



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

Bowser 110 –110 acres, more or less

BIDS DUE: Thursday, June 24th, 2021 by 2:00 PM

Davis DuBose Knight Forestry & Real Estate LLC has been authorized to sell approximately 110 acres of timberland located in Drew County, Arkansas.

Tract Description

This wooded acreage is only five minutes from the UAM campus in Monticello. Bowser Road is a paved road and many rural homes line its frontage. This large block would make a great country homesite near the city, or it could also be purchased and offered as a place for multiple homesites. The timber on the property has the potential to provide income through thinnings in the near future. Small ponds already exist on the property. Two creeks join and cross the property, and the new owner could consider building a lake. Hunt and ride your ATVs on your own property and still be less than five minutes from everything Monticello offers. Utilities present.

Estimated Acreage by Cover Type

Stand #	Cover Type	Acres
1	Pine Plantation age 14 (Unthinned)	17
2	Pine Plantation age 8	46
3	Natural age 18 (Unthinned)	26
4	Streamside Management Zone	20
5	Pond	1
	Total	110

Directions to the Property

The property is located on the northern side of S. Bowser Road less than three miles west of Hwy 425. The property has access from S. Bowser Road as well as Bowser Road. There is a cable gate on S. Bowser Road - please contact our office for the combination to the lock.

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

Legal description can be provided upon request.

PO Box 24633 | Little Rock, Arkansas 72221 | 501-219-8600 | awatson@davisforestry.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 "Bowser 110 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 24, 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 A submitted bid may not be withdrawn after the bid opening.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 at 501-219-8600.
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.



BID FORM: BOWSER 110 BID SALE

BID DUE DATE: Thursday, June 24, 2021

BIDS RECEIVED UNTIL 2:00 PM.

In reference to "Bowser 110 Bid Sale" prepared by Davis DuBose Knight Forestry & Real Estate LLC, I submit the following bid for the purchase of the following tract(s):

Bowser 110 – 110 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.

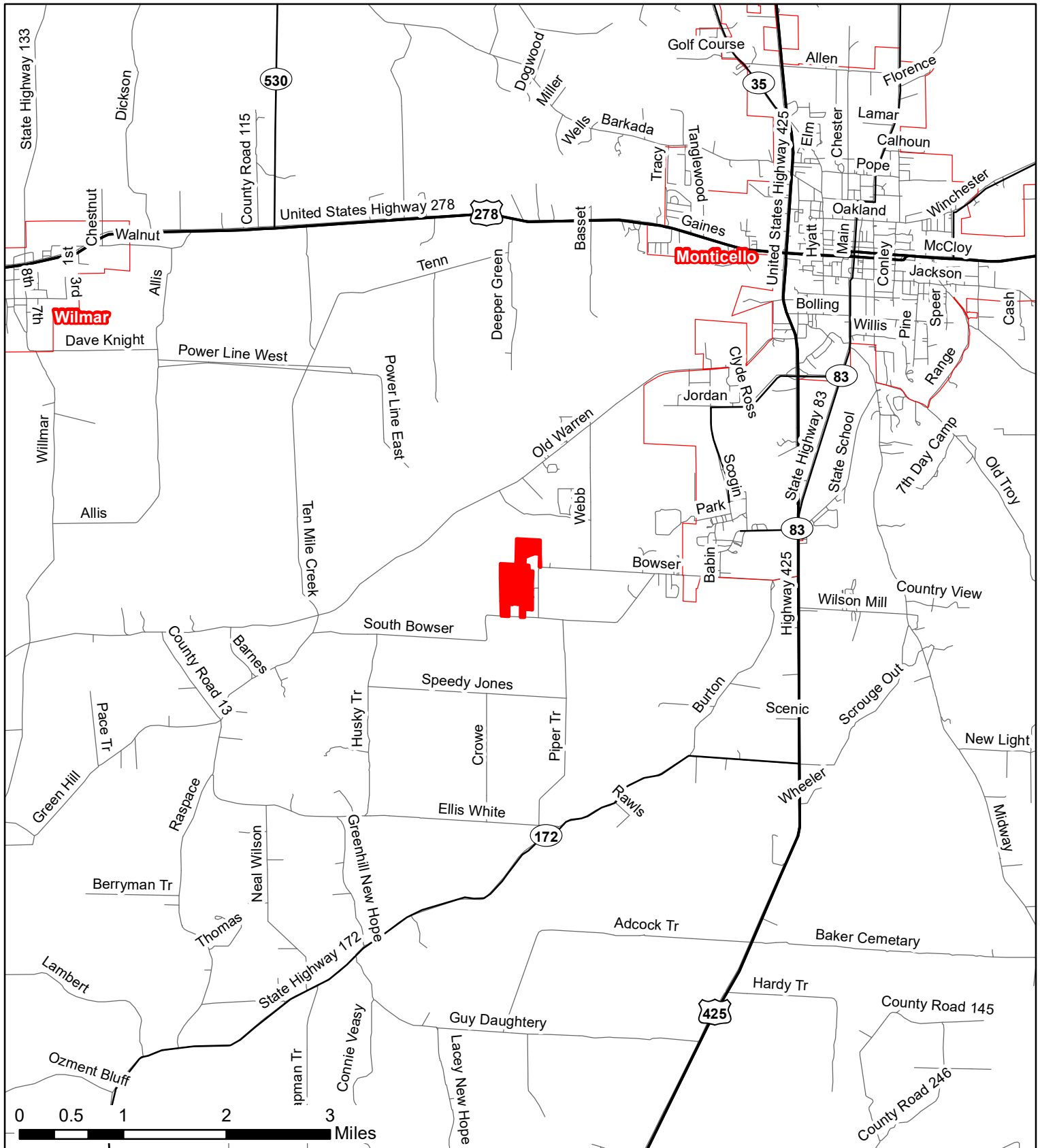
Bids should be emailed to awatson@davisforestry.com or can be faxed to **(501) 219-8600** and must be received prior to **2:00 PM, Thursday, June 24, 2021**. Receipt of fax will be acknowledged by return phone or fax confirmation. Bids may also be mailed to: **DAVIS DUBOSE KNIGHT FORESTRY & REAL ESTATE LLC, PO BOX 24633, LITTLE ROCK, AR 72221**. Please indicate in the lower left corner of the envelope **BOWSER 110 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

Bowser 110

Legal description can be provided upon request.

Part of the E ½ W ½ NW ¼, Part of the E ½ NW ¼, Section 17,
Part of the S ½ SW ¼, Section 8, Township 13 South, Range 7 West,
Drew County, AR containing 110 acres, more or less



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



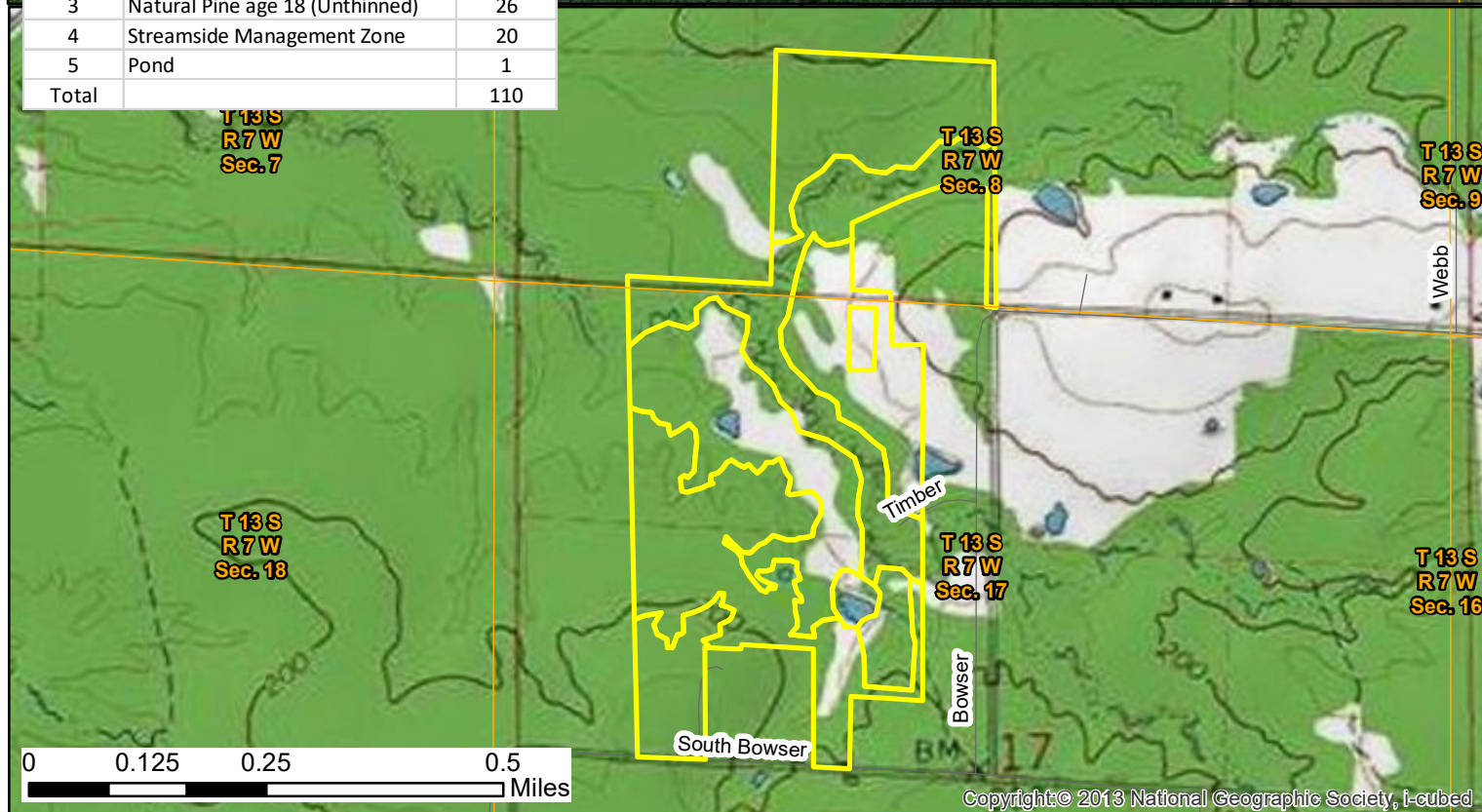
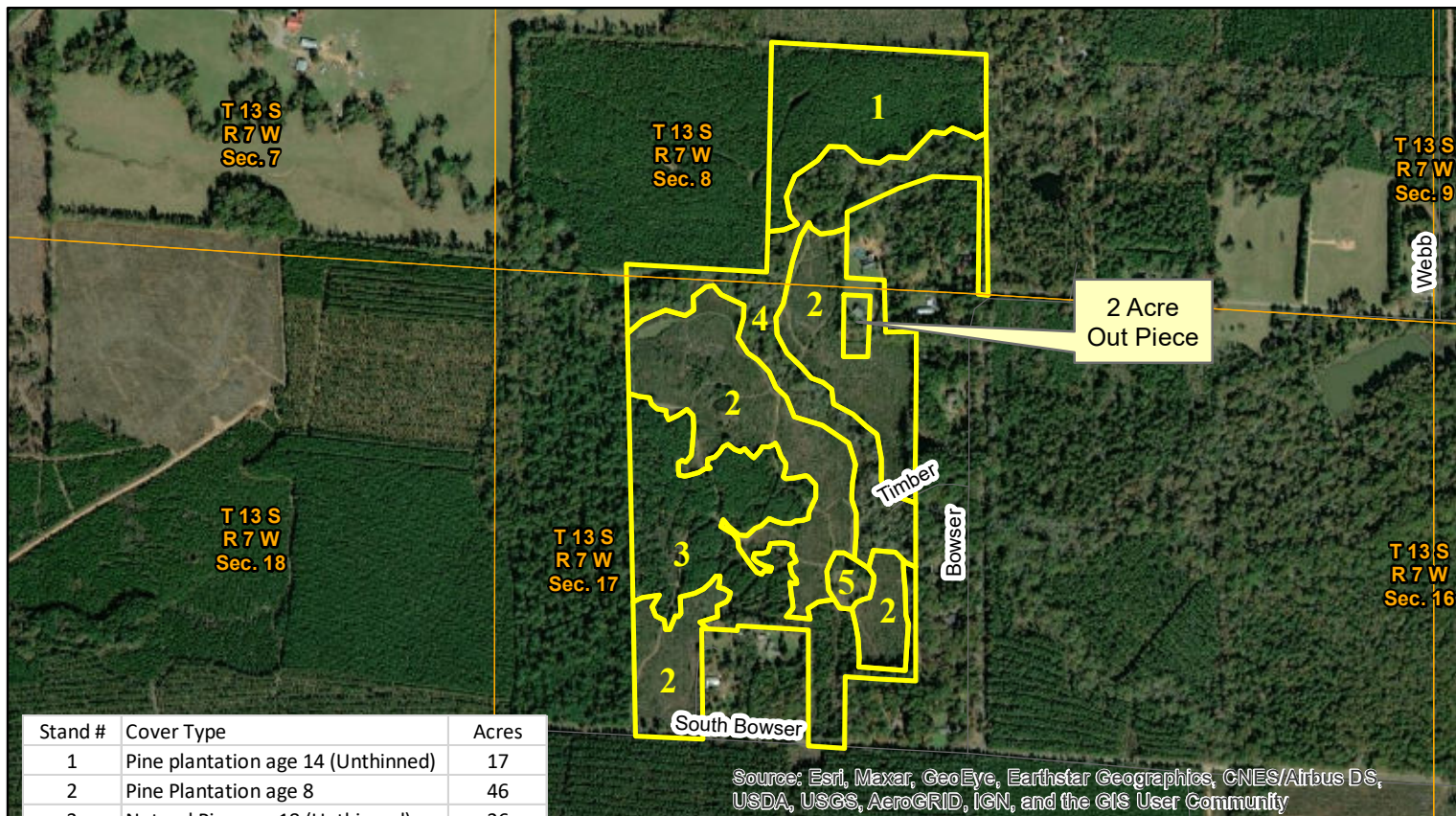
DAVIS DUBOSE KNIGHT
FORESTRY & REAL ESTATE


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.

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