES: May 16, 2024 at 2pm CDT

DISCLAIMER: Seller and Auctioneer (this term to include Agent, JP King Auction Co., Inc., and JP King's Broker) do not, here, or otherwise, attempt to provide Purchaser (this term to include Bidders) with all of the information Purchaser may need to conduct due diligence and make an informed decision about the Auction and Property ("Property" herein may have either a singular or plural meaning, plus the "Properties" is used in some instances for the plural). Participation in the Auction is at Purchaser's sole risk and Seller and Auctioneer, plus their agents, brokers, contractors, employees, and representatives will have no liability whatsoever on any basis. The Property will be offered and sold in "AS IS, WHERE IS" condition with all burdens, circumstances, defects, facts, faults, dangers, hazards, issues, items, material facts, problems, vandalism, and other relevant matters, whether latent or patent, whether past, present, or future, and whether or not referenced herein, which affect, involve, or relate in any way to the Property ("Property Issues"). The disclosures that follow are made to Purchasers to assist them in performing their due diligence, but this list is not represented to be complete or correct and there may be other Property Issues affecting, involving, or related in some way to the Property. Purchasers should govern themselves accordingly.

Participation in the Auction is at Purchasers' sole risk and Seller and Auctioneer, plus their agents, contractors, and employees, will have no liability on any basis whatsoever. All Properties will be offered and sold in "**AS IS, WHERE IS**" condition with all Property Issues then existing.

TO THE FULLEST EXTENT ALLOWED BY LAW, SELLER AND AUCTIONEER UNCONDITIONALLY DISCLAIM ANY GUARANTEE, REPRESENTATION, OR WARRANTY OF EVERY KIND, WHETHER EXPRESSED, IMPLIED, OR STATUTORY, WHETHER ORAL OR WRITTEN, WHETHER PAST, PRESENT, OR FUTURE, WITH RESPECT TO ALL PROPERTY ISSUES, EXCEPT AS EXPRESSLY PROVIDED IN: (a) THE TERMS OF AUCTION, and (b) THE REAL PROPERTY SALE CONTRACT.

Without waiving or modifying the above disclaimer in any way or degree, Seller and Auctioneer disclose the following information which relates to the specific Properties identified. Seller and Auctioneer emphasize that there may be other Property Issues affecting any one or more of these identified Properties and this is not an all-inclusive list of such matters to be relied upon by Purchasers.

EXCEPT AS EXPRESSLY STATED BELOW, SELLER WILL TAKE NO ACTION TO ADDRESS, CURE, FIX, REMEDY, REPAIR, OR SOLVE ANY PROPERTY ISSUES DISCLOSED.

DISCLAIMER: This package is merely a bulletin and is solely intended to provide interested parties with preliminary information only. The delivery of this bulletin to any person shall not create any agency relationship between such person and Seller. The information included in this package is believed to be correct, but it is not guaranteed and is not necessarily correct. Some of the information furnished is from outside sources deemed to be reliable but is not certified as accurate by the Seller.

All of the information contained herein is subject to corrections, errors, and omissions, etc. All purchase offers must be based on Purchaser's own investigation of any Property made available for purchase and not on any representations made by any party. Seller makes no representation nor warranty, express or implied, with respect to any of the Property(ies) made available for purchase; every Property is being sold in an AS IS, WHERE IS CONDITION, WITH ALL FAULTS, if any.

This Statement shall not constitute an offer to sell or a solicitation of an offer to buy any of the Properties referenced herein. In addition, and without limitation of the foregoing, there shall not be any sales of any of the Properties in any state in which such offer, solicitation, or sale would be unlawful prior to registration or qualification under the applicable security laws of that state.

1. **Mold Disclosure:** Mold is a naturally occurring microbe that can pose a health risk to people in certain circumstances, particularly where concentrated, high levels exist in a living environment. If the Purchaser is concerned or desires additional information, Purchaser should consult an appropriate professional. Seller and Auctioneer specifically make no representations, guarantees, or warranties of any kind whatsoever regarding the present condition of the property, the future condition of the property, or anything regarding mold, mildew, and the remediation process. Seller and Auctioneer fully and unconditionally disclaim any liability whatsoever for any action, arbitration, claim, cost, damage, deficiency, expense, loss, suit, or other demand of any kind related to the Property, these conditions, damages, problems, the remediation process, and all related issues.
2. **Patriot Act Representation:** Seller and Purchaser each represent to the other that: (1) their property interests are not blocked by Executive Order No. 13224, 66 Fed. Reg. 49079; (2) it is not a person listed on the Specialty Designated Nationals and Blocked Persons list of the Office of Foreign Assets Control of the United States Department of the Treasury; and (3) it is not acting for or on behalf of any person on that list.
3. **Uses of Property:** Seller and Auctioneer make no representations or warranties as to the allowable uses of the Property. Bidder/Purchaser should consult with the proper governing authorities for Property zoning information and regulations.
4. **Property Tax Disclosure:** Purchaser should not rely on the Seller's current property taxes as the amount of property taxes that the Purchaser may be obligated to pay in the year subsequent to purchase. A change of ownership, use of property, or property improvements triggers reassessments of the property that could result in higher property taxes or rollback taxes. Purchaser will be responsible for any rollback taxes due to their change of use in the property. If Purchaser has questions concerning valuation, Purchaser should contact the county property appraiser's office for information.
5. **Utility Services:** Purchaser shall be exclusively responsible for obtaining any and all permits for the installation or continuation of utility services to the Property itself and paying all costs related to such installation or continuation.
6. **Soil Percolation, Utilities, Suitability, Permits, Etc.:** **Purchaser is solely responsible for doing all due diligence needed or desired for the Property.** Purchaser is solely responsible for investigating the availability and/or accessibility for all utilities to serve the Property, as well as the practicality and suitability for building or construction of any kind on the Property. Additionally, Purchaser will be solely responsible for obtaining and paying for any and all permits for septic systems and all other items related to the Property and any building, construction, or improvements thereon. Purchaser will also be solely responsible for obtaining and paying the costs for all permits and other fees, tanks, meters, lines, and other needs relative to the Property. Seller and Auctioneer specifically make no representation, guarantee, or warranty of any kind regarding any matter addressed in this paragraph and Purchaser solely assumes all risk and costs for each of these matters.
7. **Mineral Rights:** Seller will retain all mineral rights that they own, if any.
8. **Inspections:** All bidders should physically inspect each property prior to bidding as these properties are being offered "as is" with no representations as to the physical condition.
9. **Easements and Access:** Property is selling subject to any and all easements for Right of Way, and Access.

10. **Restrictive Covenants:** All properties are selling subject to any restrictive covenants, if any.

(All 17 offerings are in the City of Jackson, Hinds County Mississippi)

Auction 3

Offering 1

2.68 +/- acres

Tax parcels 442-110,451-18,443-53,443-54,443-55,443-56.

The Property has been marketed based on the tax assessor's estimate of 2.68 +/- acres. The seller will perform a survey to be completed before closing. If the survey the seller performs shows a greater or lesser amount of acreage than that as advertised no adjustment will be made to the purchase price. Purchasers should monitor the J P King website for this offering for updates and further survey information, if any.

Offering 2

Beasley Road – 15.14 +/- acres

Tax parcel 721-4.

The Property will be sold based on the tax assessor's estimate of 15.14 +/- acres. If a survey the purchaser performs shows a greater or lesser number of acres no adjustment will be made to the purchase price.

Offering 3

Livingston Road 3.28 +/- acres

Offered as an entirety - (2.79 +/- acres, and .49 +/- acres)

Tax parcel – 721-1-15.

The Property will be sold based on the tax assessor's estimate of 3.28 +/- acres. If a survey the purchaser performs shows a greater or lesser number of acres no adjustment will be made to the purchase price.

Offering 4

Livingstone Road- 28.79 +/- acres

Offered as an entirety - (19.15 and 9.65 acres) 28.79 +/- acres

Tax parcels 721-8 and 721-9.

The Property will be sold based on the tax assessor's estimate of 28.79 +/- acres. If a survey the purchaser performs shows a greater or lesser number of acres no adjustment will be made to the purchase price.

Offering 5

Forest Ave – 77.63 +/- acres

Tax parcels: 730-5-1 and 730-3

The Properties will be sold together and based on the tax assessor's estimate of 77.63 +/- acres. If a survey the purchaser performs shows a greater or lesser number of acres no adjustment will be made to the purchase price.

Tax parcel 730-3 includes a barn and is selling subject to an oral lease agreement with \$3,000 payable in May and November of each year. The May rent will be prorated at closing. The lease may be terminated by the purchaser with 30 days written notice.

Offering 6
Forest Ave – 53.70 +/- acres

Tax parcel: 720-1-8

The Property will be sold based on the tax assessor's estimate of 53.70 +/- acres. If a survey the purchaser performs shows a greater or lesser number of acres no adjustment will be made to the purchase price.

The property includes two billboard structures currently leased to Lamar Advertising that for Lease No. 2660-1 produce a minimum of \$2,630.52 payable in advance, against a total annual rental of 20% of the gross annual revenue payable annually—the balance of overage payable within 60 days in the arrears and is renewed annually each April 21. Lease No. 2660-2 produces a minimum of \$1,853.28 payable in advance, against a total annual rental of 20% of the gross annual revenue payable annually—the balance of overage payable within 60 days in the arrears and is renewed annually each April 21. The seller is retaining the rental income for the current annual lease term and is not prorating this year's rent. The seller will sign any lease assignment the Purchaser or Lamar Advertising may request.

Offering 7
Forest Ave – 7.24 +/- acres

Tax parcel: 721-4-2

The Property will be sold based on the tax assessor's estimate of 7.24 +/- acres and .08 +/- acres. If a survey the purchaser performs shows a greater or lesser number of acres no adjustment will be made to the purchase price.

Tax Parcels 721-4-2 shown as 7.24 +/- acres and .08 +/- acres have no deeded access.

Offering 8
LeFleur's Square –.84 +/- acres

Tax parcel: 511-539

The Property has been marketed based on the tax assessor's estimate of .84 +/- acres. The seller will perform a survey to be completed before closing. If the survey the seller performs shows a greater or lesser amount of acreage than that as advertised no adjustment will be made to the purchase price. Purchasers should monitor the J P King website for this offering for updates and further survey information, if any.

Offering 9
LeFleur's Square 1.39 +/- acres

Tax parcel: 511-539-2

The Property has been marketed based on the tax assessor's estimate of 1.39 +/- acres. The seller will perform a survey to be completed before closing. If the survey the seller performs shows a greater or lesser amount of acreage than that as advertised no adjustment will be made to the purchase price. Purchasers should monitor the J P King website for this offering for updates and further survey information, if any.

Offering 10

Dewey Street Lot 22, Blk B Lynch St Subdivision Plat 4

Tax parcel: 820-92

Offering 11

Parkside Place .59 +/- acres

Tax parcel: 109-5

The Property will be sold based on the tax assessor's estimate of .59 +/- acres. If a survey the purchaser performs shows a greater or lesser number of acres no adjustment will be made to the purchase price.

The property is located on an unimproved ROW.

Offering 12

Bailey Ave - A Portion of Lot 29 BLK 2 Victory Homes Subdivision

Jackson, Hinds County - Tax parcel: 101-330

Lot is likely unbuildable.

Offering 13

Gaddis Street – LOT 4 BLK 3 VICTORY HOMES

Tax parcel: 101-334

The Property is located on an unimproved ROW.

Offering 14

Manhattan Road 8.19 +/- Acres

Tax parcel: 517-921

The Property will be sold based on the tax assessor's estimate of 8.19 +/- acres. If a survey the purchaser performs shows a greater or lesser number of acres no adjustment will be made to the purchase price.

Offering 15

Maywood Circle LOT 29 MAYWOOD SUB

Tax parcel: 511-372

Offering 16

Maywood Circle LOT 15 MAYWOOD SUB

Tax parcel: 511-338

Offering 17

Maywood Circle LOT 20 MAYWOOD SUB

Tax parcel: 511-348

**** Additional Disclosures may be added prior to the start of the auction.**

**J.P. KING AUCTION COMPANY IS SELLING AGENT ONLY AND MAKES NO REPRESENTATIONS
REGARDING THESE PROPERTIES WHATSOEVER.**