



**Davis DuBose Forestry &  
Real Estate Consultants PLLC**

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Little Rock, AR 72221  
(501) 219-8600 or 1-888-695-8733  
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**NOTICE OF LAND SALE  
BIDS DUE TUESDAY, APRIL 7, 2009 by 3:00 p.m.**

Davis DuBose Forestry & Real Estate Consultants PLLC, licensed real estate brokers, representing Maxine Adams and The Reynolds Trust, offers for sale the following **2 tracts in Bradley County, AR., just north of Warren.**

**TRACT DESCRIPTIONS:**

**Adams 70 acres:** All that part of SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  lying west of HWY 8, Section 30, Township 12 South, Range 9 West; part of N  $\frac{1}{2}$  NW  $\frac{1}{4}$  SE  $\frac{1}{4}$  and part of NE  $\frac{1}{4}$ , Section 25, Township 12 South, Range 10 West, Bradley County, AR, 70 acres, more or less (see Exhibit D for actual legal description)

This 70 acres +/- tract is located 1 mile north of Warren, AR and begins just south of the Franklin Creek Bridge on the West side of HWY 8. The access road enters the property in the northwest corner and runs along the northern boundary of the tract. The northern most 29 acres has had most of the merchantable timber harvested and the remaining 41 acres consist of a mix of merchantable pine and hardwood timber. There are two small ponds on the property and a creek which runs along the southern portion of the tract. This tract offers timberland investment, excellent hunting, and potential residential sites.

**Reynolds Trust 60 acres:** Part of W  $\frac{1}{2}$  NE  $\frac{1}{4}$  Section 25, Township 12 South, Range 10 West, Bradley County, AR, 60 acres, more or less (see Exhibit D for actual legal description)

This 60 acres is located adjacent to the western boundary of the Adams property and has the same access road which enters the tract at the northeast corner where the barn is located. The timber consists of scattered pine and hardwood timber and pulpwood. It is also an excellent timber investment, hunting property, and potential home site. Purchaser of Reynolds property will receive an ingress/egress access easement across the Adams Property.

**See Exhibit A for location map**

**See Exhibit B for property map**

**See Exhibit C for Timber Summaries**

**See Exhibit D for Legal Descriptions**

Aerial photos can be viewed online by accessing [www.forestryrealestate.com](http://www.forestryrealestate.com) and clicking on Real Estate Sales, then scroll down to the Adams and Reynolds Bid Sale.



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BIDS DUE 3:00 p.m., Tuesday, April 7, 2009

### **LOCATING THE TRACTS:**

Directions: From Warren, take Highway 8 north approximately 1 mile and the tract begins just south of the Franklin Creek Bridge on the west side of Highway 8. The access road to the tracts is located just north of the Franklin Creek Bridge on the west side of Highway 8. The access roads are shown on the Property Maps attached as Exhibit B.

### **GENERAL INFORMATION REGARDING TERMS AND CONDITIONS OF SALE:**

1. Bids should be mailed to: **DAVIS DUBOSE FORESTRY & REAL ESTATE CONSULTANTS PLLC, P.O. BOX 24633, LITTLE ROCK, AR 72221.** Mark the lower left corner of the envelope with **Adams and Reynolds 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 Forestry & Real Estate Consultants PLLC until **3:00 pm on Tuesday, April 7, 2009.** 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 **Mark Knight (501-219-8600, ext. 6),** 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 General 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:

### Adams Tract and Reynolds Trust Tracts, Bradley County, AR

BID DUE DATE: TUESDAY, APRIL 7, 2009

BIDS RECEIVED UNTIL 3:00 p.m.

In reference to Bradley County "NOTICE OF LAND & TIMBER SALE," prepared by Davis DuBose Forestry & Real Estate Consultants PLLC, I submit the following bid for the purchase of the following tract(s):

**Adams 70 acres +/-:** All that part of SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  lying west of HWY 8, Section 30, Township 12 South, Range 9 West; part of N  $\frac{1}{2}$  NW  $\frac{1}{4}$  SE  $\frac{1}{4}$  and part of NE  $\frac{1}{4}$ , Section 25, Township 12 South, Range 10 West, Bradley County, AR, 70 acres, more or less (see Exhibit D for actual legal description)

**Adams Tract Bid Amount:** \_\_\_\_\_

**Reynolds Trust 60 acres +/-:** Part of W  $\frac{1}{2}$  NE  $\frac{1}{4}$  Section 25, Township 12 South, Range 10 West, Bradley County, AR, 60 acres, more or less (see Exhibit D for actual legal description)

**Reynolds Trust 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 FORESTRY & REAL ESTATE CONSULTANTS PLLC, PO BOX 24633, LITTLE ROCK, AR 72221.** Please indicate in the lower left corner of the envelope Adams/Reynolds Bid Sale. Bids may be faxed to (501) 225-8607 and must be received prior to 3:00 p. m. Tuesday, April 7, 2009. Receipt of fax will be acknowledged by return phone or fax confirmation.



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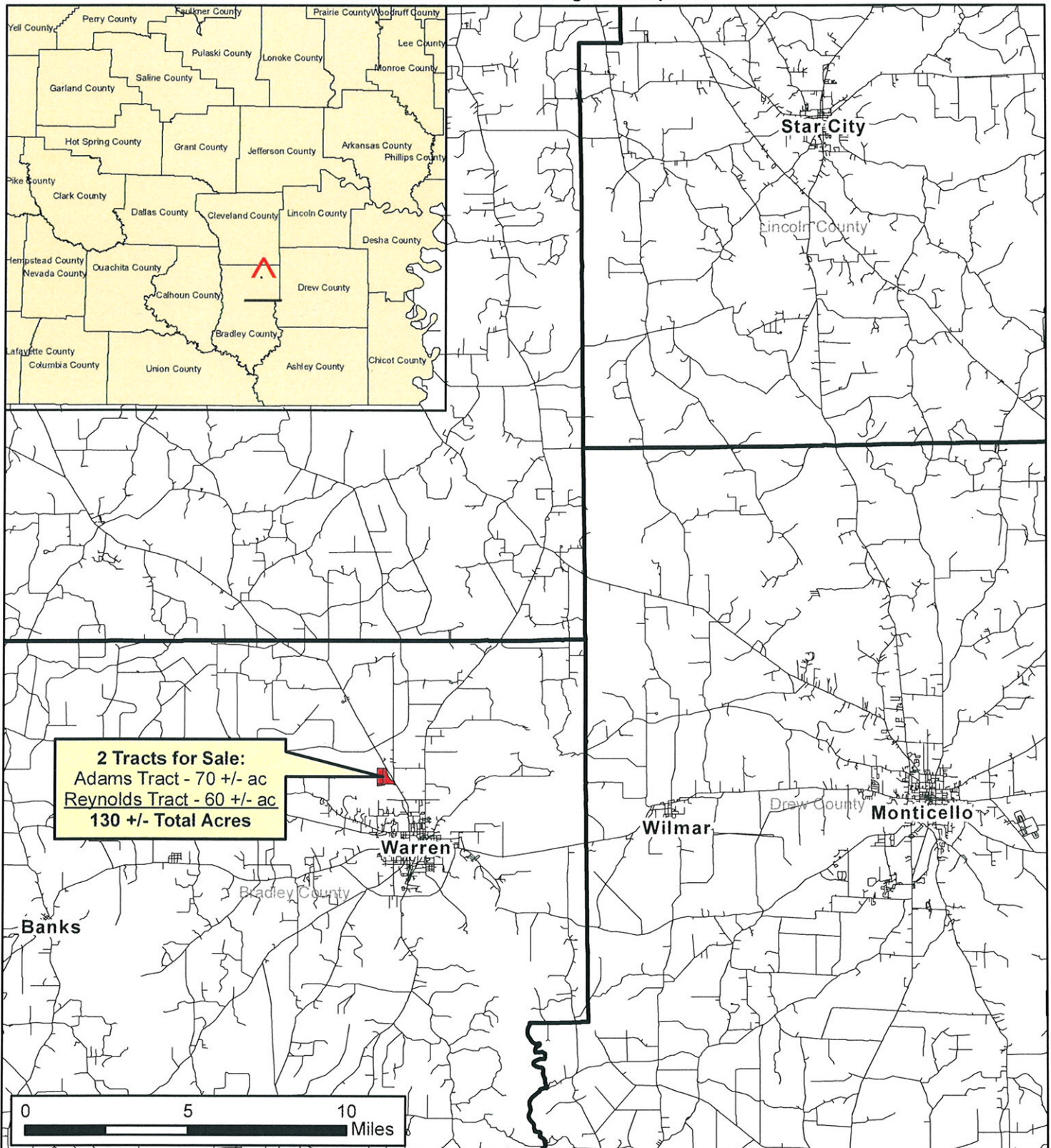


# Exhibit A: Adams & Reynolds Tracts

**Adams Tract:** Part of Sec. 30, T12S, R9W, AND Part of Sec. 25, T12S, R10W, Bradley County, AR. 70 +/- Acres

**Reynolds Tract:** W  $\frac{3}{4}$  W  $\frac{1}{2}$  NE  $\frac{1}{4}$  Sec. 25, T12S, R10W, Bradley County, AR. 60 +/- Acres

See Exhibit D for actual Legal Descriptions



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**DAVIS DUBOSE**  
FORESTRY & REAL ESTATE CONSULTANTS 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 Forestry & Real Estate Consultants PLLC (DDFREC), 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. DDFREC expressly disclaims liability for errors or omissions.

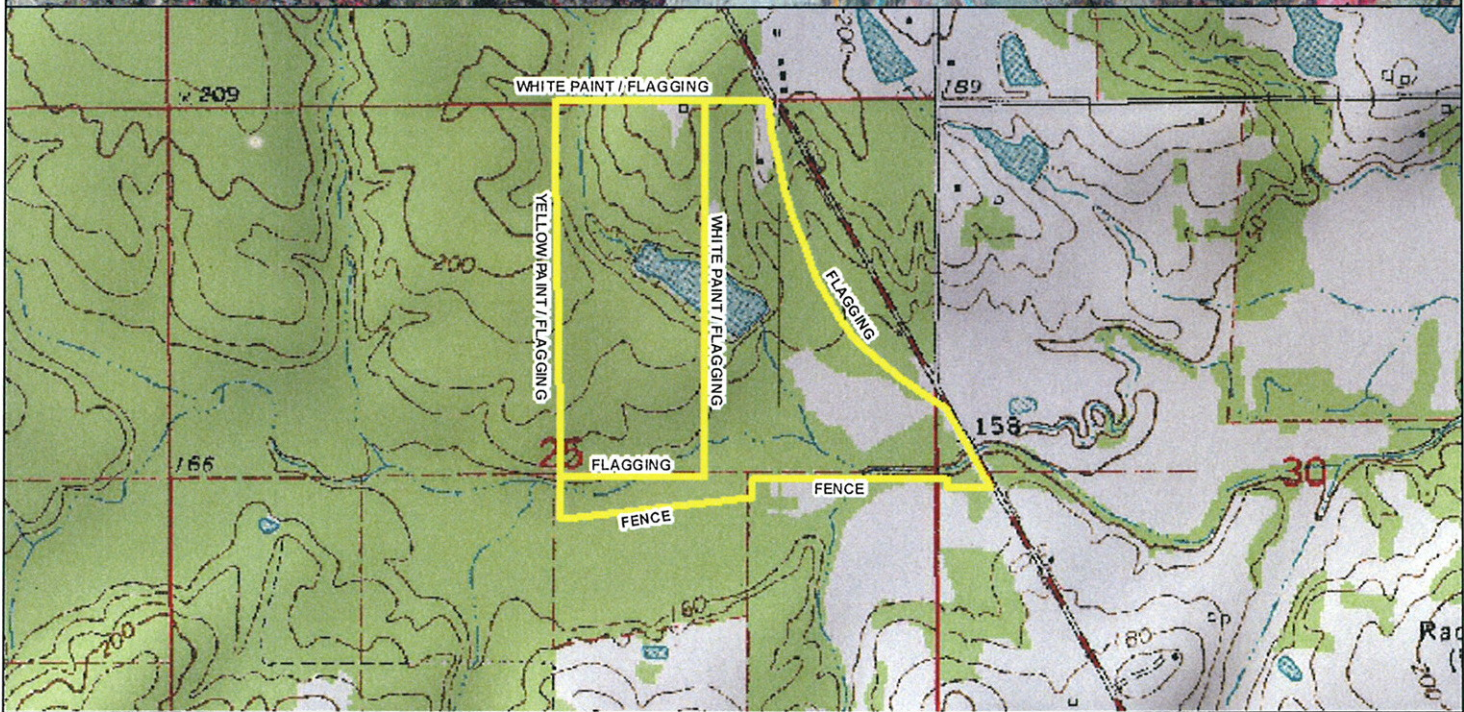
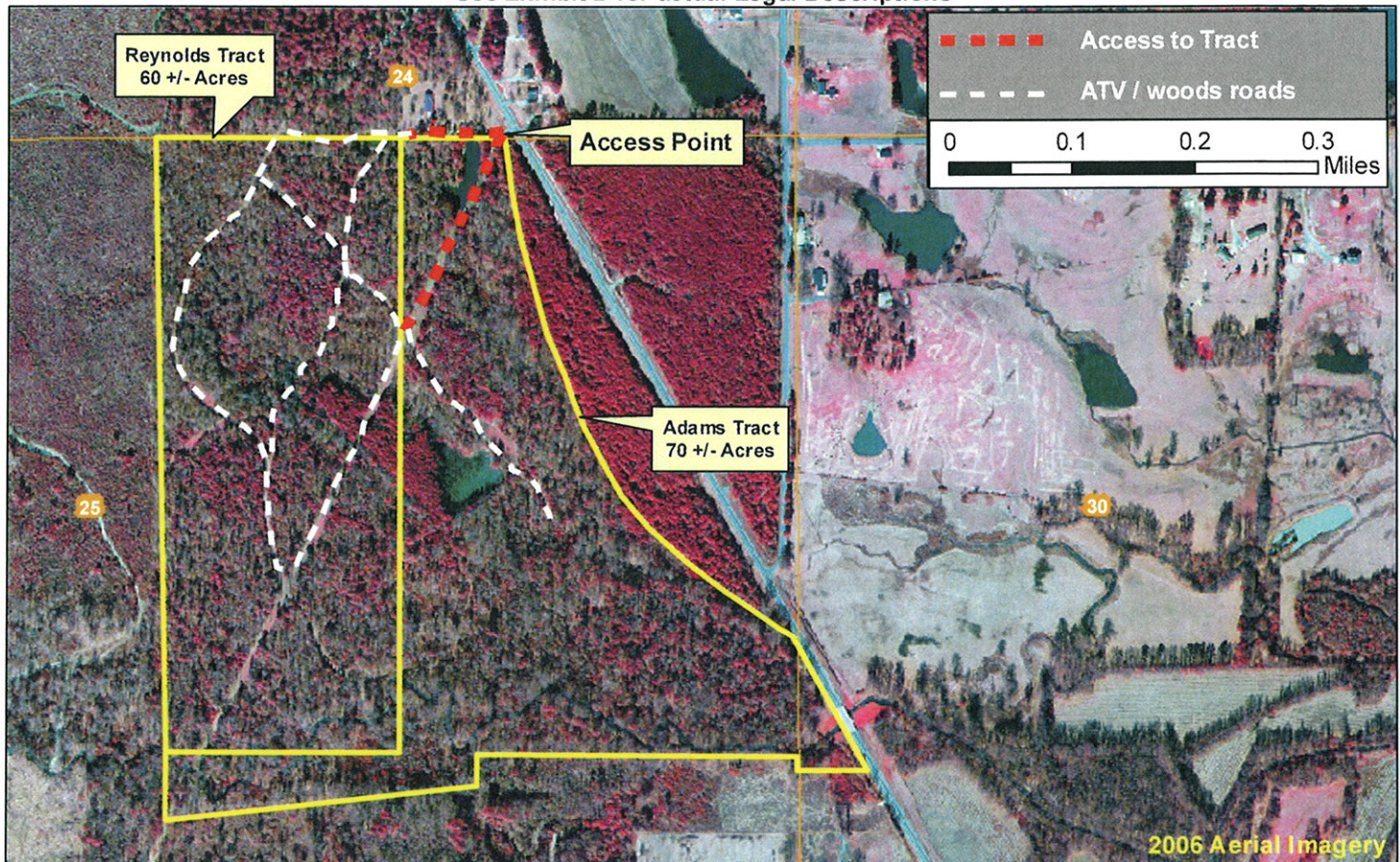


## Exhibit B: Adams & Reynolds Tracts

**Adams Tract:** Part of Sec. 30, T12S, R9W, AND Part of Sec. 25, T12S, R10W, Bradley County, AR. 70 +/- Acres

**Reynolds Tract:** W ¼ W ½ NE ¼ Sec. 25, T12S, R10W, Bradley County, AR. 60 +/- Acres

See Exhibit D for actual Legal Descriptions



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## EXHIBIT C

Timber volume estimates are based on inventories conducted by Davis DuBose Forestry & Real Estate Consultants PL. The tracts were inventoried in February 2009. Tenth-acre fixed radius plots were used. Plots were placed on a two-chain by eight-chain grid.

### Adams Tract Estimated Merchantable Timber Volumes

Tract: Adams Tract  
Total Acreage: 70  
Timbered Acres: 41  
Date: 2/13/2009

Product	Tons/Ac	Total Tons
Pine ST	11.9	488
Pine Pulpwood	3.4	138
Red Oak ST	3.4	138
White Oak ST	0.0	0
Gum ST / Misc. HD ST	8.1	330
HD Pulpwood	14.4	590
	41.2	1684

### Reynolds Tract Estimated Merchantable Timber Volumes

Tract: Reynolds Living Trust  
Total Acreage: 60  
Timbered Acres: 58  
Date: 2/13/2009

Product	Tons/Ac	Total Tons
Pine ST	18.8	1090
Pine Pulpwood	5.6	325
Red Oak ST	1.4	81
White Oak ST	0.3	17
Gum ST / Misc. HD ST	2.5	145
HD Pulpwood	9.0	522
	37.6	2180

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Due to the variances and accuracy levels inherent in sampling techniques, any volumes or values stated are intended to be only estimates and are expressly declared by DDFREC not to be precise statements of expected outcomes. Therefore, any volumes or values stated may or may not be the volumes or values actually obtained. Potential buyers should make their own determination of volumes and values.

## **EXHIBIT D: ADAMS/ REYNOLDS TRACTS LEGAL DESCRIPTION**

### **Adams 70 acres:**

Beginning at the Northwest Corner of the Northeast Quarter of the Northeast Quarter of Section 25, Township 12 South, Range 10 West, and run thence East 1.95 chains to Arkansas State Highway No. 8, thence South 11 degrees East 10.31 chains, thence South 18.75 degrees East 6.29 chains, thence South 27.5 degrees East 7.71 chains, thence South 33 degrees East 3.15 chains, thence South 46.5 degrees East 5.56 chains, thence South 57.5 degrees East 5.72 chains, thence South 7.46 chains, thence West 25.00 chains, thence North 40.00 chains, thence East 5.00 chains to point of beginning. ALSO, all that part of the Southwest Quarter of the Northwest Quarter of Section 30, Township 12 South, Range 9 West lying West of Arkansas State Highway No. 8. ALSO, beginning at the Northwest Corner of the Northwest Quarter of the Southeast Quarter of Section 25, Township 12 South, Range 10 West, and running South 267-3/4 feet, thence Northeast across the forty to a point 152 1/2 feet South of the Northeast Corner of said forty, thence North 152 1/2 feet to the Northeast Corner of said forty, thence West to the beginning point, containing 6-4/11 acres; and said lands consist of 70 acres, more or less.

### **Reynolds Trust 60 acres:**

Beginning at the Northwest Corner of the Northwest Quarter of the Northeast Quarter of Section 25, Township 12 South, Range 10 West and run thence East 15 chains, thence South 40 chains, thence West 15 chains, thence North 40 chains to point of beginning, containing 60 acres, more or less.