



NOTICE OF TIMBERLAND SALE PIKE COUNTY BID

Rocky Hollow 40 – Totaling approximately 40 acres, more or less

BIDS DUE: Thursday, May 18th, 2017, 2:00 PM

Davis DuBose Knight Forestry & Real Estate PLLC has been authorized to sell approximately 40 acres of timberland located in Pike County, Arkansas. The property is being sold by sealed bid.

Legal Description

Rocky Hollow 40 – The NW ¼ of SE ¼ of Section 29, Township 5 South, Range 27 West, Pike County, Arkansas, containing 40 acres, more or less.

Tract Description

The property cover type is an investment grade 7-year-old pine plantation. Stocking is excellent and the trees are healthy and growing well. Access is via a gravel woods road just off of Rocky Hollow Road. The property is less than 2 miles from the Little Missouri River and only 9 miles from Lake Greeson.

Location Description

To get to the property from Highway 70 in New Hope, AR, take Coffman Road North for 2 miles and turn right onto Rocky Hollow Rd. In 3.2 miles, the woods road to the property will be on the right. Follow this woods road approximately 230 feet and you will enter the property on the northern boundary. The same woods road will take you across the property. If coming from the North, at the intersection of Hwy 84 and Rocky Hollow Road, proceed south on Rocky Hollow Road for 2 miles. A gravel woods road will be on your left.

Google maps and/or coordinates can be requested or downloaded from our website. The property will be marked with Davis DuBose Knight real estate signs and pink flagging tape.

For additional information about this property, please visit our website at forestryrealestate.com.

Davis DuBose Knight is a forestry and real estate company headquartered in Little Rock, Arkansas with offices in Monticello and Texarkana, Arkansas. For more information about our services or to view our listings visit www.forestryrealestate.com



General Information Regarding Terms and Conditions of Sale

1. Bids should be mailed to:

DAVIS DUBOSE KNIGHT FORESTRY & REAL ESTATE PLLC
PO BOX 24633
LITTLE ROCK, AR 72221

Mark the lower left corner of the envelope with *"Rocky Hollow 40 Bid Sale."* No verbal bids will be accepted. Bids may also be faxed to (501) 225-8607.

2. Bids will be received at the office of Davis DuBose Knight Forestry & Real Estate PLLC until 2:00 p.m. Thursday, May 18, 2017. All bids received will be considered at that time. A submitted bid may not be withdrawn after the bid opening.
3. Bids must be submitted using the enclosed form. Only bids for a specific dollar amount will be accepted; no per acre bids. Neither the seller nor his agents makes any warranty as to number of acres, timber volumes, ingress/egress, or access to utilities. Prospective buyers are advised to verify information presented in this sale notice. Questions regarding this sale should be directed to licensed broker Mark Knight (501) 231-8778.
4. Boundary lines represent what the current landowner has used as the traditional boundaries of the property and to the best of our knowledge are not under dispute with the adjacent landowners.
5. Seller is not obligated to furnish a survey. If buyer requires a survey, the cost will be the responsibility of the buyer. The attached maps should not be considered as survey plats.
6. Seller reserves the right to accept or reject any bid. The bidder will be advised if seller accepts his/her bid. The successful bidder will be obligated to execute an offer and acceptance contract, to be supplied by the seller, within 10 business days and at that time deposit 10% of the purchase price as earnest money.
7. A sample of the offer and acceptance contract can be provided in advance, upon request. This contract has produced numerous successful timberland closings and is the form the buyer should anticipate signing with minimum proposed changes. Any issues or exceptions relative to the contract should be attached and submitted with the bid form. The successful bidder will be expected to close within 30 days of bid closing.
8. Conveyance will be by special warranty deed. Seller shall furnish an owner's policy of title insurance in the amount allocated to the property. If a mortgagee's policy is required by the buyer's lender, the aggregate cost of all title policies shall be borne one half (1/2) by seller and one half (1/2) by buyer. The buyer will be responsible for customary closing costs. Cash or cashier's check is required from buyer at closing. Seller will convey 50% of any minerals owned, without warranty.



BID FORM: Rocky Hollow 40

BID DUE DATE: Thursday, May 18, 2017

BIDS RECEIVED UNTIL 2:00 PM.

In reference to **ROCKY HOLLOW 40 BID SALE**," prepared by Davis DuBose Knight Forestry & Real Estate PLLC, I submit the following bid for the purchase of the following tract(s):

Rocky Hollow 40

40 acres, more or less

Bid Amount: _____

My bid is valid through 5:00 p.m. on the second business day following the bid opening. If my bid is accepted, I am willing to execute an Offer and Acceptance contract with earnest money in the amount of 10% of the purchase price within ten (10) business days after Seller's acceptance.

BIDDER NAME/COMPANY: _____

ADDRESS: _____

CITY: _____ **STATE:** _____ **ZIP:** _____

PHONE #: _____ **FAX #:** _____

EMAIL ADDRESS: _____

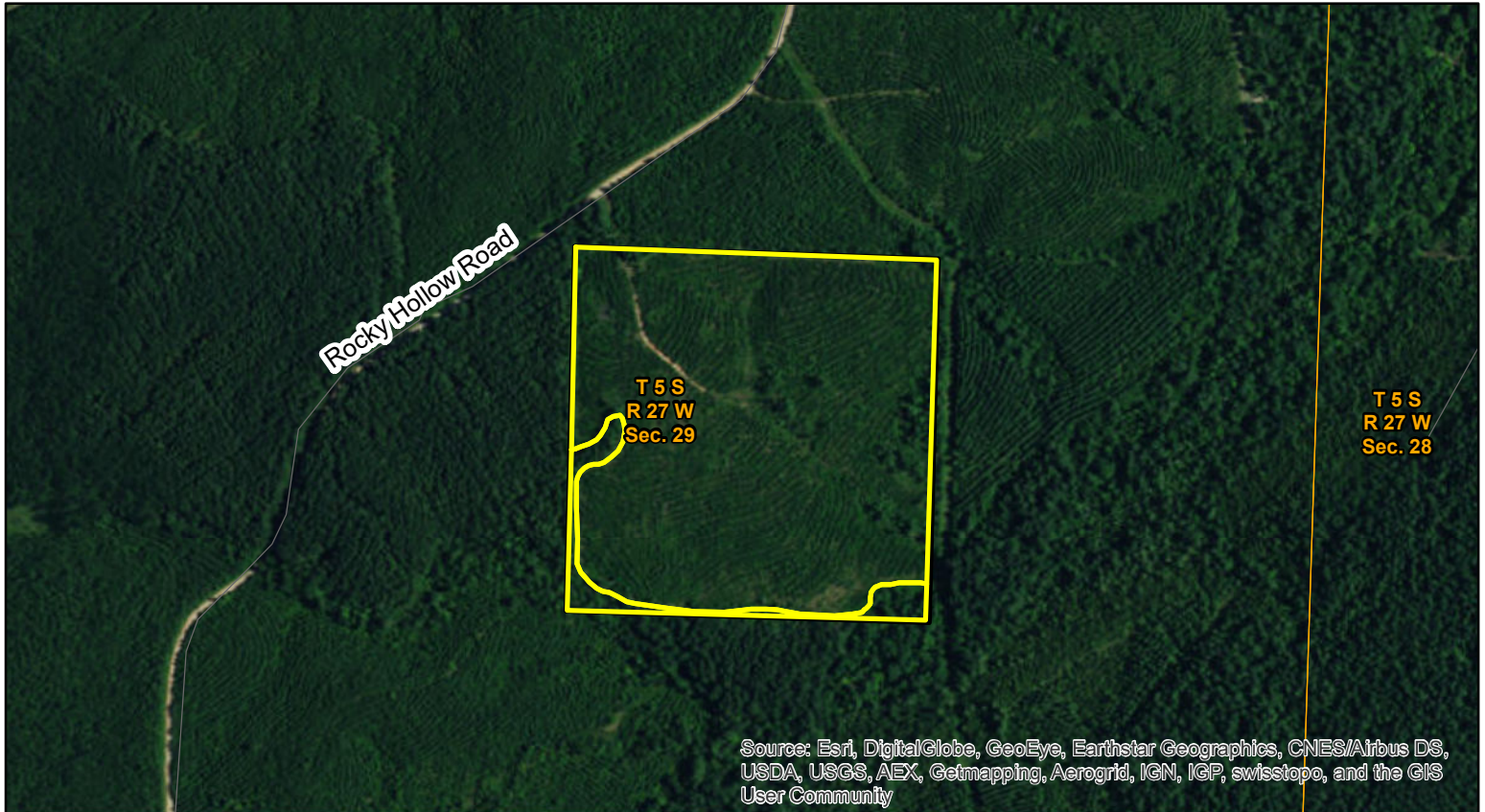
BIDDER'S SIGNATURE: _____ **Date:** _____

The Seller and his agent make no guarantee as to timber volumes and/or total acreage, timber stand information, ingress/egress agreements, location of boundary lines, and utilities. It is suggested that Buyers make their own estimates on acreage, timber volumes, access, boundary lines, and utilities.

Bids should be mailed to: **DAVIS DUBOSE KNIGHT FORESTRY & REAL ESTATE PLLC, PO BOX 24633, LITTLE ROCK, AR 72221**. Please indicate in the lower left corner of the envelope **ROCKY HOLLOW 40 BID SALE**. Bids may be faxed to **(501) 225-8607** and must be received prior to **2:00 PM, Thursday, May 18, 2017**. Receipt of fax will be acknowledged by return phone or fax confirmation.

Rocky Hollow 40

40 Acres, more or less, Pike County, AR



Phone: 1-888-695-8733
www.forestryrealestate.com

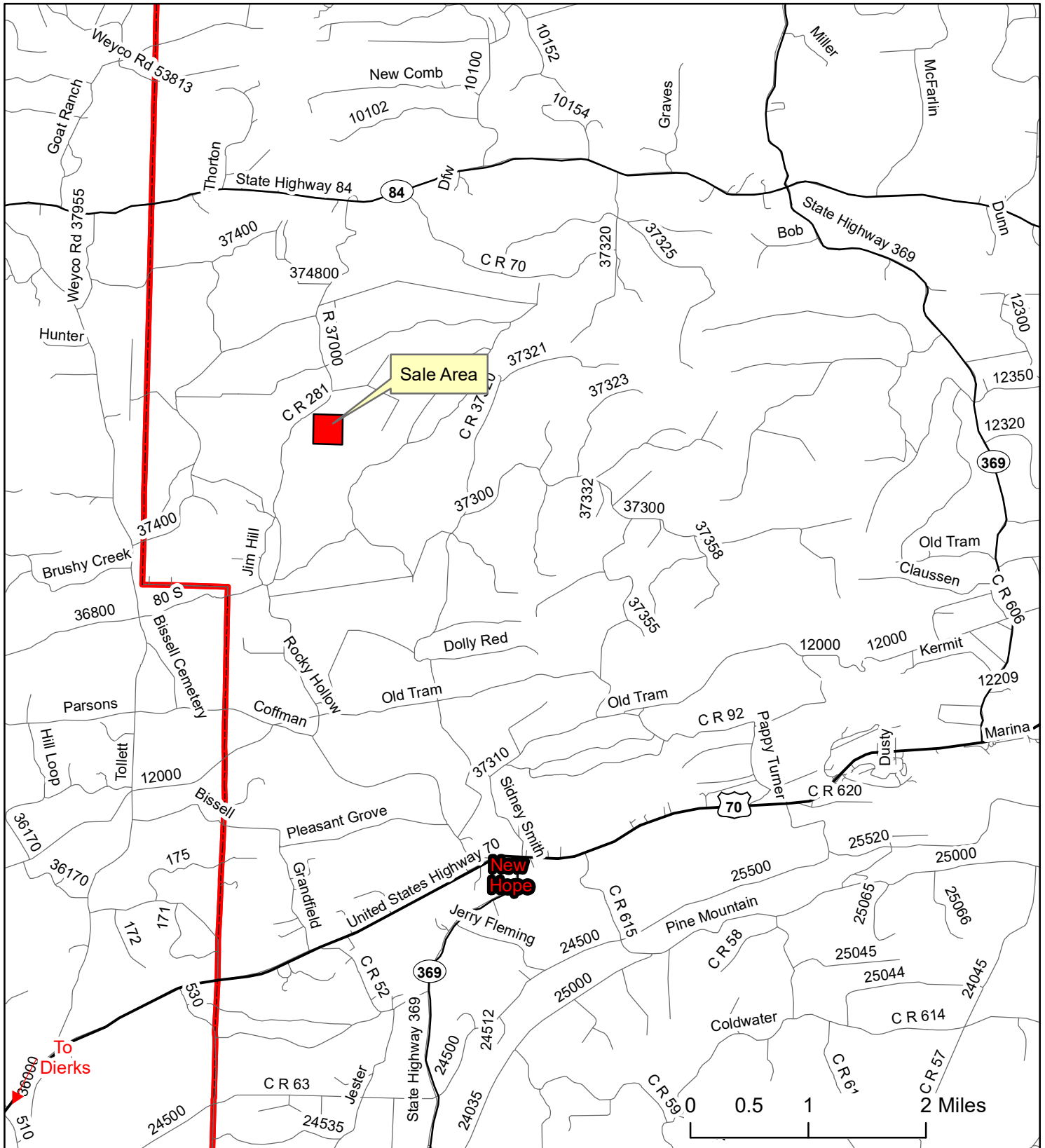


DAVIS DUBOSE KNIGHT
FORESTRY & REAL ESTATE PLLC

This map and all information it contains is provided "AS IS," as a courtesy to potential buyers. Potential buyers should make their own determination regarding the accuracy of the information provided. Neither the seller, Davis DuBose Knight Forestry & Real Estate PLLC (DDKFRE), their subsidiaries, affiliates nor representatives warrant the accuracy, adequacy or completeness of any information contained herein regarding the property, its condition, boundaries, access, acreage, or timber stand information. DDKFRE expressly disclaims liability for errors or omissions.

Rocky Hollow 40

40 Acres, more or less, Pike County, AR



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