



Invitation to Bid

Bradley Forge Bid Sale

+/- 302 Acres – Drew, Bradley & Ashley Counties, AR

Bid Deadline: April 12, 2024 4:00 PM CST

Compass South, Inc. (d/b/a Compass South Land Sales) ("Compass South") on behalf of its client Bradley Forge LLC ET. AL. ("Seller") is offering by **Lump Sum Sealed Bid** the sale of +/- 302 acres, located in Drew, Bradley, and Ashley Counties, AR (the "Property" or "Bradley Forge Package").

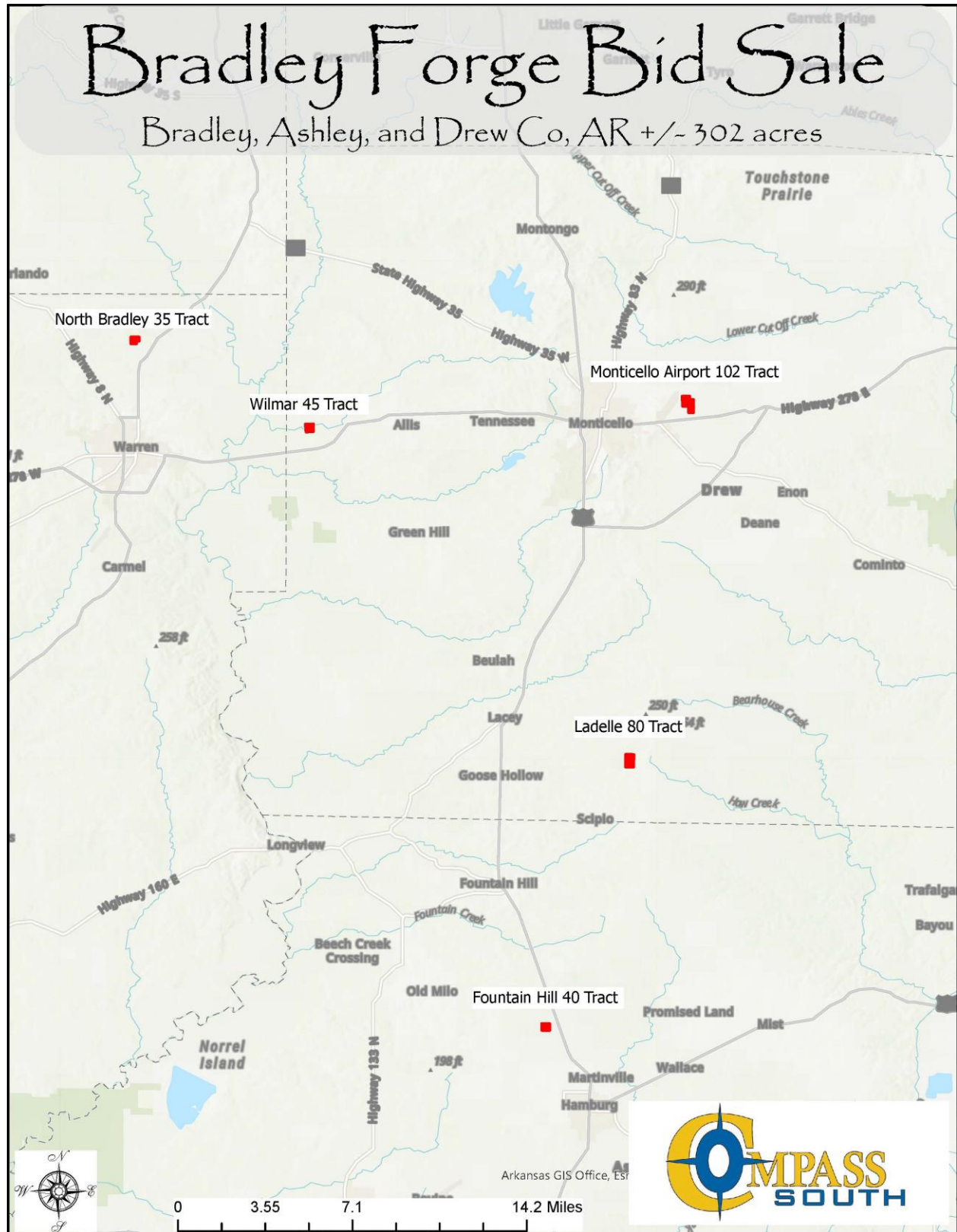
Legal Descriptions:

- Tract #1 (Monticello Airport 102 Tract) - Part of Sec.'s 20 & 29 T12S R6W
- Tract #2 (Ladelle 80 Tract) – NW SE & SW NE of Sec. 1, T15S, R7W
- Tract #3 (Wilmar 45 Tract) – Part of Sec. 31, T12S, R8W
- Tract #4 (Fountian Hill 40 Tract) SE NE of Sec. 33, T16S, R7W
- Tract #5 (North Bradley 35 Tract) Part of SE SE Sec. 7, T12S, R9W

Sale Method:

- The sale of the Property will be conducted through lump sum (not per acre) sealed bid process.
- Bidders must submit their bids on the bid form provided.
- Mailed bids should be addressed to **200 Tooke Lane West, Warren, AR 71671**. "Bradley Forge Package Land Sale" should be clearly marked on the back of the envelope to protect security of the bid.
- Bids may be delivered by fax to (843) 538-6112 or emailed to LandSales@CompassSouth.com. Verbal bids will not be accepted.
- To confirm bid receipt or with questions about the bid process, please contact Derick Reynolds at (870) 692-3690 or Derick@CompassSouth.com.

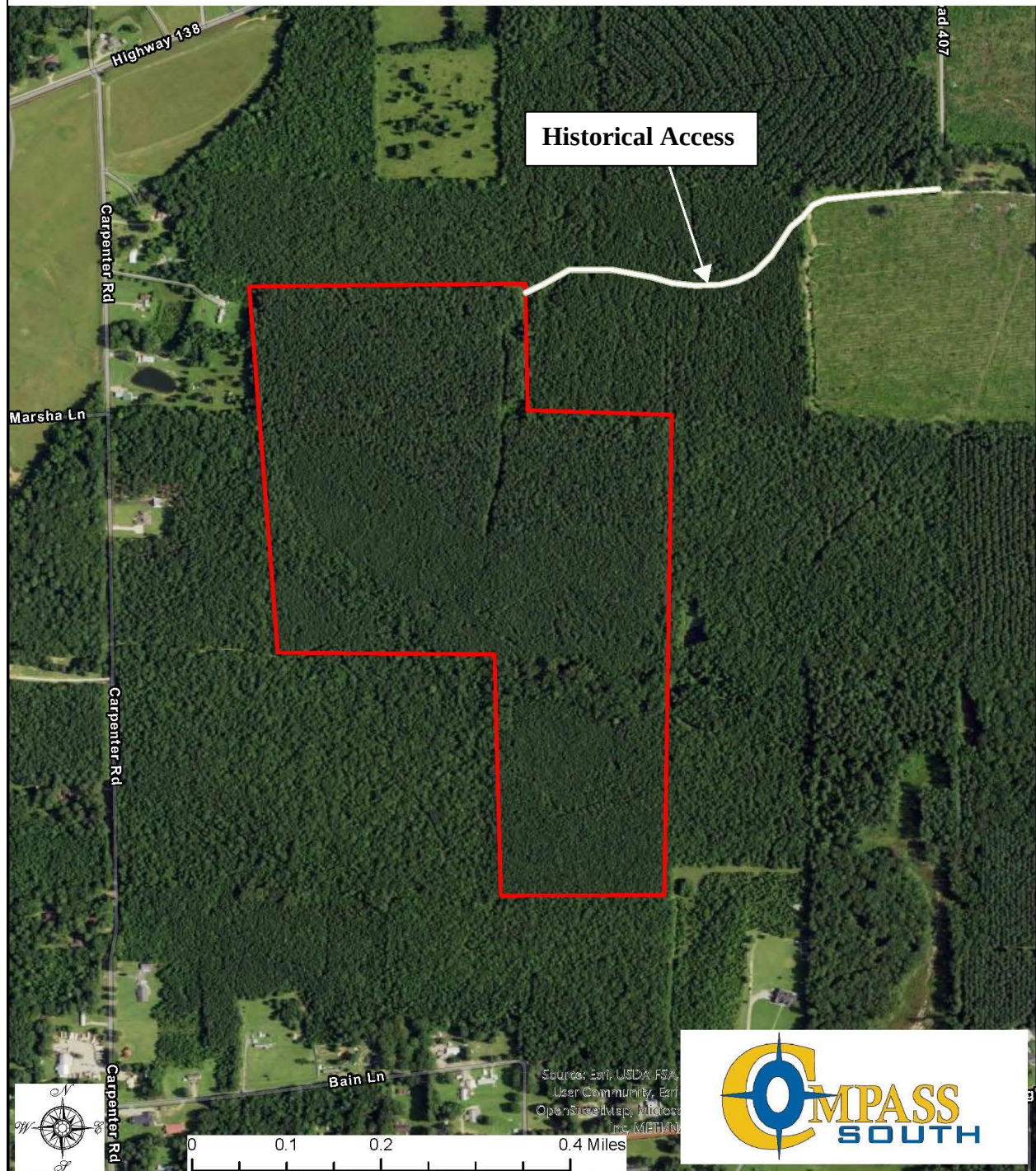
Package Map



Tract #1 (Monticello Airport 102 Tract)

Monticello Airport 102 Tract

Drew Co, AR +/- 102 acres



Timber Data

Monticello Airport 102 Tract Timber Data	
Product	Volume (Tons)
Pine Sawtimber	4,569
Pine Chip & Saw	3,193
Oak Sawtimber	368
Gum Sawtimber	141
Pine Pulpwood	5,990
Pine Topwood	1,311
Hardwood Pulpwood	684

- Timber inventory completed by Reilands LLC, Les Reid (AR RF#1005), using 1/10th acre plots.

Property Description:

The Monticello Airport 102 Tract is comprised of 3 different timber stand types; 40 acres is a thinned pine sawtimber stand, 53 acres is un-thinned pine and the remaining 11 acres is considered Streamside Management Zone (SMZ). Access to the property is an unimproved woods road.

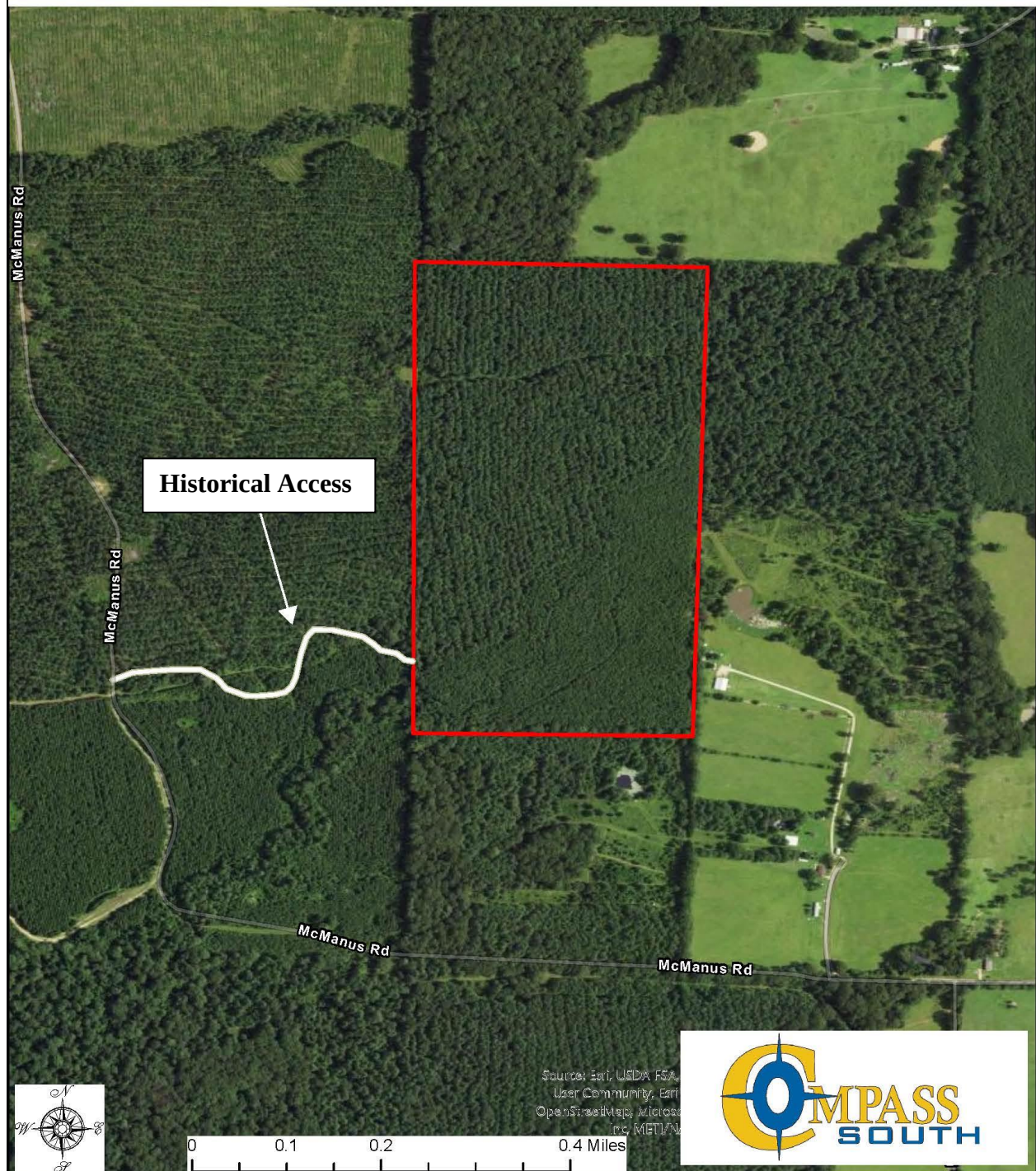
Access:

Access is a historical access along an existing woods road. No legal access is guaranteed.

Tract #2 (Ladelle 80 Tract)

Ladelle 80 Tract

Drew Co, AR +/- 80 acres



Timber Data

Ladelle 80 Tract Timber Data (North 50 Acres)			
Product	Volume (Tons)	TPA	Avg. DBH
Pine Sawtimber	3,055	59.2	15.1"
Pine Chip & Saw	1,058	38.4	11.5"
Pine Pulpwood	288	15.6	9.6"
Pine Topwood	723		
Hardwood Pulpwood	148	7.6	8.6"

Ladelle 80 Tract Timber Data (South 28 Acres)			
Product	Volume (Tons)	TPA	Avg. DBH
Pine Sawtimber	114	3.6	16.4
Pine Chip & Saw	2,816	191	11.5
Pine Pulpwood	2,426	212.9	9.2
Pine Topwood	480		

- Timber inventory completed by Reilands LLC, Les Reid (AR RF#1005)
- The report contains timber volumes and values for 78 timbered acres. The marketable timber volume has been estimated based on 5% plot sample cruises. Plots were established on a 2 x 10 chain grid, therefore producing a 5 % inventory for the total of 78 acres. The trees were measured and tallied separately according to product specifications. Volumes were estimated using form class 82 for pine, 78 for hardwood and locally tested and accepted equations.

Property Description:

The tract is 80 acres, comprised of 2 stands of timber, which total 78 acres. The stand to the north is comprised of 50 acres of thinned merchantable pine sawtimber, and the stand to the south is comprised of 28 acres of unthinned pine plantation.

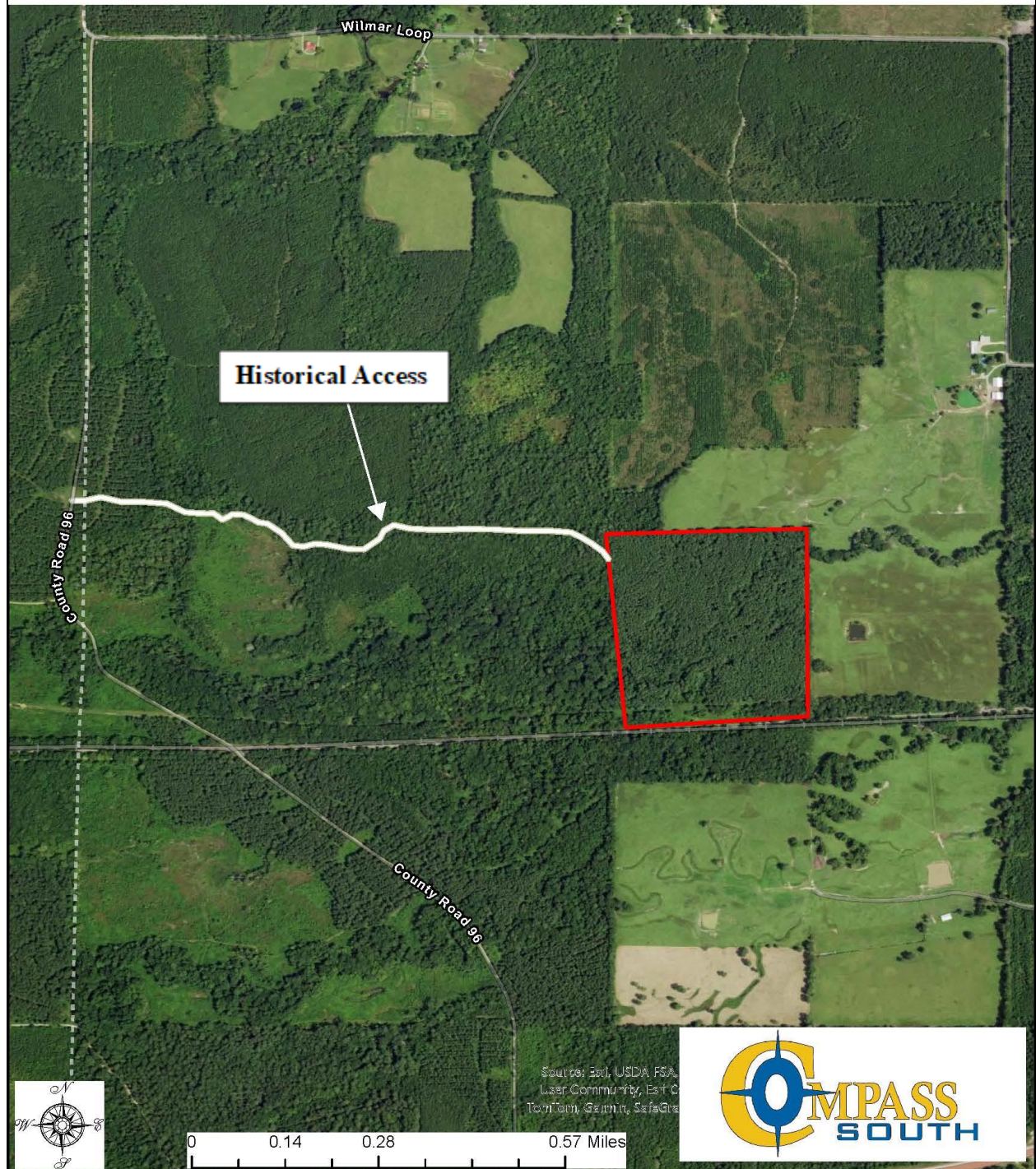
Access:

Access is a historical access along an existing woods road. No legal access is guaranteed.

Tract #3 (Wilmar 45 Tract)

Wilmar 45 Tract

Drew Co, AR +/- 45 acres



Timber Data

Wilmar 45 Tract Timber Data			
Product	Volume (Tons)	TPA	Avg. DBH
Pine Sawtimber	1,791	47.3	14.9
Pine Chip & Saw	1,590	76.3	11.3
Pine Pulpwood	1,811	102.3	10
Pine Topwood	761		
Hardwood Pulpwood	151	10.3	8.7

- Timber inventory completed by Reilands LLC, Les Reid (AR RF#1005)
- The report contains timber volumes and values for 40 timbered acres. The marketable timber volume has been estimated based on 7.5% plot sample cruises. The trees were measured and tallied separately according to product specifications. Volumes were estimated using form class 82 for pine, 78 for hardwood and locally tested and accepted equations.

Property Description:

The Tract is comprised of 45 acres total of which 40 are forested. There is one stand of timber comprised of merchantable unthinned pine plantation.

Access:

Access is a historical access along an existing woods road. No legal access is guaranteed.

Tract #4 (Fountain Hill 40 Tract)

Fountain Hill 40 Tract

Ashley Co, AR +/- 40 acres



Timber Data

Fountian Hill 40 Tract Timber Data			
Product	Volume (Tons)	TPA	Avg. DBH
Pine Sawtimber	977	26.7	15.1
Pine Chip & Saw	1,280	66.7	11.1
Pine Pulpwood	1,374	99.7	8.9
Pine Topwood	370		
Hardwood Pulpwood	982	53.7	9.4

- Timber inventory completed by Reilands LLC, Les Reid (AR RF#1005)
- The report contains timber volumes and values for 40 timbered acres. The marketable timber volume has been estimated based on 7.5% plot sample cruises. The trees were measured and tallied separately according to product specifications. Volumes were estimated using form class 82 for pine, 78 for hardwood and locally tested and accepted equations.

Property Description:

The tract is comprised of 40 total acres, of which all 40 are forested. The timber composition consists of merchantable unthinned pine plantation.

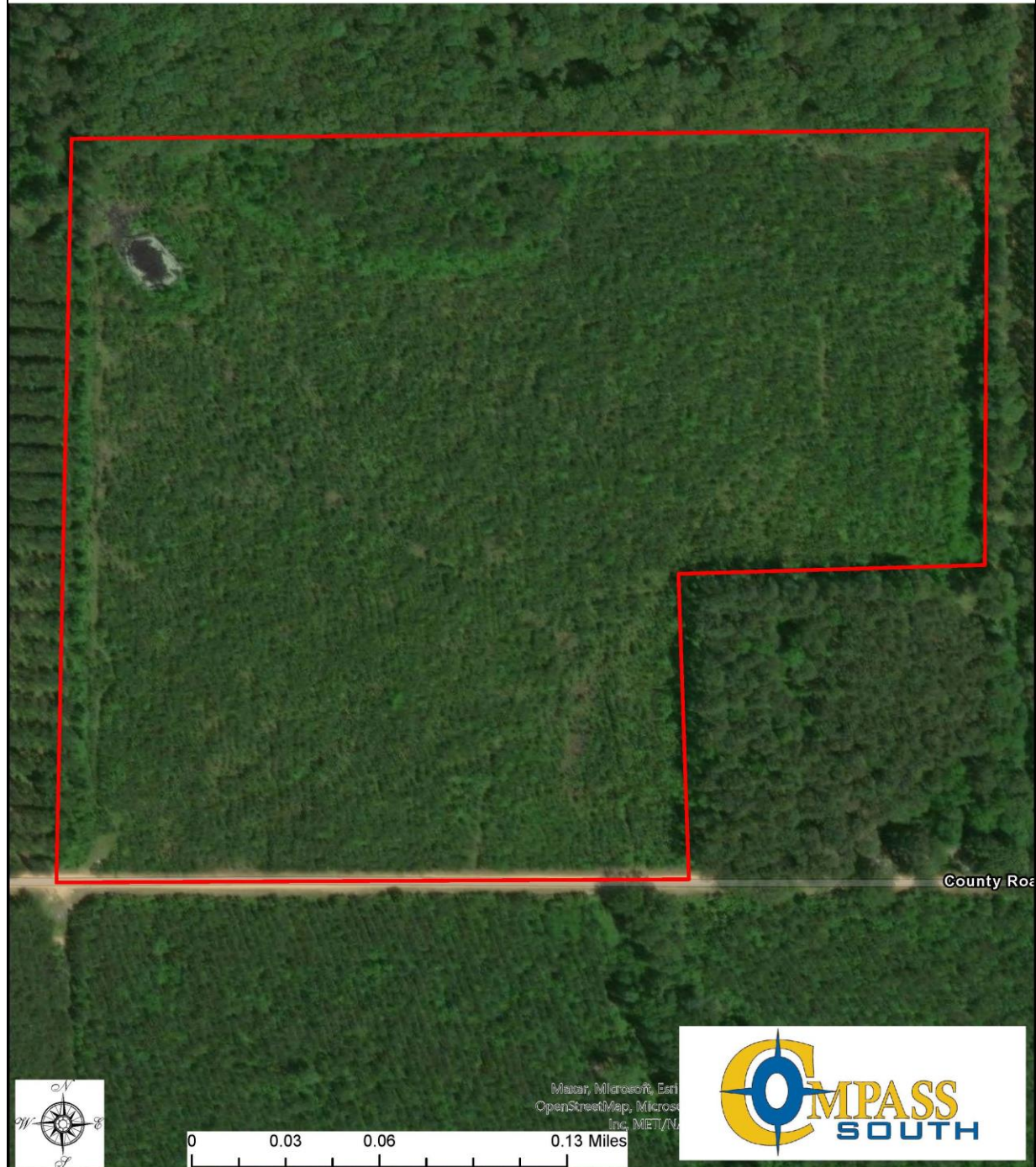
Access:

Access is a historical access along an existing woods road. No legal access is guaranteed.

Tract #5 (North Bradley 35 Tract)

North Bradley 35 Tract

Bradley Co, AR +/- 35 acres



Property Description:

The Tract is comprised of 35 acres total, of which 33 acres consists of 9-year-old pre-merchantable pine plantation. The balance consists of mature timber and ponds. This tract has frontage on county road 205 which provides access.

TERMS AND CONDITIONS OF LAND SALE

Bid Date: Friday, April 12th, 2024 at 4:00 PM CST

1. Seller reserves the right to accept or reject any or all offers. The bid may be for the entire Bardley Forge Package or for each individual tract separately, and the bid amount must be a lump sum amount.
2. Offers/Bids may be sent by mail, fax or email, but must be received by Compass South prior to bid opening on Friday, April 12th, 2024 at 4:00 PM CST.
3. Offers/Bids will remain valid through 4:00 PM CST on Monday, April 15th, 2024, to allow Seller time to review all offers/bids. If Seller accepts an offer/bid, the successful bidder will be notified by 4:00 PM CST on Monday April 15th, 2024, by telephone, email or fax.
4. A successful offer/bid will be followed with a formal Contract of Sale and earnest money in readily available funds (certified or cashier's check made payable to Seller) in the amount of 5%, held by escrow agent, of purchase price as set forth in the Contract of Sale will need to be provided. A copy of the Contract of Sale, which will specify the terms upon which Seller proposes to affect the sale of the Property, can be provided upon request to prospective bidders prior to the Bid Date. The Contract of Sale (unaltered except to reflect the specific terms of the successful bid) will be executed by Seller and the successful bidder (and the earnest money delivered as provided above) within seven (7) business days after Seller's acceptance of the successful bidder's bid.
5. Closing of sale is to be held within thirty (30) days of the full execution of the Contract of Sale. If, however, Seller decides to accept a bid, and it is determined a survey is required, Buyer shall have thirty (30) days from the full execution of the Contract of Sale to obtain, at Buyer's sole cost and expense, a survey of the tract(s), and the closing shall occur fifteen (15) days thereafter.
6. Advertised acreage is considered to be correct but is not guaranteed. Provided maps are believed to be accurate, but not to be considered as surveyed. Any information provided by Compass South or Seller is subject to verification by all parties relying on it. No liability for its accuracy, error, or omissions is assumed by Compass South or Seller. The Contract of Sale will not contain a due diligence/inspection period, so all bidders should perform such independent investigation with respect to the Property as they deem necessary or appropriate prior to submitting a bid. The Property is offered AS IS, WHERE IS.
7. Conveyance will be by Special Warranty Deed, subject to all matters of record and all matters that would be revealed by a survey of the Property, including, but not limited to, any and all previous mineral conveyances, reservations and exceptions, valid right of way, easements, leaseholds and to any protective covenants and restrictions. Title assurances will be made through a Title Insurance Policy at the successful bidder's expense.

8. Taxes will be prorated through date of closing. Seller will pay for deed preparation and one half (1/2) of the deed transfer tax.
9. Seller will select the title company to conduct the closing and will pay one half (1/2) of all recording fees.
10. Property inspections shall be done during daylight hours prior to Bid Date. Compass South, and Seller in no way warrants the condition of the Property and all persons entering the Property assumes all risk and assumes all liability. All persons visiting the Property shall indemnify Seller and Compass South from any and all damages, claims, demands or causes of action of every kind related to the periods visiting and inspecting the Property.
11. Compass South and Seller expressly disclaim any and all liability for representations, warranties or statements contained in this document or any other written material furnished, or information orally transmitted to a prospective bidder. The only representations or warranties with respect to the transaction will be those set forth in the Contract of Sale when, as and if such Contract of Sale is executed and subject to any limitations and restrictions as may be contained therein.
12. Compass South is expressly engaged in an agency relationship with the Seller and represents the sale of the Property on their behalf.



Land Sale Bid Form

Bid Deadline: Friday April 12th, 2024

Bids may be mailed to 200 Tooke Lane West, Warren, AR 71671 or sent via fax to (843) 538-6112 or emailed to LandSales@CompassSouth.com.

My offer will remain valid through 4:00 PM CST on Monday April 15th, 2024. If Seller accepts an offer/bid, the successful bidder(s) will be notified at or before that time by telephone, fax or email. If my offer is accepted, I am ready, willing and able to execute the Seller's form Contract of Sale (unaltered except to reflect the terms of the successful bid) within seven (7) business days with earnest money in the amount of five percent (5%), to be held by the escrow agent, of the purchase price set forth in the Contract of Sale, in readily available funds (certified or cashier's check made payable to Seller). Closing is expected to be held within thirty (30) days after execution of the Contract of Sale.

I submit the following bid for the purchase of following Bradley Forge LLC tract(s):

Bid Amount	Tract	State	County	Acres
	Tract #1 (Monticello Airport 102 Tract)	AR	Drew	102 +/-
	Tract #2 (Ladelle 80 Tract)	AR	Drew	80 +/-
	Tract #3 (Wilmar 45 Tract)	AR	Drew	45 +/-
	Tract #4 (Fountian Hill 40 Tract)	AR	Ashley	40 +/-
	Tract #5 (North Bradley 35 Tract)	AR	Bradley	35 +/-

Total Bid Amount: _____

(Whole Tract amount, not per acre)

Bidder Name: _____

Fax Number: _____

Bidder Signature: _____

Phone Number: _____

Address: _____

E-mail: _____

City/State/Zip: _____

Date: _____