



NOTICE OF TIMBERLAND SALE LITTLE RIVER COUNTY BID

Tract 1: Foreman 65 – Totaling approximately 65 acres, more or less
Tract 2: Crossroads 208 – Totaling approximately 208 acres, more or less

BIDS DUE: Tuesday, July 25, 2017

Davis DuBose Knight Forestry & Real Estate PLLC has been authorized to sell 2 properties totaling approximately 273 acres of timberland located in Little River County, Arkansas. The properties are being sold by sealed bid. The properties can be purchased individually or together.

Legal Descriptions

Tract 1: Foreman 65 –

TRACT #16: (Tax ID No. 001-06432-000 & 001-06464-000)

The S¼ SW¼ SW¼ of Section 23, Township 11 South, Range 32 West, Little River County, Arkansas LESS AND EXCEPT the following described tract deeded to Larry Landrum and wife, Carolyn Landrum in Book 307 at Page 466 and more particularly described as follows: Commence at the NW corner of the SW¼ of SW¼ of Section 23, Township 11 South, Range 32 West, thence South 835.16 feet along Section line to Point of Beginning, thence South 89°13'46" East 185.75 feet, thence South 233.5 feet, thence West 185.73 feet, thence North 236.0 feet to the Point of Beginning.

AND

The NW¼ NW¼ of Section 26, Township 11 South, Range 32 West, LESS AND EXCEPT 4 acres out of said forty described as follows: Beginning at the Southwest corner of the NW¼ NW¼ of Section 26 and run North 139 yards, East 139 yards, South 139 yards, West 139 yards to the Point of Beginning.

Tract 2: Crossroads 208 –

N1/2 OF N1/2 OF SW1/4 OF SE1/4; SW1/4 NE1/4; NW1/4 SE1/4; SE1/4 NW1/4; N1/2 SW1/4 LESS 2 ACRES OUT OF NW1/4 SW1/4 FOR A SCHOOL HOUSE, ALL LOCATED IN SECTION 34, TOWNSHIP 10 SOUTH, RANGE 32 WEST, LITTLE RIVER COUNTY, ARKANSAS.

Tract Descriptions

Both properties are excellent investment and recreational/hunting properties and would make great homesites as well. They are located just north of Foreman and both have Hwy 41 access as well as County Road access.

Tract 1: Foreman 65 - This property consists of 58 acres of loblolly pine plantation planted in 2009 and 7 acres of mature hardwood in a streamside management zone (SMZ). The property has access off Hwy 41 and Little River 114, making it a perfect investment property with excellent access and future income



potential. The pine plantation was site prep sprayed and bedded in 2008 and planted in loblolly pine in 2009.

Tract 2: Crossroads 208 - This property consists of 168 acres of loblolly pine plantation planted in 2009, 16 acres of natural pine approximately 11 years old, 15 acres of mature hardwood SMZ, and 9 acres of power line right-of-way. The property has access off Hwy 41 and Little River 54, making it a perfect investment property with excellent access and future income potential. The pine plantation was site prep sprayed and bedded in 2008 and planted in loblolly pine in 2009.

Location Descriptions

Tract 1: Foreman 65 - The property is located approximately 4 miles north of Foreman, AR. Access to the property is off of Hwy 41 and Little River 114. 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.

Tract 2: Crossroads 208 - The property is located approximately 8.5 miles north of Foreman, AR. Access to the property is off of Hwy 41 and Little River 54. 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.

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. For more information about our services or to view our listings visit www.forestryrealestate.com



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 “*Little River Plantations 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 special 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. Seller will convey 50% of any minerals owned, without warranty.



BID FORM: LITTLE RIVER PLANTATIONS

BID DUE DATE: Tuesday, July 25, 2017

BIDS RECEIVED UNTIL 2:00 PM.

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

Tract 1: Foreman 65

65 acres, more or less

Bid Amount: _____

Tract 2: Crossroads 208

208 acres, more or less

Bid Amount: _____

Both tracts combined: 273 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: _____

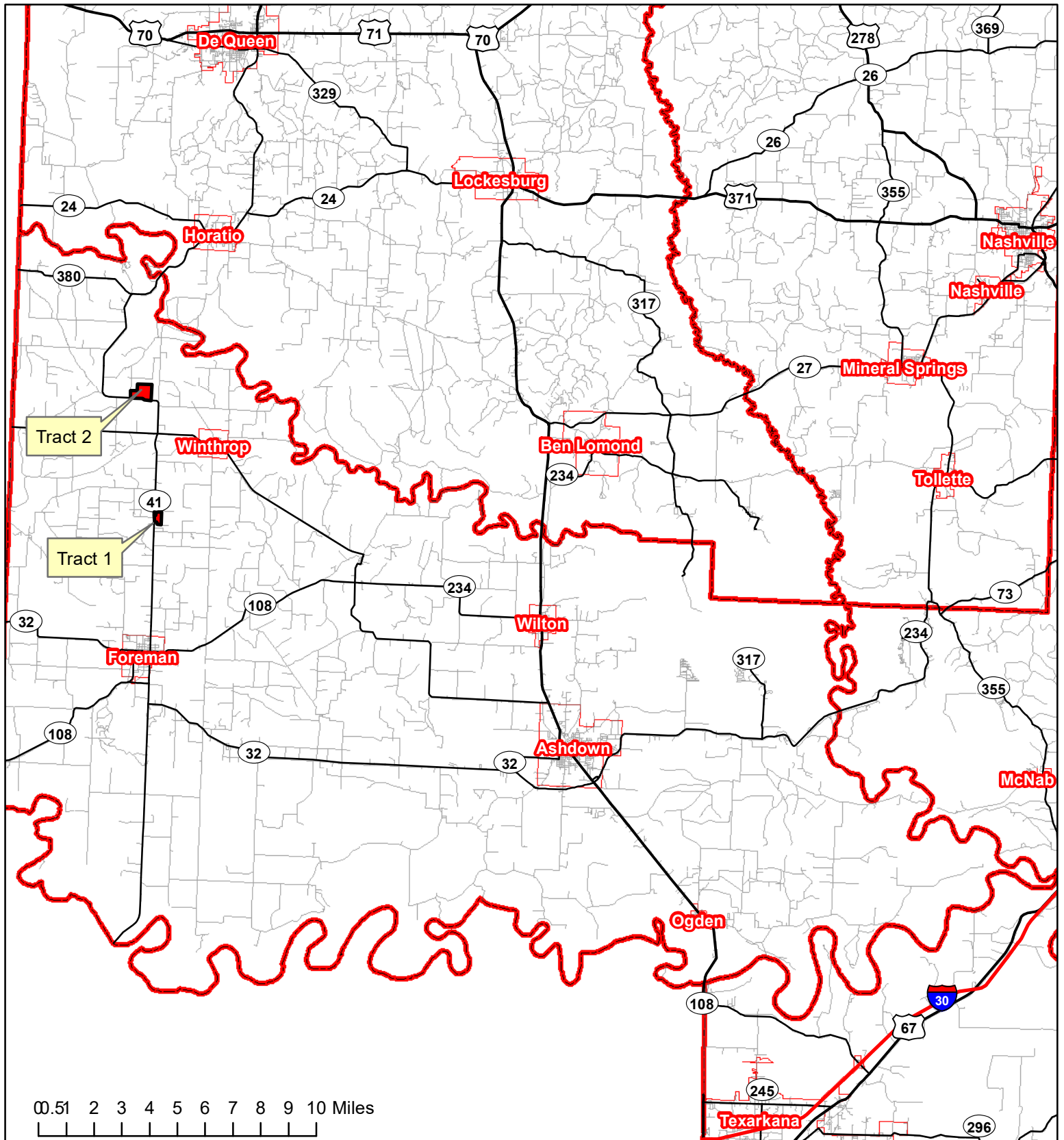
BIDDER'S SIGNATURE: _____ Date: _____

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 **LITTLE RIVER PLANTATIONS 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.

Tract 1: Foreman 65

Tract 2: Crossroads 208



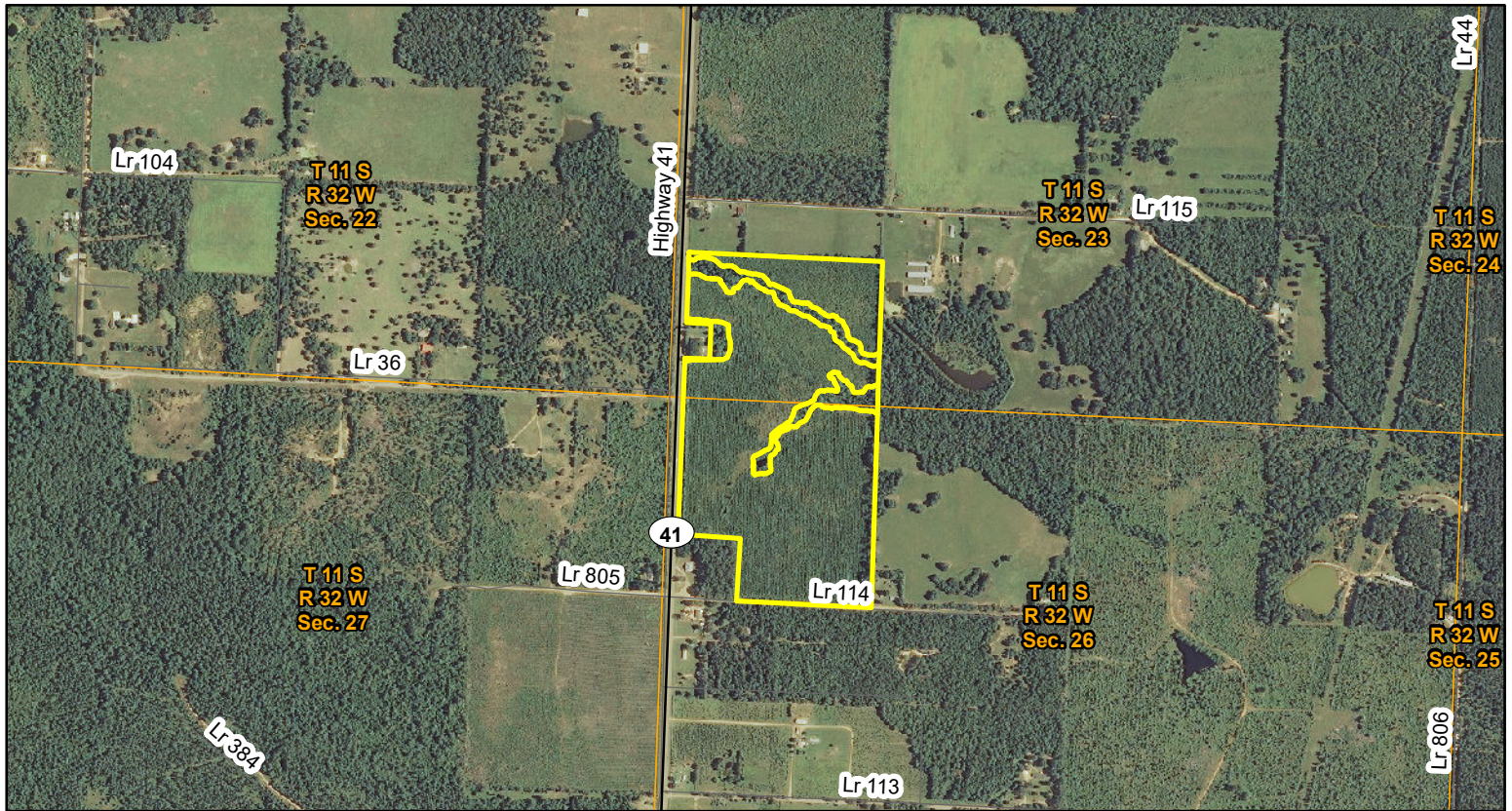
Phone: 1-888-695-8733
www.forestryrealestate.com



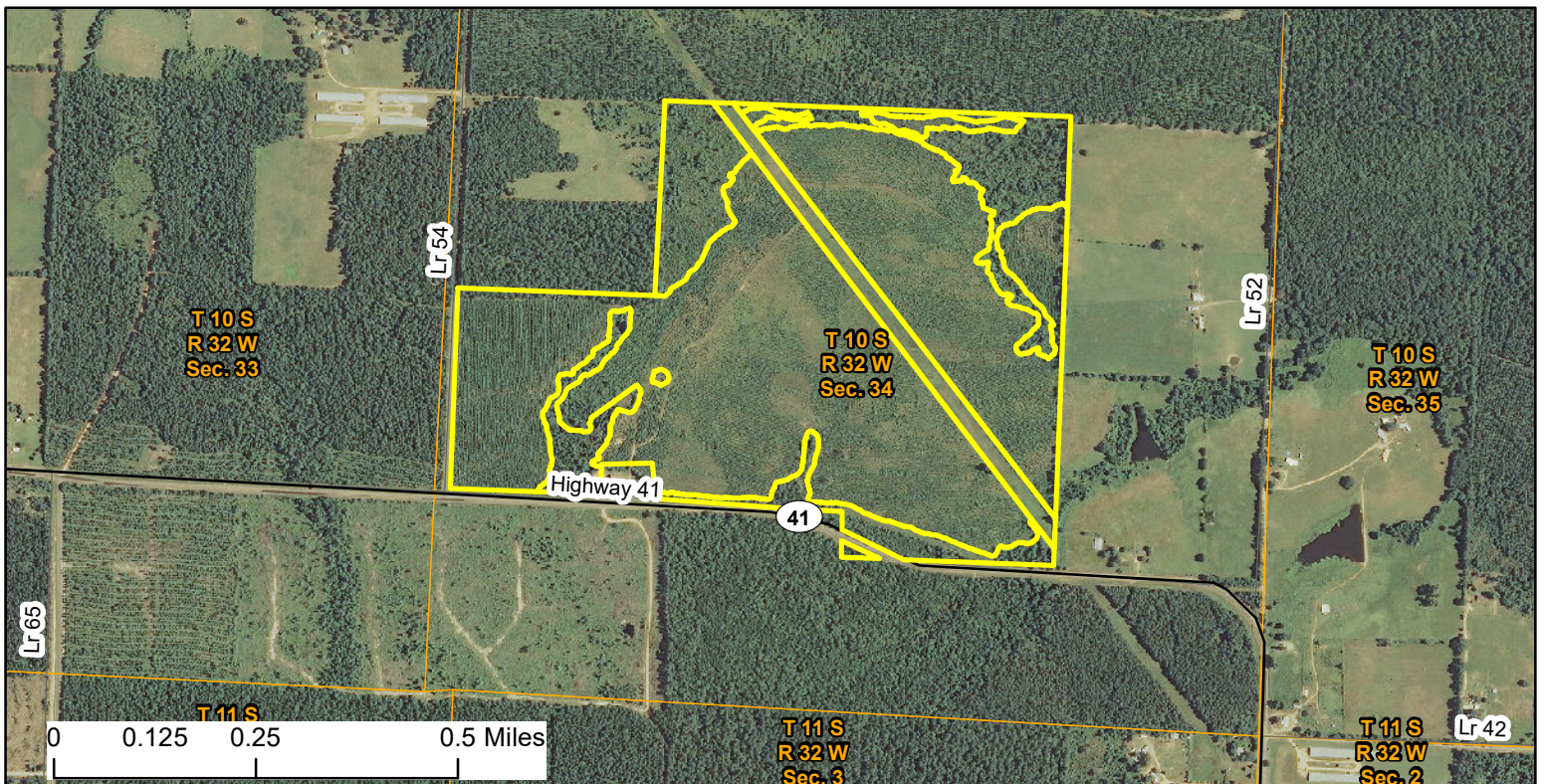
DAVIS DUBOSE KNIGHT
FORESTRY & REAL ESTATE PLLC

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.

Tract 1: Foreman 65



Tract 2: Crossroads 208



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



DAVIS DUBOSE KNIGHT
FORESTRY & REAL ESTATE PLLC

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