



## NOTICE OF TIMBERLAND SALE Buhrman 75, Chidester AR

**BIDS DUE: Thursday, March 30, 2017, 2:00 PM**

Davis DuBose Knight Forestry & Real Estate PLLC has been authorized to sell approximately 75 acres of timberland located in Ouachita County, Arkansas.

### **Legal Description**

The Northwest 1/4 of the Southeast 1/4  
AND

The Southwest 1/4 of the Northeast 1/4 less & except (5 +/- acres) as follows: Begin at the Northeast corner of said Southwest 1/4 of the Northeast 1/4 and run south 470 feet, then run west 470 feet, then run north 470 feet, then run east 470 feet back to the point of beginning, ALL in Section 27, Township 11 South, Range 18 West, Ouachita County, AR, 75 acres, more or less.

### **Tract Description**

Most of the tract is a fully stocked loblolly pine plantation, approximately 15 years old, the bulk having been "corridor" thinned once, while approximately 15 acres has not yet been thinned, and some areas have older pine timber. Access is excellent via Ouachita Road 26. Site indexes for pine timber growth are high in the area, and mills are close by as well. There are great recreational opportunities for hunting deer, turkey, and small game on the tract, while it is also in close proximity to larger public hunting areas at Poison Springs WMA. This is a sportsman's dream with a remarkable investment component.

### **Location Description**

The property is located approximately 6 miles from Chidester, AR. 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](http://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 “*Buhrman 75 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, March 30, 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 A submitted bid may not be withdrawn after the bid opening.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 J Stacy (501) 541 8664.
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 will be equally split by Buyer and Seller. Any costs associated with a lender will be solely borne by the Buyer. Cash or cashier's check is required from buyer at closing. No mineral rights will be conveyed.



BID FORM: Buhrman 75 tract  
BID DUE DATE: Thursday, March 30, 2017  
BIDS RECEIVED UNTIL 2:00 PM.

In reference to Buhrman 75 "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):

**Buhrman 75 Bid Sale**

**75 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:** \_\_\_\_\_

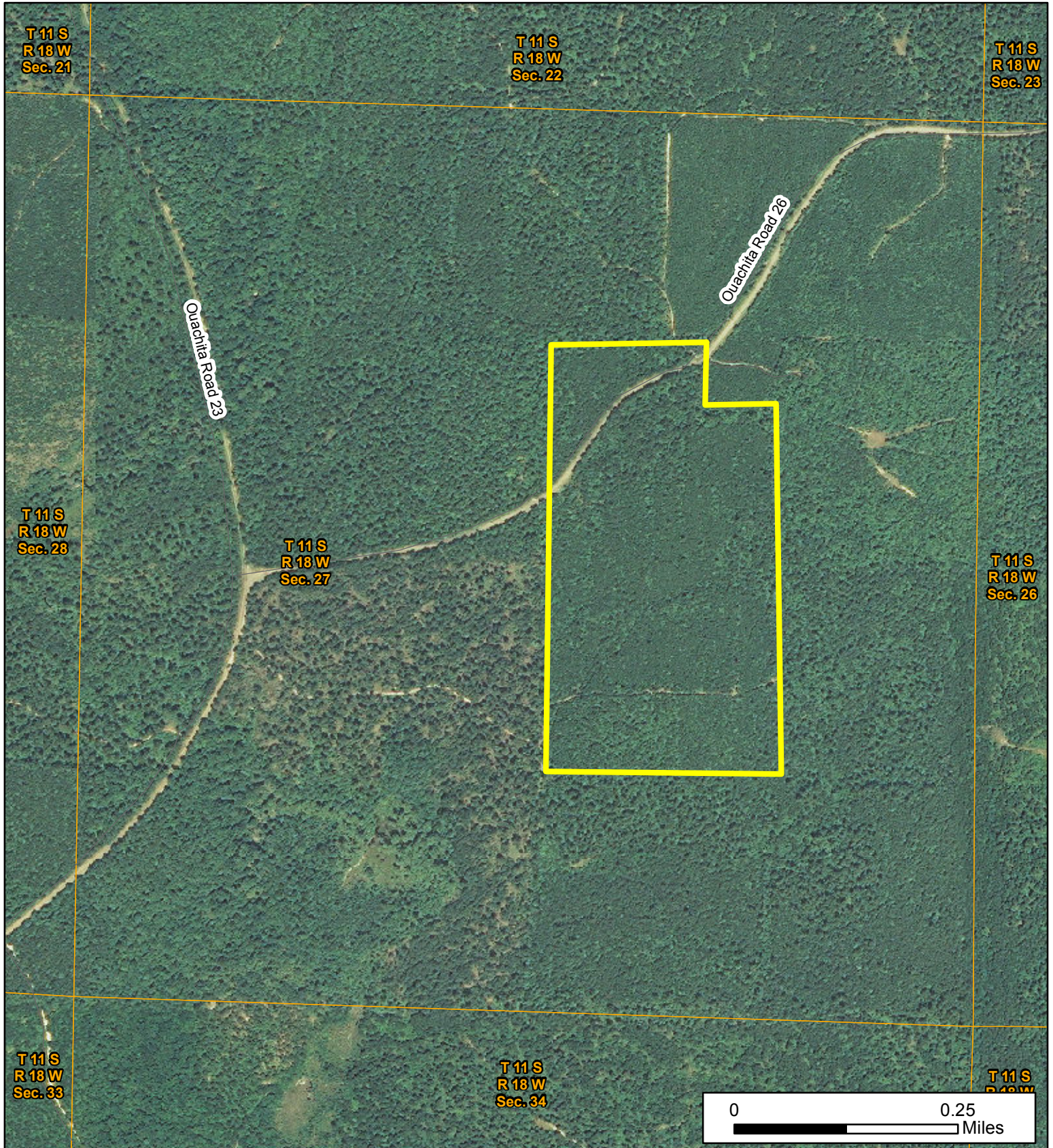
**BIDDER'S SIGNATURE:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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 **Buhrman 75 BID SALE.** Bids may be faxed to **(501) 225-8607** and must be received prior to **2:00 PM, Thursday, March 30, 2017.** Receipt of fax will be acknowledged by return phone or fax confirmation.

# Buhrman 75

NW 1/4 SE 1/4 and part of SW 1/4 NE 1/4, Section 27,  
Township 11 South, Range 18 West, Ouachita County, AR 75 acres, more or less



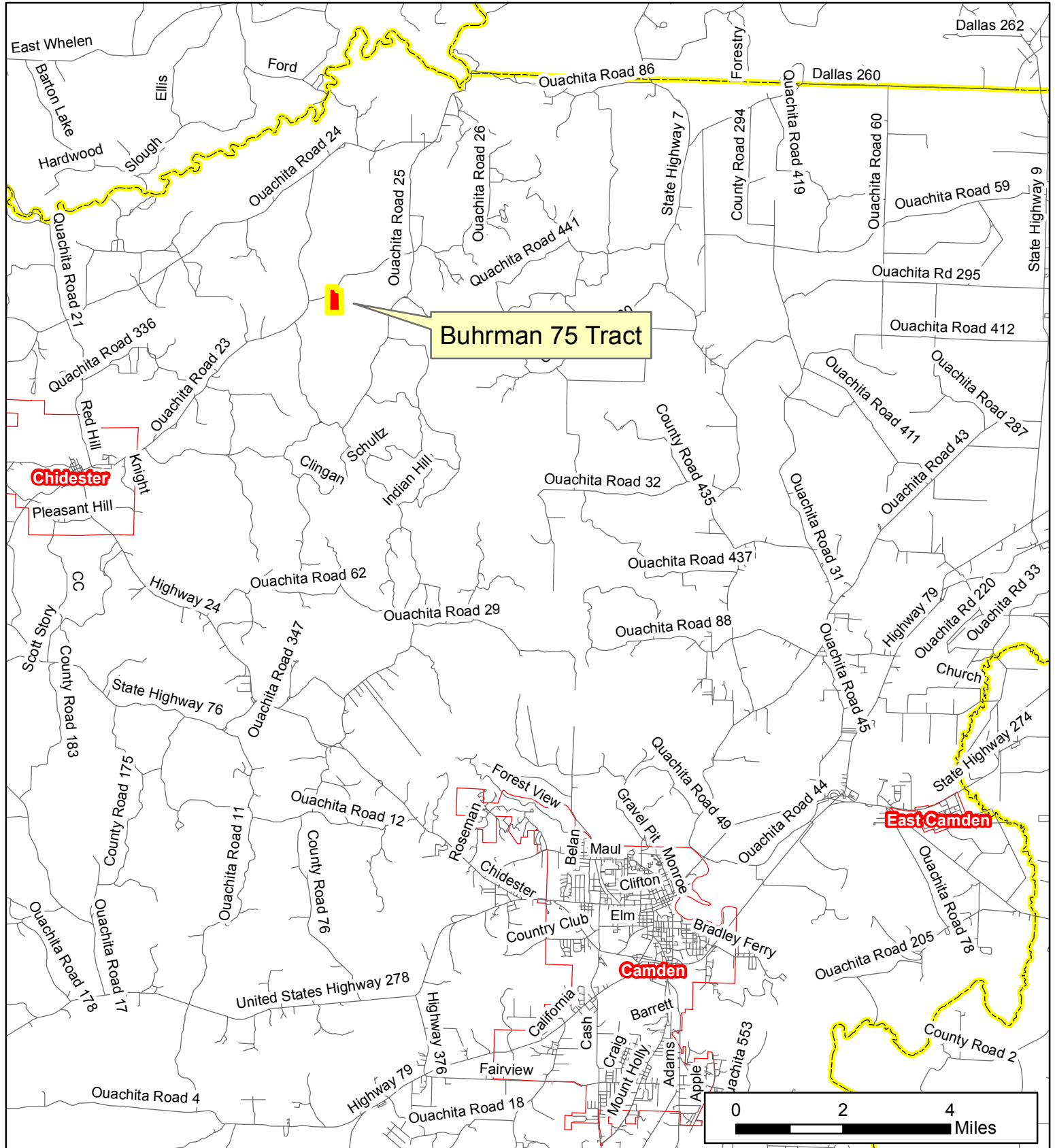
Phone: 1-888-695-8733  
[www.forestryrealestate.com](http://www.forestryrealestate.com)



**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.

NW 1/4 SE 1/4 and part of SW 1/4 NE 1/4, Section 27,  
Township 11 South, Range 18 West, Ouachita County, AR 75 acres, more or less



**Phone: 1-888-695-8733**  
**[www.forestryrealestate.com](http://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.