



DAVIS DUBOSE KNIGHT FORESTRY & REAL ESTATE PLLC

NOTICE OF TIMBERLAND SALE GLOVER ESTATE 155.66 ACRES

BIDS DUE: Wednesday, December 17th, 2014 by 2:00PM CST

Davis DuBose Knight Forestry & Real Estate PLLC has been authorized to sell a 155.66 (+/-)acre tract of timberland located in Jefferson County, Arkansas. The property is being sold by sealed bid.

Legal Description

Part of Southeast ¼, Section 15, Township 7 South, Range 10 West, Jefferson County, AR. 155.66 acres, more or less.

Tract Description

The Glover Estate tract is located approximately 4 ½ miles southwest of Pine Bluff, Arkansas. It has excellent access via paved Gaddy Koonce Road, which runs along the north property line for ½ mile. There is additional access located down a highline and railroad right of way. This timbered tract offers timber investment and recreational opportunities. Davis DuBose Knight used a 10-factor prism plot method on a 2x10 chain grid to inventory the merchantable timber. Volumes are enclosed.

Maps and information pertaining to this sealed bid sale can be viewed online by accessing, forestryrealestate.com and clicking on the sealed bid tab.

Location Description

From the intersection of I-530 and highway 79, travel south on highway 79 for approximately 7 miles to Whiteville Road. Turn left (east) on Whiteville Road and travel ¾ mile to Gaddy Koonce Road. Turn right (south) on Gaddy Koonce Road. The property is 1 ½ miles down Gaddy Koonce Road on the south side of the road. Davis DuBose Knight real estate signs and pink flagging will mark the property.

Davis DuBose Knight is a forestry and real estate company headquartered in Little Rock, Arkansas with field 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 “*Glover Estate 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 Wednesday, December 17th, 2014. All bids received will be considered at that time. A submitted bid may not be withdrawn.
3. Bids must be submitted using the enclosed form.
4. 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 agent Mark Knight (501-231-8778).
5. 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.
6. 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.
7. 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 and 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.
8. 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.
9. Conveyance will be by 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 cost. All mineral rights owned by the seller, if any, will convey to the buyer without warranty. Cash or cashier check is required from buyer at closing.



BID FORM: Glover Estate 155.66 Tract
BID DUE DATE: Wednesday, December 17th, 2014
BIDS RECEIVED UNTIL 2:00 PM.

In reference to Glover Estate 155.66 "NOTICE OF LAND & TIMBER SALE," prepared by Davis DuBose Knight Forestry & Real Estate PLLC, I submit the following bid for the purchase of the following tract:

Glover Estate 155.66 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 Glover Estate 155.66. Bids may be faxed to (501) 225-8607 and must be received prior to **2:00 PM, Wednesday, December 17th, 2014.** Receipt of fax will be acknowledged by return phone or fax confirmation.

Timber Volumes

115 ACRES, EAST OF THE RAILROAD

Product	Tons/A	Total Tons
Pine Pulpwood	16.2	1,863
Pine Sawtimber	11.3	1,300
Red Oak Sawtimber	1.5	173
White Oak Sawtimber	2.3	265
Gum Sawtimber	0.9	104
Misc. Sawtimber	0.2	23
Hardwood Pulpwood	5	575
Total	37.4	4,301

40 ACRES, WEST OF THE RAILROAD

Product	Tons/A	Total Tons
Pine Pulpwood	13.6	542
Pine Sawtimber	15	600
Hardwood Pulpwood	2.3	92
Total	30.9	1234

GRAND TOTAL 155 ACRES

Product	Tons/A	Total Tons
Pine Pulpwood	15.5	2,405
Pine Sawtimber	12.3	1,900
Red Oak Sawtimber	1.1	173
White Oak Sawtimber	1.7	265
Gum Sawtimber	0.7	104
Misc. Sawtimber	0.1	23
Hardwood Pulpwood	4.3	667
Total	35.7	5,535.5