



Davis DuBose Knight
Forestry & Real Estate
PLLC
PO Box 24633
Little Rock, AR 72221
(501) 219-8600 or 1-888-695-8733
FAX: (501) 225-8607

NOTICE OF LAND & TIMBER SALE

BIDS DUE THURSDAY, MAY 22, 2014 at 10:00 AM

Davis DuBose Knight Forestry & Real Estate PLLC, licensed real estate brokers of Little Rock, Arkansas, representing the seller, offer for sale at sealed bids the following tract of land in **Dallas County, AR**.

Tract Description

The Property is located 3.5 miles south of Dalark, just off of Highway 9 on Dallas County Road 209. The timber consists of excellent quality large pine sawtimber. Property has paved county road frontage on both the south and east sides.

Part of SE ¼ SE ¼, Section 31, Township 8 South, Range 17 West, Dallas County, AR, 37 Acres more or less

Additional maps and information can be viewed online by accessing www.forestryrealestate.com and clicking on "**Our Listings**" and finding the link for the Dallas County Bid Sale.

Method of Sale

The Property will be sold on the basis of lump sum sealed bids. **Bidders may bid separately for Timber Only, Land Only, OR Land and Timber combined.** Bids will be received until Thursday, May 22 at 10:00 AM at the office of Davis DuBose Knight Forestry & Real Estate PLLC, 1100 Asbury Road, Little Rock, AR 72211

TRACT OFFERS IMMEDIATE LOGGING OPPORTUNITY!

**Davis DuBose Knight Forestry & Real Estate PLLC
INVENTORY SUMMARY FROM February 2014 CRUISE:**

D-11	
Product	Estimated Tons
Pine Sawtimber	2,913 tons
Pine Pulpwood	44 tons
Hardwood Sawtimber	117 tons
Hardwood Pulpwood	263 tons

Please refer to the General Information Regarding Terms and Conditions of this Sale



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GENERAL INFORMATION REGARDING TERMS AND CONDITIONS OF SALE:

1. Sealed 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 **“HERITAGE D-11 TRACT BID SALE”**. No verbal bids will be accepted. **Bids may also be faxed to (501) 225-8607.**
2. Sealed bids will be received at the office of: Davis DuBose Knight until **10:00 AM on May 22, 2014**. All bids will be opened and considered at that time. After the bid opening, a bid may not be withdrawn. **Bids must be submitted using the form enclosed.** Any exceptions or additions should be made as attachments to the bid form provided.
3. Only bids for a specific dollar amount will be accepted; **no per acre bids will be accepted.** Neither the Seller nor his agent 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 agents **Michael Marter or Mark Knight (1-888-695-8733)**.
4. Seller is not obligated to furnish a survey, and if Buyer requires a survey, the cost will be the responsibility of the Buyer. We estimate acreage from digitized aerial photos and the attached maps should not be considered as survey plats.
5. 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 a more detailed Offer and Acceptance Contract, to be supplied by Seller, within ten business days and at that time deposit 10% of the purchase price as earnest money. This money will be deposited at Ouachita Abstract & Title Co., Inc., 137 Jackson Street, P.O. Box 731, Camden, Arkansas 71701.
6. 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.
7. Conveyance will be by Warranty Deed. Buyer will be responsible for customary closing costs. **Seller will convey whatever mineral interest, if any, owned by Seller. Cash or cashier check is required from Buyer at closing.**



BID FORM

BID DUE DATE: Thursday, May 22, 2014

BIDS DUE BY 10:00 AM

In reference to **D-11** "NOTICE OF LAND & TIMBER SALE," prepared by Davis DuBose Knight Forestry & Real Estate, I submit the following bid for the purchase of the following tract:

Part of SE ¼ SE ¼, Section 31, Township 8 South, Range 17 West, Dallas County, AR, 37 Acres more or less

	BID AMOUNTS		
	OPTION 1 TIMBER ONLY (Two-Year Timber Deed)	OPTION 2 LAND ONLY (Without Timber)	OPTION 3 LAND & TIMBER
D-11 (37 acres)	\$	\$	\$

My bid is valid through 5:00 PM, Tuesday, May 27, 2014. 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: _____

BIDDER'S SIGNATURE: _____ **DATE:** _____

The Seller and his agent make no guarantee as to timber volumes and/or total acreage, or ingress/egress agreements, location of boundary lines, and utilities. It is suggested that Buyers make their own estimates on acreage, timber volumes, access, location of 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 "**HERITAGE D-11 BID SALE**." Bids may be faxed to **(501) 225-8607** and must be received by **10:00AM on THURSDAY, MAY 22, 2014**. Receipt of fax will be acknowledged by return phone or fax confirmation. Bid results will be faxed upon request.

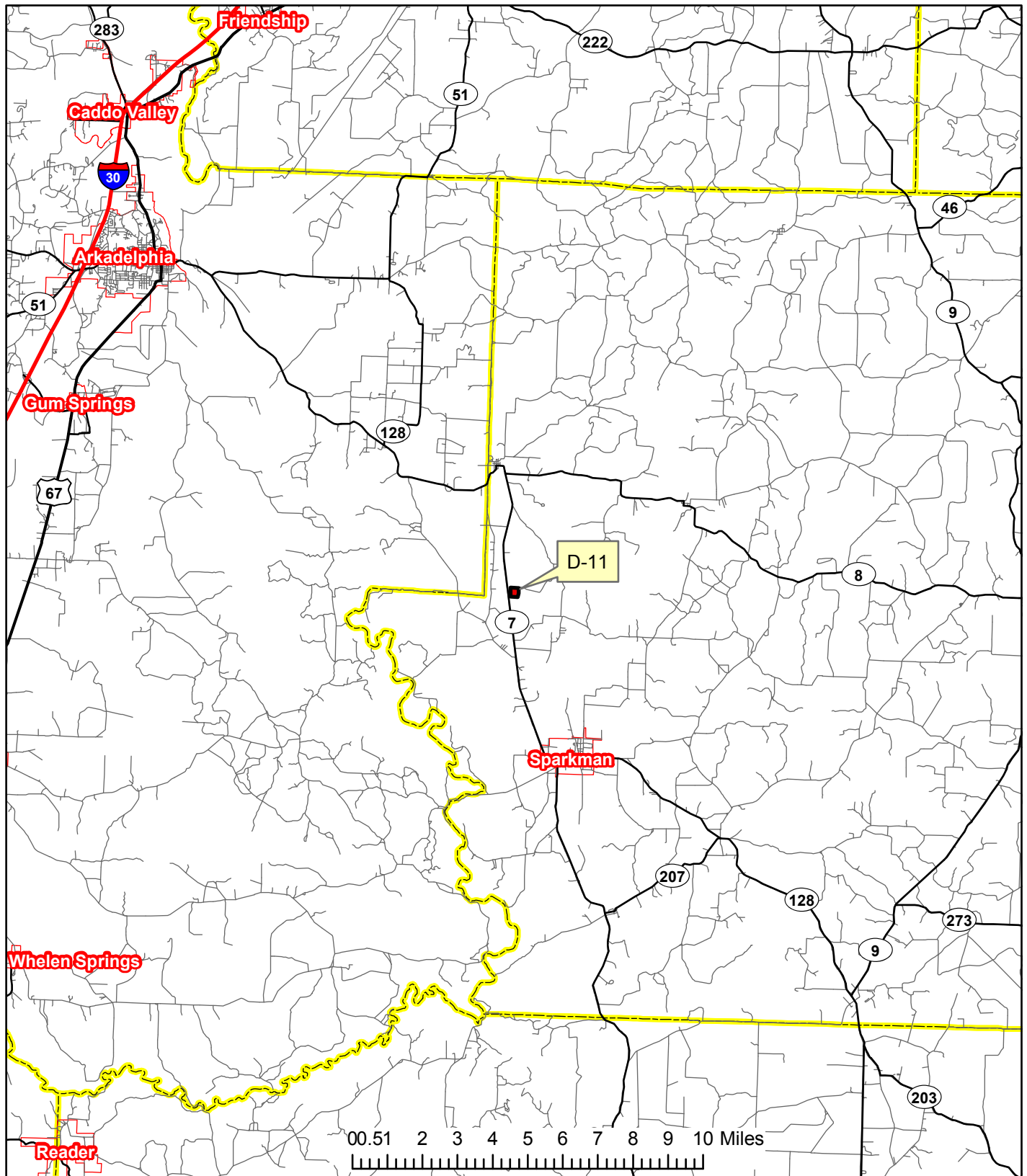


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Location Map- (D-11)

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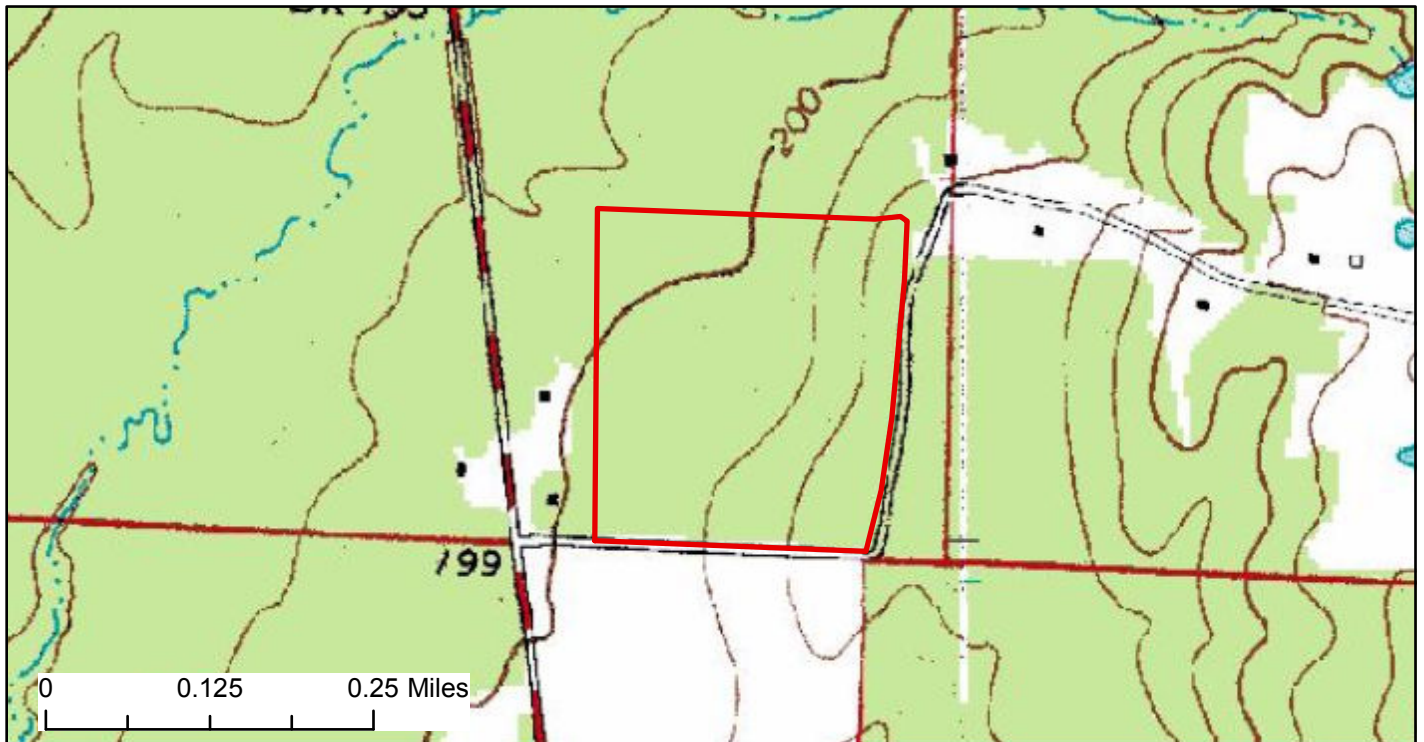
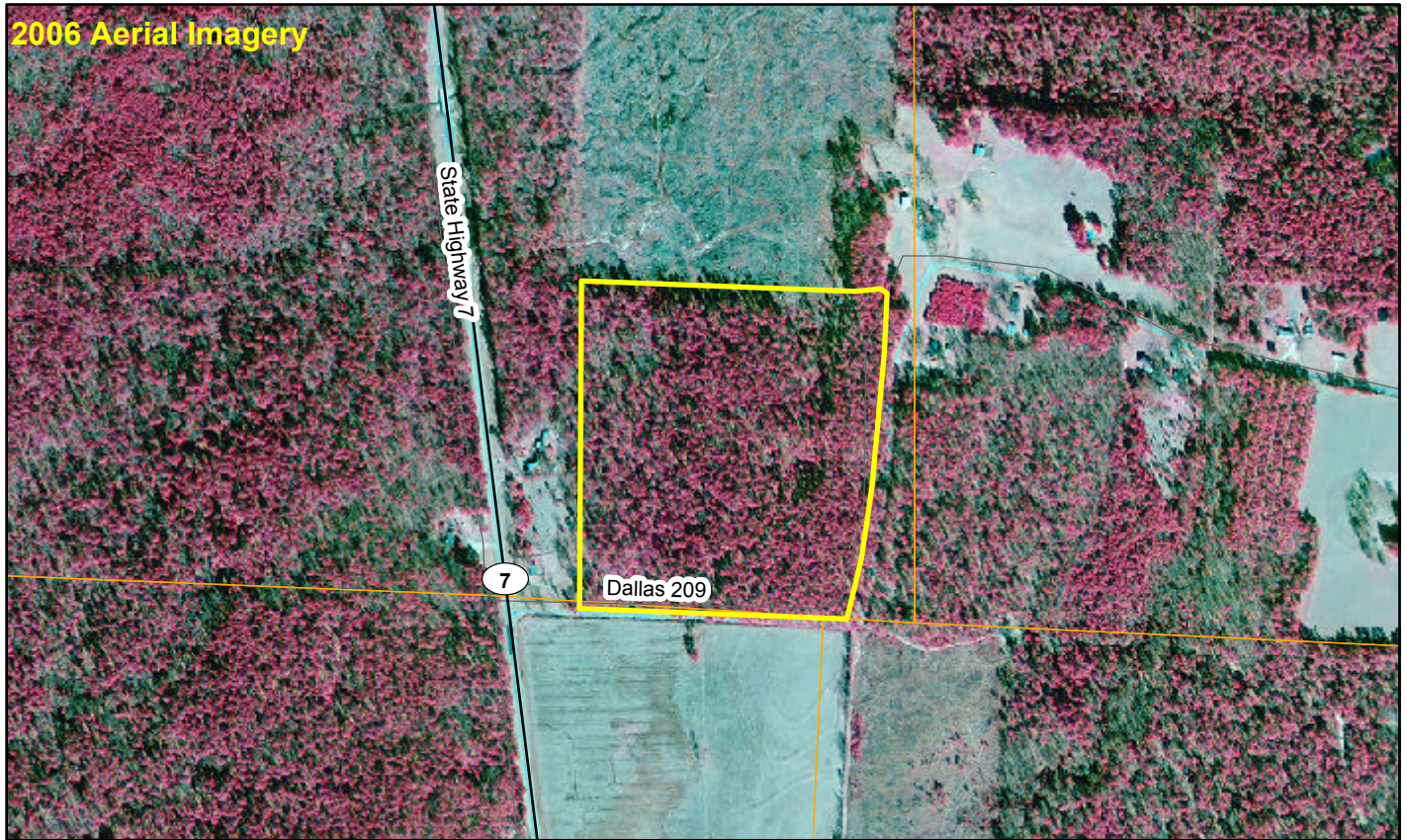
Phone: 1-888-695-8733
www.forestryrealestate.com



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.

Exhibit A- (D-11)

Pt of SE ¼ SE ¼, Section 31, Township 8 South, Range 17 West, Dallas County, AR, 37 Acres more or less



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