



NOTICE OF PASTURELAND SALE BY SEALED BID IN MONTGOMERY COUNTY, AR

HWY 70 SUGARLOAF CREEK 161 – 161 acres, more or less

BIDS DUE: Thursday, August 19th, 2021 by 2:00pm

Davis DuBose Knight Forestry & Real Estate LLC has been authorized to sell approximately 161 acres of pastureland located in Montgomery County, Arkansas. The property is being sold by sealed bid and tracts can be purchased individually or together.

Tract Descriptions

TWO EXCELLENT PROPERTIES LOCATED CLOSE TO HOT SPRINGS AND GLENWOOD, ARKANSAS WITH HIGHWAY 70 FRONTAGE AND A BEAUTIFUL CREEK!

Hwy 70 Sugarloaf East 81 – This property has approximately ¼ mile frontage on Highway 70 with two entry points off the highway. It consists of approximately 81 acres of which 42 acres +/- are pasture and 33 acres +/- are in timber. This property has great pastureland for raising cattle and would make a great home place or hunting retreat. There is also over a mile of Sugarloaf Creek running through this tract.

Hwy 70 Sugarloaf West 80 – This property has approximately ¼ mile of frontage on Highway 70 with one entry point and good interior roads. It consists of approximately 80 acres of which 64 acres +/- are pasture and 15 acres +/- are in timber. This property has rolling hills and great pasture for raising cattle, or a nice home place or hunting retreat.

Directions to the Property

From HWY 270 W Near Hot Springs: Take exit 2 toward US-70W/Airport Rd. Use the left lane to keep left at the fork and follow signs for US-70W/Glenwood. Continue for 19 miles. Property will be on your left.

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 an office in Texarkana, Arkansas. For more information about our services or to view our listings visit www.forestryrealestate.com

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



Legal Description of Entire Tract

A tract of land being situated in the NE1/4 SE1/4 and the S1/2 SE1/4 of Section 24 and the N1/2 NE1/4 of Section 25, Township 4 South, Range 23 West of the Fifth Principal Meridian, being located in Montgomery County, Arkansas, and being more particularly described as follows:

Commencing at a Rebar for the NW Corner of Said S1/2 SE1/4 of Said Section 24, Thence S 01°30'43" W, 29.22 Feet to a Rebar on the South Right-of-Way of Arkansas Highway 70 and the Point of Beginning; Thence S 87°43'24" E, 42.03 Feet; Thence S 77°00'04" E, 101.82 Feet along Said Right-of-Way to an Aluminum Monument; Thence N 81°31'29" E, 101.84 Feet along Said Right-of-Way to an Aluminum Monument; Thence S 87°43'11" E, 243.77 Feet along Said Right-of-Way; Thence S 72°46'10" E, 77.52 Feet along Said Right-of-Way; Thence N 88°30'13" E, 225.84 Feet along Said Right-of-Way; Thence N 89°22'41" E, 531.09 Feet along Said Right-of-Way; Thence N 89°22'41" E, 723.70 Feet along Said Right-of-Way; Thence N 81°01'41" E, 603.57 Feet along Said Right-of-Way to a Rebar on the East Line of Said NE1/4 SE1/4; Thence S 01°22'08" W, 146.58 Feet to a Rebar for the NE Corner of Said S1/2 SE1/4 of Said Section 24; Thence S 01°21'42" W, 1328.43 Feet to a Rebar for the SE Corner of Said S1/2 SE1/4; Thence S 01°21'42" W, 48.18 Feet to a Nail at a Fence Corner; Thence S 01°08'52" W, 1291.09 Feet to a Rebar for the SE Corner of Said NE1/4 NE1/4 of Said Section 25; Thence N 87°02'25" W, 1331.74 Feet to the SW Corner of Said NE1/4 NE1/4; Thence N 87°02'25" W, 1331.74 Feet to a Pipe for the SW Corner of Said NW1/4 NE1/4 of Said Section 25; Thence N 02°15'27" E, 1309.30 Feet to a Rebar for the NW Corner of Said NW1/4 NE1/4; Thence N 01°30'43" E, 1296.81 Feet to the Point of Beginning, Containing ±161.32 Acres more or less and being subject to any and all covenants, easements, and restrictions of record.



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 "HWY 70 Sugarloaf Creek 161" 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, August 19, 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 Ray Galloway (903) 824-7692 or 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 the property sells as two tracts, each buyer will be responsible for ½ of the cost of the survey. Each buyer will also be responsible for ½ of the cost of fencing the line between the two tracts. 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 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 general 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. Seller will convey any mineral rights currently owned by the Seller, if any, without warranty.



BID FORM: HWY 70 SUGARLOAF CREEK 161

BID DUE DATE: Thursday, August 19, 2021

BIDS RECEIVED UNTIL 2:00 PM.

In reference to "HWY 70 SUGARLOAF CREEK 161" prepared by Davis DuBose Knight Forestry & Real Estate LLC, I submit the following bid for the purchase of the following tract(s):

HWY 70 SUGARLOAF CREEK 161 – 161 acres, more or less

Option 1: EAST TRACT – 81 ACRES, MORE OR LESS

Bid Amount: _____

Option 2: WEST TRACT – 80 ACRES, MORE OR LESS

Bid Amount: _____

Option 3: EAST & WEST TRACTS COMBINED – 161 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: _____

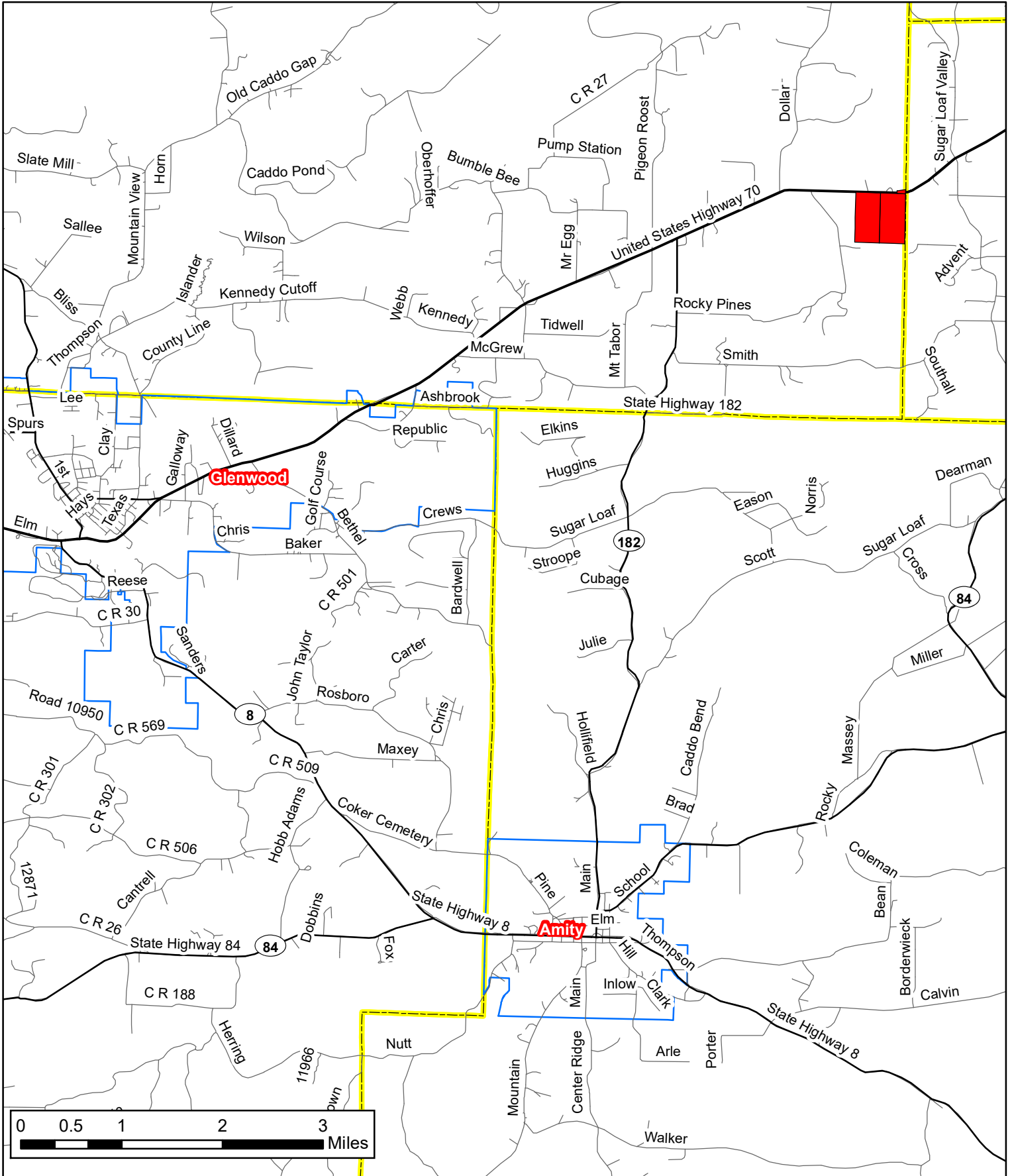
BIDDER'S SIGNATURE: _____ Date: _____

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, August 19, 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 **HWY 70 SUGARLOAF CREEK 161**.

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

HWY 70 Sugarloaf Creek 161 Location Map



Phone: 1-501-291-8600
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.

HWY 70 Sugarloaf Creek 161

PT NE ¼ SE ¼, S ½ SE ¼ of Section 24, and N ½ NE ¼ of Section 25, all in Township 4 South, Range 23 West, Montgomery County, Arkansas containing 161 acres, more or less.

