



Davis DuBose Knight Forestry & Real Estate PLLC

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Little Rock, AR 72221
(501) 219-8600 or 1-888-695-8733
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NOTICE OF LAND AND TIMBER SALE BIDS DUE Thursday, April 11th, 2013 by 10:00 a.m.

Davis DuBose Knight Forestry & Real Estate PLLC, licensed real estate brokers, representing the seller, offer for sale the following **tract of LAND and TIMBER:**
Wall Creek 40 – Approximately 40 acres in Pike County, AR.

TRACT DESCRIPTION:

The Southeast Quarter of the Northeast Quarter of Section 32, Township 6 South, Range 24 West, Pike County, Arkansas, containing 40 acres more or less.

Wall Creek 40 - This 40 +/- acre tract is located approximately 8 miles north of Murfreesboro, AR, east of Hwy 27 on Wall Creek Road. This tract has excellent access via county roads as well as two forestry roads. This tract offers timberland investment and recreational opportunities, and consists of 30 +/- acres of approximately 15 year old pine plantation, and 10 +/- acres of mature natural pine/hardwood with Wall Creek running through it. This tract is on rolling hills and has great county road access and all weather logging. The pine plantation is ready for thinning and provides immediate income potential.

Additional maps and information can be viewed online by accessing www.forestryrealestate.com and clicking on Land for Sale and finding the link for the Wall Creek 40 property.

LOCATING THE TRACT:

Directions: From Murfreesboro, AR, take US Hwy 27 North approximately 8 miles. Turn East on Wall Creek Road and go approximately 3 miles. The tract will be on both sides of the road and there should be Davis DuBose Knight Forestry and Real Estate PLLC signs and pink flagging on both sides of the road.

METHOD OF SALE:

Tract will be sold on the basis of lump sum sealed bids. Bids will be received until **Thursday, April 11th, 2013, 10:00 AM** at the office of Davis DuBose Knight Forestry & Real Estate PLLC (1100 Asbury Road, Little Rock, AR 72211).



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BIDS DUE 10:00 A.M., Thursday, April 11th, 2013

GENERAL INFORMATION REGARDING TERMS AND CONDITIONS OF SALE:

1. Bids should be mailed to: **DAVIS DUBOSE KNIGHT FORESTRY & REAL ESTATE PLLC, P.O. BOX 24633, LITTLE ROCK, AR 72221**. Mark the lower left corner of the envelope with **Wall Creek 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 **Thursday, April 11th, 2013, 10:00 AM**. All bids received will be considered at that time. A submitted 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 agent **Ray Galloway (903-824-7692)**, or toll-free **1-888-695-8733**.
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 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. 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. 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. Buyer will be responsible for customary closing costs. All mineral rights owned by seller, if any, will convey to Buyer without warranty. Cash or cashier check is required from Buyer at closing.



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BID FORM: Wall Creek 40 Tract

BID DUE DATE: Thursday, April 11th 2013

BIDS RECEIVED UNTIL 10:00 AM.

In reference to Pike County "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:

Wall Creek 40 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 Wall Creek 40 Bid Sale. Bids may be faxed to **(501) 225-8607** and must be received prior to **10:00 AM, Thursday, April 11th, 2013.** Receipt of fax will be acknowledged by return phone or fax confirmation.



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