



NOTICE OF TIMBERLAND SALE STONE COUNTY 120 ACRES

BIDS DUE: Thursday, November 13th, 2014 by 2:00PM CST

Davis DuBose Knight Forestry & Real Estate PLLC has been authorized to sell a 120 acre tract of timberland located in Stone County, Arkansas. The property is being sold by sealed bid.

Legal Description

South ½ Southeast ¼, Northwest ¼ Southeast ¼ Section 21, Township 15 North, Range 9 west, Stone County Arkansas, 120 Acres (+/-)

Tract Description

The Stone County 120 tract is located approximately 23 miles Northeast of Mountain View, Arkansas overlooking the White River. The tract consists mainly of a mature upland hardwood stand. There are immediate hardwood pulp harvesting opportunities on site. The tract has spectacular views and abundant wildlife. This 120-acre tract is an excellent property for a weekend retreat.

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

When traveling from Mountain View take State Highway 14 East/ East Main Street 8 miles and turn north on Highway 58 North toward Guion, travel approximately 4.3 miles and turn east on Turner East Road. The tract will be on the north side of Turner East Road, watch for pink flagging tape leading to the property and a Davis DuBose Knight Forestry & Real Estate sign marking the property. The historical boundaries are marked with red or purple paint.

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 “*Stone County 120 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 Thursday, November 13th, 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 A submitted bid may not be withdrawn.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: Stone County 120 Tract
BID DUE DATE: Thursday, November 13th, 2014
BIDS RECEIVED UNTIL 2:00 PM.

In reference to Stone County 120 "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:

Stone County 120 Tract 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: _____

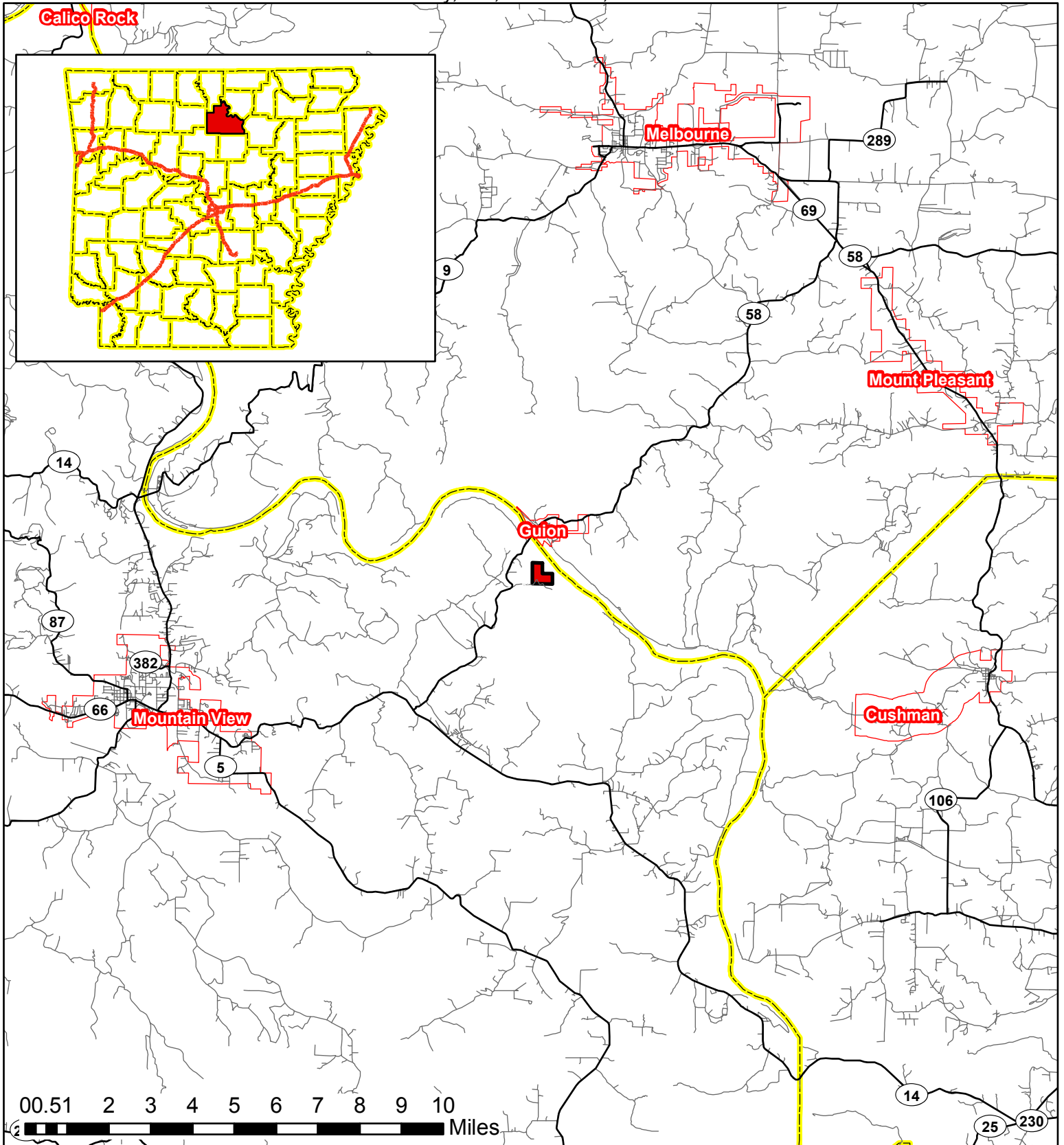
Date: _____

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 Stone County 120. Bids may be faxed to (501) 225-8607 and must be received prior to **2:00 PM, Thursday, November 13, 2014.** Receipt of fax will be acknowledged by return phone or fax confirmation.

Stone County 120

S 1/2 SE 1/4, NW 1/4 SE 1/4 Section 21, Township 15 North, Range 9 West,
Stone County, AR, 120 acres, more or less



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

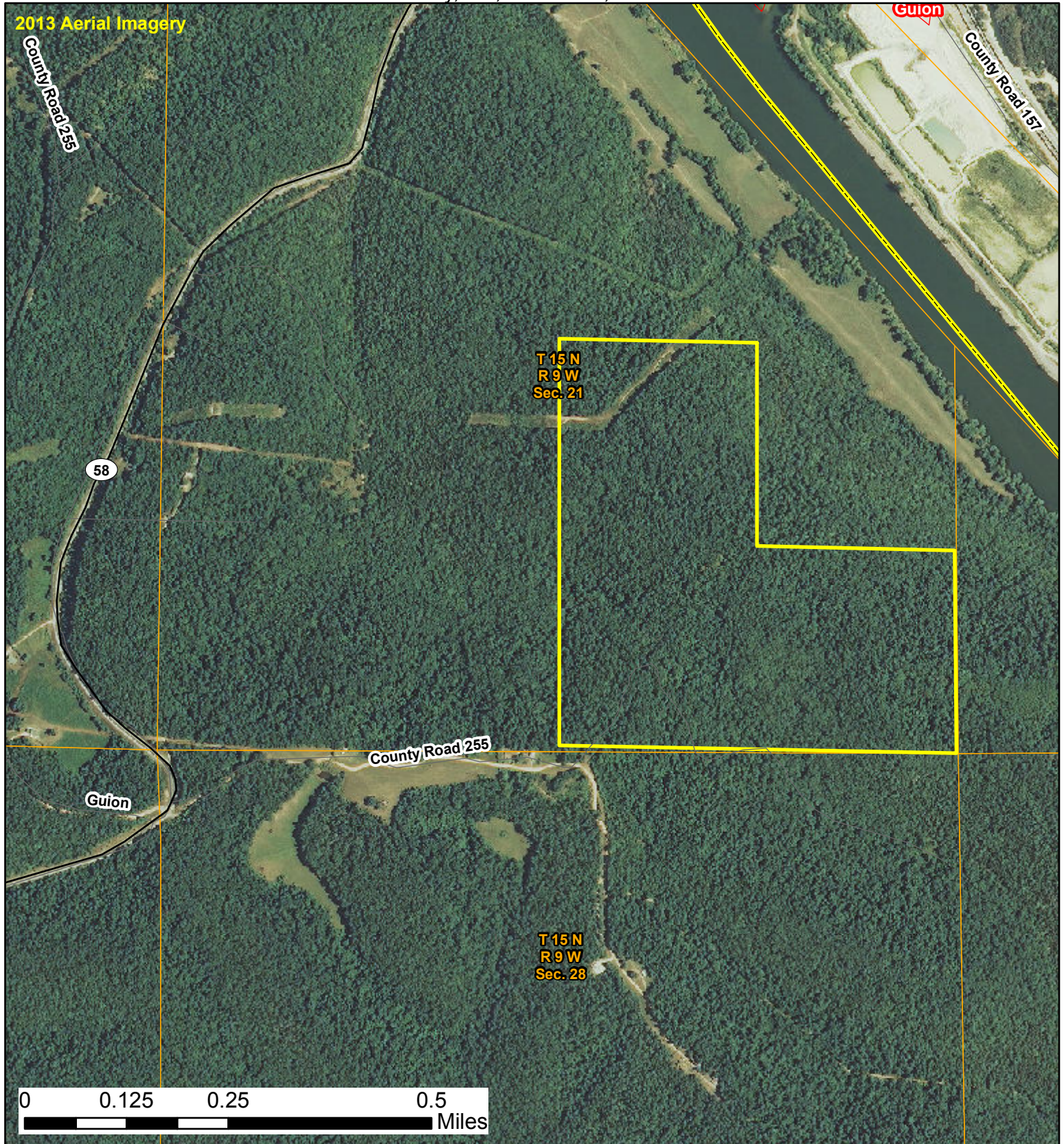


DAVIS DUBOSE KNIGHT
FORESTRY & REAL ESTATE PLLC

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.

Stone County 120

S 1/2 SE 1/4, NW 1/4 SE 1/4 Section 21, Township 15 North, Range 9 West,
Stone County, AR, 120 acres, more or less



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.

Winter 2010



Summer 2014

