



NOTICE OF LAND AND TIMBER SALE BY SEALED BID IN CLEVELAND COUNTY, AR

Kingsland North 40 – 40 acres, more or less

BIDS DUE: Thursday, November 18th, 2021

Davis DuBose Knight Forestry & Real Estate LLC has been authorized to sell approximately 40 acres of timber or land and timber located just north of Kingsland, Arkansas in Cleveland County. Bidders may bid separately for **Timber Only, Land only, or Land and Timber Combined.**

Legal Description

SW ¼ NW ¼ of Section 15, Township 9 South, Range 12 West, Cleveland County, Arkansas, containing 40 acres, more or less.

Tract Description

Mature natural pine hardwood stand offering immediate income potential.

Directions to the Property

From the intersection of Hwys 79 and 189 in Kingsland: Head north on AR 189 N and take an immediate slight right onto Crossroads. Continue on Crossroads for 5.1 miles. Then, turn left onto Greenwood Rd. Veer right at the bend in the road to find a gate with a combination lock. The combination is 8600. Continue west on woods road for ¼ mile, then north for ¼ mile to the southeast corner of the property.

Maps are attached on the following pages and/or coordinates can be requested or downloaded from our website. Timber inventory was conducted on a 2 x 5 chain grid using a 10 BAF prism. The timber sale will consist of all merchantable timber. Pulpwood was not inventoried during the cruise, but pulpwood is included when sold.



General Information Regarding Terms and Conditions of Sale

1. Bids should be faxed to (501) 219-8600 or emailed to awatson@davisforestry.com. 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 "Kingsland North 40." 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, November 18th, 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 A submitted bid may not be withdrawn after the bid opening.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 Bryan Davis 501-804-8577
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. Seller to retain mineral rights.



Estimated Timber Volumes

Table 1. Total tons by product.

| Product | Total Tons |
|----------------|--------------|
| Pine Sawtimber | 3,795 |
| Oak Sawtimber | 511 |
| Total | 4,307 |

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

| DBH | 0.5 | 1.0 | 1.5 | 2.0 | 2.5 | 3 | 3.5 | 4.0 | 4.5 | Total |
|-----|-----|-----|-----|-----|-----|----|-----|-----|-----|-------|
| 14 | 0 | 0 | 10 | 0 | 20 | 0 | 10 | 0 | 0 | 40 |
| 16 | 0 | 0 | 0 | 0 | 20 | 20 | 10 | 0 | 0 | 50 |
| 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 0 | 20 |
| 20 | 0 | 0 | 0 | 0 | 0 | 0 | 60 | 60 | 0 | 120 |
| 22 | 0 | 0 | 0 | 0 | 0 | 10 | 10 | 110 | 60 | 190 |
| 24 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 50 | 110 | 180 |
| 26 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 80 | 80 | 160 |
| 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 60 | 110 |
| 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 0 | 30 |
| 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 20 |
| | 0 | 0 | 10 | 0 | 40 | 30 | 110 | 420 | 310 | 920 |

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

| DBH | Saw Tons | Avg. Ht |
|-----|--------------|-------------|
| 14 | 39.3 | 40.5 |
| 16 | 72.5 | 46.9 |
| 18 | 46.1 | 64.5 |
| 20 | 330.1 | 60.5 |
| 22 | 673.7 | 65.8 |
| 24 | 787.1 | 68.5 |
| 26 | 827.4 | 68.5 |
| 28 | 666.1 | 68.9 |
| 30 | 200.1 | 64.5 |
| 32 | 152.4 | 64.5 |
| | 3,795 | 64.2 |



Table 3. Total trees by diameter and log ht for Oak Sawtimber.

| DBH | 0.5 | 1.0 | 1.5 | 2.0 | 2.5 | 3 | Total |
|-----|-----|-----|-----|-----|-----|----|-------|
| 16 | 40 | 20 | 0 | 0 | 0 | 40 | 60 |
| 18 | 20 | 40 | 0 | 0 | 0 | 20 | 60 |
| 20 | 0 | 20 | 50 | 0 | 0 | 0 | 70 |
| 22 | 0 | 10 | 30 | 30 | 0 | 0 | 70 |
| 24 | 0 | 0 | 0 | 0 | 10 | 0 | 10 |
| 26 | 10 | 0 | 0 | 0 | 0 | 10 | 10 |
| 30 | 40 | 20 | 0 | 0 | 0 | 40 | 20 |
| | 70 | 90 | 80 | 40 | 20 | 0 | 300 |

Table 4. Total volume by diameter and log ht for Oak Sawtimber (Tons)

| DBH | Saw Tons | Avg Ht |
|-----|----------|--------|
| 16 | 43.2 | 19.2 |
| 18 | 60.4 | 21.8 |
| 20 | 111.4 | 30.2 |
| 22 | 149.9 | 34.8 |
| 24 | 32.9 | 48.5 |
| 26 | 17.0 | 16.5 |
| 30 | 96.8 | 44.5 |
| | 511.4 | 28.5 |

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.

Davis DuBose Knight is a forestry and real estate company headquartered in Little Rock, Arkansas with an office in Texarkana. For more information about our services or to view our listings visit www.forestryrealestate.com



BID FORM: KINGSLAND NORTH 40 BID SALE

BID DUE DATE: Thursday, November 18th, 2021

BIDS RECEIVED UNTIL 2:00 PM.

In reference to "Kingsland North 40 Bid Sale" prepared by Davis DuBose Knight Forestry & Real Estate LLC, I submit the following bid for the purchase of the following tract(s):

Kingsland North 40 - 40 acres, more or less

Option 1: TIMBER ONLY (2-year Timber Deed)

Bid Amount: _____

Option 2: LAND ONLY (Subject to a 2-year Timber Deed)

Bid Amount: _____

Option 3: LAND & TIMBER Combined

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 #: _____

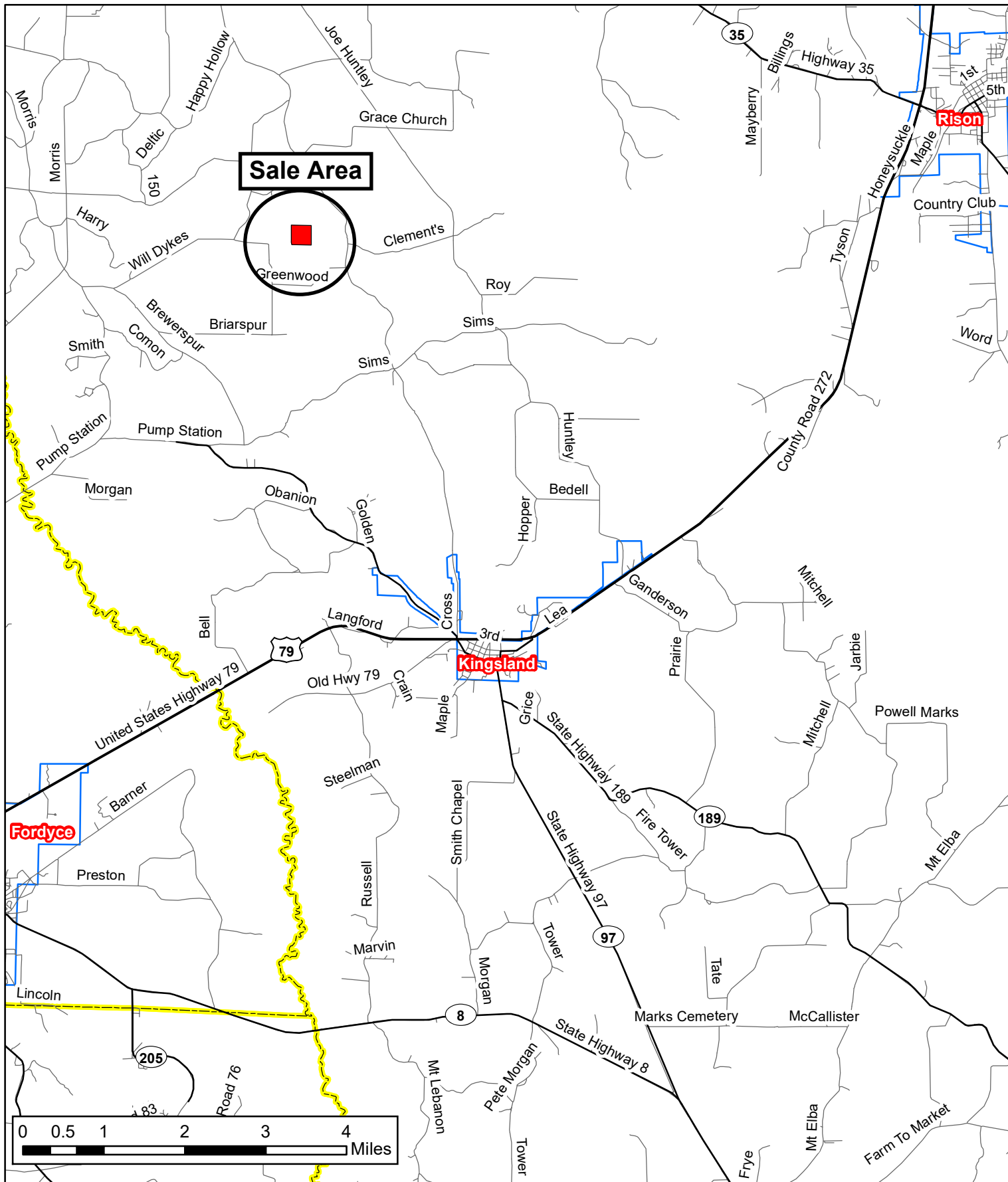
EMAIL ADDRESS: _____

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 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 **KINGSLAND NORTH 40 BID SALE.** Bids may be faxed to **(501) 219-8600** and must be received prior to **2:00 PM, Thursday, November 18th, 2021.** Receipt of fax will be acknowledged by return phone or fax confirmation.

Kingsland North 40 Location Map



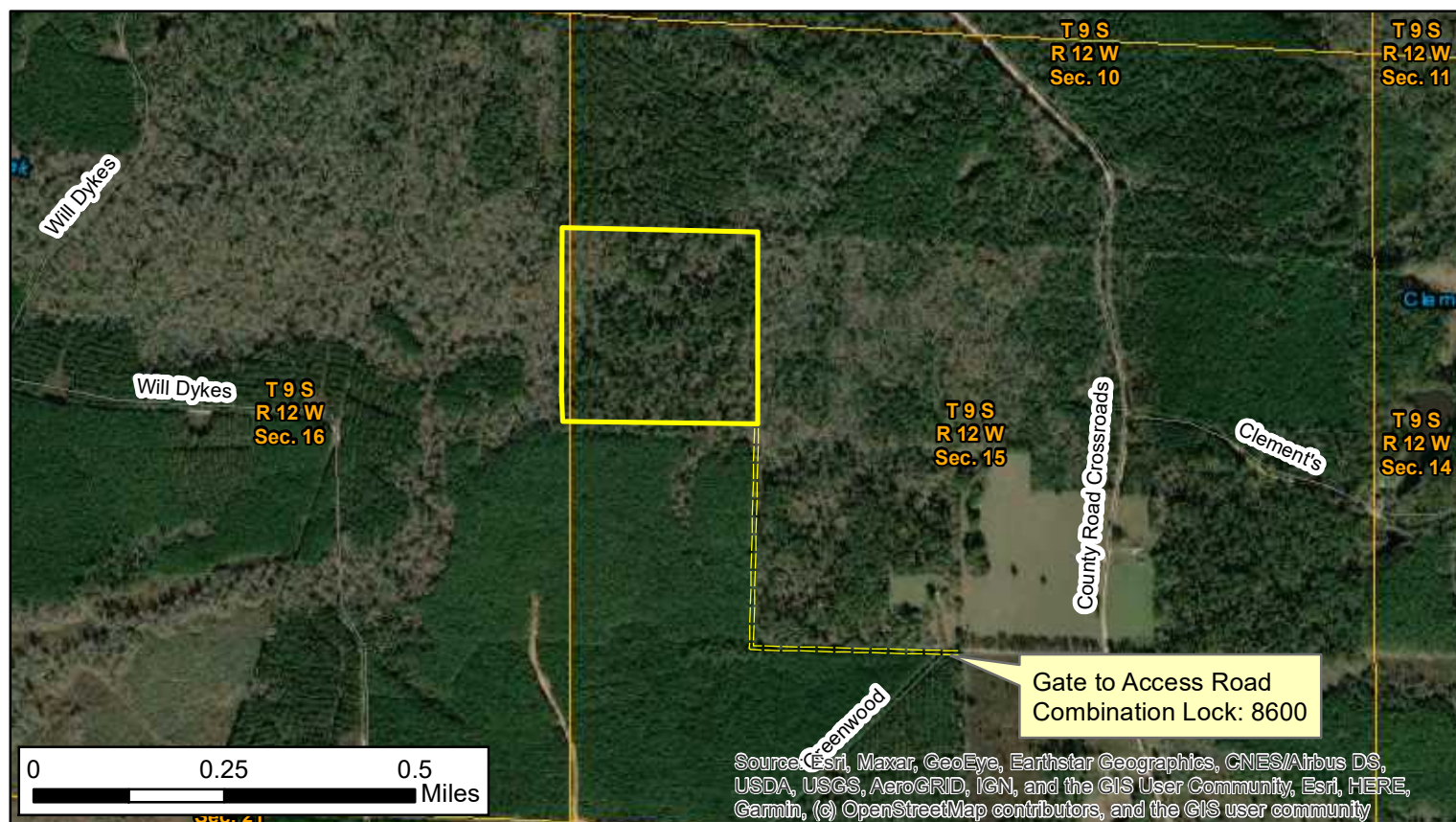
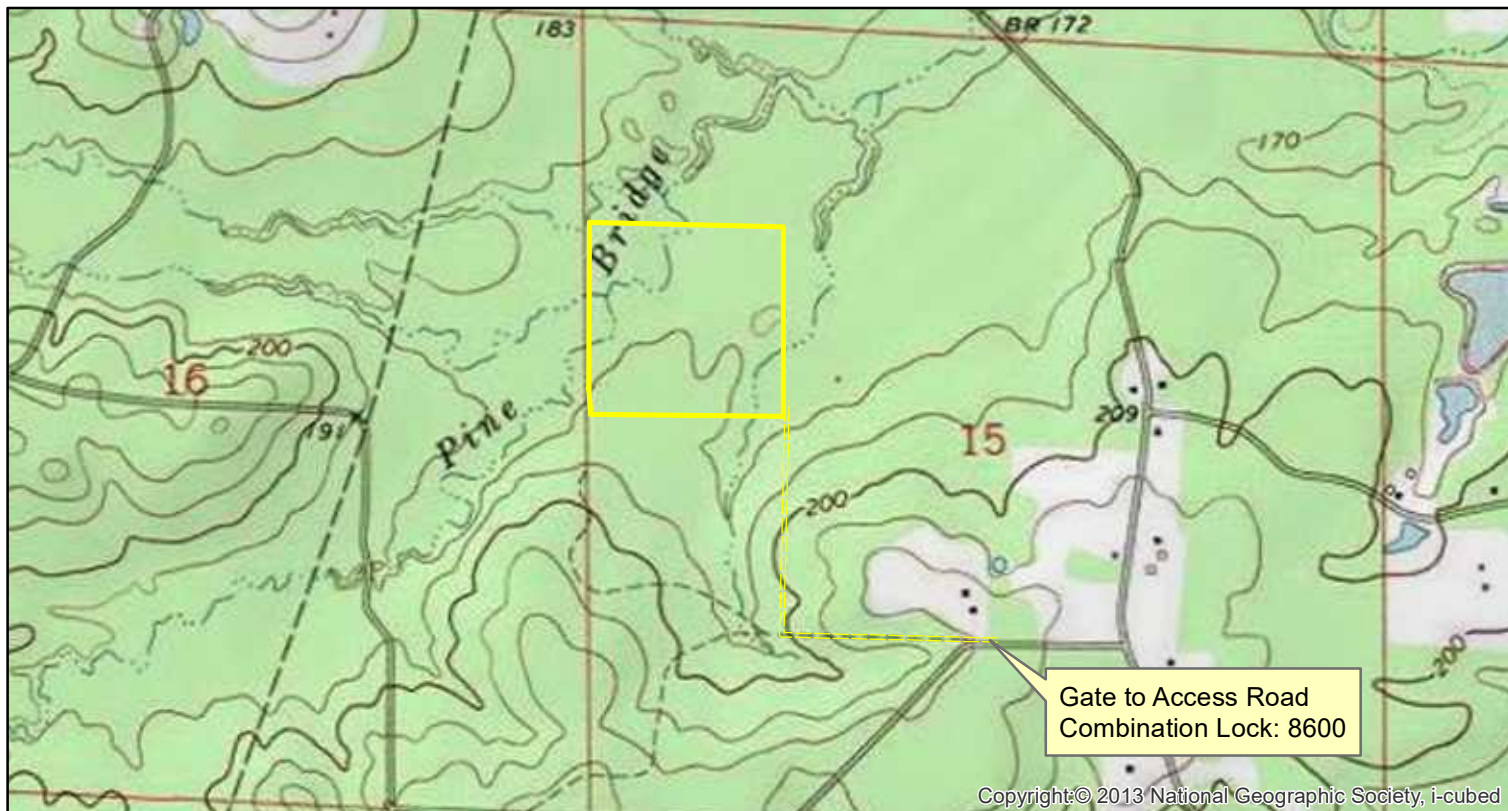
Phone: 1-501-291-8600
www.forestryrealestate.com



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Kingsland North 40

SW ¼ NW ¼ of Section 15, Township 9 South, Range 12 West, Cleveland County, Arkansas,
containing 40 acres, more or less



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



DAVIS DUBOSE KNIGHT
FORESTRY & REAL ESTATE

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