



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

McCaskill –80 acres, more or less

BIDS DUE: Thursday, September 9th, 2021 by 2:00 PM

Davis DuBose Knight Forestry & Real Estate LLC has been authorized to sell approximately 80 acres of timberland located in Hempstead County, Arkansas.

Tract Description

This excellent bid sale opportunity is located in Hempstead County, Arkansas near the McCaskill community. The property consists of approximately 80 acres of timberland that has recently been harvested. The next owner has a great opportunity to design their own food plots and interior roads. The area is known for excellent white tail hunting and turkey also frequent the area. Cost share programs could be utilized to help offset the reforestation costs.

Directions to the Property

From the intersection of I-30 and Highway 371, just west of Prescott, head west on Highway 371. Stay on Highway 371 for approximately 16 miles. At the intersection of Highway 371 and Highway 195 take Highway 195 headed north. Stay on 195 for a quarter mile and then take Hempstead County Road 267. Stay on County Road 267 for half a mile, where you will come to the intersection of County Road 267 and County Road 28. Go West onto County Road 28. Stay on County Road 28 for half a mile. At the intersection of County Road 28 and County Road 268, head north on Hempstead County Road 268. Stay on County Road 268 for .9 miles and there will be a Y in the road. Take the private logging road that keeps going North. The old logging road will enter the subject tract at the SE corner.

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

Legal Description	
<u>HEMPSTEAD COUNTY, ARKANSAS</u>	
<u>Township 9 South, Range 24 West</u>	
Section 19:	SE 1/4 SW 1/4 SW 1/4 SE 1/4

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



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 "McCaskill 80" 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, September 9, 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.
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 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.



BID FORM: McCaskill 80

BID DUE DATE: Thursday, September 9, 2021

BIDS RECEIVED UNTIL 2:00 PM.

In reference to "McCaskill 80" prepared by Davis DuBose Knight Forestry & Real Estate LLC,
I submit the following bid for the purchase of the following tract(s):

McCaskill – 80 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: _____

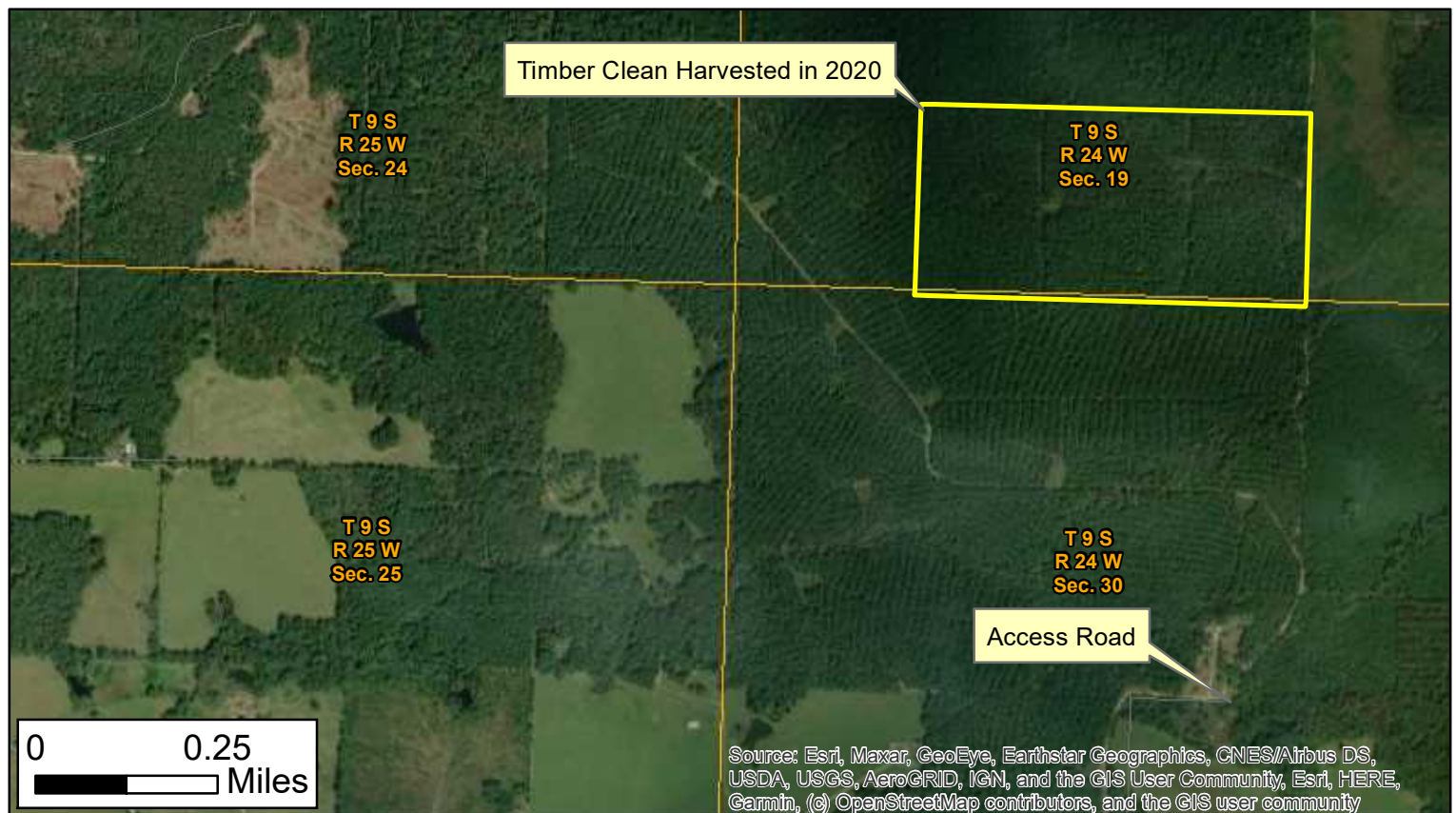
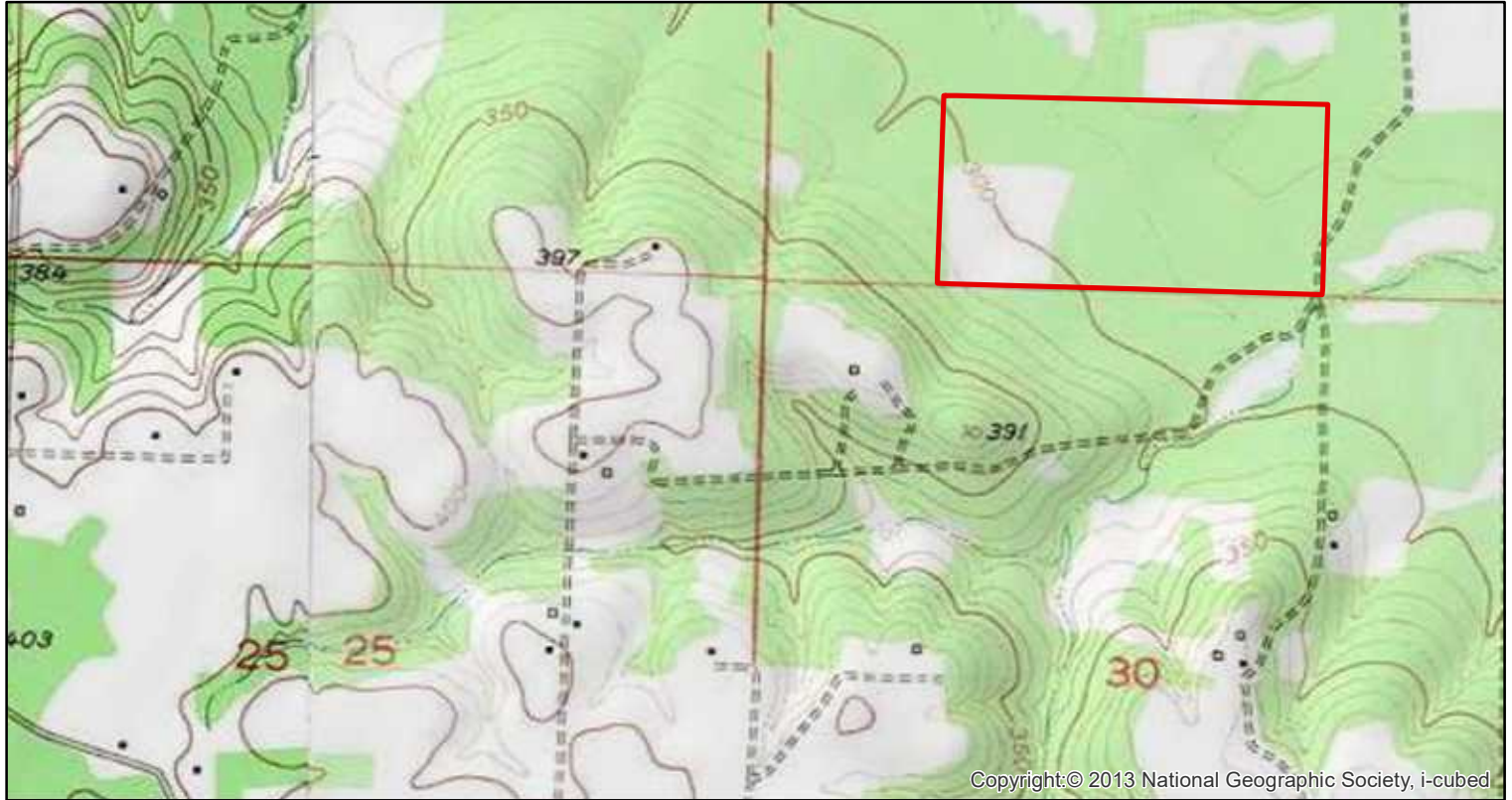
BIDDER'S SIGNATURE: _____ **Date:** _____

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.

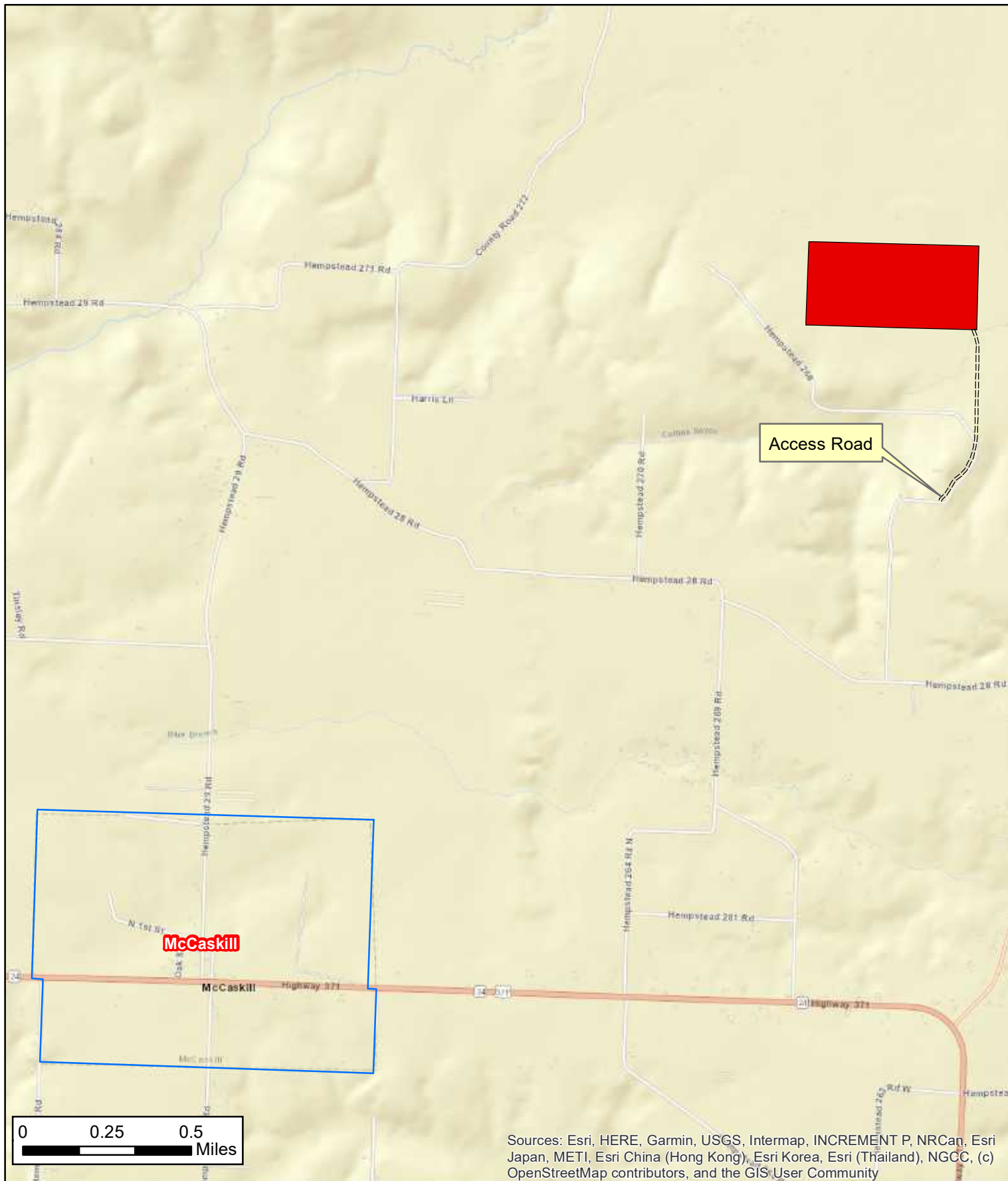
Bids should be emailed to awatson@davisforestry.com or can be faxed to **(501) 219-8600** and must be received prior to **2:00 PM, Thursday, September 9, 2021** Receipt of fax will be acknowledged by return phone or fax confirmation. Bids may also be mailed to: **DAVIS DUBOSE KNIGHT FORESTRY & REAL ESTATE LLC, PO BOX 24633, LITTLE ROCK, AR 72221**. Please indicate in the lower left corner of the envelope **McCaskill 80**.

McCaskill 80

SE ¼ SW ¼, SW ¼ SE ¼ of Section 19, Township 9 South, Range 24 West, Hempstead County, Arkansas
containing 80 acres, more or less



McCaskill 80 Location Map



Phone: 1-501-291-8600
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.