



NOTICE OF TIMBERLAND SALE BY SEALED BID IN CLEVELAND COUNTY, AR

Cleveland County CM 80 –80 acres, more or less

BIDS DUE: Thursday, October 11, 2018

Davis DuBose Knight Forestry & Real Estate LLC has been authorized to sell approximately 80 acres of timberland located in Cleveland County, Arkansas just north of the communities of Rison and Woodlawn. The property is being sold by sealed bid.

Legal Description

NE ¼ NE ¼ Section 23; NW ¼ NW ¼ Section 24, Township 8 South, Range 10 West, Cleveland County, AR, 80 acres, more or less.

Tract Description

The primary cover-type for this property is mature pine sawtimber. Interior roads were recently opened up and the property can be viewed from a 4X4 vehicle or ATV. The property has historically been accessed by a woods road crossing the neighbors' property from Hill-Harper Road. The tract offers an immediate timber harvest opportunity, and it also provides great deer and turkey hunting. The base age 50 site index of the western forty is 86 and the eastern 40 is 95. The open areas can be transformed into really nice food plots. Approximate location of the property boundaries are marked as follows: Northern line = red paint; southern & western lines = blue paint; eastern line = blue & red paint and orange flagging

Directions to the Property

From Hwy 63, travel approximately 1.5 miles west on Hill-Harper Road.

From Hwy 133, travel approximately 4 miles east on Hill-Harper road and you will see the DDK land sale arrows and pink flagging leading to the southeast corner of the property.

Maps and/or coordinates can be requested or downloaded from our website.

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



ESTIMATED TIMBER VOLUMES

Cleveland 80 Estimated Timber Volumes		
Product	Tons	Tons/Acre
PST	2853	35
PPW	336	4
Red Oak ST	27	0.3
White Oak ST	63	0.8
Gum Logs ST	121	1.5
HPW	195	2.4
Totals	3595	45.0

Timber volumes were provided by the Seller and were gathered in January 2018. The information provided herein is supplied as a courtesy to potential buyers and is in no way warranted or guaranteed. Neither the seller, Davis DuBose Knight Forestry & Real Estate, LLC (DDKFRE), their subsidiaries, affiliates nor representatives warrant the accuracy or completeness of the information contained herein. No representations or warranties are expressed or implied as to the property, its condition, boundaries, access, or acreage. Specifically, no representations are expressed or implied with respect to timber volume, quality, marketability, value projections, net present value modeling, or timber stand information. 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 DDKFRE 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.



General Information Regarding Terms and Conditions of Sale

1. Bids should be faxed to (501) 225-8607 or emailed to awatson@davisforestry.com.
Bids can be submitted online through our website at forestryrealestate.com.
Bids can also be mailed to:
DAVIS DUBOSE KNIGHT FORESTRY & REAL ESTATE LLC
PO BOX 24633
LITTLE ROCK, AR 72221
If mailed, mark the lower left corner of the envelope with "Cleveland County CM 80" No verbal bids will be accepted.
2. Bids will be received at the office of Davis DuBose Knight Forestry & Real Estate LLC until 2:00 p.m. Thursday, October 11, 2018. 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 Mark Knight (501) 231-8778.
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 cashiers check is required from buyer at closing.



BID FORM: CLEVELAND COUNTY CM 80

BID DUE DATE: Thursday, October 11, 2018

BIDS RECEIVED UNTIL 2:00 PM.

In reference to "Cleveland County CM 80" prepared by Davis DuBose Knight Forestry & Real Estate LLC, I submit the following bid for the purchase of the following tract(s):

Cleveland County CM 80

80 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: _____

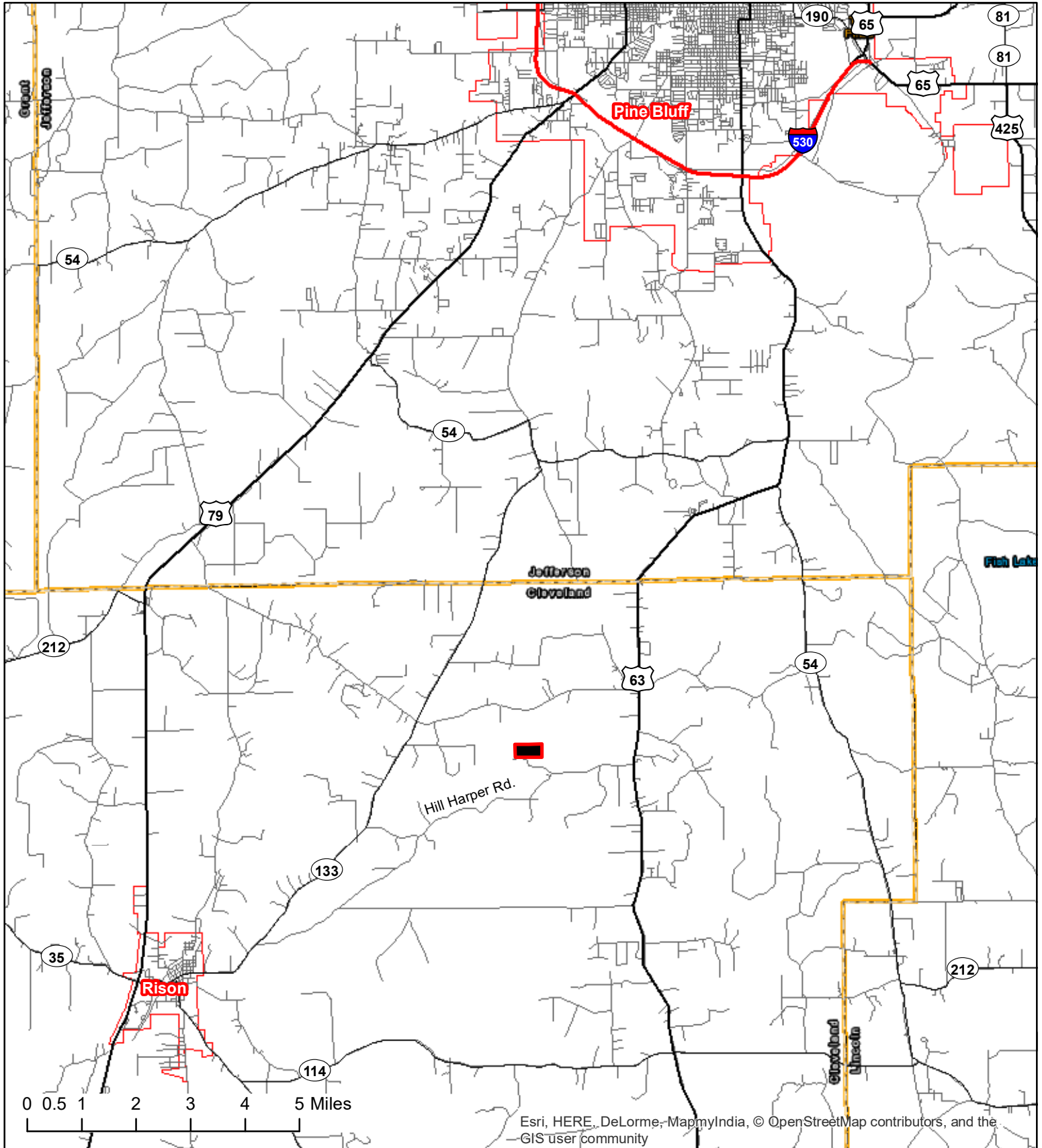
BIDDER'S SIGNATURE: _____ Date: _____

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 LLC, PO BOX 24633, LITTLE ROCK, AR 72221.** Please indicate in the lower left corner of the envelope **CLEVELAND COUNTY CM 80 BID SALE.** Bids may be faxed to **(501) 225-8607** and must be received prior to **2:00 PM, Thursday, October 11, 2018.** Receipt of fax will be acknowledged by return phone or fax confirmation.

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Cleveland County, AR 80 acres, more or less



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

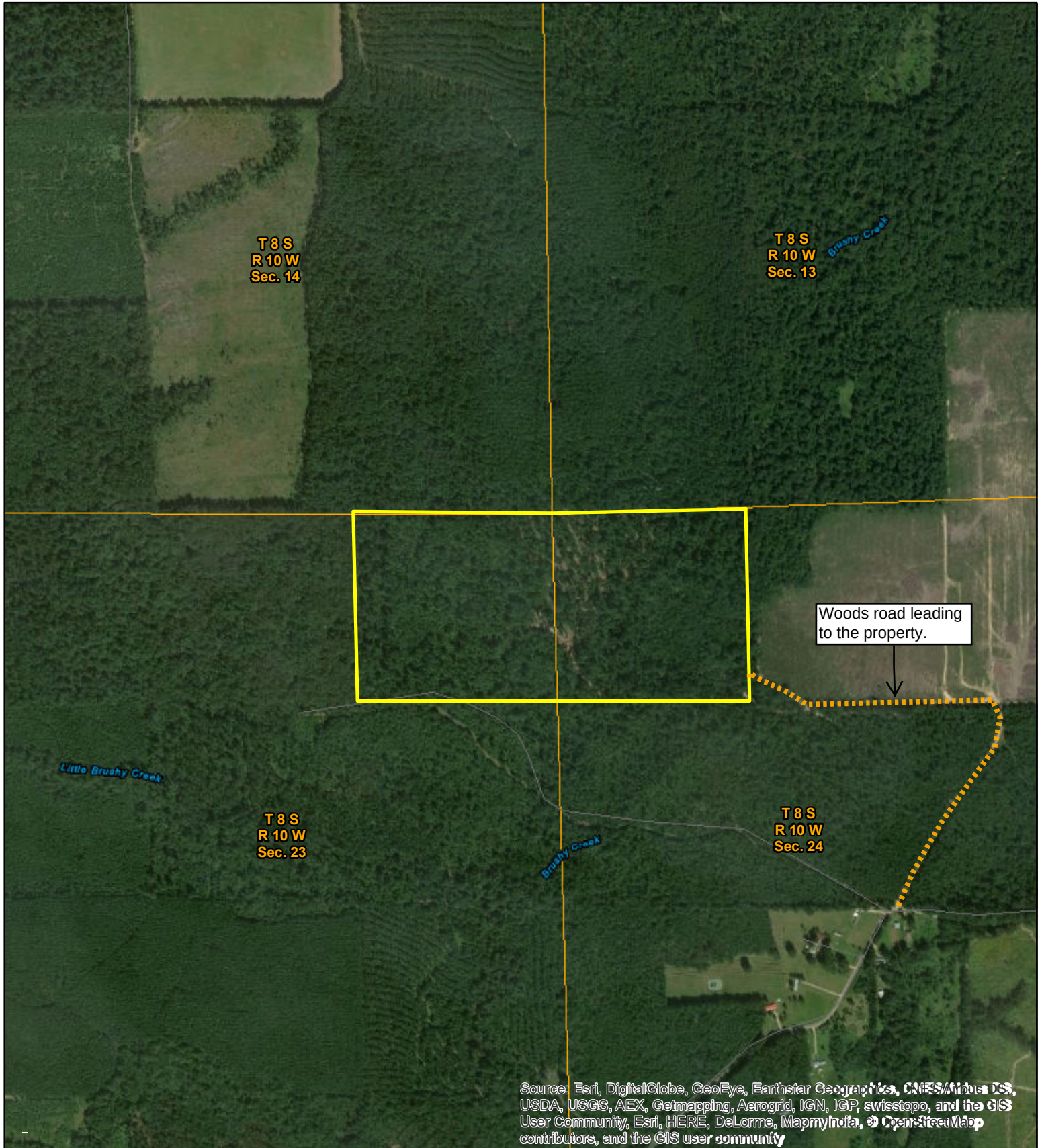


DAVIS DUBOSE KNIGHT
FORESTRY & REAL ESTATE PLLC

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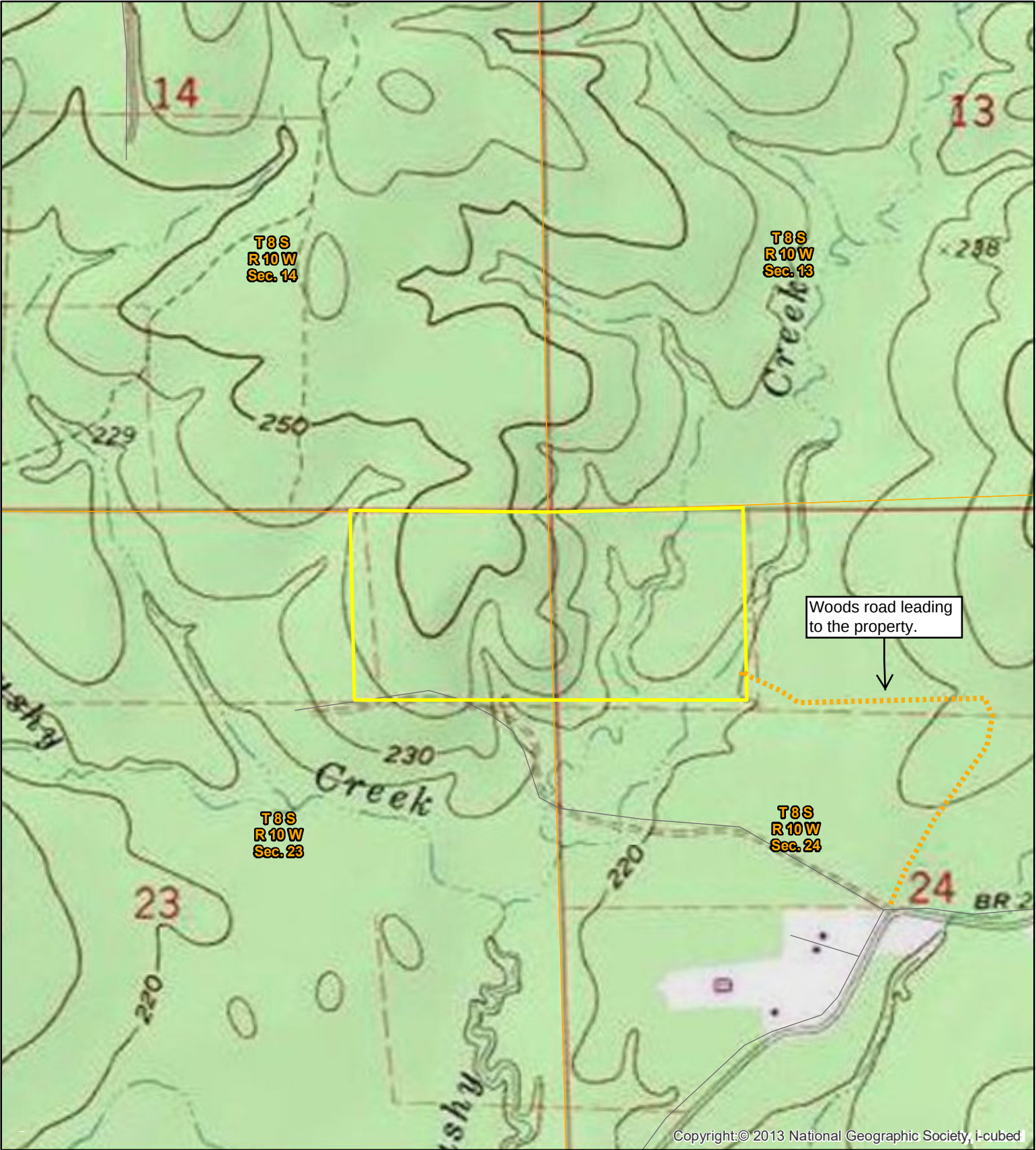


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