



NOTICE OF TIMBERLAND SALE BY SEALED BID IN HOT SPRING COUNTY, AR

***Birch Road 30 –30 acres, more or less
West of Bismarck***

BIDS DUE: Thursday, April 22, 2021 by 2:00 PM

Davis DuBose Knight Forestry & Real Estate LLC has been authorized to sell approximately 30 acres of timberland located in Hot Spring County, Arkansas.

Tract Description and Directions

The Birch Road 30 located west of Bismarck provides an opportunity for an immediate timber harvest. The timber volumes are provided below, and the soils are well-drained and allow for wet-weather logging. The tract is also a great small hunting/recreational property. The property is accessed from Hwy 84 on Birch Road, which is a county gravel road, just north of its intersection with Red Fox Lane. Utilities are on-site, and the property would be ideal for the construction of a rural homesite (or multiple homesites). There is even a small pond located on the property.

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

Estimated Timber Volumes

	Tons/acre	Total Tons
Pine Pulpwood	1.6	48
Pine Sawtimber	9	270
Oak Sawtimber	11.1	333
Hardwood Pulpwood	11	330

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.



Legal Description

Beginning at the Northeast corner of the Southeast Quarter Southeast Quarter (SE1/4SE1/4), in Section 32, Township 4 South, Range 21 West, and run thence West 1,000 feet to the point of beginning of the parcel hereinafter described, run thence West 320 feet to the Northwest corner of the said Southeast Quarter Southeast Quarter, run thence South 1,320 feet to the Southwest corner of the said Southeast Quarter Southeast Quarter, run thence East 1,320 feet to the Southeast corner of the said Southeast Quarter Southeast Quarter, run thence North 884.4 feet along the East line of said Section to a point located 435.6 feet South of the Northeast corner of the said Southeast Quarter Southeast Quarter, run thence West 1,000 feet, run thence North 435.6 feet to the point of beginning, and containing thirty acres, more or less.



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 "Birch Road 30 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, April 22, 2021. 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 agent 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: BIRCH ROAD 30 BID SALE

BID DUE DATE: Thursday, April 22, 2021

BIDS RECEIVED UNTIL 2:00 PM.

In reference to "Birch Road 30 Bid Sale" prepared by Davis DuBose Knight Forestry & Real Estate LLC, I submit the following bid for the purchase of the following tract(s):

Birch Road 30 – 30 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: _____

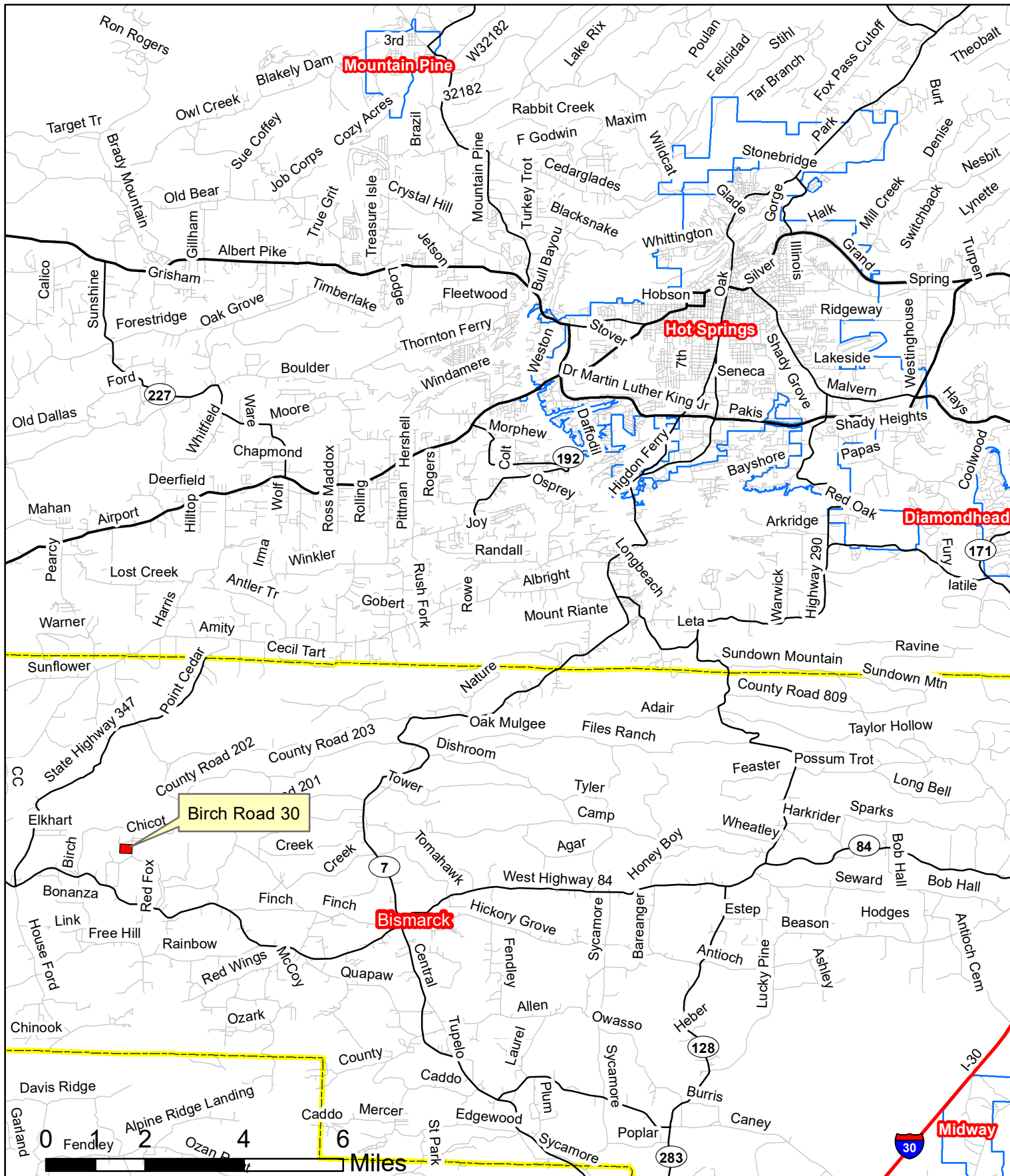
BIDDER'S SIGNATURE: _____ **Date:** _____

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, April 22, 2021**. 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 **BIRCH ROAD 30 BID SALE**.

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

Birch Road 30 Location Map



Phone: 1-501-219-8600
www.forestryrealestate.com

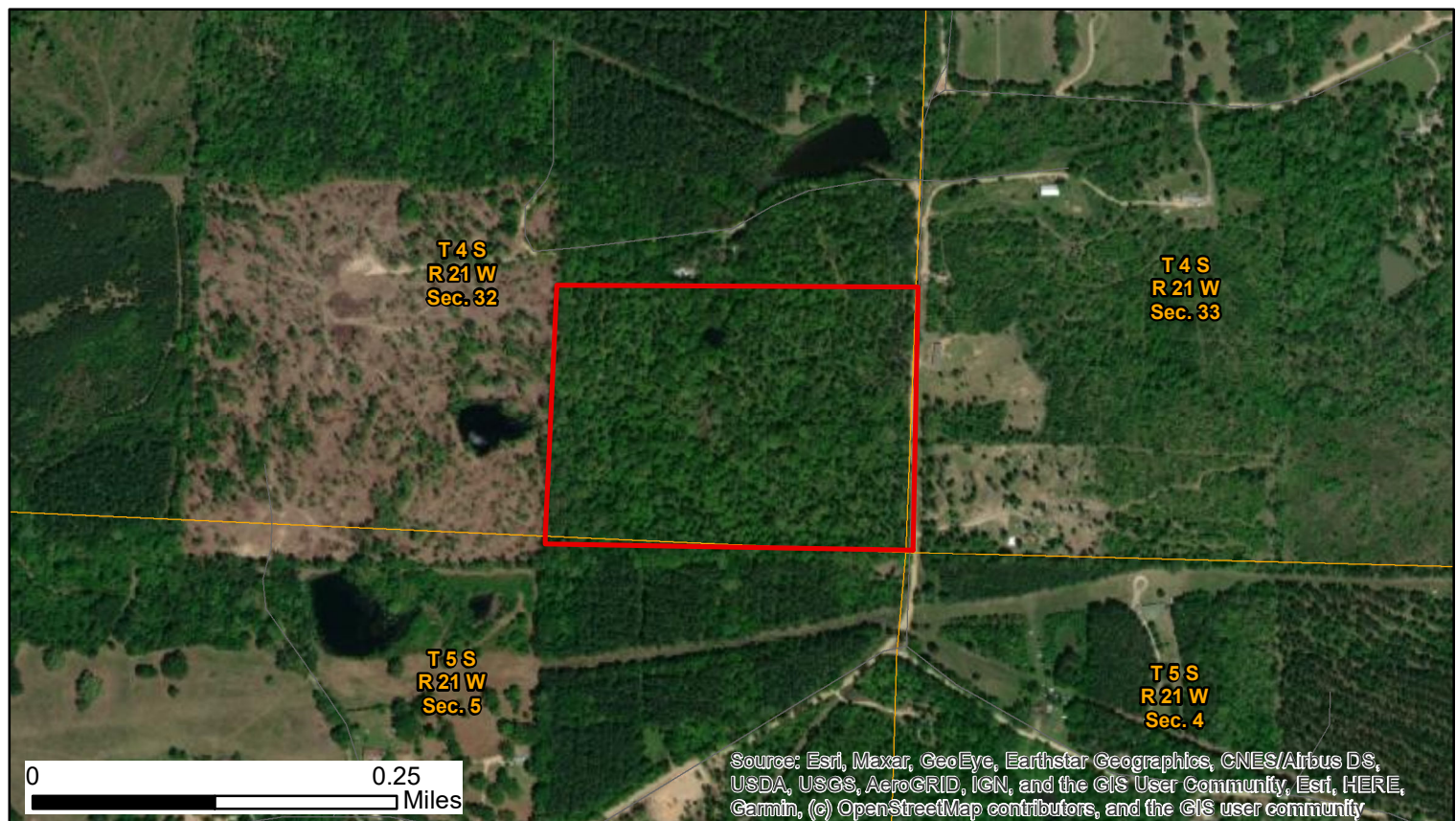
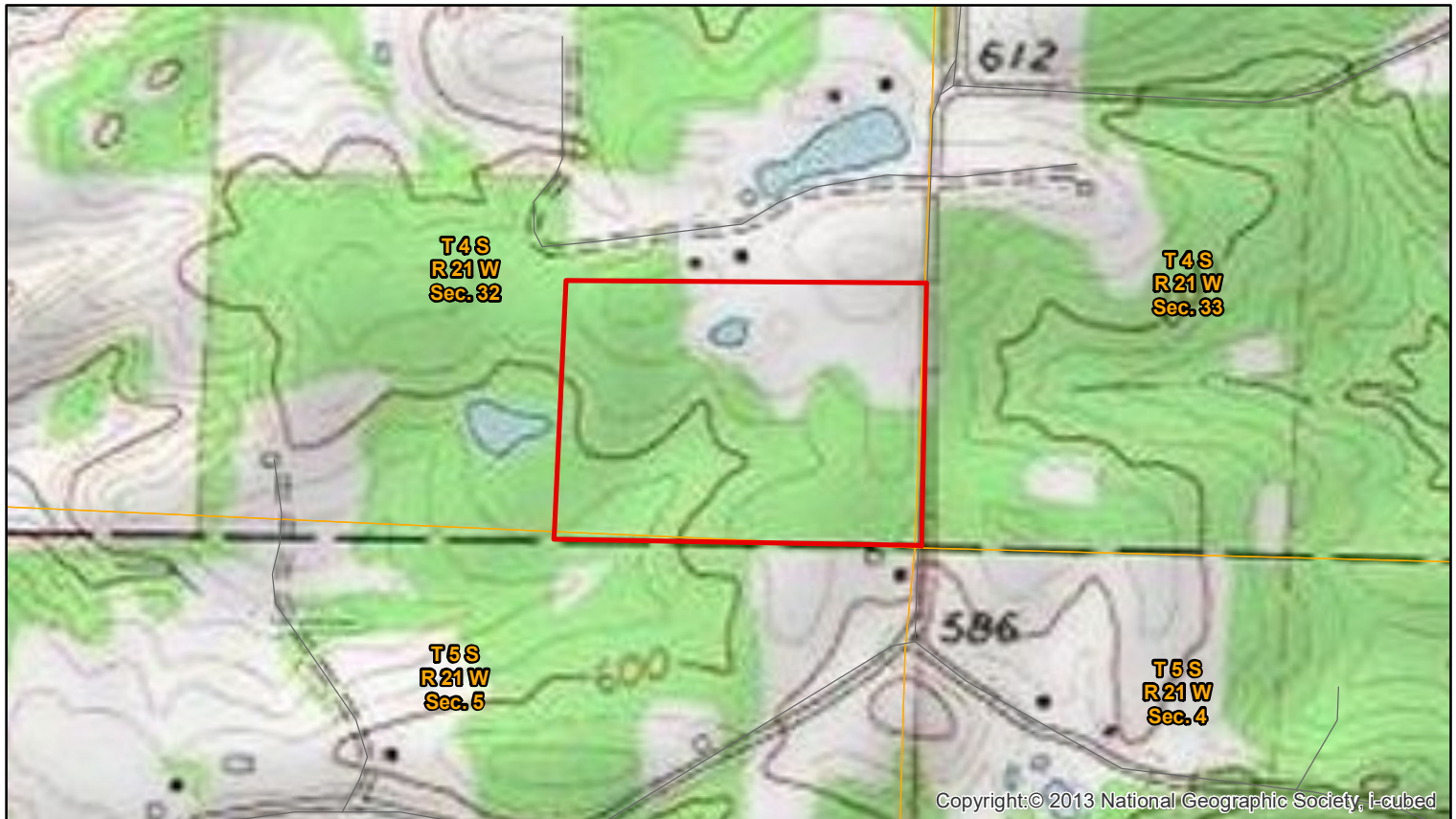


DAVIS DUBOSE KNIGHT
FORESTRY & REAL ESTATE

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.

Birch Road 30

Part of the SE1/4 SE1/4 in Section 32, Township 4 South, Range 21 West, Hot Spring County, Arkansas



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www.forestryrealestate.com



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