



**NOTICE OF TIMBERLAND SALE
BY SEALED BID IN LAFAYETTE COUNTY AND NEVADA COUNTY, AR**

14 Properties – 1,343 Acres +/-

BIDS DUE: Thursday, March 31, 2022 by 2:00pm

Davis DuBose Knight Forestry & Real Estate has been authorized to sell fourteen properties totaling approximately 1,343 acres of timberland — 435 acres of which are located in Nevada County, Arkansas, and 908, in Lafayette County, Arkansas. The properties are being sold by sealed bid and the tracts can be purchased individually or together. **These properties consist of approximately 1,012 acres of pine plantation with an average age of fourteen years old. Several tracts can be thinned to generate immediate income.**

Tract Descriptions

Austin 40: NW ¼ NE ¼ of Section 5, Township 15 South, Range 23 West, Lafayette County, Arkansas, containing 40 acres, more or less. **30 acres of pine plantation ready for first thinning** with 10 acres of streamside management zone along Bodcau Creek offering multiple recreational opportunities.

Buckner 120: NE ¼ NE ¼, part of SE ¼ NE ¼ of Section 34, and FRL W ½ NW ¼ of Section 35, all in Township 16 South, Range 23 West, Lafayette County, containing 120 acres, more or less. **Approximately 100 acres of pine plantation** first thinned in 2020 with 20 acres of streamside management zone and gated access from Lafayette County Rd 305 with good interior roads. Gate combination is 8600.

CR 27: SW ¼ SE ¼ and S ½ NE ¼ SE ¼ of Section 16, Township 15 South, Range 23 West, Lafayette County, Arkansas, containing 60 acres, more or less. **40 acres of pine plantation** with approximately 20 acres thinned in 2021; remaining acres in need of second thinning. Gated access via CR 27 with internal roads. Gate combination is 8600.

Lafayette 35: Part of NW ¼ NE ¼ of Section 4, Township 15 South, Range 23 West, Lafayette County, Arkansas containing 35 acres, more or less. **35 acres of pine plantation** first thinned in 2021 with access onto Lafayette County Rd. 27 offering great white-tail and turkey hunting opportunities.

McKamie 70: Part of S ½ SW ¼ SW ¼ of Section 28 and part of W ½ NW ¼ lying north and east of CR 23, Section 33, all in Township 16 South, Range 23 West, Lafayette County, Arkansas, containing 70 acres, more or less. **60 acres of pine plantation;** first thinning began in 2020 with little acreage being thinned before crew moved off. Majority of acreage needing immediate thinning. Remaining acres in streamside management zone. County road frontage on CR 85 and CR 23.



Nevada 400: S $\frac{1}{2}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$, and SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 27, Township 14 South, Range 23 West, Nevada County, Arkansas containing 400 acres, more or less. **400-acre tract with approximately 265 acres of pine plantation with a variety of age classes.** Property offers immediate harvest potential with good internal roads and direct access to AR-HWY 356 and CR 3.

Nevada 35: FRL NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 3, Township 15 South, Range 23 West, Nevada County, Arkansas, containing 35 acres, more or less. **26 acres of pine plantation ready for immediate thinning** and 9 acres of streamside management zone along Nevada County Rd. 3 and CR 101 offering great access and timber investment opportunity.

Opera 118: Part of W $\frac{1}{2}$ SW $\frac{1}{4}$ lying south and east of CR 30, Section 4, and NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 8, all in Township 16 South, Range 23 West, Lafayette County, Arkansas, containing 118 acres, more or less. **60 acres of pine plantation** with approximately half of the acreage first thinned in 2020 and half in need of immediate thinning. The remaining acreage is in beautiful creek bottom with large pine and oaks. The property lies just north of the Stamps city limit with access on CR 38 and CR 4.

Shewmake 20: W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20, Township 16 South, Range 23 West, Lafayette County, Arkansas containing 20 acres, more or less. **17 acres of pine plantation ready for immediate thinning** with three acres of streamside management zone.

Shewmake 77: S $\frac{1}{2}$ SW $\frac{1}{4}$ Section 18, Township 16 South, Range 23 West, Lafayette County, Arkansas, containing 77 acres, more or less. **34 acres of pine plantation, 12 acres of mature natural pine timber**, three non-forested acres, and 28 acres of streamside management zone along Bodcau Creek at the bridge of Lafayette Co Rd 22. Bodcau Creek allows for mixed recreational opportunities including white-tail deer hunting, duck hunting, and fishing.

South Bay 40: Part of NE $\frac{1}{4}$ NE $\frac{1}{4}$ lying south and east of South Bay Street, Section 23, Township 16 South, Range 23 West, Lafayette County, Arkansas containing 40 acres, more or less. **30 acres of pine plantation** thinned in 2019 with ten acres of streamside management zone. Offers public road frontage on South Bay Street with gated interior roads. Gate combination is 8600. Great hunting and timber investment tract.

Steve 80: W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 11, Township 17 South, Range 23 West, Lafayette County, Arkansas, containing 80 acres, more or less. **64 acres of pine plantation ready for immediate thinning** with 16 acres of streamside management zone. The tract offers CR 81 frontage and gated interior roads.

Strange 48: Part of NE $\frac{1}{4}$ SE $\frac{1}{4}$ lying west of McKamie Road, and part of S $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 29, Township 16 South, Range 23 West, containing 48 acres more or less. **37 acres of pine plantation ready for immediate thinning** with eleven acres of streamside management zone. Access via HWY 53 and old tram. Gate combination is 8600.



Well Site 200: Part of S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ and NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 20, part of W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 21, and NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 29, all in Township 15 South, Range 23 West, Lafayette County, Arkansas containing 200 acres, more or less.

200 acres of pine plantation; stands two and stand three (see map attached) are unthinned, and stands one and four were first thinned in 2019 and 2020. Gate combination is 2870.

Pink flagging leads the way to the properties and Davis DuBose Knight Real Estate signs are on the tracts. Individual location maps and/or detailed timber volume information can be requested or downloaded from our website www.forestryrealestate.com



Acreage Breakdown

#	Tract Name	Stand	Acres	Cover Type	Plantation Establishment Year	Approximate Plantation Age	Total Acres
1	Austin 40	1	30	Plantation	2008	14	40
		2	10	SMZ*	--	--	
2	Buckner 120	1	100	Plantation	2008	14	120
		2	20	SMZ*	--	--	
3	CR 27	1	40	Plantation	2000	22	60
		2	20	SMZ*	--	--	
4	Lafayette 35	--	35	Plantation	2008	14	35
5	McKamie 70	1	60	Plantation	2008	14	70
		2	10	SMZ*	--	--	
6	Nevada 400	1	51	SMZ*	--	--	400
		2	34	Plantation	2021	1	
		3	76	Plantation	2021	1	
		4	34	Plantation	2000	22	
		5	11	Natural	--	--	
		6	35	Plantation	2021	1	
		7	75	Plantation	2008	14	
		8	33	SMZ*	--	--	
		9	11	Plantation	2008	14	
		10	40	Natural	--	--	
7	Nevada 35	1	28	Plantation	2008	14	35
		2	5	SMZ*	--	--	
		3	2	NF**	--	--	
8	Opera 118	1	60	Plantation	2008	14	118
		2	58	SMZ*	--	--	
9	Shewmake 20	1	17	Plantation	2010	12	20
		2	3	SMZ*	--	--	
10	Shewmake 77	1	34	Plantation	2011	11	77
		2	12	Natural	--	--	
		3	28	SMZ*	--	--	
		4	3	NF**	--	--	
11	South Bay 40	1	30	Plantation	2008	14	40
		2	10	SMZ	--	--	
12	Steve 80	1	64	Plantation	2007	15	80
		2	16	SMZ*	--	--	
13	Strange 48	1	37	Plantation	2005	17	48
		2	11	SMZ*	--	--	
14	Well Site 200	1	115	Plantation	2008	14	200
		2	20	Plantation	2012	10	
		3	20	Plantation	2012	10	
		4	45	Plantation	2008	14	
	Total		1343				1343

*Streamside management zone **Non-forested



Estimated Timber Volumes

Tract	Acres	Estimated Total Tons							Est. Total
		PST	CNS	PPW	ROST	WOST	HWST	HWPW	
Austin 40	40	0	0	4,102	0	0	0	111	4,213
Buckner 120	120	1,814	548	5,535	52	0	42	494	8,485
CR 27	60	3,660	382	510	34	0	40	68	4,694
Lafayette 35	35	701	610	325	29	0	0	108	1,773
McKamie 70	70	354	366	6,062	81	0	96	842	7,801
Nevada 400	400	7,462	2,345	7,512	210	137	653	1,228	19,547
Nevada 35	35	1,861	1,414	381	74	0	281	211	4,222
Opera 118	118	5,274	163	4,636	554	0	206	1,014	11,847
Shewmake 20	20	886	183	388	0	0	0	19	1,476
Shewmake 77	77	622	703	1,659	14	0	14	67	3,079
South Bay 40	40	84	117	1,230	0	0	0	32	1,463
Steve 80	80	364	41	4,695	48	0	49	249	5,446
Strange 48	48	0	0	4,849	0	0	0	60	4,909
Well Site 200	200	1,653	2,177	12,140	0	0	57	717	16,744
Total	1343	24,735	9,049	54,024	1,096	137	1,438	5,220	95,699

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.



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
PO BOX 24633
LITTLE ROCK, AR 72221
If mailed, mark the lower left corner of the envelope with "Lafayette and Nevada County Bid Sale" No verbal bids will be accepted.
2. Bids will be received at the office of Davis DuBose Knight Forestry & Real Estate until 2:00 p.m. Thursday, March 31, 2022. 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 sales 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. Approximately one-half mile of property eight (8) (i.e., Opera 118) requires a survey furnished at the buyer's expense. 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 Special Warranty Deed. The Buyer will be responsible for customary closing costs, including the costs for title search and title insurance. No mineral rights will convey. Cash or cashier's check is required from Buyer at closing.

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



BID FORM: LAFAYETTE AND NEVADA COUNTY BID SALE

BID DUE DATE: MARCH 31, 2022

BIDS RECEIVED UNTIL 2:00 PM

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

LAFAYETTE AND NEVADA COUNTY BID SALE	<u>BID AMOUNT</u>
1) AUSTIN 40 — 40 ACRES, MORE OR LESS.....	_____
2) BUCKNER 120 — 120 ACRES, MORE OR LESS.....	_____
3) CR 27 — 60 ACRES, MORE OR LESS.....	_____
4) LAFAYETTE 35 — 35 ACRES, MORE OR LESS.....	_____
5) MCKAMIE 70 — 70 ACRES, MORE OR LESS.....	_____
6) NEVADA 400 — 400 ACRES, MORE OR LESS.....	_____
7) NEVADA 35 — 35 ACRES, MORE OR LESS.....	_____
8) OPERA 118 — 118 ACRES, MORE OR LESS.....	_____
9) SHEWMAKE 20 — 20 ACRES, MORE OR LESS.....	_____
10) SHEWMAKE 77 — 77 ACRES, MORE OR LESS.....	_____
11) SOUTH BAY 40 — 40 ACRES, MORE OR LESS.....	_____
12) STEVE 80 — 80 ACRES, MORE OR LESS.....	_____
13) STRANGE 48 — 48 ACRES, MORE OR LESS.....	_____
14) WELL SITE 200 — 200 ACRES, MORE OR LESS.....	_____
ALL TRACTS COMBINED — 1,343 ACRES, MORE OR LESS.....	_____

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: _____

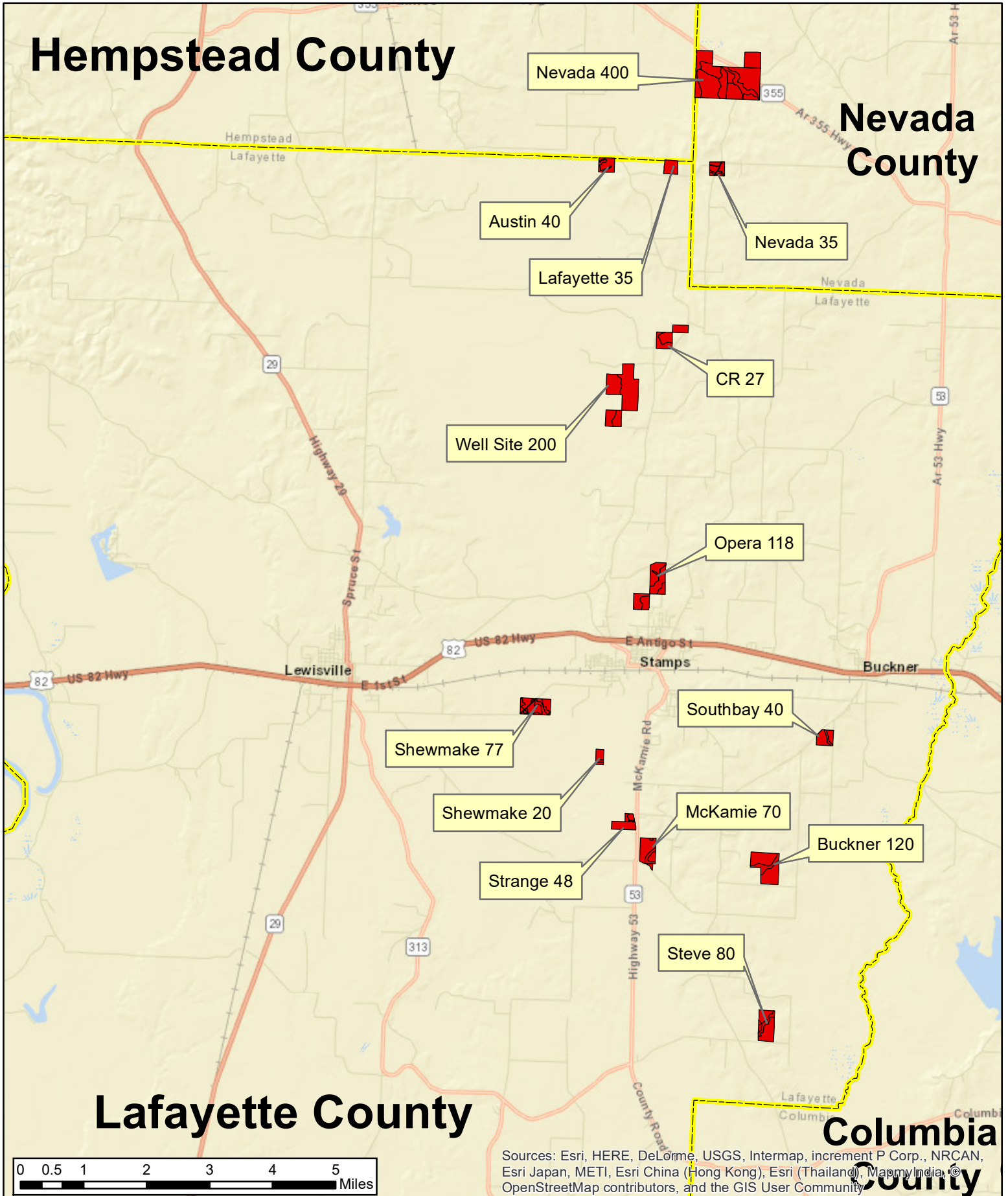
BIDDER'S SIGNATURE: _____ **Date:** _____

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, March 31, 2022**. Receipt of fax will be acknowledged by return phone or fax confirmation. Bids may also be mailed to: **DAVIS DUBOSE KNIGHT FORESTRY & REAL ESTATE, PO BOX 24633, LITTLE ROCK, AR 72221.**

Please indicate in the lower left corner of the envelope **LAFAYETTE AND NEVADA COUNTY BID SALE.**

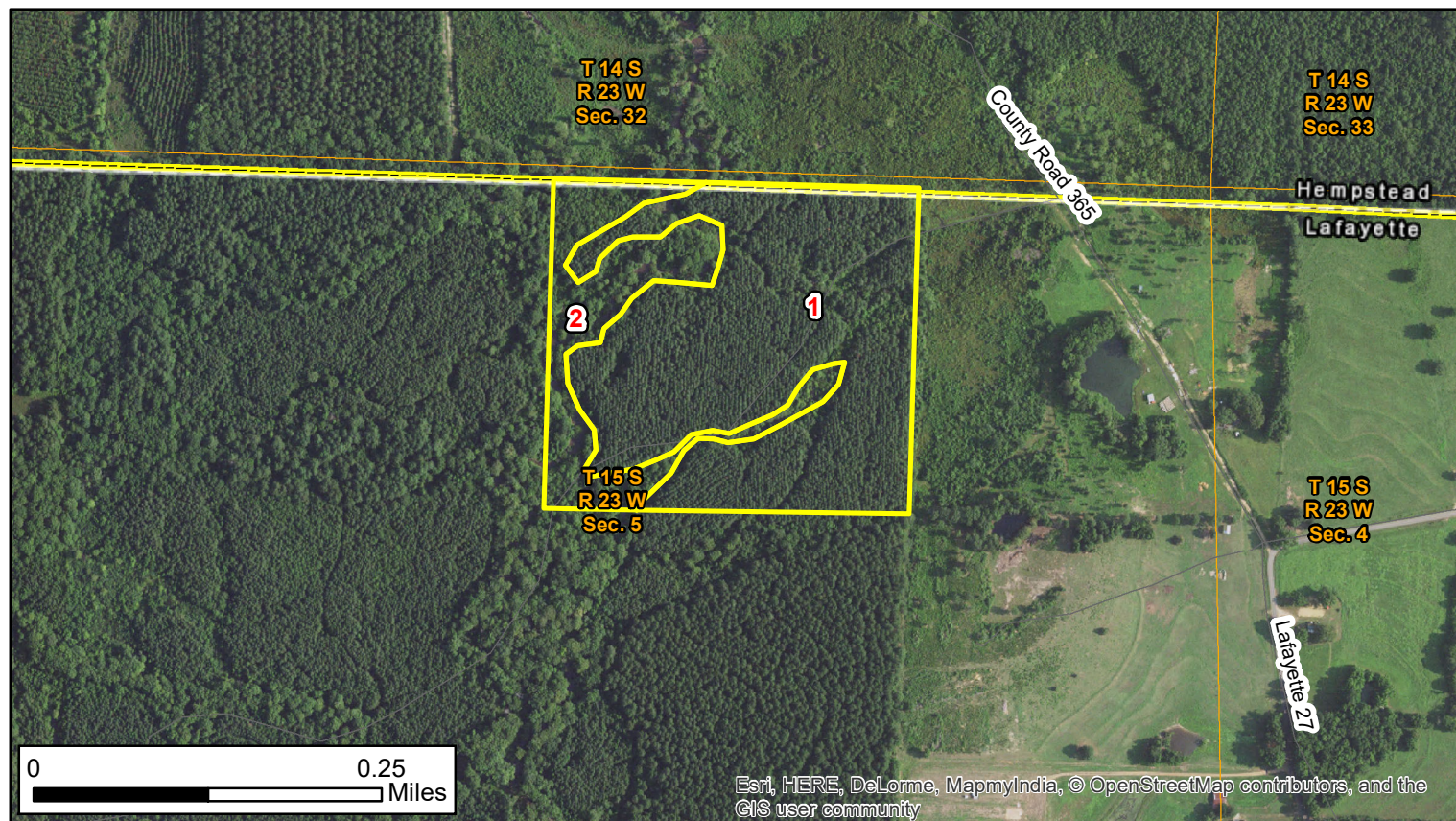
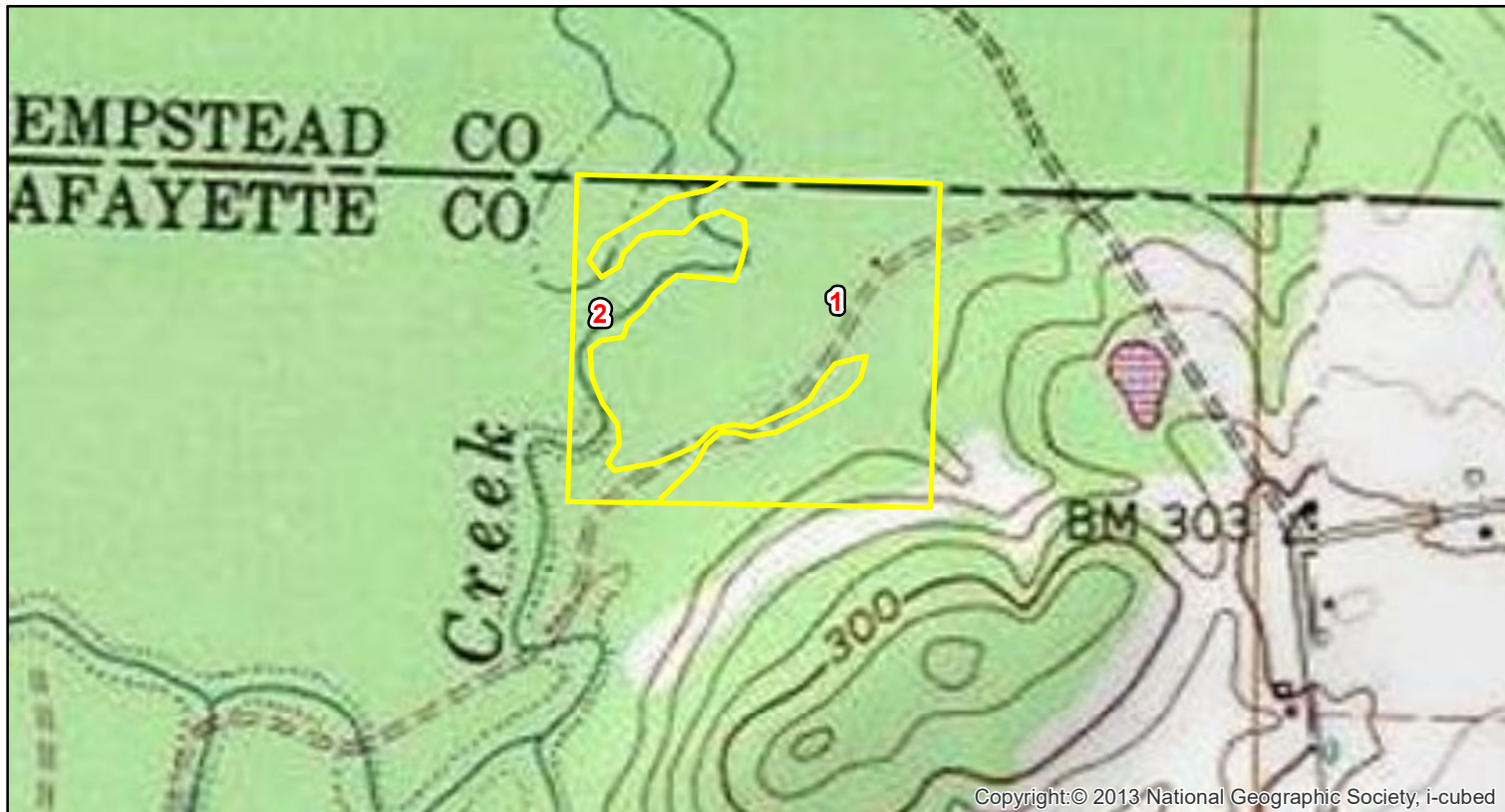
PO Box 24633 | Little Rock, Arkansas 72221 | 501-219-8600 | awatson@davisforestry.com



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Austin 40

NW ¼ NE ¼ of Section 5, Township 15 South, Range 23 West,
Lafayette County, Arkansas, containing 40 acres.



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

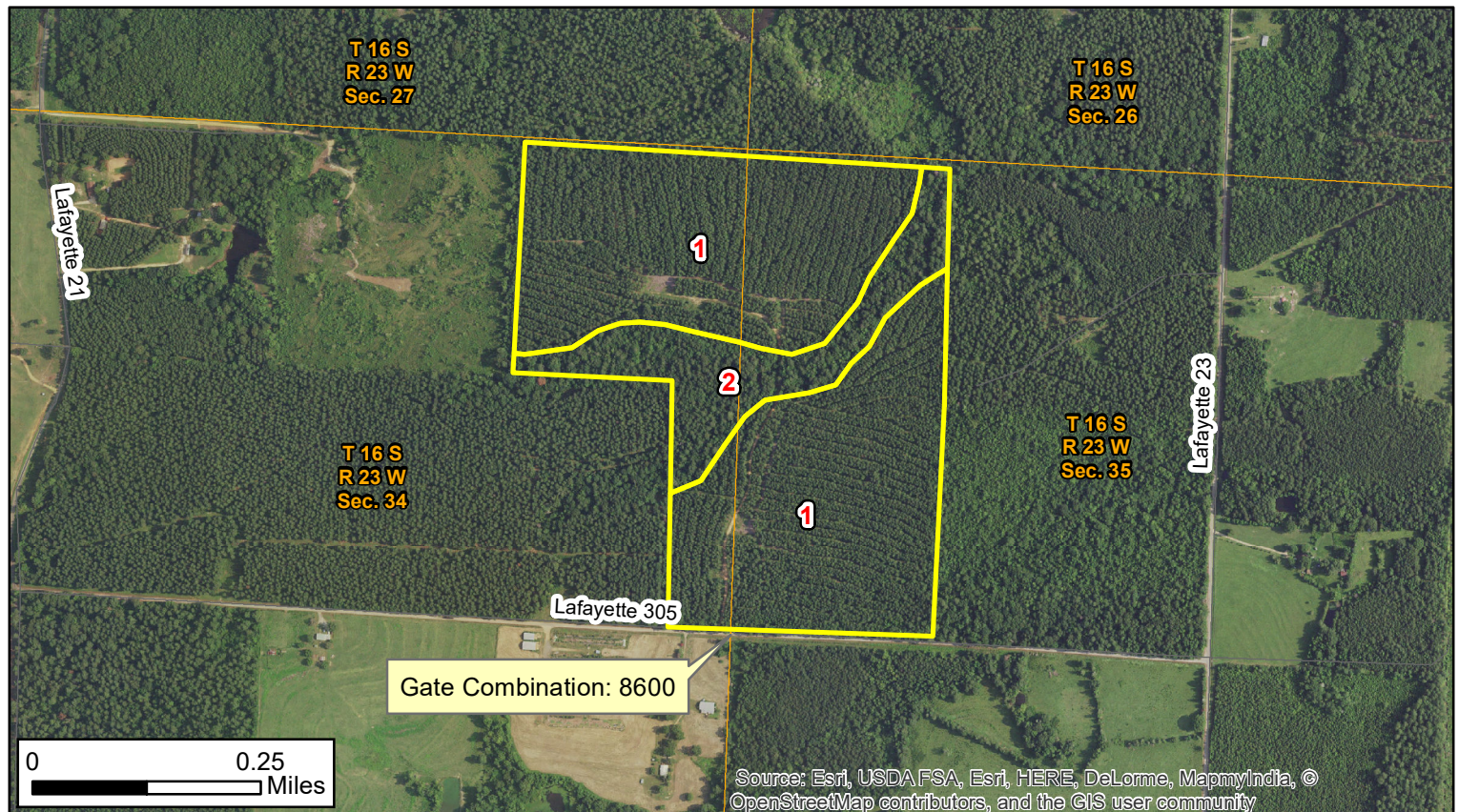
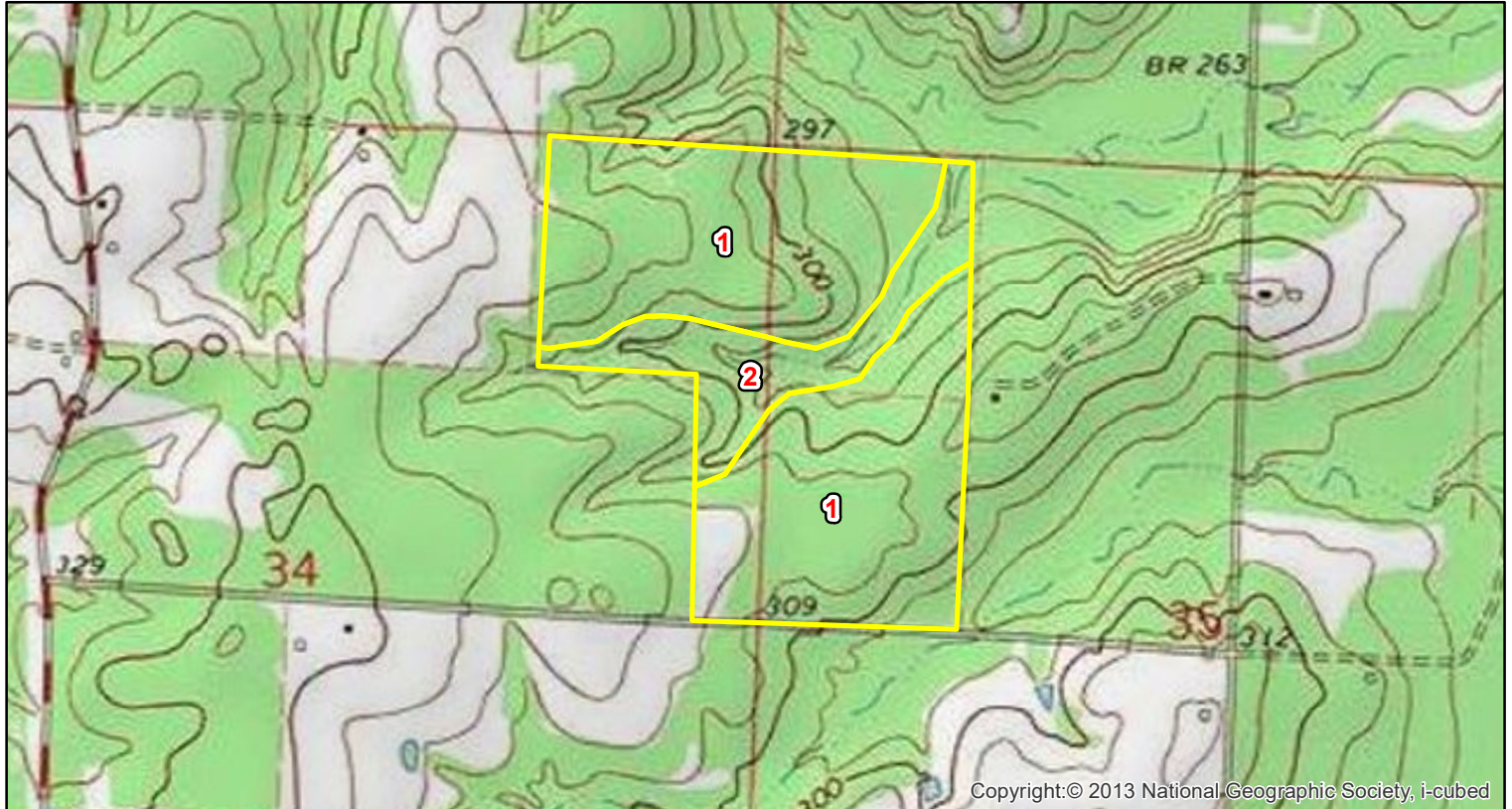


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FORESTRY & REAL ESTATE

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Buckner 120

NE ¼ NE ¼, part of SE ¼ NE ¼ of Section 34, and FRL W ½ NW ¼ of Section 35, all in Township 16 South, Range 23 West, Lafayette County, containing 120 acres, more or less.



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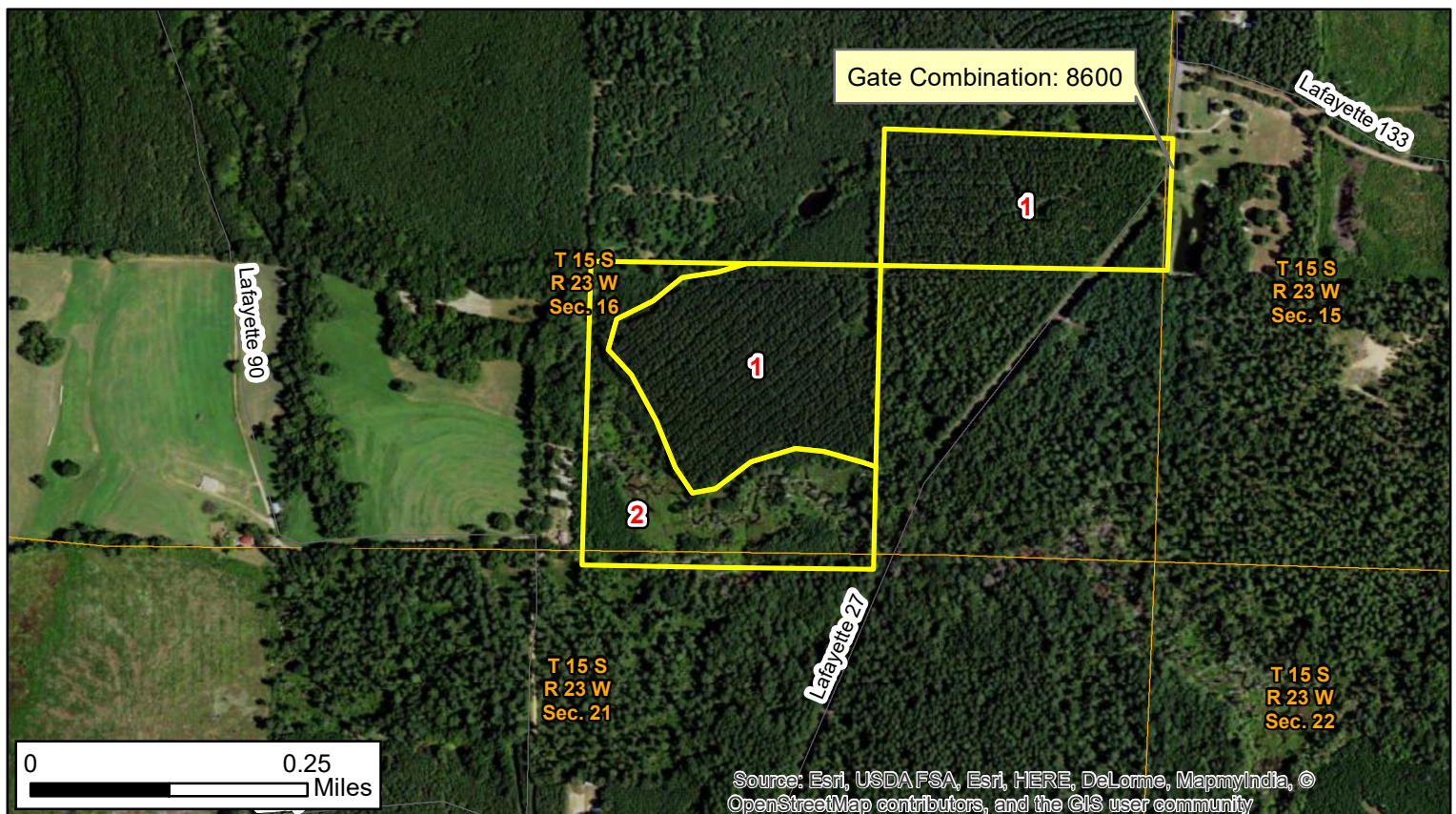


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CR 27

SW ¼ SE ¼ and S ½ NE ¼ SE ¼ of Section 16, Township 15 South, Range 23 West,
Lafayette County, Arkansas, containing 60 acres, more or less.



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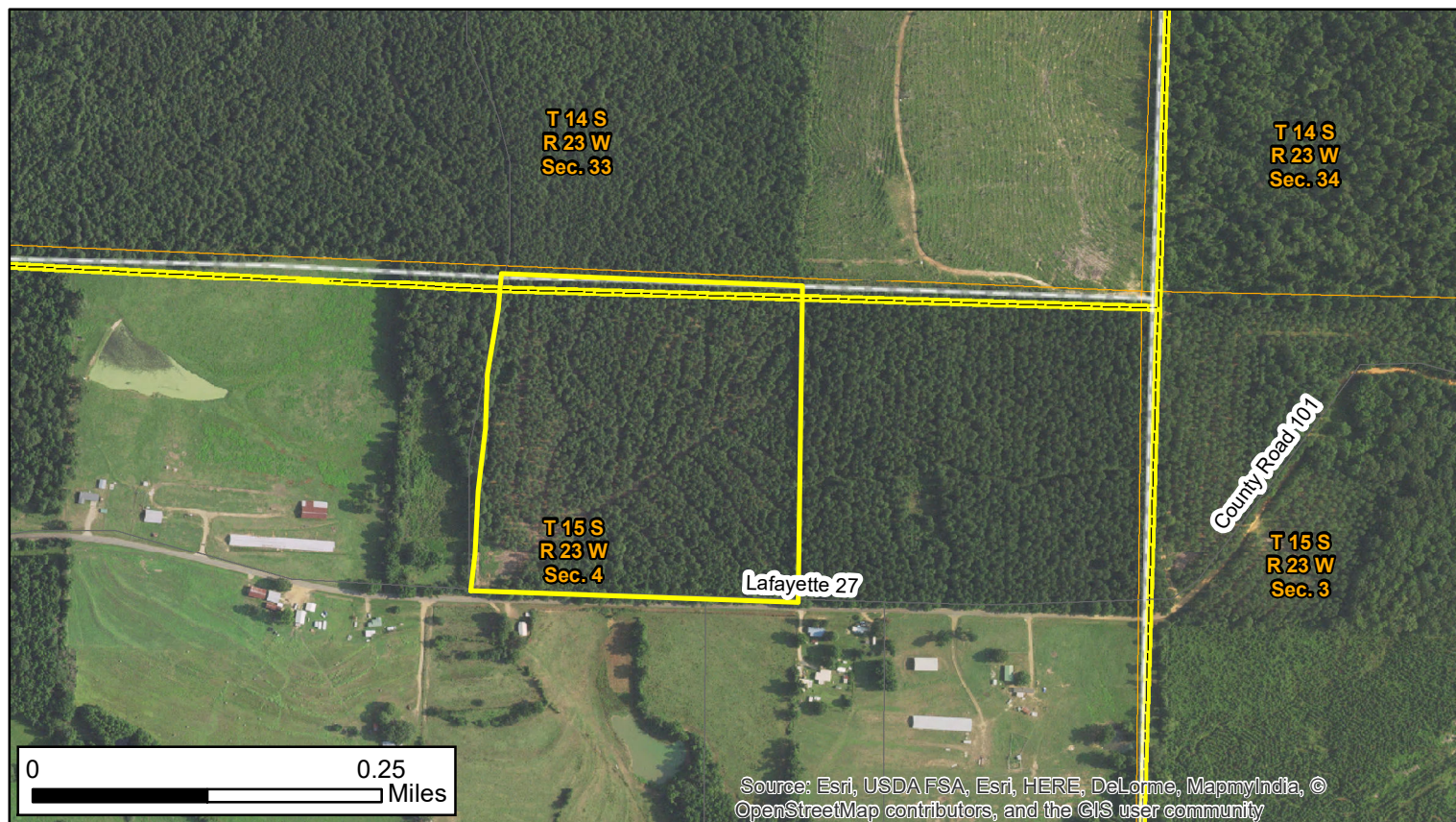
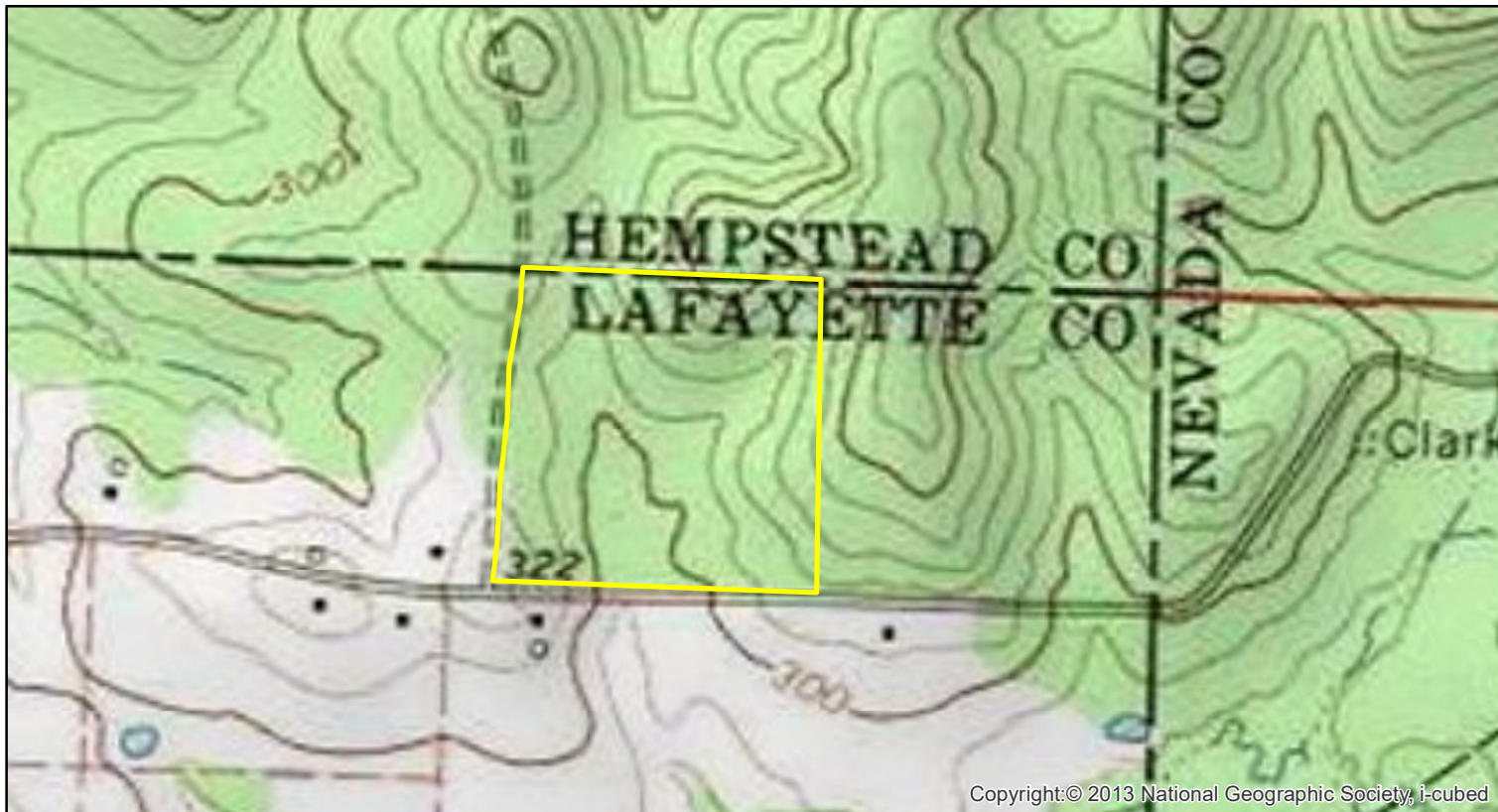


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Lafayette 35

Part of NW ¼ NE ¼ of Section 4, Township 15 South, Range 23 West, Lafayette County, Arkansas containing 35 acres, more or less.



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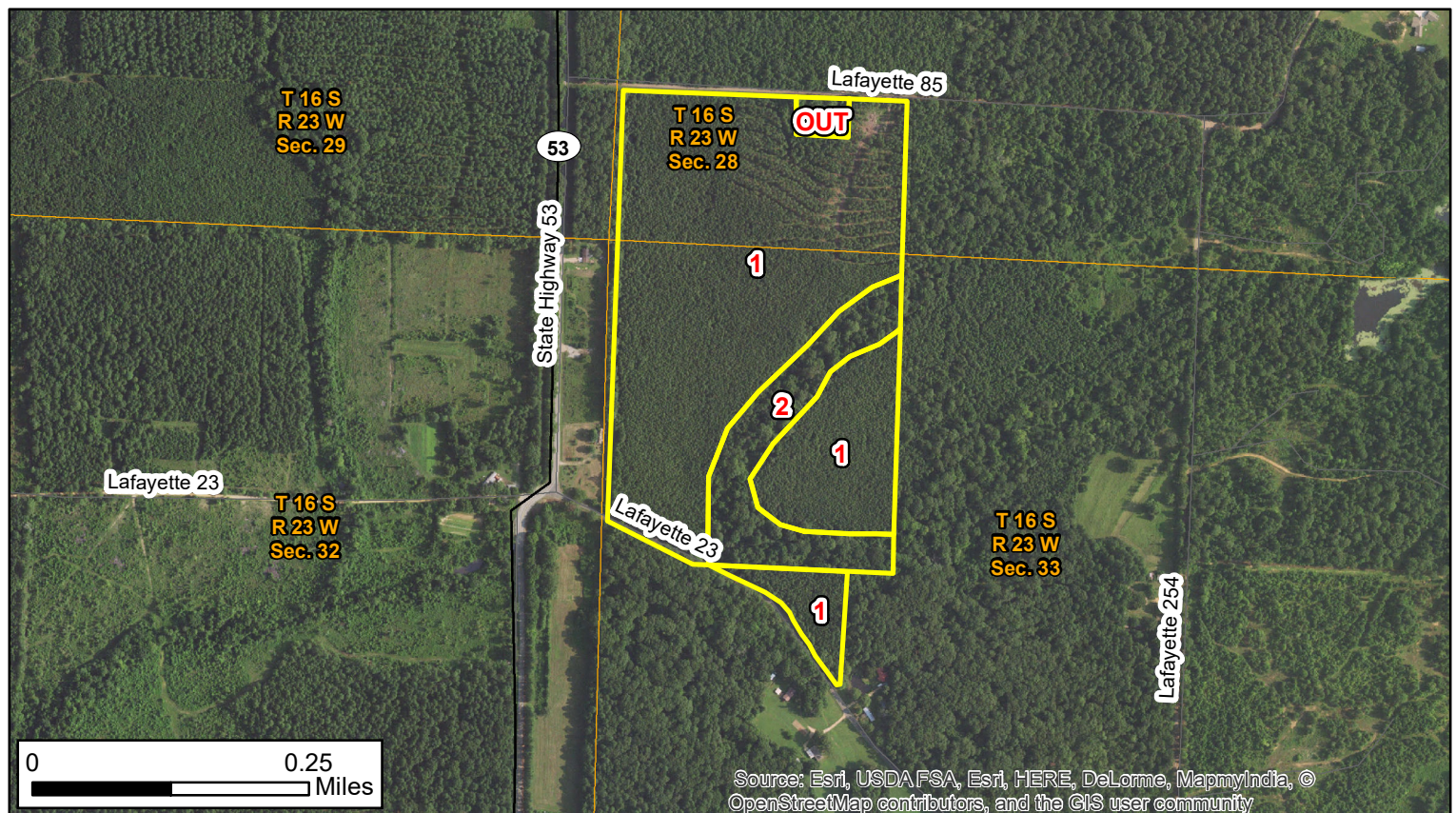
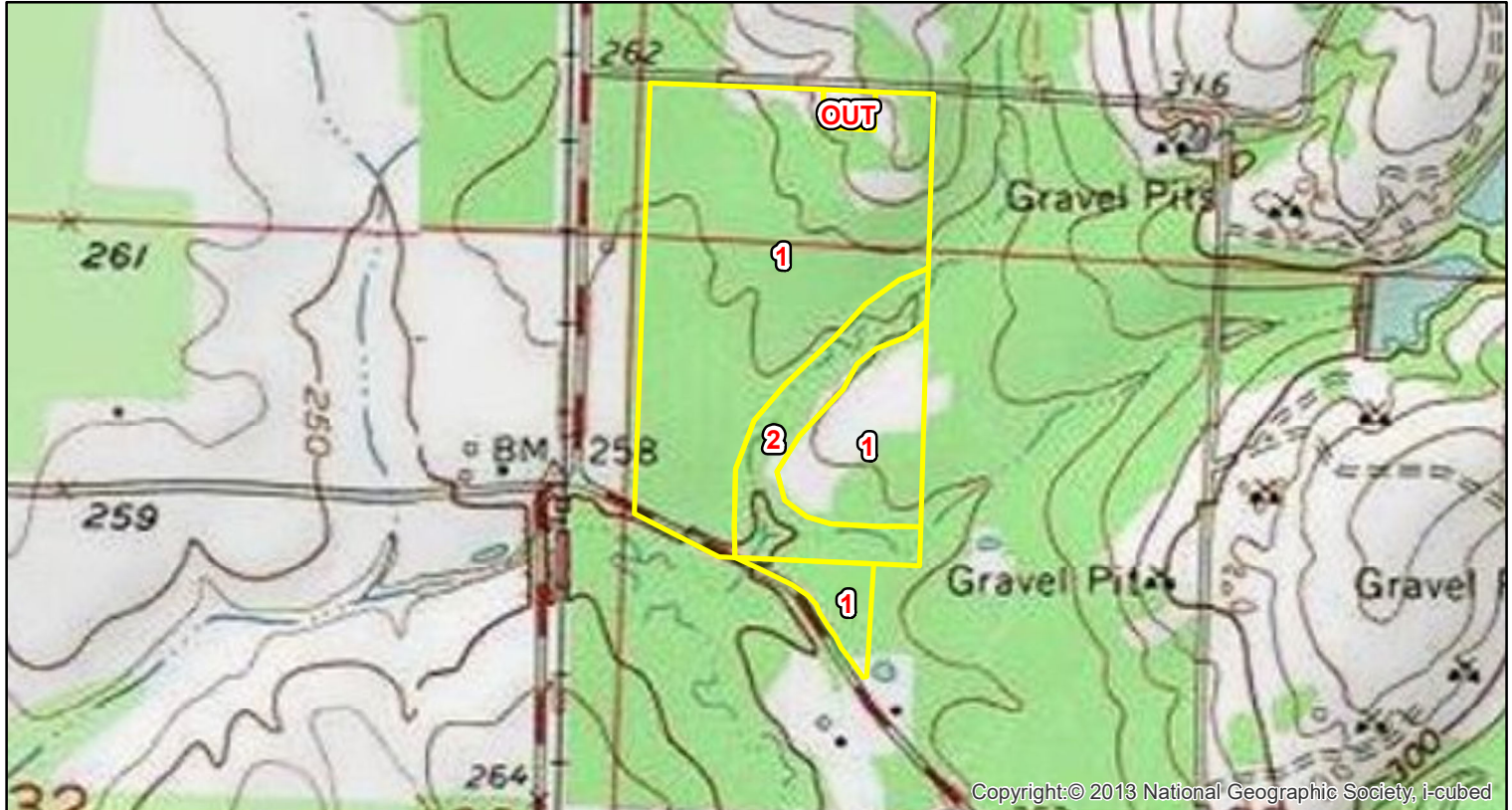


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McKamie 70

Part of S ½ SW ¼ SW ¼ of Section 28 and part of W ½ NW ¼ lying north and east of CR 23, Section 33, all in Township 16 South, Range 23 West, Lafayette County, Arkansas, containing 70 acres, more or less



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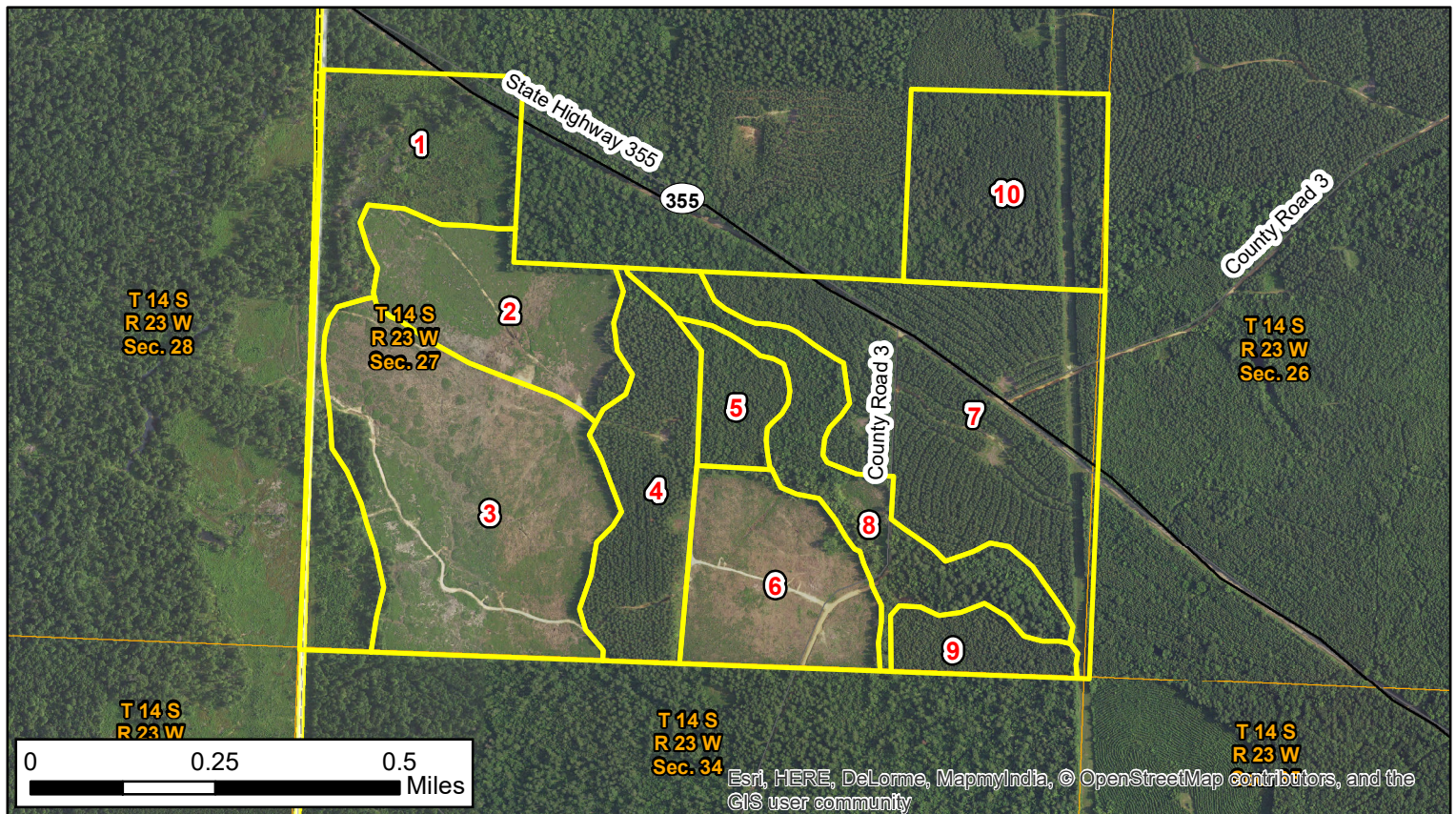
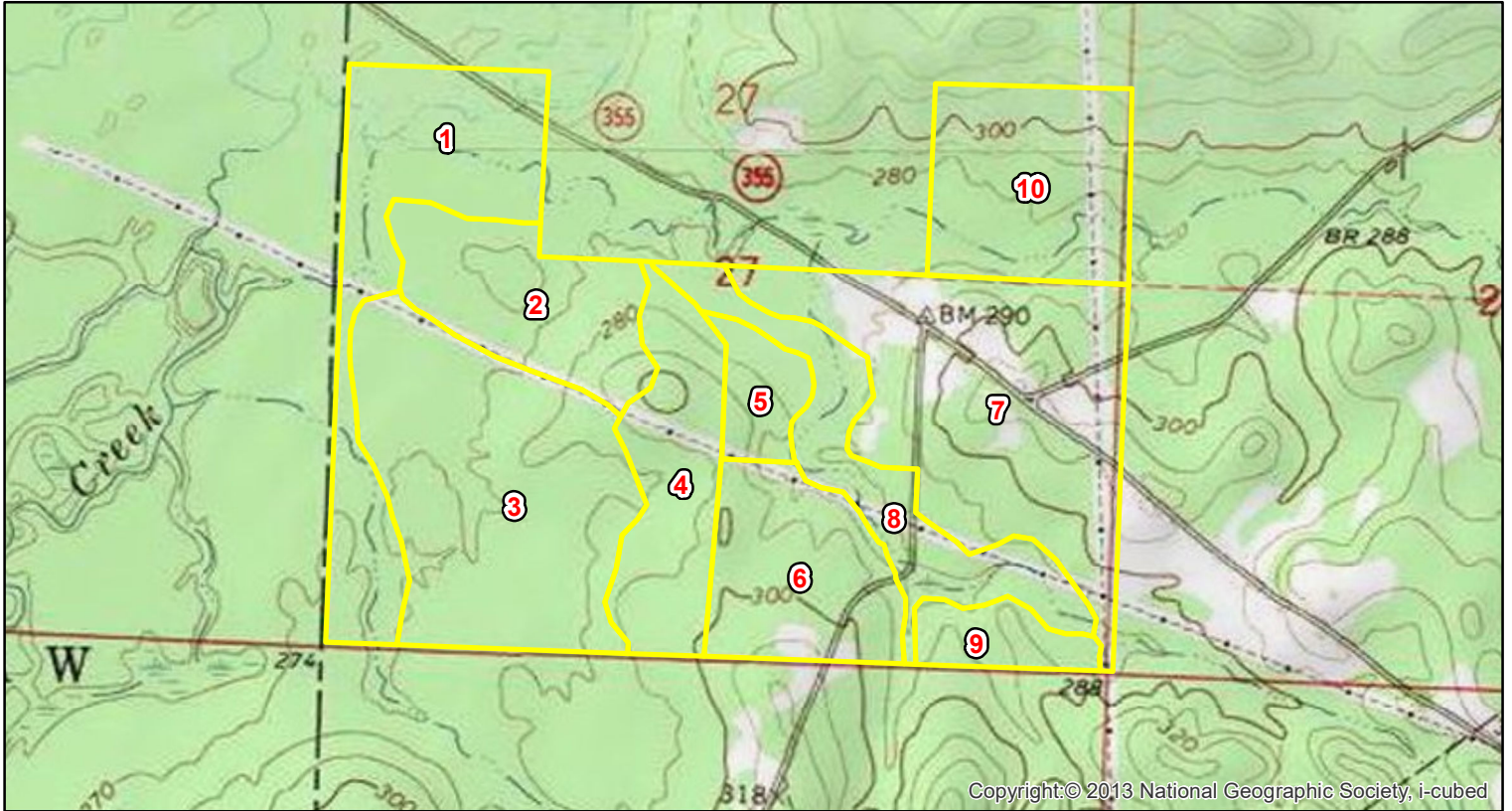


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Nevada 400

S ½, SW ¼ NW ¼, and SE ¼ NE ¼ of Section 27, Township 14 South,
Range 23 West, Nevada County, Arkansas, containing 400 acres, more or less.



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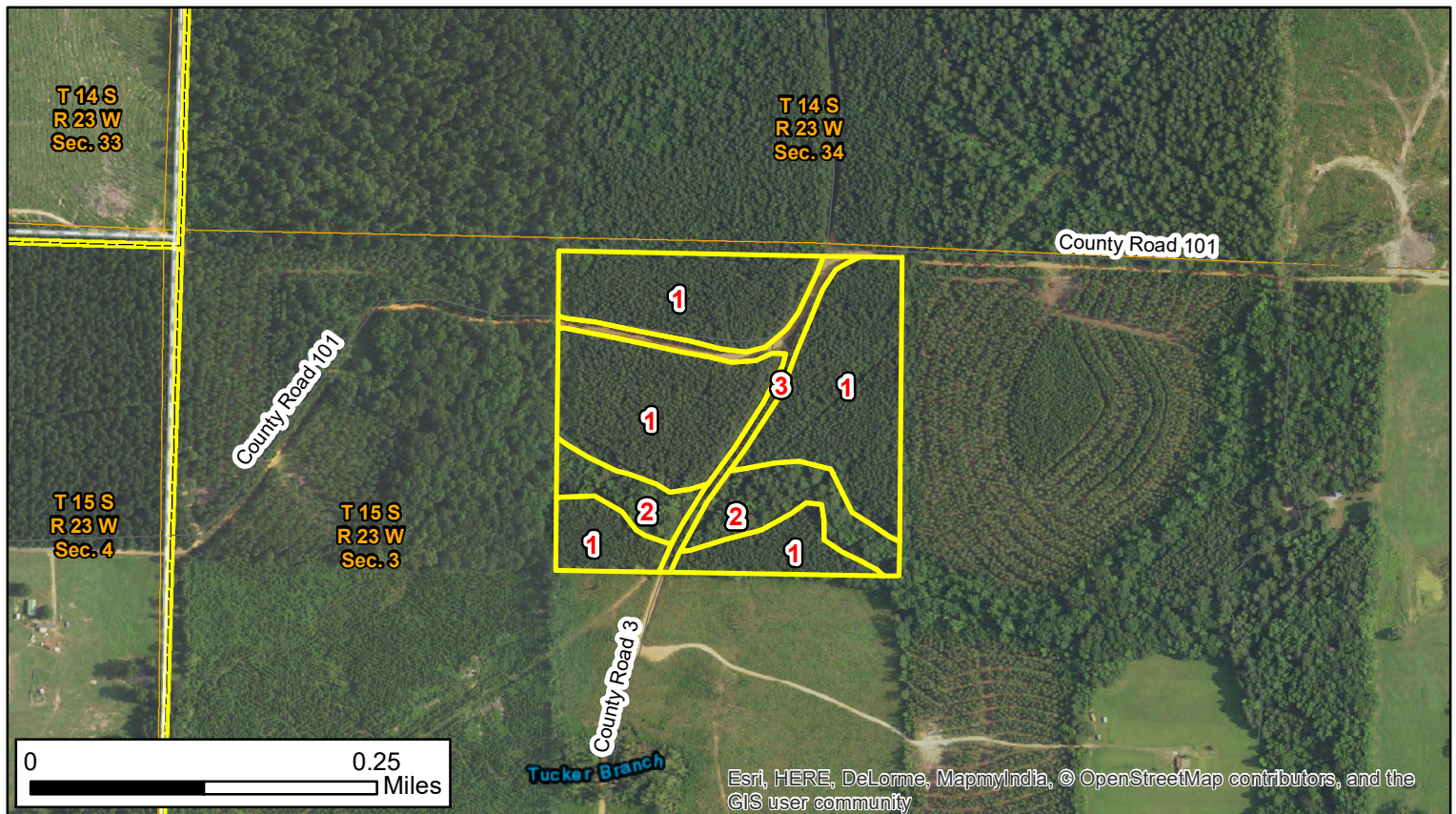
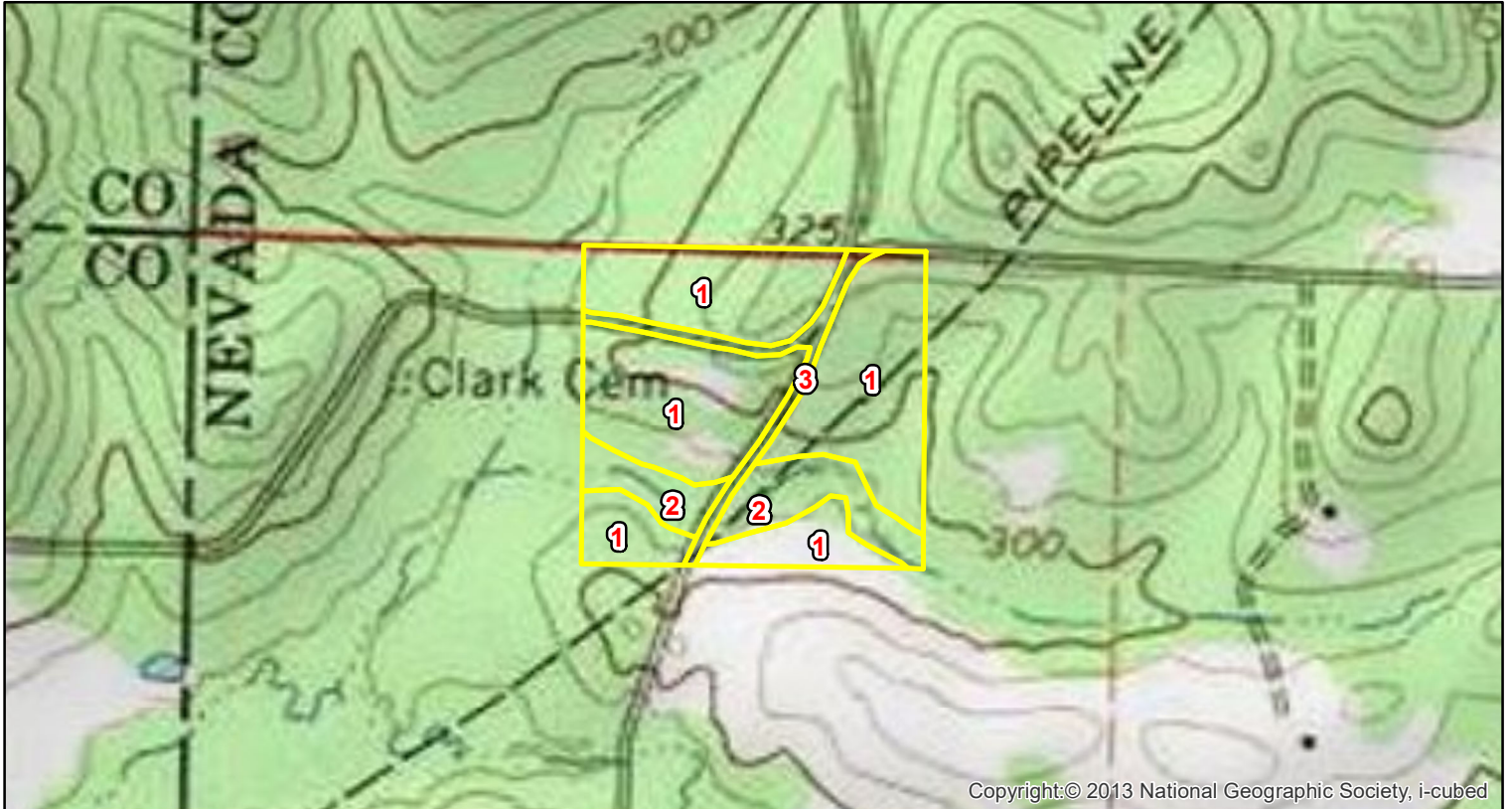


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Nevada 35

FRL NE ¼ NW ¼ of Section 3, Township 15 South, Range 23 West, Nevada County, Arkansas, containing 35 acres, more or less.



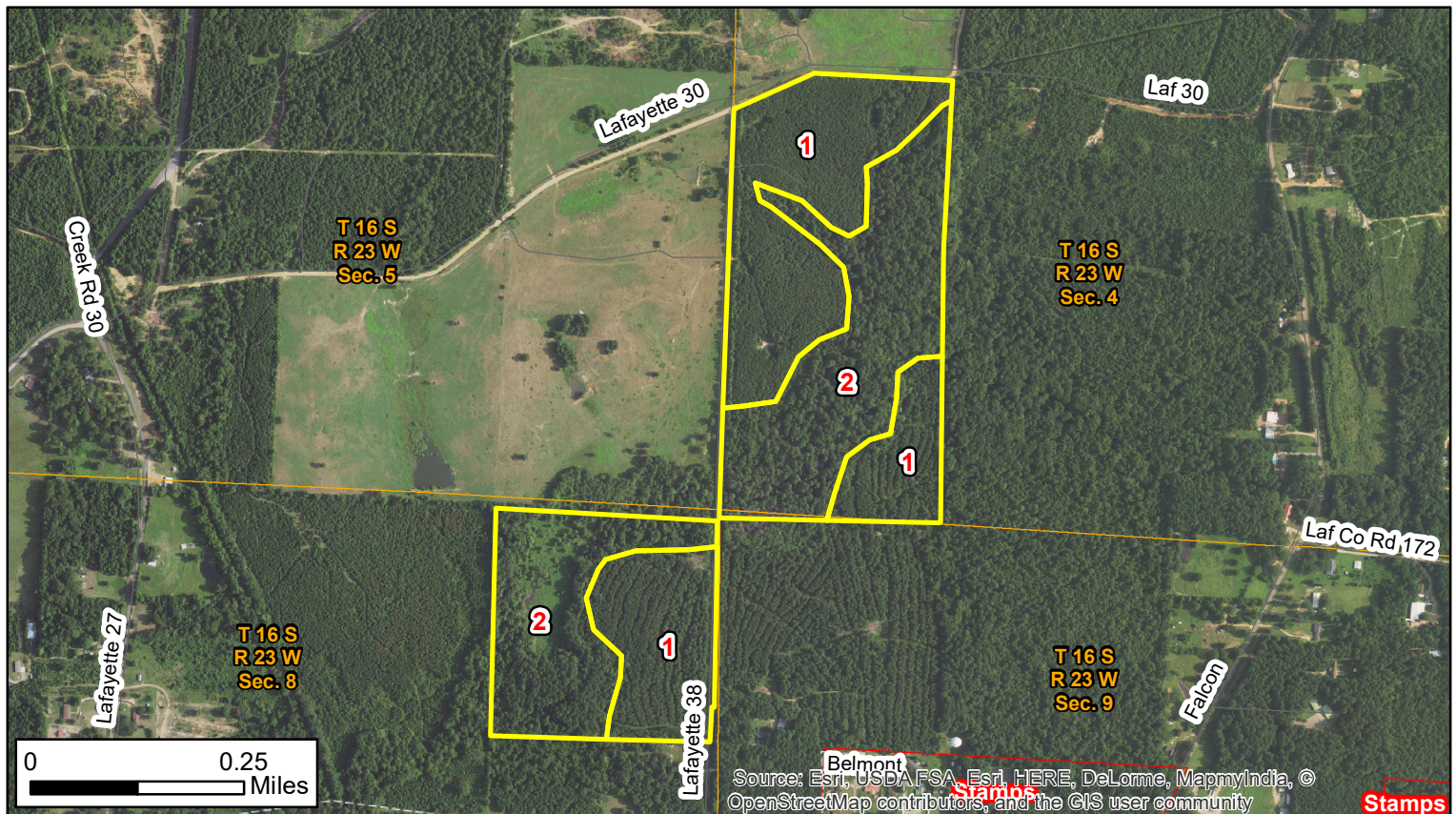
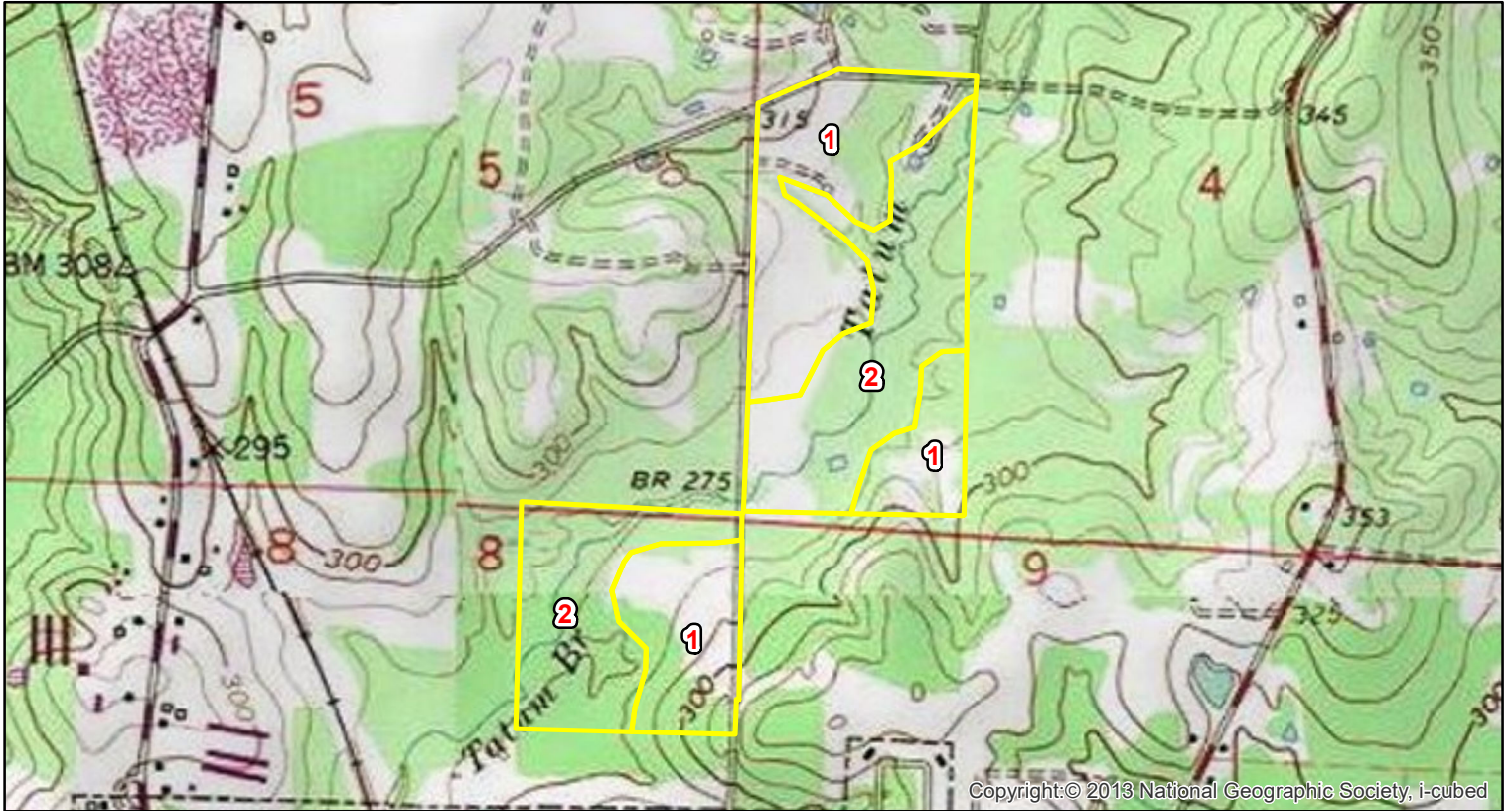
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Opera 118

Part of W ½ SW ¼ lying southeast of the road in Section 4, and NE ¼ NE ¼ of Section 8, all in Township 16 South, Range 23 West, Lafayette County, Arkansas, containing 118 acres, more or less.



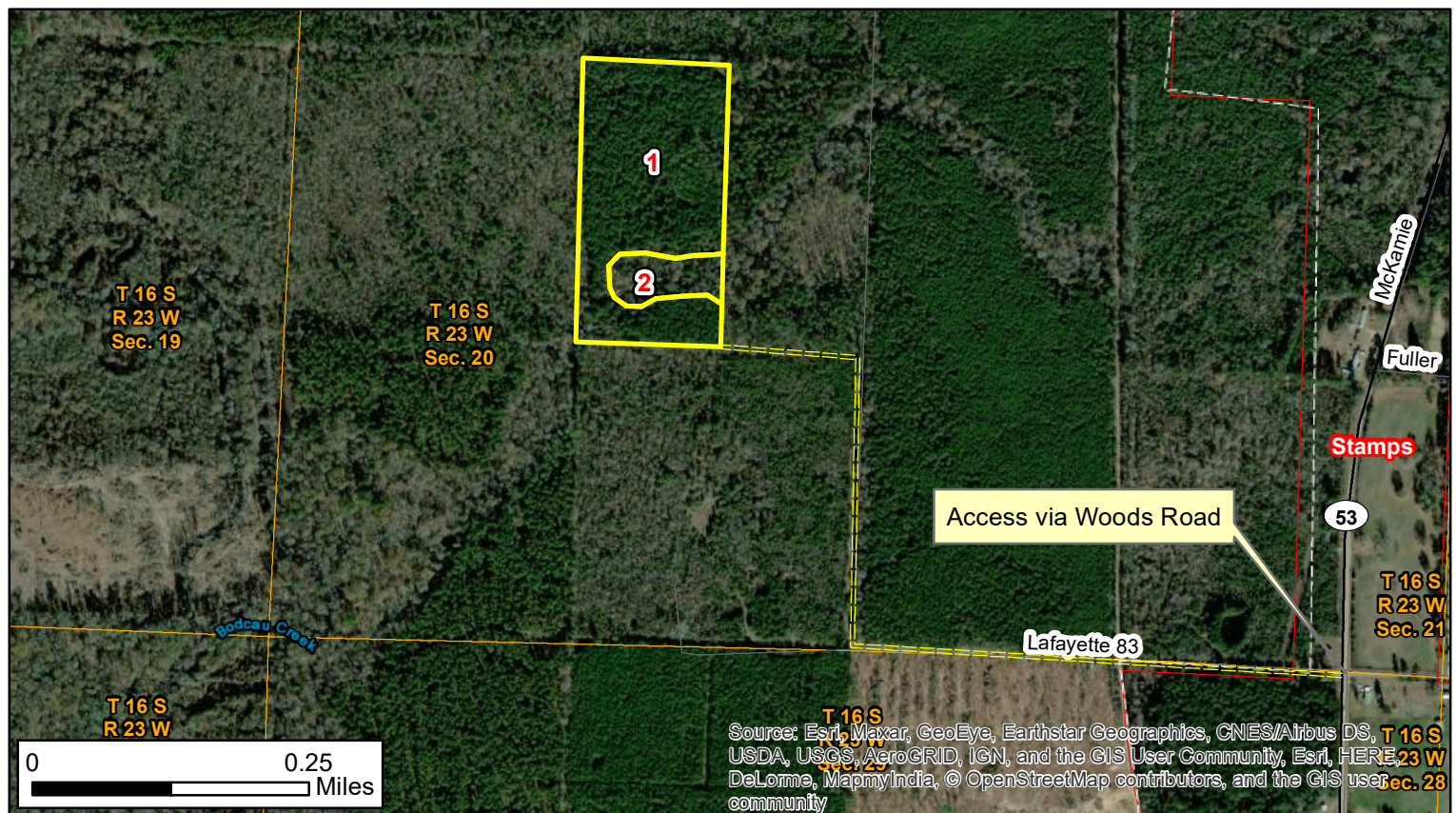
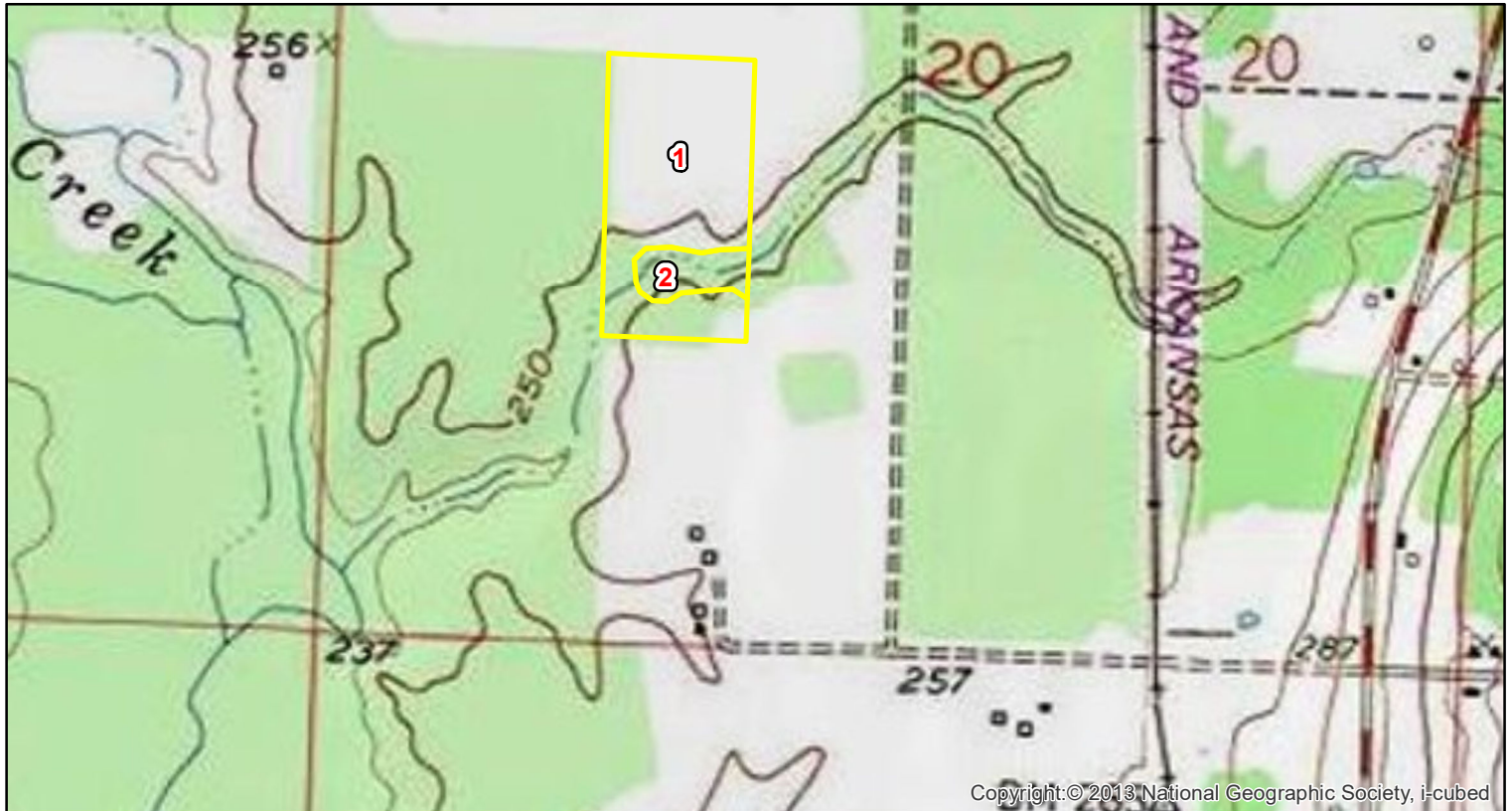

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Shewmake 20

W ½ NE ¼ SW ¼ of Section 20, Township 16 South, Range 23 West, Lafayette County, Arkansas containing 20 acres, more or less.



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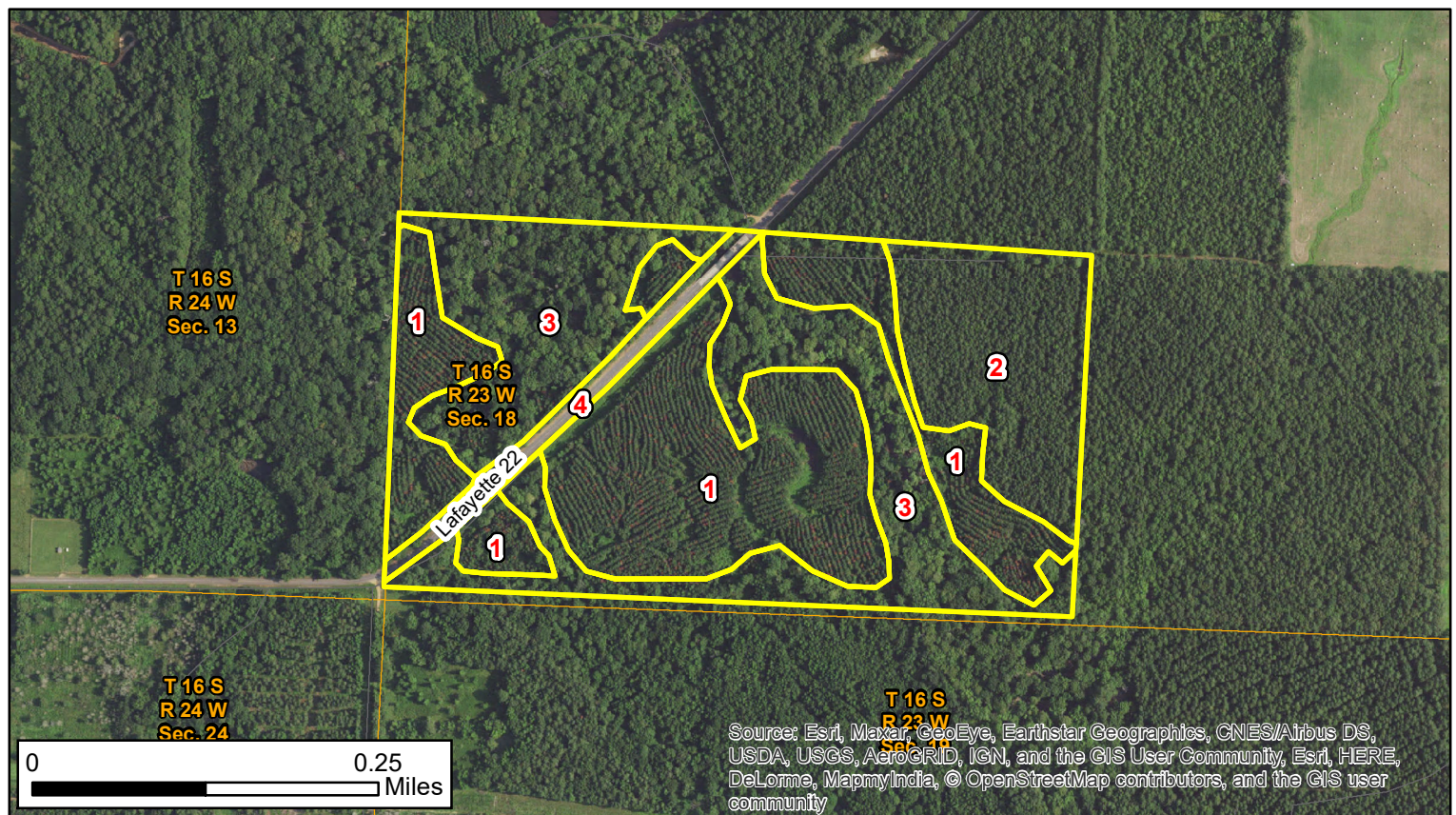
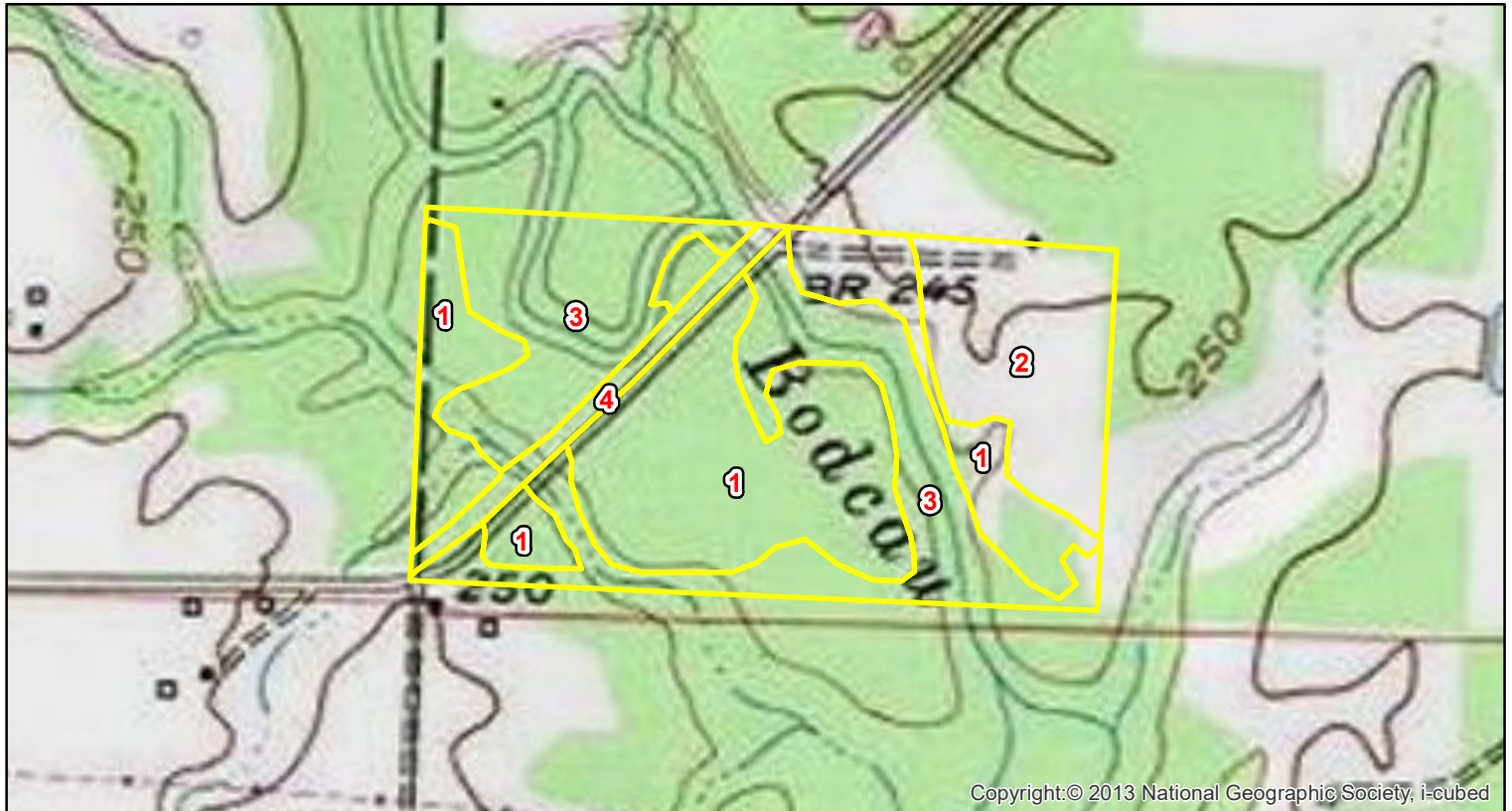


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Shewmake 77

S ½ SW ¼ Section 18, Township 16 South, Range 23 West, Lafayette County, Arkansas, containing 77 acres, more or less.



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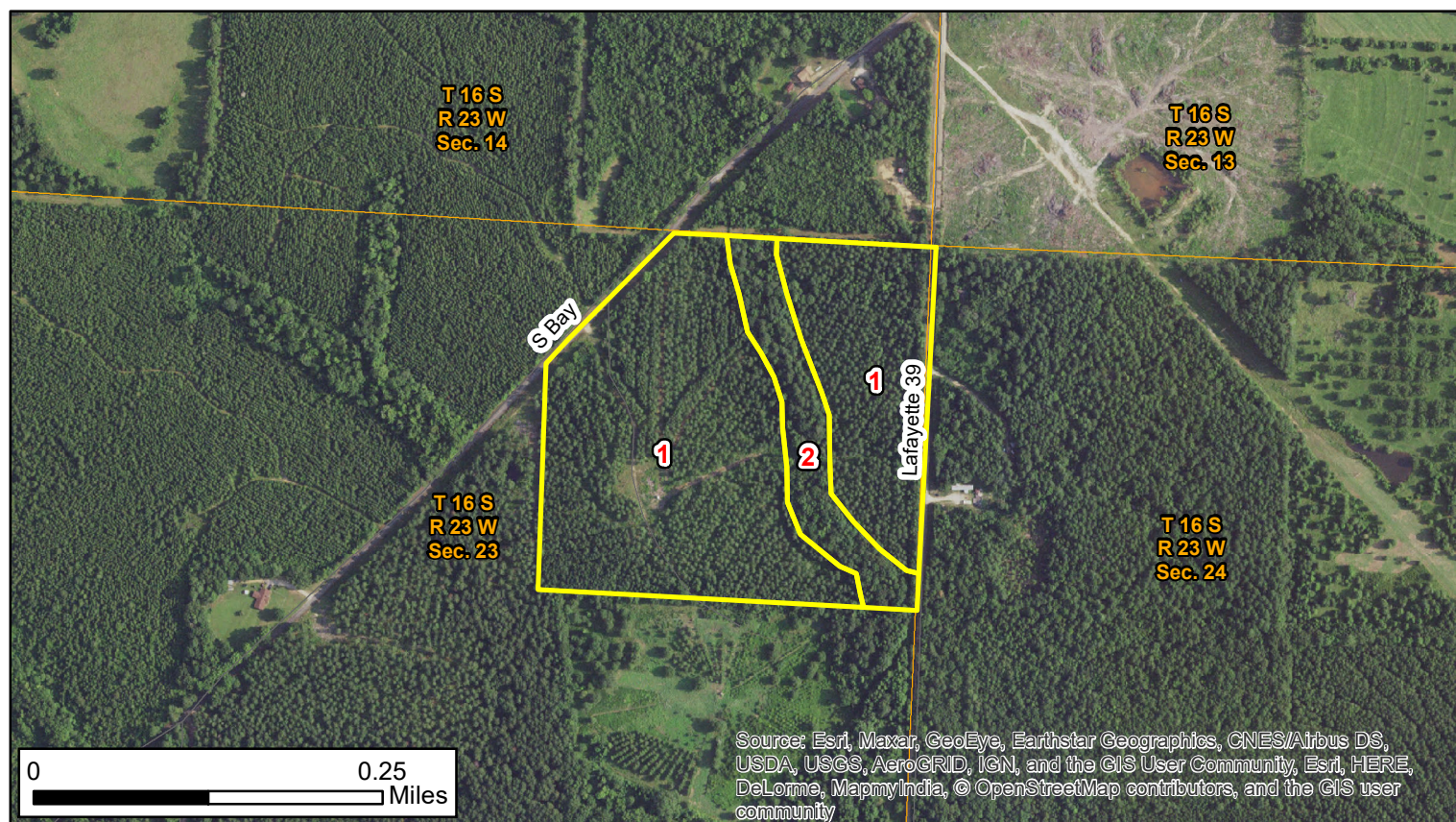
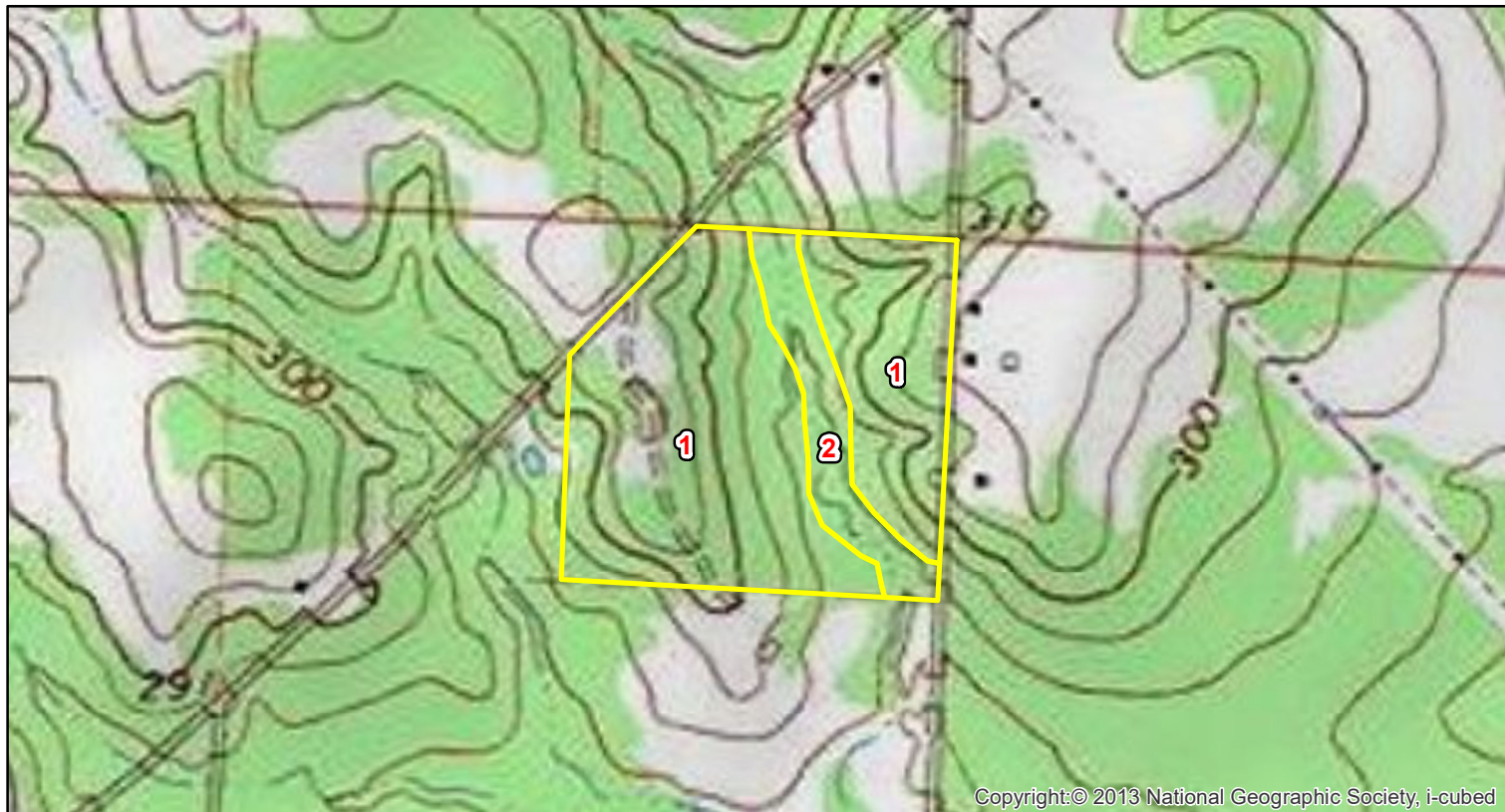


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South Bay 40

PT NE ¼ NE ¼ of Section 23 lying south and east of South Bay Street, Township 16 South, Range 23 West, Lafayette County, Arkansas containing 40 acres, more or less.



0 0.25 Miles



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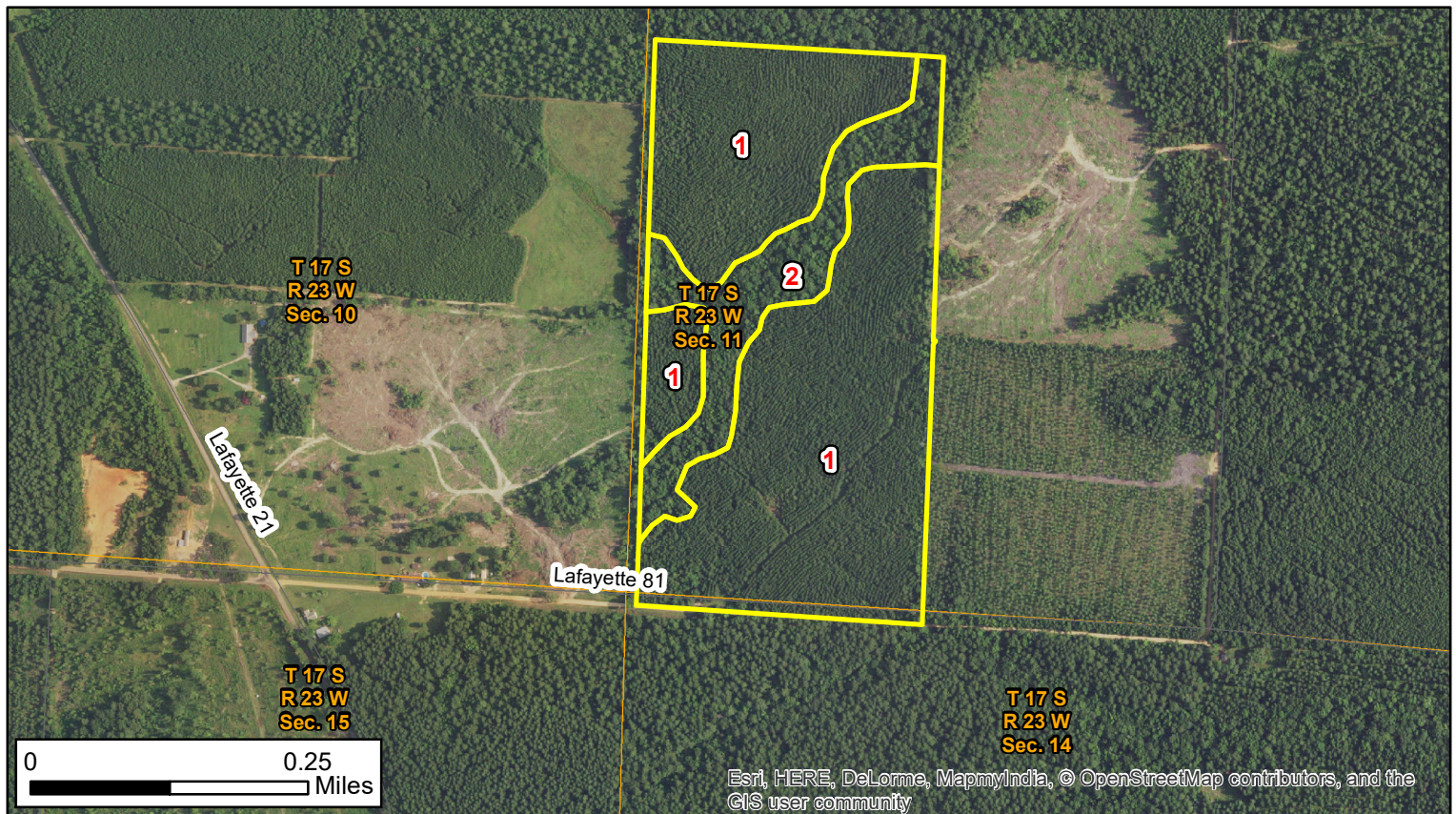
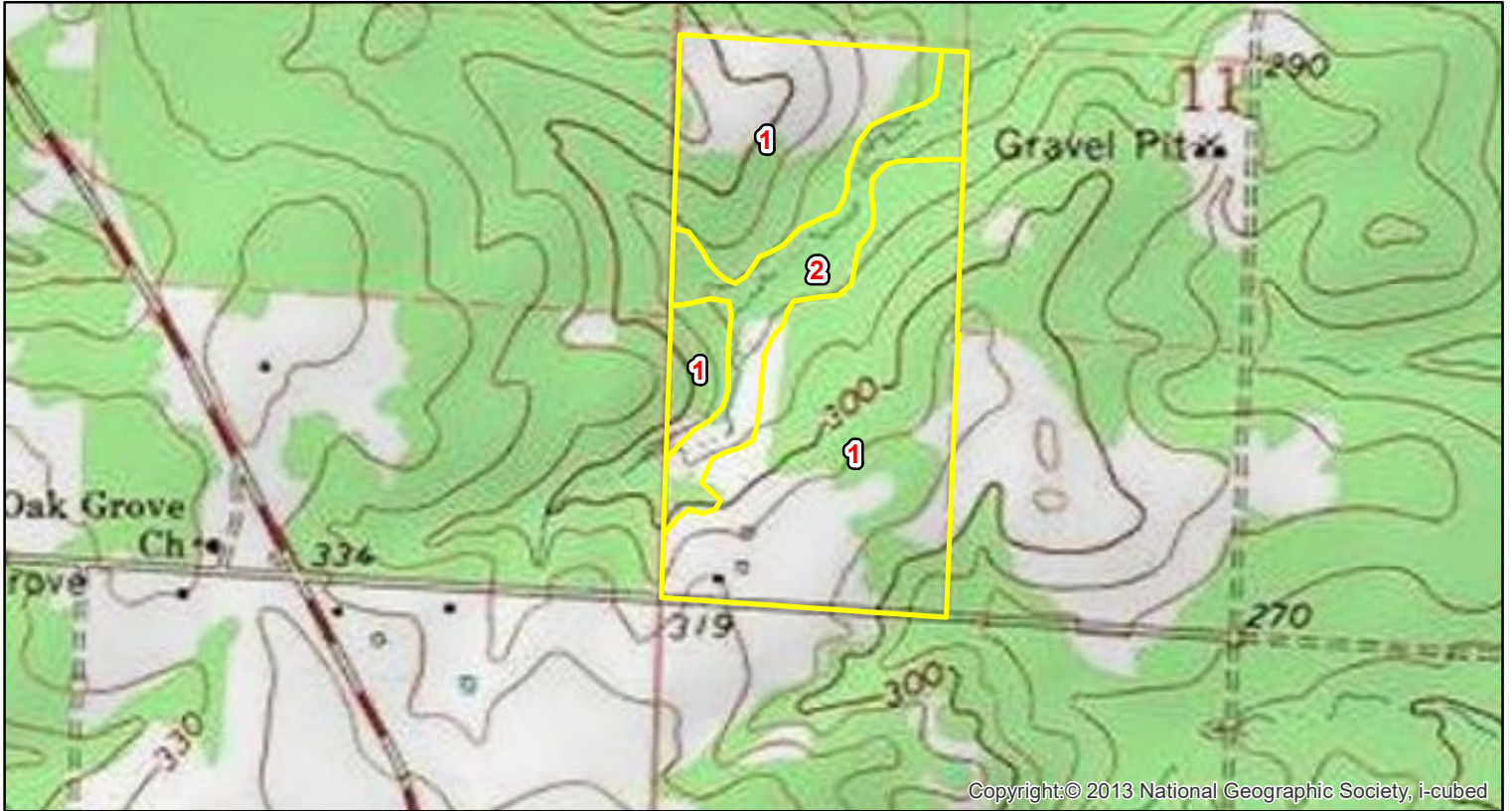


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Steve 80

W ½ SW ¼ of Section 11, Township 17, South, Range 23 West, Lafayette County,
Arkansas, containing 80 acres, more or less



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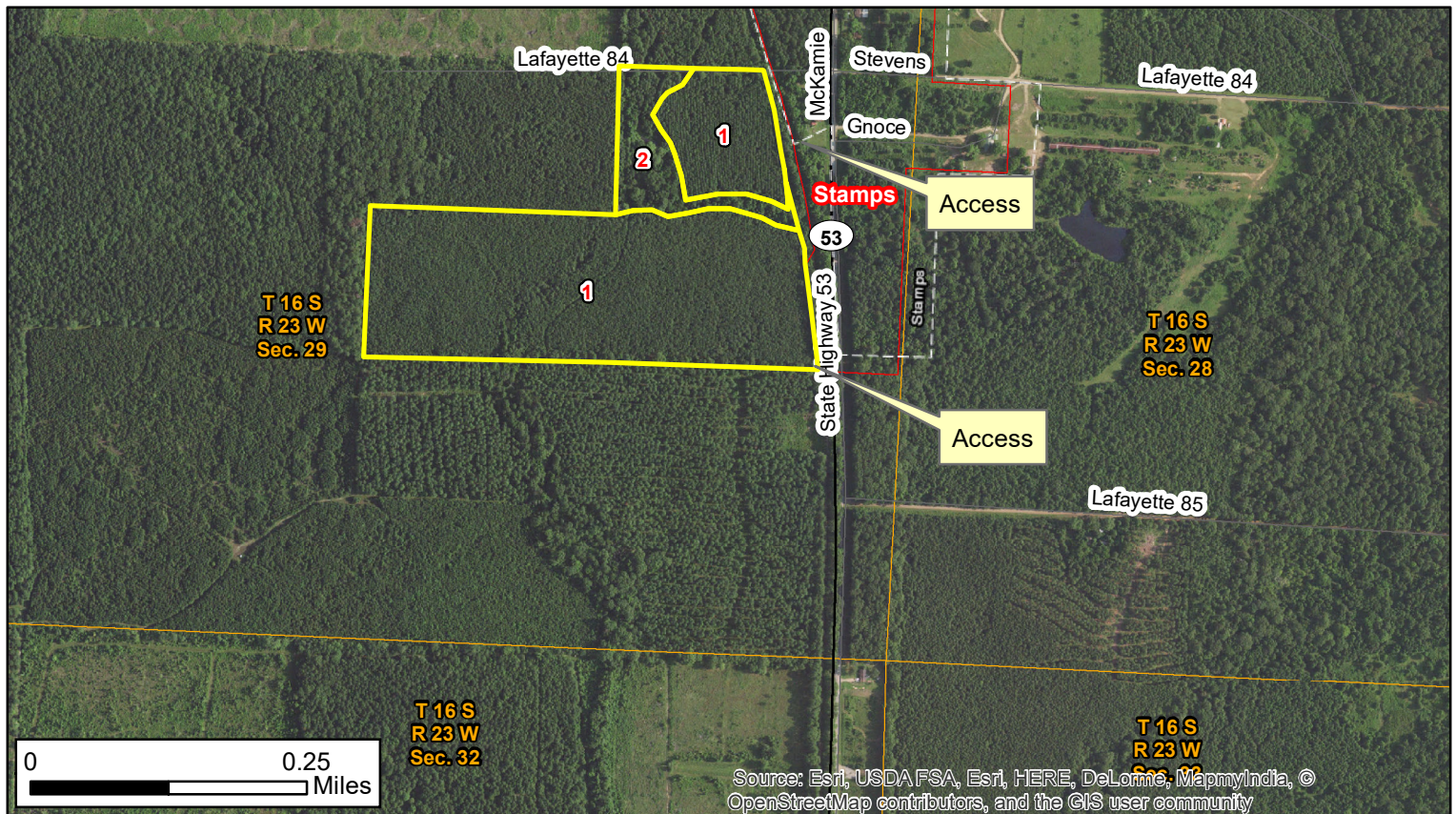
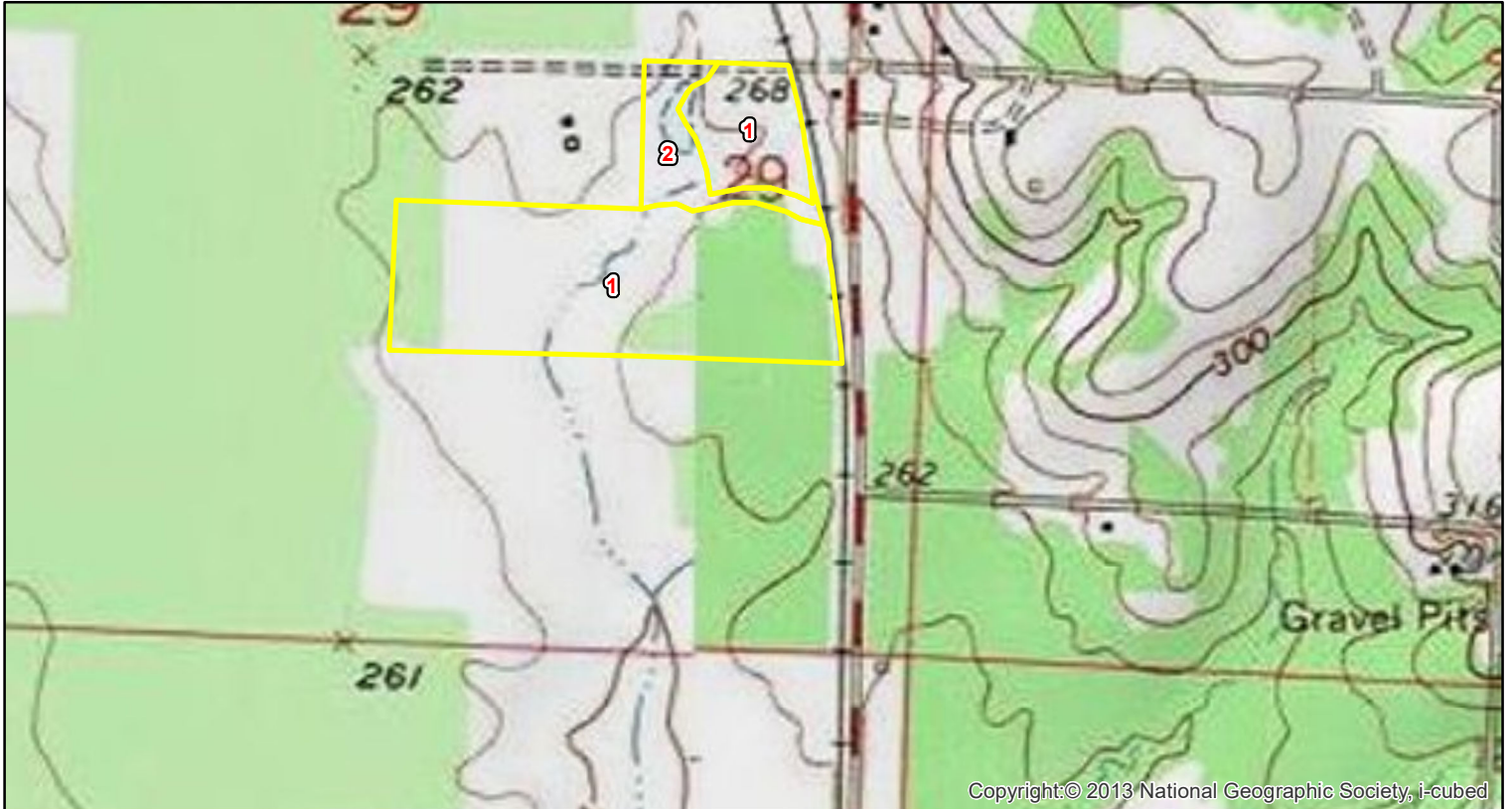


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Strange 48

PT NE ¼ SE ¼ lying West of McKamie Road and PT S ½ NW ¼ SE ¼ of Section 29,
Township 16 South, Range 23 West, containing 48 acres more or less.



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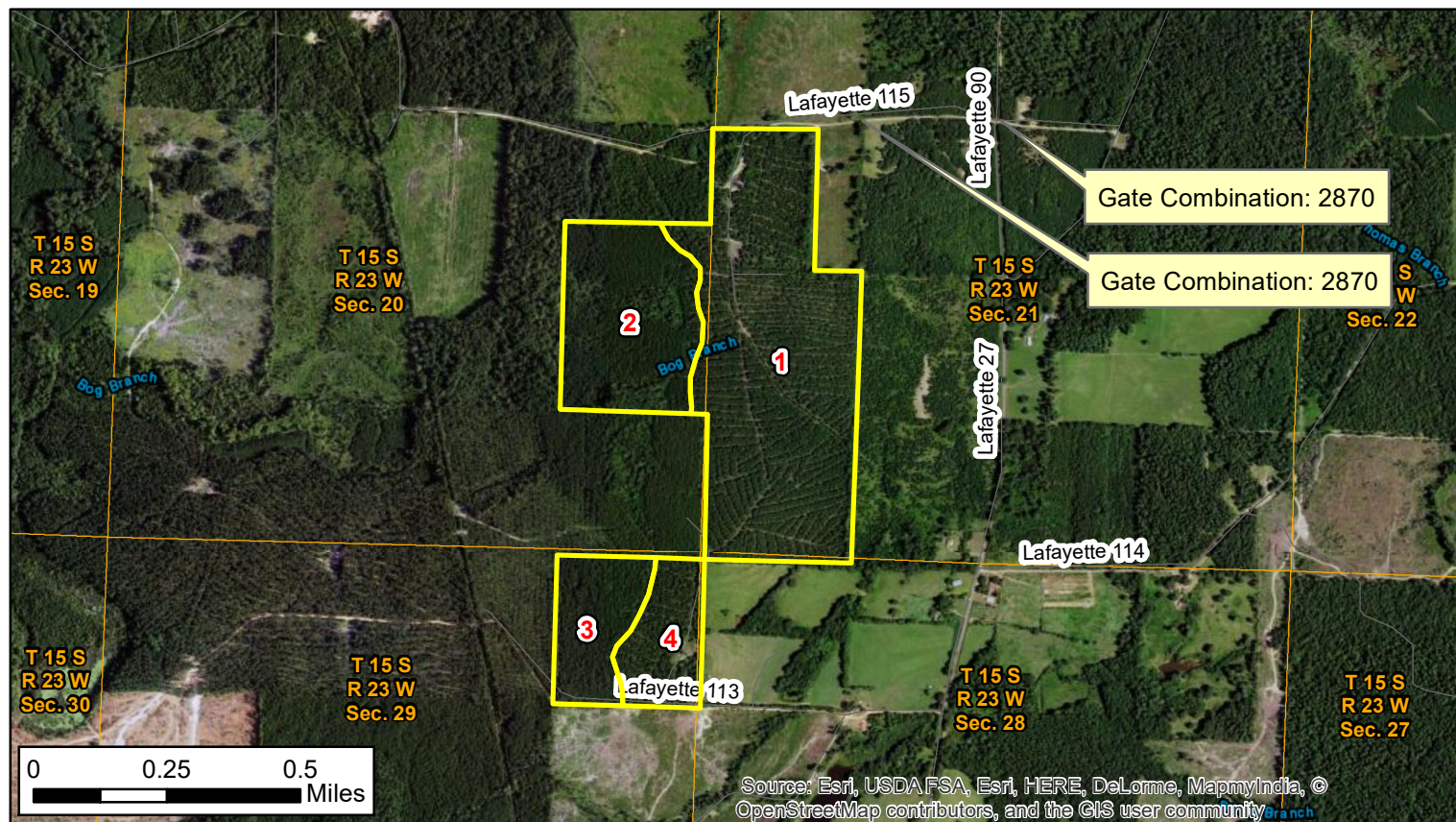
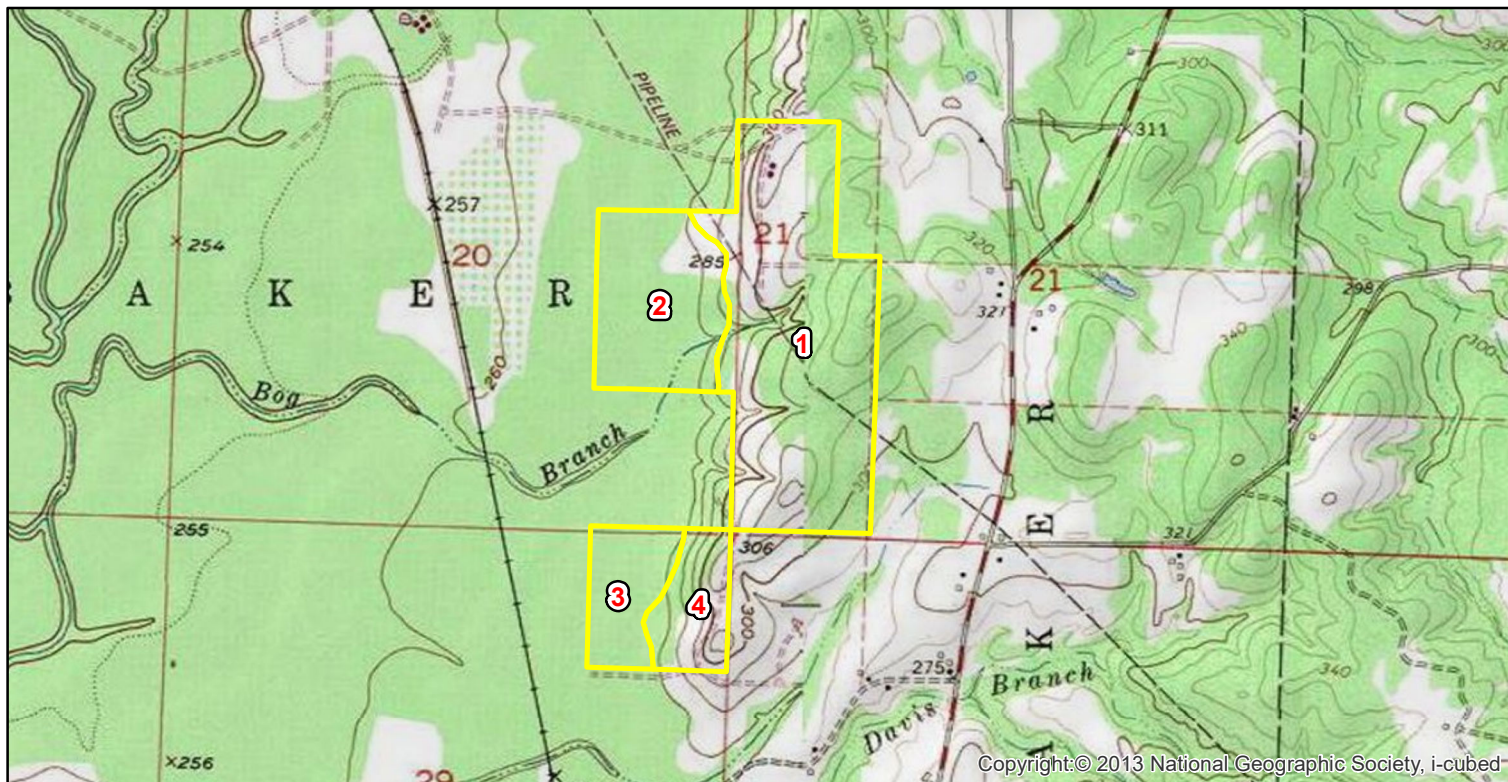


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Well Site 200

PT S ½ SE ¼ NE ¼ and NE ¼ SE ¼ of Section 20, PT W ½ SW ¼ NW ¼, W ½ SW ¼ of Section 21, and NE ¼ NE ¼ of Section 29, all in Township 15 South, Range 23 West, Lafayette County, Arkansas, containing 200 acres, more or less




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