



NOTICE OF TIMBERLAND SALE Calhoun 80, Calhoun County, AR

BIDS DUE: Thursday, May 4, 2017, 2:00 PM

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

Legal Description

Part of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$, Section 33, Township 14 South, Range 15 West, Calhoun County, Arkansas, containing 80 acres, more or less.

Tract Description

The tract has been recently planted with genetically improved loblolly pine. The property has good access and offers excellent investment potential with recreational and hunting opportunities as well.

Location Description

The property is located approximately 8 miles south from Locust Bayou, AR. Travel south on County Road 3 from Hwy 278 to County Road 306. Continue on County Road 306 to a gated dirt logging road that provides access to the tract. Google maps and/or coordinates can be requested or downloaded from our website. The property will be marked with Davis DuBose Knight real estate signs and pink flagging tape.

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



General Information Regarding Terms and Conditions of Sale

1. Bids should be mailed to:

DAVIS DUBOSE KNIGHT FORESTRY & REAL ESTATE PLLC
PO BOX 24633
LITTLE ROCK, AR 72221

Mark the lower left corner of the envelope with “*Calhoun 80 Bid Sale.*” No verbal bids will be accepted. Bids may also be faxed to (501) 225-8607.

2. Bids will be received at the office of Davis DuBose Knight Forestry & Real Estate PLLC until 2:00 p.m. Thursday, May 4, 2017. 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 A submitted bid may not be withdrawn after the bid opening.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 **Josh McKiever** at 870-723-0685.
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. An owner's policy of title insurance in the amount allocated to the property will be issued at closing, the cost of which will be equally split by Buyer and Seller. All closing costs, search fees, document & deed preparations, and fees associated with the title company will be equally split between Buyer and the Seller. Mortgagee's title policy, origination fees, or any closing costs associated with a lender are to be borne solely by Buyer. Cash or cashier's check is required from buyer at closing. No mineral rights will be conveyed.



BID FORM: Calhoun 80 Tract
BID DUE DATE: Thursday, May 4, 2017
BIDS RECEIVED UNTIL 2:00 PM.

In reference to Calhoun 80 "NOTICE OF LAND & TIMBER SALE," prepared by Davis DuBose Knight Forestry & Real Estate PLLC, I submit the following bid/bids for the purchase of the following tract(s):

Calhoun 80 Bid Sale
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: _____

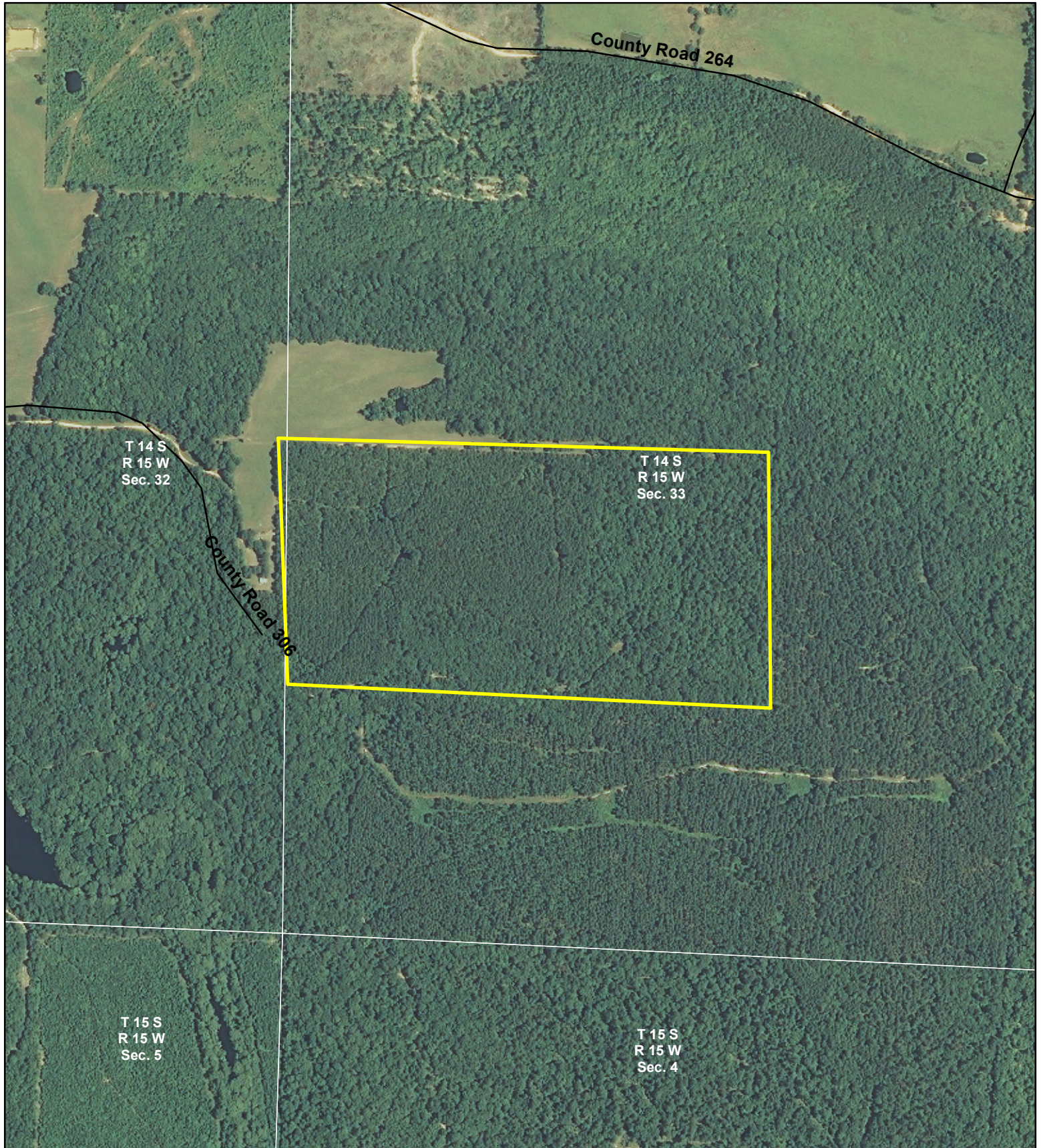
BIDDER'S SIGNATURE: _____ Date: _____

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 mailed to: **DAVIS DUBOSE KNIGHT FORESTRY & REAL ESTATE PLLC, PO BOX 24633, LITTLE ROCK, AR 72221.** Please indicate in the lower left corner of the envelope **Calhoun 80 BID SALE.** Bids may be faxed to **(501) 225-8607** and must be received prior to **2:00 PM, Thursday, May 4, 2017.** Receipt of fax will be acknowledged by return phone or fax confirmation.

Calhoun 80

Part of the N 1/2 SW 1/4, Section 33, Township 14 South, Range 15 West, Calhoun Co., AR, 80 acres +/-



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

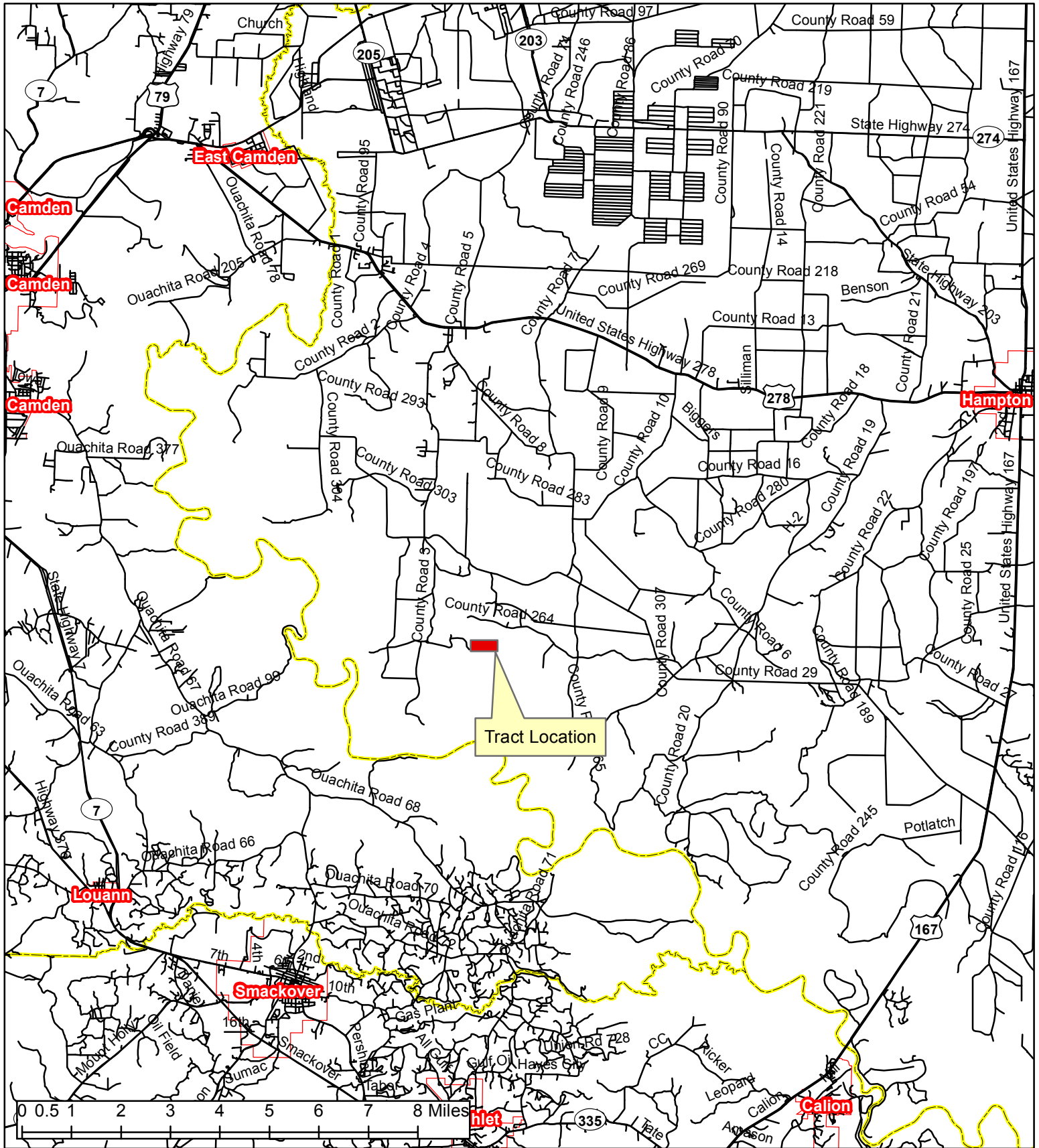


DAVIS DUBOSE KNIGHT
FORESTRY & REAL ESTATE PLLC

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 PLLC (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.

Calhoun 80

N 1/2 SW 1/4, Section 33, Township 14 South, Range 15 West, Calhoun County, AR 80 acres, more or less



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