



**Davis DuBose Knight
Forestry & Real Estate
PLLC**
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Jeff Neill Timberland Management, Inc.
PO Box 458
Magnolia, AR 71754-0458
870-234-0700
Fax: 870-234-0105

NOTICE OF LAND & TIMBER SALE – BIDS DUE MAY 21, 2014

Davis DuBose Knight Forestry & Real Estate PLLC, licensed real estate brokers of Little Rock, Arkansas, in conjunction with Jeff Neill Timberland Management, Inc. of Magnolia, AR, representing the seller, offer for sale by sealed bids **13 Timber Properties in Columbia, Lafayette, Miller and Union Counties, AR.**

Additional maps and information can be viewed online by accessing www.forestryrealestate.com and clicking on “**4 County Bid Sale**”. Maps can also be requested by contacting our office.

Method of Sale

These properties are being sold on the basis of Lump Sum sealed bids. Bidders may submit bids on **INDIVIDUAL** properties OR bidders may submit **One bid for the entire package to include all 13 properties. Bids will be received until May 21, 2014 at 10:00 AM at the office of Jeff Neill Timberland Management, Inc. PO BOX 458, MAGNOLIA, AR 71754 or by Fax at 870-234-0105.**

Tract Name	County	Estimated Acres	Abbreviated Legal
Tract 2 Wisnewski #2	Columbia	40 ac	SE1/4 SE1/4 S32-T19S-R20W
Tract 4 Atlanta Crossroads	Columbia	40 ac	NW1/4 SE1/4 S10-T19S-R19W
Tract 10 O’Guinn	Columbia	17 ac	E1/2 SW 1/4 SW 1/4 S29-T16S-R18W
Tract 6 Mobley	Lafayette	80 ac	S1/2 NW1/4 S12-T17S-R23W
Tract 25 Hwy 82	Lafayette	100 ac	SW1/4 SW1/4 S of Hwy 82 S12, W1/2 NW1/4 S13-T16S-R24W
Tract 13 Plantation 40	Miller	40 ac	NW1/4 SW1/4 S15-T16S-R27W
Tract 16 Stateline	Miller	40 ac	SW1/4 NE1/4 S9-T20S-R27W
Tract 17 Powerline	Miller	40 ac	SW1/4 NW1/3, S23-T18S-R28W
Tract 19 Big Pasture	Miller	40 ac	NE1/4 NE1/4 S8-T19S-R28W
Tract 20 Gasline	Miller	40 ac	SE1/4 NW1/4 S1-T19S-R28W
Tract 21 Hwy 160	Miller	40 ac	NE1/4 NE1/4 S19-T19S-R27W
Tract 36 Genoa North	Miller	40 ac	NW1/4 SE1/4 S4-T16S-R27W
Tract 7 Highbanks	Union	82 ac	SW1/4 SW1/4 NW corner SE1/4 SW1/4, S1/2 S1/2 NW1/4, SW1/4 S19-T18S-R14W S1/2 S1/2 N1/2 SE1/4, E1/3 SE1/4 S24-T18S-R14W
Approximate total for ALL properties		639 ac	



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PROPERTY DESCRIPTIONS

PROPERTY NAME	COUNTY	Estimated Acres	DESCRIPTION
Tract 2 Wisnewski #2	Columbia	40 ac	Excellent hunting and timberland tract. Hardwood streamside management zones and 3-year-old pine plantation.
Tract 4 Atlanta Crossroads	Columbia	40 ac	Mature pine sawtimber and regeneration. Excellent access and logging conditions.
Tract 10 O'Guinn	Columbia	17 ac	Pine pulpwood and regeneration with county road access.
Tract 6 Mobley	Lafayette	80 ac	Excellent tract of mature pine sawtimber and regeneration. Also, excellent hunting property.
Tract 25 Hwy 82	Lafayette	100 ac	Mixed stand of hardwood and pine timber, with one-quarter mile frontage on U.S. Hwy. 82.
Tract 13 Plantation 40	Miller	40 ac	Commercial pine plantation ready for first thinning within the next two years.
Tract 16 Stateline	Miller	40 ac	Pine plantation beginning second growth year. Aerial herbicide release applied after planting in 2013.
Tract 17 Powerline	Miller	40 ac	Uneven-aged pine stand with paved county road access.
Tract 19 Big Pasture	Miller	40 ac	Excellent pine plantation ready for second thinning. Streamside zone supporting hardwood for hunting also.
Tract 20 Gasline	Miller	40 ac	Approximately 28 acres of hardwood regeneration and 12 acres of mature hardwood in streamside zone.
Tract 21 Hwy 160	Miller	40 ac	Excellent pine stand ready for second thinning.
Tract 36 Genoa North	Miller	40 ac	Recently thinned pine plantation on approximately 35 acres with the remainder of acreage in streamside zone.
Tract 7 Highbanks	Union	82 ac	Recently thinned pine plantation on approximately 60 acres with the remaining acreage supporting mixed pine and hardwood.

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: **JEFF NEILL TIMBERLAND MANAGEMENT, INC., PO BOX 458, MAGNOLIA, AR 71754**. Mark the lower left corner of the envelope with **"4 COUNTY BID SALE"**. No verbal bids will be accepted. **Bids may also be faxed to (870) 234-0105**.
2. Sealed bids will be received at the office of: Jeff Neill Timberland Management, Inc. until **10:00 AM on May 21, 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 **Jeff Neill (870-234-0700) or Mark Knight (1-888-695-8733 EXT. 6)**.
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 Title Guaranty of Columbia County, Inc., 100 North Street, Magnolia, Arkansas 71753.
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. SELLER shall furnish an owner's policy of title insurance in the amount allocated to the Property. If BUYER's lender requires a mortgagee's title policy in the amount of the mortgage, the aggregate cost of all title policies shall be borne one half (1/2) by SELLER and one half (1/2) by BUYER. BUYER will be responsible for customary closing costs.
8. CONVEYANCE will be by Special Warranty Deed in fee simple absolute, except it shall be subject to recorded instruments and easements, if any, which do not materially affect the value of the Property. **SUCH CONVEYANCE SHALL RESERVE TO SELLER ALL MINERAL RIGHTS OWNED BY SELLER CONCERNING AND LOCATED ON THE PROPERTY, IF ANY.**



BID FORM
BID DUE DATE: MAY 21, 2014
BIDS DUE BY 10:00 AM

In reference to **13 PROPERTIES IN COLUMBIA, LAFAYETTE, MILLER AND UNION COUNTIES** "NOTICE OF LAND & TIMBER SALE," prepared by Davis DuBose Knight Forestry & Real Estate PLLC and Jeff Neill Timberland Management, Inc., I submit the following bid for the purchase of the following tract(s):

PROPERTY NAME	COUNTY	Estimated Acres	LEGAL	BID AMOUNTS
Tract 2 Wisnewski #2	Columbia	40 ac	SE1/4 SE1/4 S32-T19S-R20W	\$
Tract 4 Atlanta Crossroads	Columbia	40 ac	NW1/4 SE1/4 S10-T19S-R19W	\$
Tract 10 O'Guinn	Columbia	17 ac	E1/2 SW 1/4 SW 1/4 S29-T16S-R18W	\$
Tract 6 Mobley	Lafayette	80 ac	S1/2 NW1/4 S12-T17S-R23W	\$
Tract 25 Hwy 82	Lafayette	100 ac	SW1/4 SW1/4 S of Hwy 82 S12, W1/2 NW1/4 S13-T16S-R24W	\$
Tract 13 Plantation 40	Miller	40 ac	S1/2 SW1/4 NW1/4 S22-T16S-R27W	\$
Tract 16 Stateline	Miller	40 ac	SW1/4 NE1/4 S9-T20S-R27W	\$
Tract 17 Powerline	Miller	40 ac	PO SE1/4 NW1/4 S8-T17S-R18W	\$
Tract 19 Big Pasture	Miller	40 ac	NE1/4 NE1/4 S8-T19S-R28W	\$
Tract 20 Gasline	Miller	40 ac	SE1/4 NW1/4 S1-T19S-R28W	\$
Tract 21 Hwy 160	Miller	40 ac	NE1/4 NE1/4 S19-T19S-R27W	\$
Tract 36 Genoa North	Miller	40 ac	NW1/4 SE1/4 S4-T16S-R27W	\$
Tract 7 Highbanks	Union	82 ac	SW1/4 SW1/4 NW corner SE1/4 SW1/4, S1/2 S1/2 NW1/4, SW1/4 S19-T18S-R14W S1/2 S1/2 N1/2 SE1/4, E1/3 SE1/4 S24-T18S-R14W	\$
Bid for ALL 13 Tracts	Total	639 ac	Bid for ALL 13 Tracts	\$

My bid is valid through 5:00 PM, Friday, May 23, 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: **JEFF NEILL TIMBERLAND MANAGEMENT, INC., PO BOX 458, MAGNOLIA, AR 71754.** Please indicate in the lower left corner of the envelope "FOUR COUNTY BID SALE." Bids may be faxed to **(870) 234-0105** and must be received by **10:00AM on Wednesday, MAY 21, 2014.** Receipt of fax will be acknowledged by return phone or fax confirmation. Bid results will be faxed upon request.



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