

**SALES PROSPECTUS**

**INVITATION TO BID**

**Baptist Convention Center**  
**WHITE OAK CONFERENCE FACILITY**  
Real Estate Opportunity

**FAIRFIELD COUNTY, SOUTH CAROLINA**

**The Property of:**  
**South Carolina Baptist Convention**

**+/-218.54 Acres Offered at Sealed-Bid Sale**  
**Tuesday, September 28, 2021, 2:00 p.m.**

**Including All Buildings, Lodging Facilities, Extensive Improvements, & Inventory**  
**Zoned Commercial – B-2**  
**Tax Map Nos. 072-00-00-001-000 (portion) and 072-00-00-001-001**

**Prepared June 15, 2021**

**By AFM Real Estate**  
**407 North Pike Road East, Sumter, SC**  
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**www.AFMRealEstate.com**

June 15, 2021

## **INVITATION TO BID**

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AFM Real Estate (AFMRE), acting as Agent for the SC Baptist Convention (hereinafter referred to as Seller), is pleased to present the following information regarding a great investment property.

The sale property is located in Fairfield County, South Carolina, and zoned B-2/Business District 2 – Commercial. Fairfield Co. Tax Map Nos. 072-00-00-001-000 (portion) and 072-00-00-001-001. Area defined by the attached plat prepared December 12, 2019, by the Dennis Corporation for Client # S0069.03/Baptist Convention.

This property is further described in this sales prospectus.

AFM is offering the property 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 property, 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 its own determination.

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

The South Carolina Baptist Convention, which owns White Oak Conference Center (WOCC) located at 633 Mobley Hwy., Winnsboro, SC 29180, provides water and sewer service to Camp Lavida. Camp Lavida is owned and run by the South Carolina Baptist Women’s Missionary Union and is located at 218 Lavida Rd., Winnsboro, SC 29180. WOCC has water wells and a water tower that provide drinkable water to Camp Lavida. WOCC has a wastewater treatment plant that processes wastewater pumped from Camp Lavida. These facilities are subject to government inspections and control. Any purchaser of the WOCC would agree to keep these facilities running and to provide water and sewer services to Camp Lavida and that this agreement would “run with the land” (in perpetuity) at an annual cost of \$1.

## **BID OPENING AND PROCEDURES**

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Sealed bids for the tracts will be opened at 2:00 p.m., Eastern Daylight Time (EDT), Tuesday, September 28, 2021, at the AFM Real Estate (AFMRE) Sumter office, 407 N. Pike Road East, Sumter, SC 29153 (telephone 803-773-5461).

The bid should be a lump sum amount. A copy of tax maps and other information delineating the tracts are available at [www.afmrealestate.com](http://www.afmrealestate.com). A new survey, if desired or needed for Closing, shall be performed at the Purchaser’s expense by a registered South Carolina Professional Land Surveyor (SCPLS).

Bidders may hand deliver bids provided that said sealed bids are submitted to the Sumter office of AFM prior to the bid opening, or Bidders may mail or overnight bids to the above AFM address for receipt prior to the bid opening. Sealed envelopes containing the bid should clearly be marked "BID – White Oak To Be Opened 09/28/21." **Bidders will not be allowed to attend the bid opening.**

Seller reserves the right to reject any and all bids. All bids must be submitted in writing on the entire two-page BID FORM (attached). Telephone bids will not be accepted. Once the bid process has commenced, promptly at 2:00 p.m., EDT, no additional 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 in a private meeting and bids will be evaluated with the Seller. AFM will supply the name of the successful bidder to all of the Bidders upon request after the sale closing. No other bid results will be disclosed or made public.

All bids will be considered to be legally binding and continuing offers until rejected by Seller or Seller's Agent. Successful bidder will be notified no later than Tuesday, October 5, 2021, of the acceptance an offer. Successful bidder so notified by Seller's Agent, AFM, shall execute a Contract of Sale, attached, no later than 5:00 p.m. EDT, Friday, October 8, 2021. A bid deposit of five percent (5%) in certified funds made payable to AFM must be submitted with the bid and will be applied as payment on execution of the contract. The bid deposit will be transferred to the closing attorney's escrow account. Unsuccessful bidders will be notified and bid deposits will be returned by Thursday, October 14, 2021.

In the event of non-compliance by the successful bidder, by not signing the contract within the allotted time, said Bidder shall have no further interest in or right to purchase the property, and the bid deposit will be non-refundable and forfeited to the Seller.

SELLER AND/OR AFM, 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. Co-brokerage will be considered; however, agents should register a Bidder Client with AFM before submitting a bid to qualify for a co-broker sale.

## **GENERAL SALE TERMS AND CONDITIONS**

Closing will occur no later than Tuesday, November 30, 2021, and will take place at an attorney's office designated by the Purchaser(s). The terms of the sale are cash at 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), and the Purchase Price will be adjusted based on the surveyed acres for each block.

Acreage information for the property was obtained from Fairfield 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, AFM. Seller and/or Seller's Agent, AFM, do not warrant matters of survey. Plats may be subject to 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 as a result 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. A copy of the applicable zoning requirements pertaining to the Property is available upon request, as well as information regarding water, electricity, and solid waste disposal services. The property is being sold in "AS IS" condition.

Seller may elect to effect 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. Those entering the Property do so at their own risk and the landowners or AFM assumes no liability. To request additional information or to schedule an appointment to view the Property, contact Curtis Spencer at (803) 773-5461 (office), (803) 491-4832 (mobile), or by e-mail at [curtis.spencer@afmforest.com](mailto:curtis.spencer@afmforest.com). Additional information is also located on our web site at [www.afmrealestate.com](http://www.afmrealestate.com).

## **BID FORM – WHITE OAK CONFERENCE CENTER**

BIDS must be received by 2:00 p.m., Eastern Daylight Time (EDT), Tuesday, September 28, 2021, at the AFMRE Sumter office:

AFM Real Estate  
 Attn: BID – White Oak To Be Opened 09/28/21  
 407 N. Pike Road East  
 Sumter, SC 29153  
 Telephone 803-773-5461

The undersigned bidder hereby agrees to purchase the Tract(s) listed below situated in Fairfield County, South Carolina, as advertised in the bid prospectus dated June 15, 2021. The undersigned bidder understands the submitted bid(s) (together with bid deposits of five percent (5%) in certified funds) are 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 of Sale enclosed in the May 4, 2021, bid prospectus in the form presented. The contract must be executed and delivered to AFMRE by 5:00 p.m. EDT, Friday, October 8, 2021.

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

Tract Name	Bid Price		Bid Deposit
White Oak Conference Center	\$	218.54 acres	\$

Accompanying this bid is an earnest money deposit of 5% (IN CERTIFIED FUNDS) made payable to “AFM Real Estate Escrow Account” of the bid amount(s) as shown above totaling \$\_\_\_\_\_.

If the bid(s) are not accepted by 5:00 p.m., EDT, October 5, 2021, the bid deposit(s) will be returned without interest by October 14, 2021. The bid(s) will remain a legally binding and continuing and irrevocable offer until it is (a) accepted or rejected or (b) until 5:00 p.m., EST, October 5, 2021. If the bid is accepted, the earnest money deposit will be applied to the purchase price.

**Bid Contingencies** (Check appropriate box.):

- None
- Listed Below or Attached

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The undersigned bidder hereby understands and agrees that neither AFM nor Seller will pay any real estate fees or commission in connection with this offering.

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: \_\_\_\_\_  
\_\_\_\_\_

Telephone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Bidder's Signature: \_\_\_\_\_

Date: \_\_\_\_\_