



NOTICE OF TIMBERLAND SALE
HOWARD COUNTY BID
Buck Range 43 – Totaling approximately 43 acres, more or less

BIDS DUE: Tuesday, July 25, 2017

Davis DuBose Knight Forestry & Real Estate PLLC has been authorized to sell approximately 43 acres of timberland located just south of Nashville in Howard County, Arkansas. The property is being sold by sealed bid.

Legal Description

Buck Range 43 – The NE 1/4 of the SW 1/4 of the NE 1/4 of Section 11, Township 10 South, Range 27 West, Also, part of the SE 1/4 of the NE 1/4 of Section 11, Township 10 South. Range 27 West, Howard County, Arkansas.

Tract Description

Buck Range 43 – This property would make an excellent homesite or investment tract. It has great access via Buck Range Road and also Boiler Road. Utilities are also available. The timber consists of 43 acres of mature native pine and hardwood timber. DDKFRE foresters inventoried the timber by placing 1/10th acre plots on a 4x5 chain grid across the property and measuring all trees within the plots.

Location Description

Buck Range 43 - The property is located approximately 1.5 miles south of Nashville, AR. Access to the property is off of Buck Range Road and Boiler Road. Google maps and/or coordinates can be requested or downloaded from our website. The property will be marked with Davis DuBose Knight real estate signs and pink flagging tape.

See timber volume summary and tables on Appendix A.

For additional information about these properties, please visit our website at forestryrealestate.com

Davis DuBose Knight is a forestry and real estate company headquartered in Little Rock, Arkansas with offices in Monticello and Texarkana, Arkansas. For more information about our services or to view our listings visit www.forestryrealestate.com



Appendix A

Pennington Buck Range 43 Volume Summary

40 Acres +/- Merchantable Timber

| Table 1. Total trees and volume by diameter for Pine Pulpwood | | |
|---------------------------------------------------------------|-----------------|------------|
| DBH | Number of Trees | Total Tons |
| 6 | 737 | 115 |
| 8 | 989 | 276 |
| Total | 1726 | 391 |

| Table 2. Total trees by diameter and log ht for Pine Sawtimber | | | | | | |
|----------------------------------------------------------------|--------|---------|-------|---------|-------|-------|
| DBH | 1 Log- | 1.5 Log | 2 Log | 2.5 Log | 3 Log | Total |
| 10 | 0 | 84 | 0 | 295 | 0 | 379 |
| 12 | 21 | 84 | 42 | 42 | 0 | 189 |
| 14 | 0 | 21 | 21 | 105 | 0 | 147 |
| 16 | 21 | 42 | 84 | 42 | 0 | 189 |
| 18 | 0 | 0 | 21 | 21 | 0 | 42 |
| 20 | 0 | 21 | 0 | 0 | 0 | 21 |
| Total | 42 | 253 | 168 | 505 | 0 | 968 |

| Table 3. Total volume by diameter and log ht. for Pine Sawtimber (Tons) | | | | | | |
|-------------------------------------------------------------------------|--------|---------|-------|---------|-------|-------|
| DBH | 1 Log- | 1.5 Log | 2 Log | 2.5 Log | 3 Log | Total |
| 10 | 0 | 37 | 0 | 151 | 0 | 187 |
| 12 | 11 | 53 | 31 | 31 | 0 | 126 |
| 14 | 0 | 18 | 21 | 121 | 0 | 161 |
| 16 | 14 | 47 | 112 | 64 | 0 | 237 |
| 18 | 0 | 0 | 36 | 41 | 0 | 76 |
| 20 | 0 | 37 | 0 | 0 | 0 | 37 |
| Total | 25 | 193 | 200 | 407 | 0 | 825 |

| Table 4. Total trees and volume by diameter for Hardwood Pulpwood | | |
|-------------------------------------------------------------------|-----------------|------------|
| DBH | Number of Trees | Total Tons |
| 6 | 632 | 72 |
| 8 | 653 | 161 |
| 10 | 400 | 155 |
| 12 | 295 | 193 |
| 14 | 0 | 0 |
| 16 | 0 | 0 |
| Total | 1979 | 581 |



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 “*Buck Range 43 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 2:00 p.m. Tuesday, July 25, 2017. All bids received will be considered at that time. A submitted bid may not be withdrawn after the bid opening.
3. Bids must be submitted using the enclosed form. 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 broker Ray Galloway (903) 824-7692.
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 the seller, within 10 business days and at that time deposit 10% of the purchase price as earnest money.
7. 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.
8. 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 costs. Cash or cashier's check is required from buyer at closing.



BID FORM: BUCK RANGE 43
BID DUE DATE: Tuesday, July 25, 2017
BIDS RECEIVED UNTIL 2:00 PM.

In reference to BUCK RANGE 43 BID SALE," prepared by Davis DuBose Knight Forestry & Real Estate PLLC, I submit the following bid for the purchase of the following tract(s):

Buck Range 43
43 acres, more or less
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 #: _____

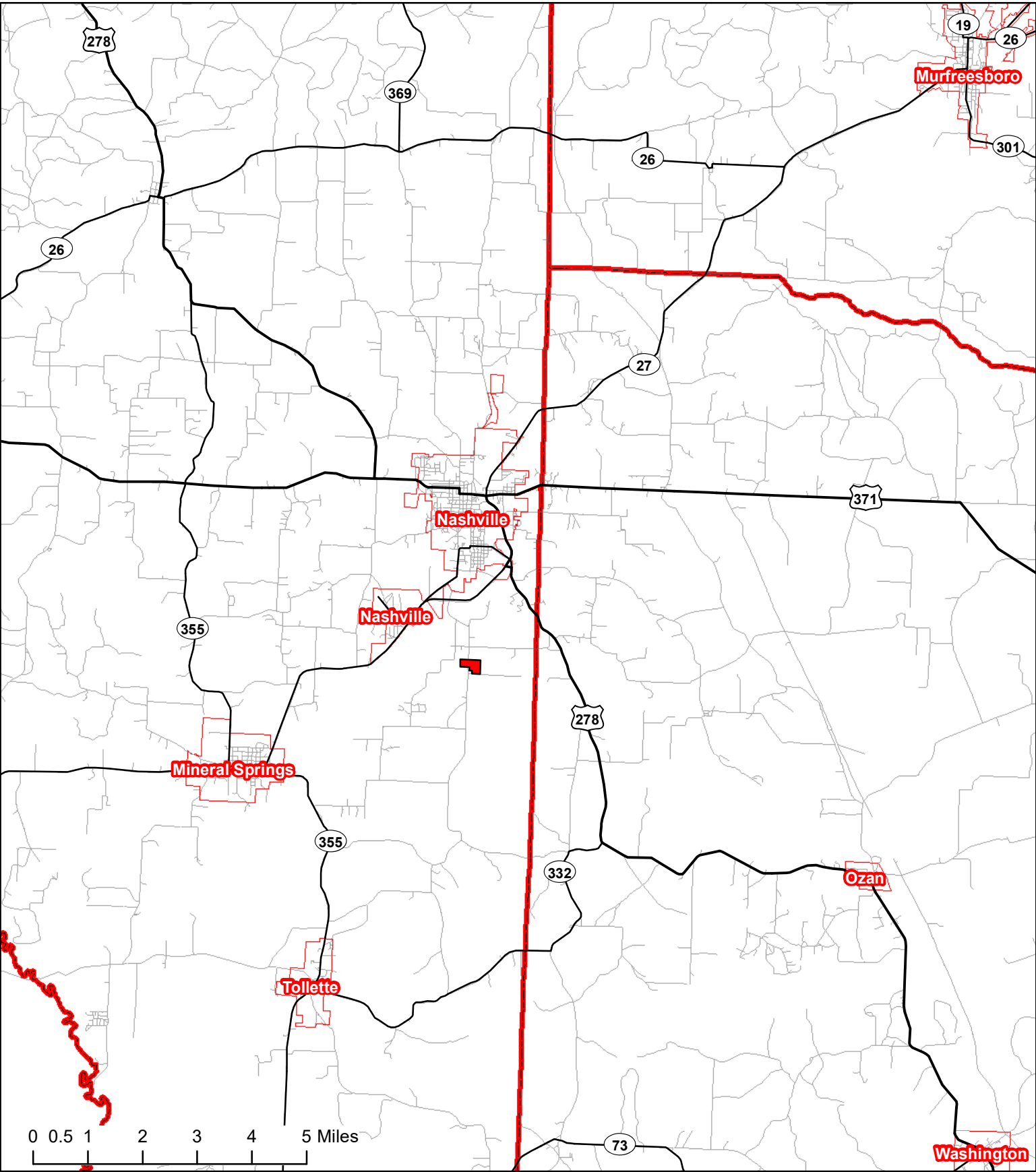
EMAIL ADDRESS: _____

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 **BUCK RANGE 43 BID SALE**. Bids may be faxed to (501) 225-8607 and must be received prior to 2:00 PM, Tuesday, July 25, 2017. Receipt of fax will be acknowledged by return phone or fax confirmation.

Buck Range 43



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

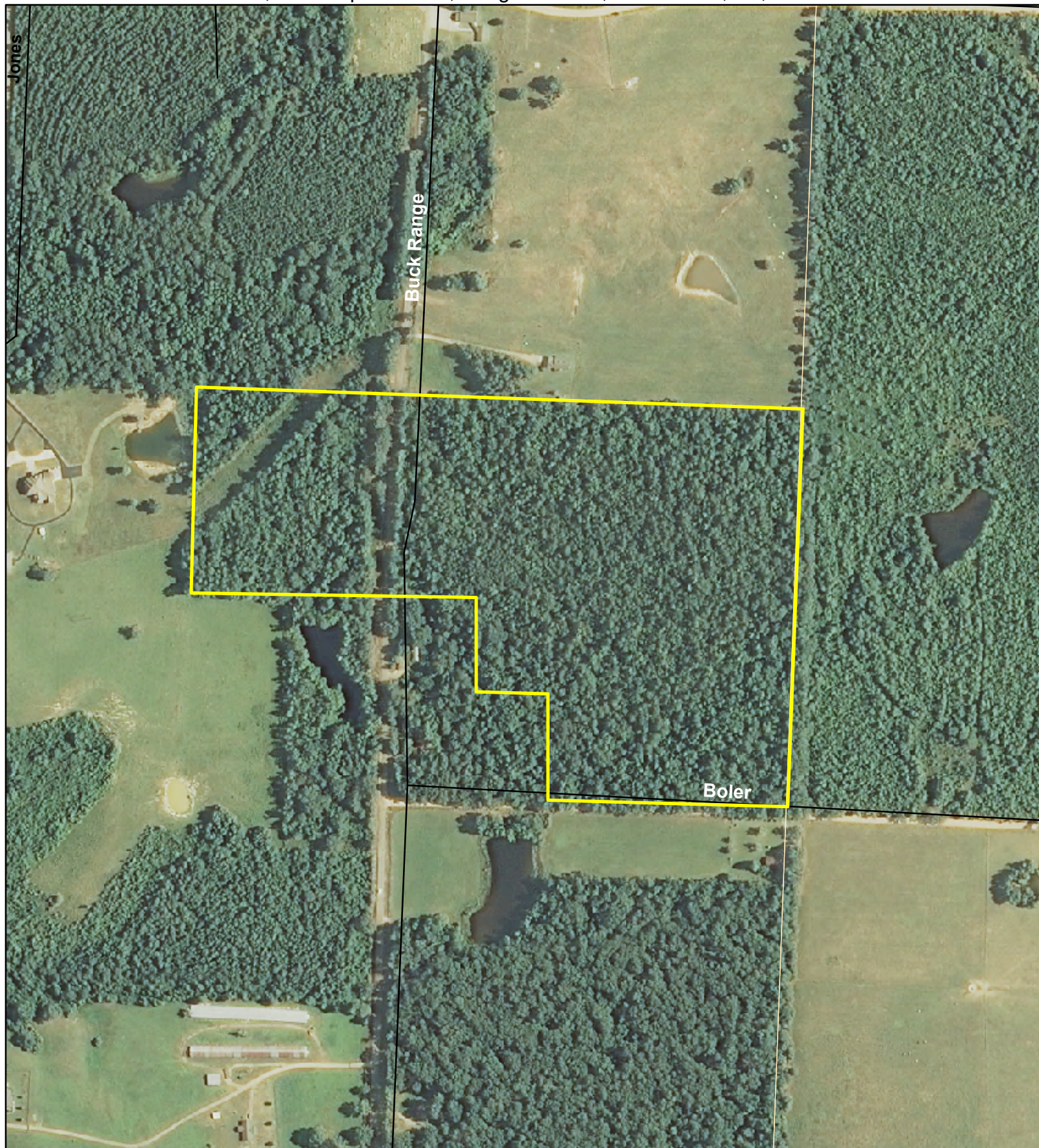


DAVIS DUBOSE KNIGHT
FORESTRY & REAL ESTATE PLLC

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.

Exhibit A

Buck Range 43 - Part of the NE 1/4 SW 1/4 NE 1/4, & part of the SE 1/4 NE 1/4,
Section 11, Township 10 South, Range 27 West, Howard Co., AR, 43 acres +/-



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