



NOTICE OF TIMBERLAND SALE “Camp 3 Tracts Bid Sale”

Tract 1 - Nevada County Road 179 – 41 acres, more or less
Tract 2 - Ouachita County Road 47 – 21.55 acres, more or less
Tract 3 - Lafayette County Road 25 – 41 acres, more or less

BIDS DUE: THURSDAY, December 3, 2020 by 2:00 PM

Davis DuBose Knight Forestry & Real Estate LLC has been authorized to sell 3 properties totaling approximately 103.55 acres of timberland located in Nevada, Ouachita, and Lafayette Counties, Arkansas. The properties are being sold by sealed bid. The properties can be purchased individually or together.

Tract Descriptions

Tract 1: Nevada County Road 179 – 41 Acres +/- This tract is an excellent timber investment with well-drained soils. The property has been accessed historically from the west via Nevada County Road 179, but other access points exist. The primary cover-type is mature native pine and hardwood with pine and hardwood understory. A timber harvest could provide immediate income.

Tract 2: Ouachita County Road 47 – 21.55 Acres +/- The primary cover-type is mature native pine and hardwood with pine and hardwood understory. The property is a great long-term investment, and a timber harvest could provide immediate income.

Tract 3: Lafayette County Road 25 – 41 Acres +/- The primary cover-type consists of scattered pine sawtimber with pine and hardwood understory. The tract has excellent access via gravel county road frontage on two sides. Electricity is available so the property could make a great home or cabin site.

For all three properties DDKFRE conducted a 5% inventory in September 2020 on the timber by placing 1/10th 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 pages.



Legal Descriptions

Tract 1: Nevada County Road 179: The NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1, Township 15, Range 20 West containing 41 acres, more or less.

Tract 2: Ouachita County Road 47: Beginning at the NE corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 7, Township 15 South, Range 17 West, thence South 174.19 yards for point of beginning, thence West 321.475 yards, thence South 324.44 yards, thence East 321.475 yards, thence North 324.44 yards to the point of beginning containing 21.55 acres, more or less.

Tract 3: Lafayette County Road 25: The NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 5, Township 15 South, Range 24 West and a 1-acre strip across the West side of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ all containing forty-one (41) acres, more or less.

Directions to the Properties

Tract 1: Nevada County Road 179 – From Stephens, AR intersection of Highway 79 and Ruby St.

1. Head northwest on Ruby St toward S 1st St., 0.3 mi.
2. Turn right onto N Sixth St, 0.2 mi.
3. Turn left onto Frog Shack Rd, 0.9 mi.
4. Continue onto Ouachita Rd 1, 3.2 mi.
5. Continue onto Nevada 179 Rd, 2.0 mi. – look for pink flagging and signs on western side of road.

Tract 2: Ouachita County Road 47: From Camden, AR Highway 278/79 Branyan-Honeycutt Bypass

1. Head southwest on California Ave SW, 1.1 mi.
2. Turn left onto Cash Rd SW, 2.8 mi.
3. Turn right onto Mt Holly Rd, 1.0 mi.
4. Continue onto Ouachita Rd 47, 5.9 mi.
5. Turn right onto Ouachita Rd 152, 0.4 mi. – turn right and follow to gate – see pink flagging and sign

Tract 3: Lafayette County Road 25: From Lewisville, AR intersection of Hwy 82 and Hwy 29

1. Head north on Maple St. toward Garrett St., 0.3 mi.
2. Turn left onto E 6th St., 358 ft.
3. Turn right at the 1st cross street onto AR-29 N/Spruce St. Continue to follow AR-29 N, 7.9 mi.
4. Turn right onto County Rd 25, 1.6 mi. – see pink flagging and signs on eastern side of road.



Estimated Timber Volumes Tract 1 – Nevada County Road 179

Table 1. Total trees and volume by diameter for Pine Pulpwood.

DBH	Number of Trees	Total Tons
6	640	71
8	410	99
10	220	98
12	130	94
14	20	22
16	70	111
Total	1490	495

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	20	20	30	20			90
12	10	20	80	20			130
14	30	30	50	30			140
16	30	40	40	110	10		230
18		10	10	50		10	80
20			10				10
Total	90	120	220	230	10	10	680

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	7	9	15	11			42
12	5	12	58	16			92
14	19	25	50	34			128
16	27	44	52	164	17		303
18		14	17	95		23	149
20			21				21
Total	57	105	213	321	17	23	735

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.



Estimated Timber Volumes Tract 2 - Ouachita County Road 47

Table 1. Total trees and volume by diameter for Pine Pulpwood.

DBH	Number of Trees	Total Tons
6	942	132
8	467	151
10	283	136
12	150	119
14	67	75
16	17	25
Total	1925	638

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	50	92	100	17	8	275
12	8	58	100	8		175
14	25	25	17			67
16	17	8	8			33
18			8		17	25
Total	100	183	233	25	25	575

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	17	39	50	9	5	125
12	4	36	71	7		118
14	17	21	17			55
16	11	9	11			31
18			11		35	47
Total	49	106	160	16	40	376

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Estimated Timber Volumes Tract 3 - Lafayette County Road 25

Table 1. Total trees and volume by diameter for Pine Pulpwood.

DBH	Number of Trees	Total Tons
6	516	57
8	253	65
10	137	54
12	63	45
14	11	9
16	53	123
Total	1032	353

Table 2. Total trees by diameter and log ht for Pine Sawtimber.

DBH	1 Log	1.5 Log	2 Log	2.5 Log	Total
10	11	21			32
12	11	11	11		32
14	21	21		11	53
16	11	32	11	21	74
18			11	11	21
20	11	11	21	42	84
22		11	11		21
24			11		11
Total	63	105	74	84	326

Table 3. Total volume by diameter and log ht. for Pine Sawtimber (Tons).

DBH	1 Log	1.5 Log	2 Log	2.5 Log	Total
10	4	9			13
12	4	7	8		18
14	14	18		12	44
16	7	35	14	31	87
18			17	20	37
20	15	18	43	99	175
22	0	22	26		48
24			31		31
Total	43	109	140	162	455

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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 "Camp 3 Tracts 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, December 3, 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 make 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 Brian DePriest (903) 556-6375.
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. No minerals will convey.

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



BID FORM: CAMP 3 TRACTS BID SALE

BID DUE DATE: Thursday, December 3, 2020

BIDS RECEIVED UNTIL 2:00 PM.

In reference to "CAMP 3 TRACTS BID SALE," prepared by Davis DuBose Knight Forestry & Real Estate LLC, I submit the following bid for the purchase of the following tract(s):

CAMP 3 TRACTS BID SALE

Tract 1: Nevada County Road 179 – 41 acres, more or less

Bid Amount: _____

Tract 2: Ouachita County Road 47 – 21.55 acres, more or less

Bid Amount: _____

Tract 3: Lafayette County Road 25 – 41 acres, more or less

Bid Amount: _____

All Tracts Combined – 103.55 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: _____

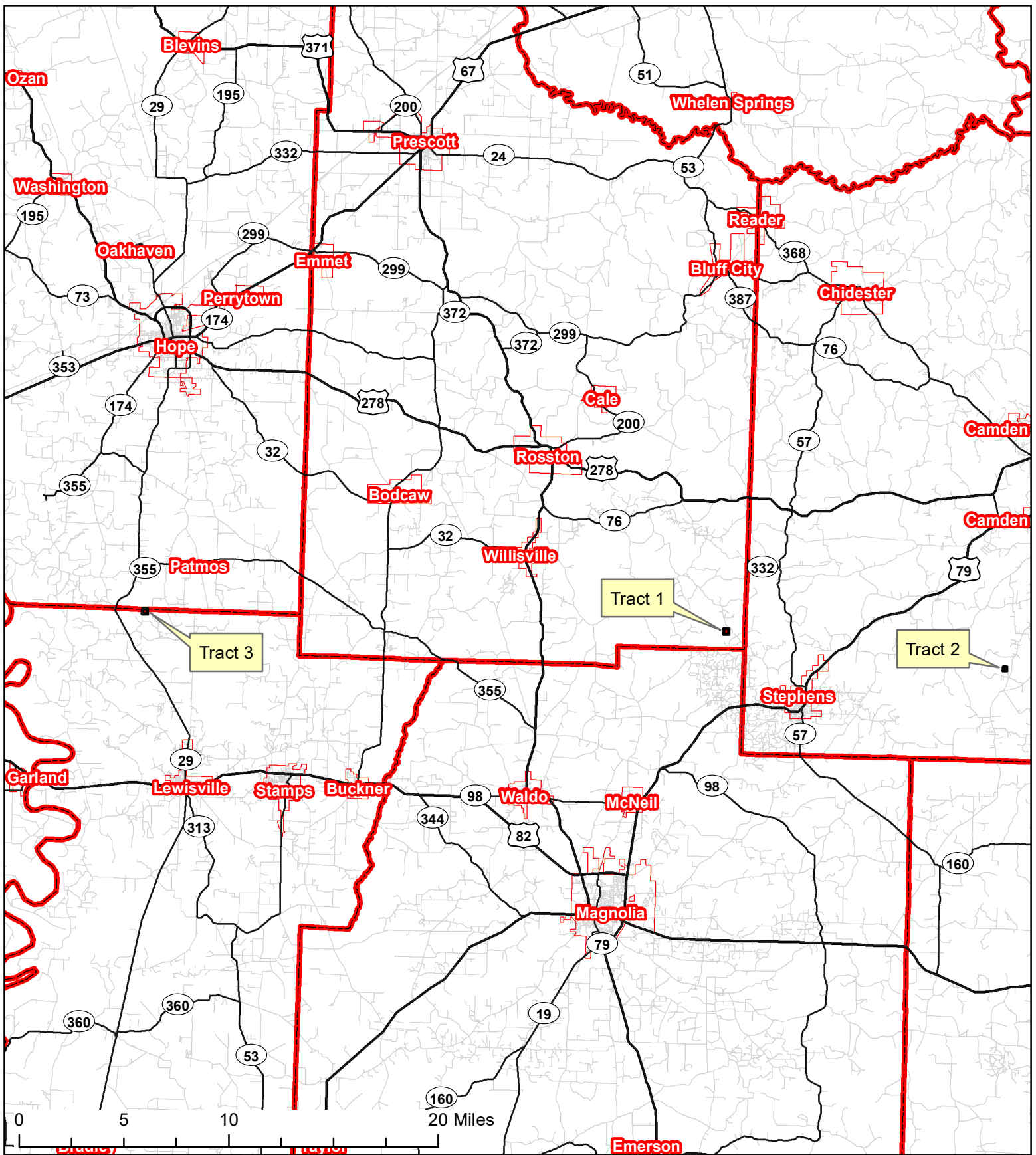
BIDDER'S SIGNATURE: _____ Date: _____

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 emailed to awatson@davisforestry.com or can be faxed to (501) 219-8600 and must be received prior to **2:00 PM, Thursday, December 3, 2020**. Receipt of fax will be acknowledged by return phone or fax confirmation. Bids may also 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 **CAMP 3 TRACTS BID SALE**.

Location Map

Lafayette, Nevada, & Ouachita Counties



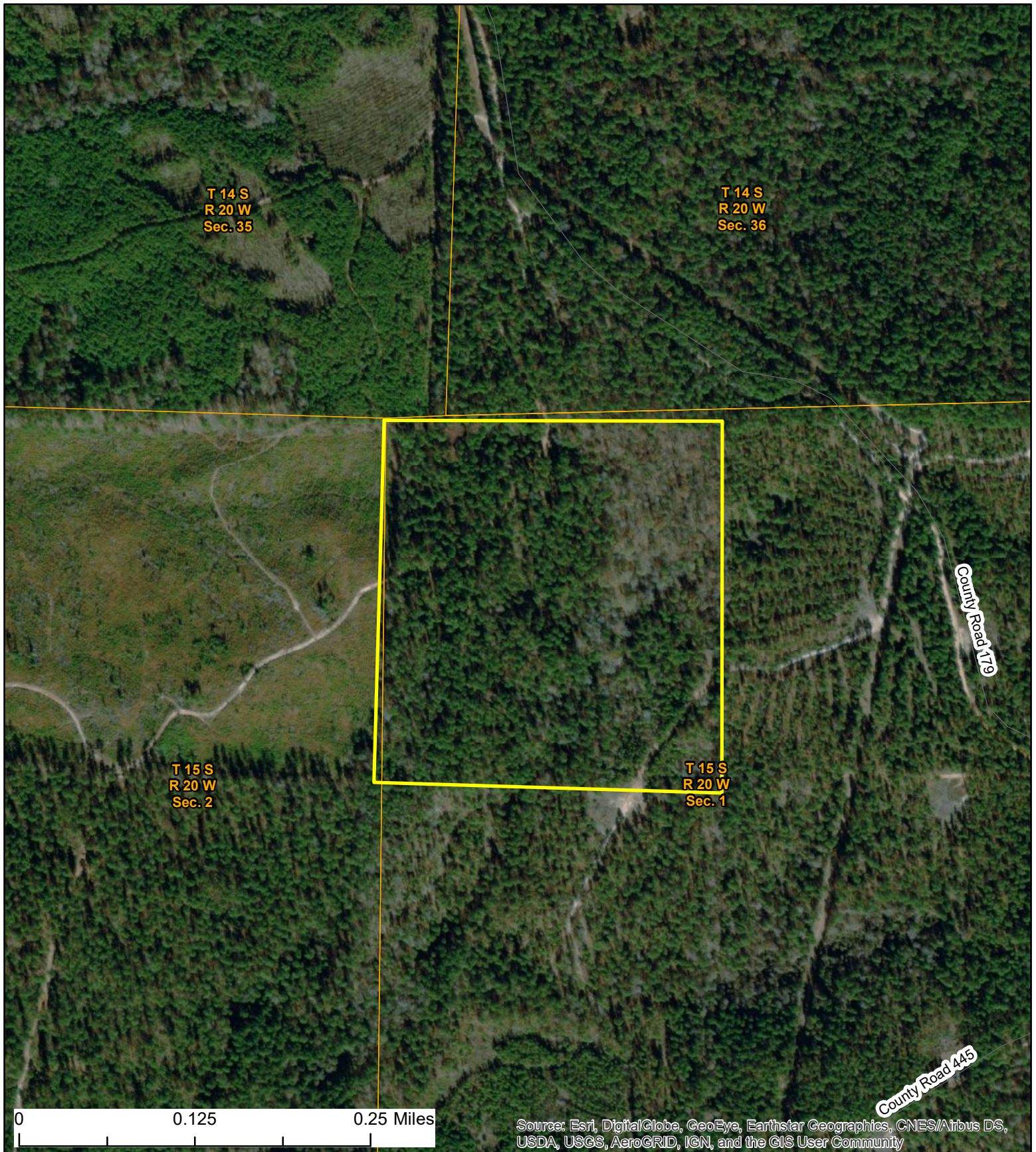

 Phone: 1-888-695-8733
www.forestryrealestate.com



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.

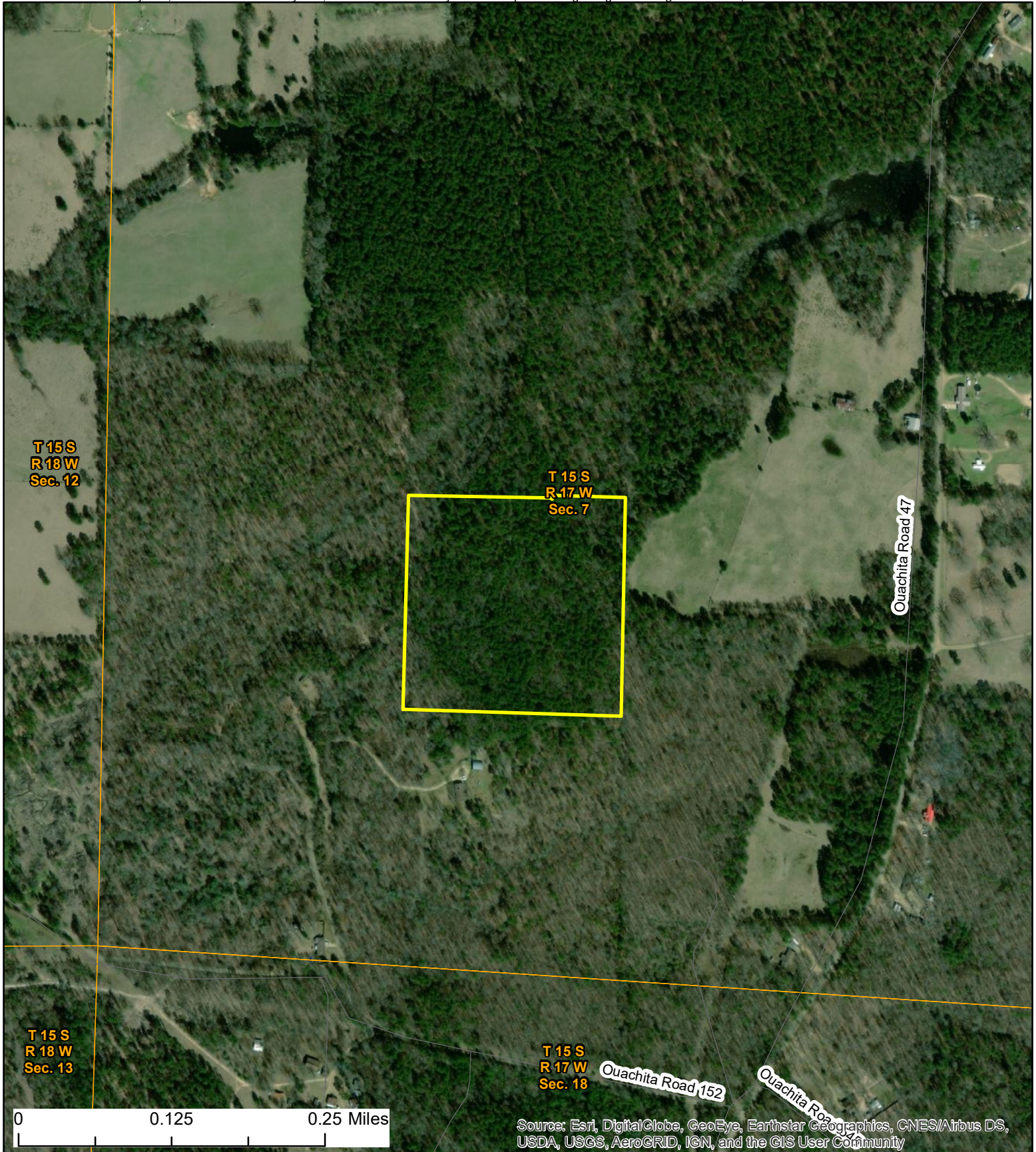
Tract 1 - Nevada County Road 179

The NW ¼ of the NW ¼ of Section 1, Township 15, Range 20 West containing 41 acres, more or less.



Tract 2 - Ouachita County Road 47

Beginning at the NE corner of the NE ¼ of the SW ¼, Section 7, Township 15 South, Range 17 West, thence South 174.19 yards for point of beginning, thence West 321.475 yards, thence South 324.44 yards, thence East 321.475 yards, thence North 324.44 yards to the point of beginning containing 21.55 acres, more or less.



Tract 3 - Lafayette County Road 25

The NW ¼ of the NE ¼, Section 5, Township 15 South, Range 24 West and a 1-acre strip across the West side of the NE ¼ NE ¼ all containing forty-one (41) acres, more or less.

