



NOTICE OF TIMBERLAND SALE PIKE COUNTY BID

Tract 1: Diamond Mine Tract – Totaling 140 acres, more or less

Tract 2: Nathan Tract – Totaling 200 acres, more or less

In all 340 acres, more or less

BIDS DUE: THURSDAY, JUNE 18, 2020 by 2:00 PM

Davis DuBose Knight Forestry & Real Estate LLC has been authorized to sell 2 properties totaling approximately 340 acres of timberland located in Pike County, Arkansas. The properties are being sold by sealed bid. Bidders can bid on **timber only, land only, or land and timber combined**.

Tract Descriptions

Tract 1: Diamond Mine Tract – This tract is an excellent investment property with mature pine plantation that can produce immediate income. This property has great loggability which will allow a buyer to profit from spike markets during wet weather. Access is via gated improved gravel road. DDKFRE conducted a 5% timber inventory in January 2020 by placing 10th acre plots across the tract on a 4 X 5 chain grid. All trees within these plots were measured and recorded. Estimated timber volumes can be found on the following page.

Tract 2: Nathan Tract – This tract is a scattered native mature pine stand with an abundance of pine and hardwood understory. The property has excellent access via county roads with utilities available. This property would make an excellent investment tract, possible development/home site, and/or hunting tract. DDKFRE conducted a 5% timber inventory in January 2020 by placing 10th acre plots across the tract on a 4 X 5 chain grid. All trees within these plots were measured and recorded. Estimated timber volumes can be found on the following page.

Legal Descriptions

Tract 1: Diamond Mine Tract – W $\frac{1}{2}$ NW $\frac{1}{4}$, Section 15, Township 8 South, Range 25 West, and the NE $\frac{1}{4}$ NE $\frac{1}{4}$, and N $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 16, Township 8 South, Range 25 West, Pike Co., AR 140 acres +/-

Tract 2: Nathan Tract – NE $\frac{1}{4}$ SE $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 32; NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 33 AND SW $\frac{1}{4}$ NE $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$; W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 32, all in Township 7 South, Range 26 West, Pike Co., AR 200 acres +/-

PO Box 24633 | Little Rock, Arkansas 72221 | 501-219-8600 | awatson@davisforestry.com



Directions to Property

Tract 1: Diamond Mine Tract - From Murfreesboro, AR take Hwy 301 South. Travel approximately 2 miles and turn left on a gravel highline road. Travel approximately 0.6 miles and turn left on a gravel woods road. Follow the pink flagging down the improved woods road approximately 1.3 miles to the property. The property will be marked with DDKFRE signs and pink flagging.

Tract 2: Nathan Tract – From Murfreesboro, AR take W13th Street/Muddy Fork/Hollands Ford towards Nathan, AR. Travel approximately 7.4 miles. The property will be marked with DDKFRE signs and pink flagging.

Estimated Timber Volumes

Diamond Mine 140 Acres +/-

Diamond Mine 140 Acres +/-		
Product	Tons	Tons/Acre
Pine Pulpwood	1,091	7.8
Pine Sawtimber	11,125	79.5
Oak Sawtimber	70	0.5
Misc. Hardwood Sawtimber	60	0.4
Hardwood Pulpwood	1,236	8.8
Total	13,582	97

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	3.5 Log	Total
10	1,242	1,716	926	45	23	0	3,952
12	1,106	2,552	1,942	406	0	0	6,006
14	542	1,400	1,558	294	0	0	3,794
16	271	429	429	135	0	0	1,265
18	113	90	45	23	0	0	271
20	0	23	0	0	0	0	23
22	0	0	0	23	0	0	23
Total	3,274	6,210	4,900	926	23	0	15,332

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	3.5 Log	Total
10	440	751	470	26	13	0	1,700
12	555	1,612	1,439	341	0	0	3,946
14	368	1,206	1,580	338	0	0	3,491
16	246	483	570	205	0	0	1,505
18	130	129	76	44	0	0	378
20	0	40	0	0	0	0	40
22	0	0	0	66	0	0	66
Total	1,738	4,220	4,136	1,019	13	0	11,125



Estimated Timber Volumes

Nathan 200 Acres +/-

Nathan 200 Acres +/-		
Product	Tons	Tons/Acre
Pine Pulpwood	841	4.2
Pine Sawtimber	1,545	7.7
Oak Sawtimber	45	0.2
Misc. Hardwood Sawtimber	16	0.1
Hardwood Pulpwood	1,059	5.3
Total	3,506	17.5

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	3.5 Log	Total
10	294	118	29	20	0	0	461
12	304	147	78	20	0	0	549
14	314	137	69	39	20	0	578
16	206	49	39	20	0	0	314
18	49	20	20	10	10	0	108
20	20	10	10	10	0	0	49
22	10	0	10	0	0	0	20
24	10	0	0	0	0	0	10
Total	1,206	480	255	118	29	0	2,088

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	3.5 Log	Total
10	103	51	15	11	0	0	181
12	143	92	58	15	0	0	308
14	199	118	70	44	25	0	456
16	163	55	52	30	0	0	300
18	56	28	33	19	21	0	157
20	24	17	20	23	0	0	85
22	12	0	25	0	0	0	37
24	20	0	0	0	0	0	20
Total	721	362	273	143	46	0	1,545

**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



General Information Regarding Terms and Conditions of Sale

1. Bids should be emailed to awatson@davisforestry.com or faxed to (501) 219-8600. 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 "Pike County Bid Sale." 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, June 18, 2020. 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 cashiers check is required from buyer at closing. No minerals will convey.



BID FORM: PIKE CO. BID SALE
BID DUE DATE: Thursday, June 18, 2020
BIDS RECEIVED UNTIL 2:00 PM.

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

Diamond Mine Tract - 140 acres, more or less

Option 1: TIMBER ONLY (2-year Timber Deed)

Bid Amount: _____

Option 2: LAND ONLY (Subject to a 2-year Timber Deed)

Bid Amount: _____

Option 3: LAND & TIMBER Combined

Bid Amount: _____

Nathan tract - 200 acres, more or less

Option 1: TIMBER ONLY (2-year Timber Deed)

Bid Amount: _____

Option 2: LAND ONLY (Subject to a 2-year Timber Deed)

Bid Amount: _____

Option 3: LAND & TIMBER Combined

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: _____

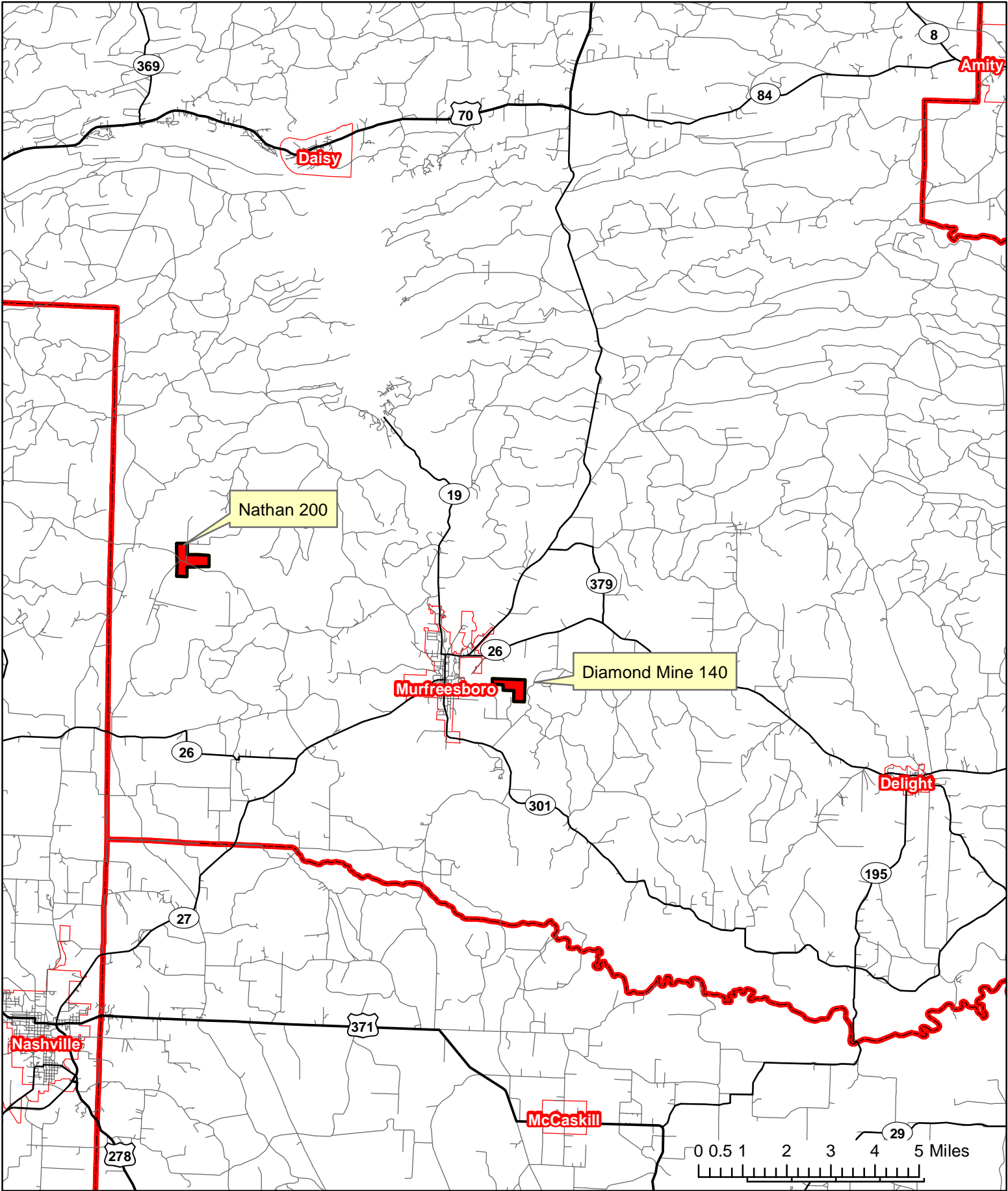
BIDDER'S SIGNATURE: _____ **Date:** _____

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 emailed to awatson@davisforestry.com or faxed to (501) 219-8600. Bids can also be mailed to: DAVIS DUBOSE KNIGHT FORESTRY & REAL ESTATE, PO BOX 24633, LITTLE ROCK, AR 72221. Please indicate in the lower left corner of the envelope **PIKE COUNTY BID SALE**. Bids must be received prior to **2:00 PM, Thursday June 18, 2020**. Receipt of fax will be acknowledged by return phone or fax confirmation.

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Location Map

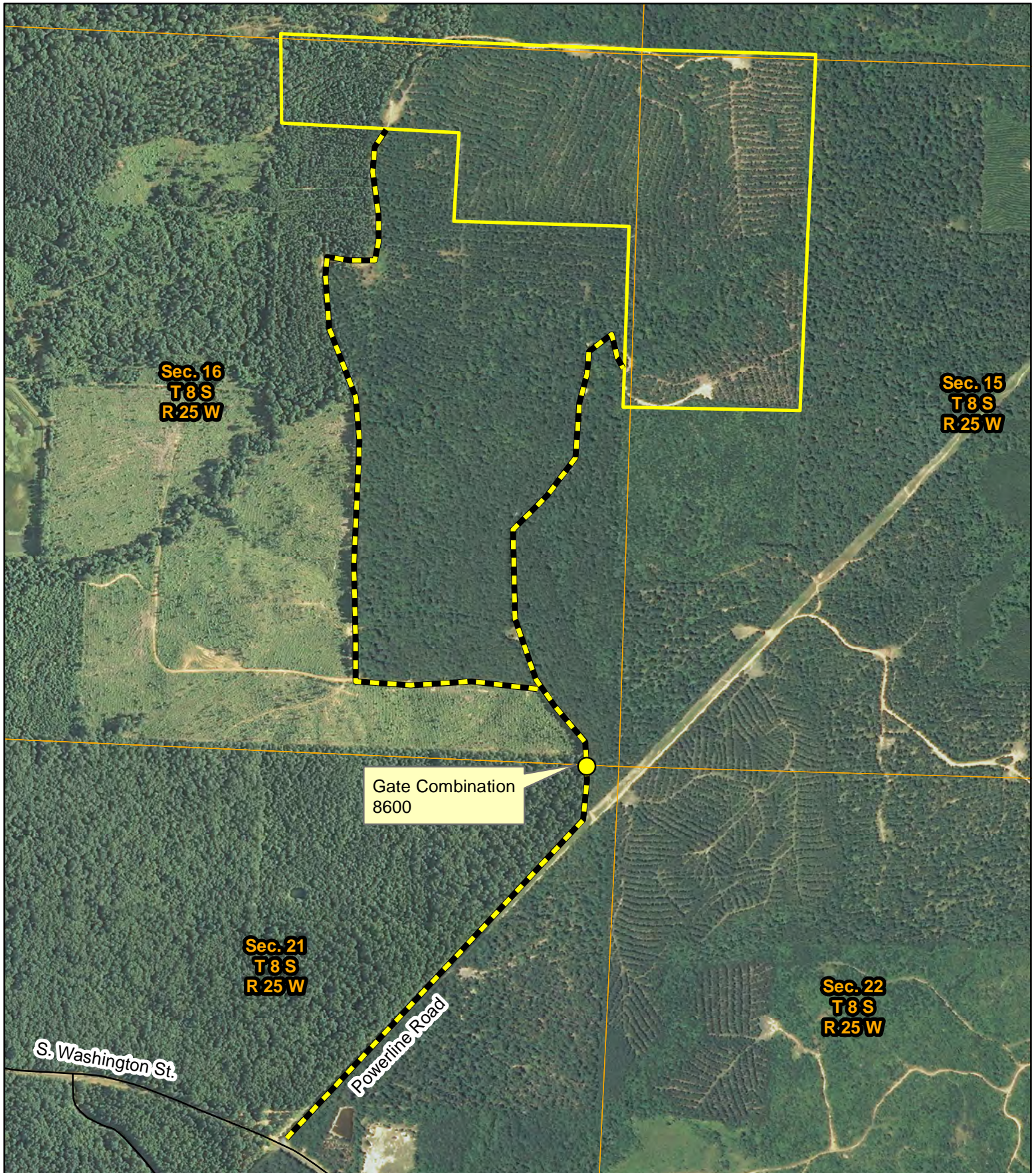


This map and all information it contains is provided "AS IS," as a courtesy to potential buyers. Potential buyers should make their own determination regarding the accuracy of the information provided. Neither the seller, Davis DuBose Knight Forestry & Real Estate LLC (DDKFRE), their subsidiaries, affiliates 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.

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www.forestryrealestate.com

Diamond Mine 140

W ½ NW ¼, Section 15, Township 8 South, Range 25 West, and the NE ¼ NE ¼, and N ½ NW ¼ NE ¼,
Section 16, Township 8 South, Range 25 West, Pike Co., AR 140 acres +/-

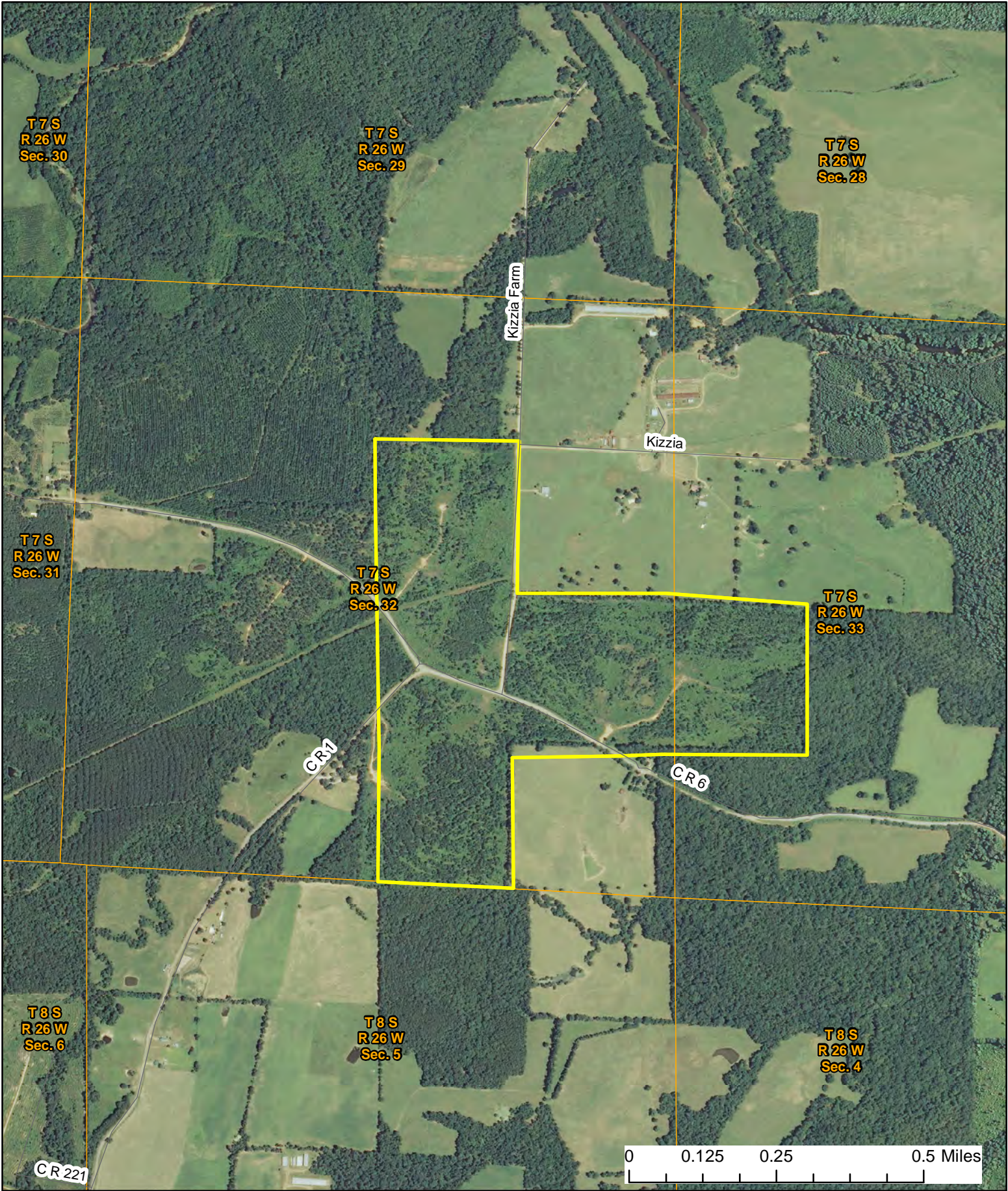


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Nathan 200



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