



NOTICE OF TIMBERLAND SALE SEVIER COUNTY BID

Tract 1: Highway 24 - Totaling approximately 236 acres, more or less
Tract 2: Burke Slough Rd. - Totaling approximately 81 acres, more or less

BIDS DUE: Thursday, November 3, 2016 at 2:00 PM

Davis DuBose Knight Forestry & Real Estate PLLC has been authorized to sell 2 properties totaling approximately 317 acres of timberland located in Sevier County, Arkansas. The properties are being sold by sealed bid. The properties can be purchased individually or together.

Legal Descriptions

Tract 1: Highway 24 - Part of the S ½ lying south of Highway 24 and east of the center line of the river Section 28, and Fractional N 1/3 N ½ NE ¼, and Fractional NW ¼ lying east of the centerline of the river Section 33, Township 9 South, Range 32 West, Sevier Co., AR, 236 acres, more or less.

Tract 2: Burke Slough Rd. - S ½ SW ¼ Section 7, Township 10 South, Range 31 West, Sevier Co., AR, 81 acres, more or less.

Tract Descriptions

Both properties are excellent investment and recreational/hunting properties. They are located less than 5 minutes from Horatio.

Tract 1: Highway 24 - This property consists of mature hardwood timber with Hwy 24 access, making it a perfect investment property with immediate income potential. The mature hardwood forest with Rolling Fork River frontage makes this property appeal to the recreational buyer as well. DDKFRE foresters inventoried this property on a 4x5 chain grid using 10th acre plots. A detailed summary of our inventory can be seen in Exhibit A.

Tract 1: Highway 24 Timber Volumes		
Product	Tons	Tons/Acre
Pine Pulpwood	0	0
Pine Saw Timber	268	1.1
Oak Saw Timber	3,086	13.1
Misc. Hardwood Saw Timber	2,077	8.8
Hardwood Pulpwood	4,786	20.3
Totals	10217	43.3



Tract 2: Burke Slough Rd. - consists of 81 +/- acres surrounded by Pond Creek National Wildlife Refuge. Pond Creek runs through the center of the property. There is an abundance of wildlife on the property, consisting of deer, ducks, hogs, turkey and small game. Burke Slough Road is the western boundary of the property and provides great access. Large mature hardwood heavily stocked with red and white oaks, and mature pine timber offers immediate income possibilities. DDKFRE foresters inventoried this property on a 4x5 chain grid using 10th acre plots. A detailed summary of our inventory can be seen in Exhibit A.

Tract 2: Burke Slough Road Timber Volumes		
Product	Tons	Tons/Acre
Pine Pulpwood	0	0
Pine Saw Timber	1264	15.6
Oak Saw Timber	1,156	14.3
Misc. Hardwood Saw Timber	490	6.0
Hardwood Pulpwood	2,453	30.3
Totals	5363	66.2

Location Descriptions

Tract 1: Highway 24 - The property is located approximately 3 miles west of Horatio, AR. Access to the property is off of Hwy 24. There are 3 interior roads that access the property off Hwy 24. 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. Historical boundaries are painted with red boundary line paint.

Tract 2: Burke Slough Rd. - The property is located approximately 2 miles south of Horatio, AR. To access the property, take Bruce Street out of Horatio and turn onto Burke Slough Road. The property is approximately a ½ mile inside the Pond Creek National Wildlife Refuge gate. 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. Historical boundaries are painted with purple or red boundary line paint.

For additional information about these properties, please visit our website at forestryrealestate.com

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



Exhibit A

Tract 1: Highway 24- Sawtimber Stand Table

DBH	Pine Sawtimber		Oak Sawtimber		Misc. Hardwood Sawtimber		Hardwood Pulpwood Tons
	#Trees	Tons	#Trees	Tons	#Trees	Tons	
12	58	13	0	0	0	0	
14	81	32	0	0	0	0	
16	119	67	92	64	630	506	
18	23	22	467	502	359	447	
20	36	36	522	703	253	417	
22	29	41	381	679	94	169	
24	24	57	271	536	167	233	
26	0	0	147	368	120	163	
28	0	0	98	216	69	142	
30	0	0	6	18	0	0	
Total	370	268	1984	3086	1692	2077	4,786

Tract 2: Burke Slough Road- Sawtimber Stand Table

DBH	Pine Sawtimber		Oak Sawtimber		Misc. Hardwood Sawtimber		Hardwood Pulpwood Tons
	#Trees	Tons	#Trees	Tons	#Trees	Tons	
12	22	14	0	0	0	0	
14	22	19	65	36	215	128	
16	22	32	258	230	172	166	
18	108	202	130	148	151	196	
20	65	158	216	341	0	0	
22	43	129	86	176	0	0	
24	65	232	86	225	0	0	
26	86	372	0	0	0	0	
28	22	106	0	0	0	0	
Total	455	1264	841	1156	538	490	2,453



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 “*Sevier County 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, November 3, 2016. 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 broker 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. 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 minimal proposed changes. Any issues or exceptions related 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. 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 will convey 50% of any minerals owned, without warranty.



BID FORM: HWY 24 and BURKE SLOUGH

BID DUE DATE: Thursday, November 3, 2016

BIDS RECEIVED UNTIL 2:00 PM.

In reference to "SEVIER COUNTY BID SALE," prepared by Davis DuBose Knight Forestry & Real Estate PLLC, I submit the following bid for the purchase of the following tract(s):

Tract 1: Highway 24
236 acres, more or less
Bid Amount: _____

Tract 2: Burke Slough
81 acres, more or less
Bid Amount: _____

Both tracts combined: 317 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 #: _____

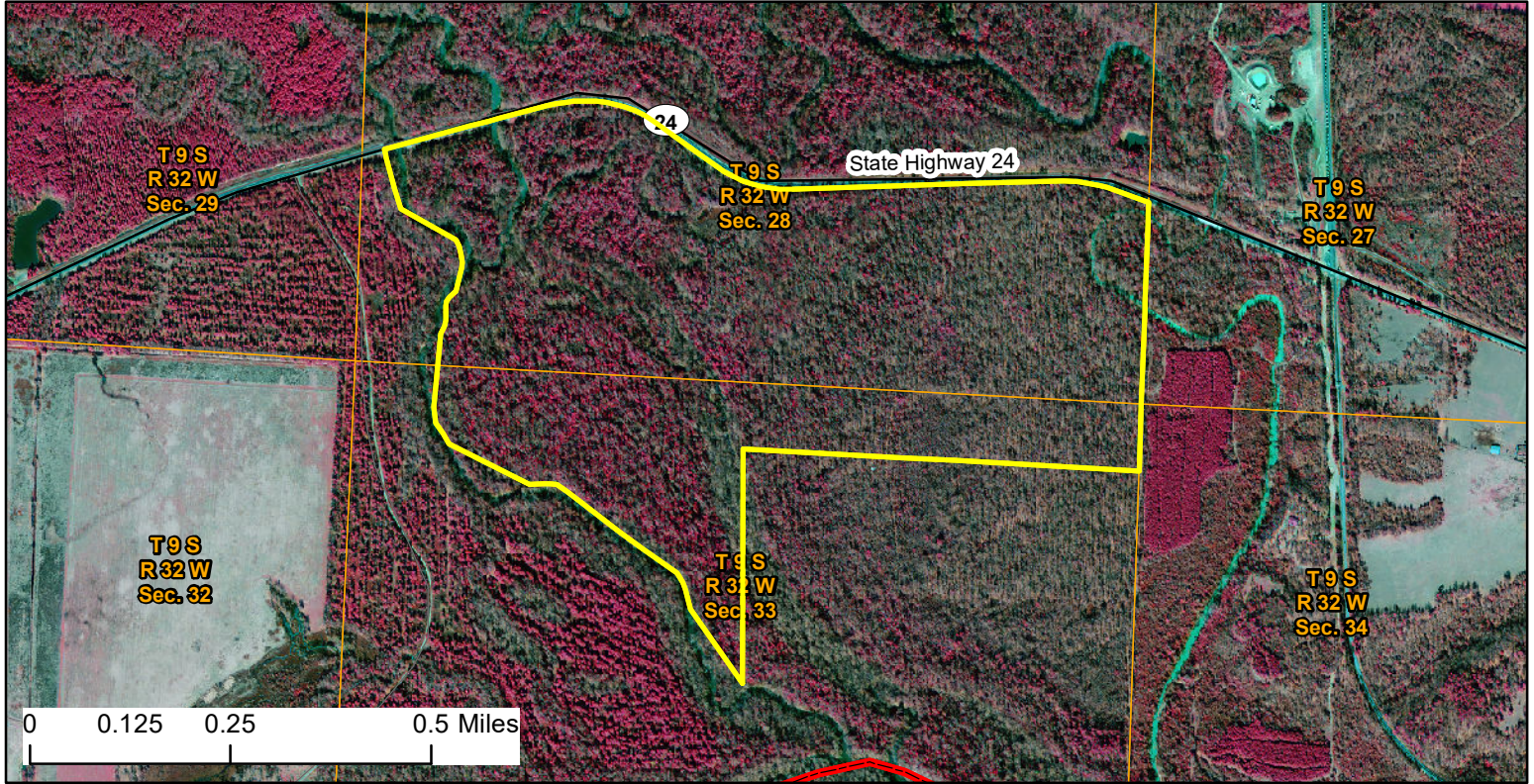
EMAIL ADDRESS: _____

BIDDER'S SIGNATURE: _____ Date: _____

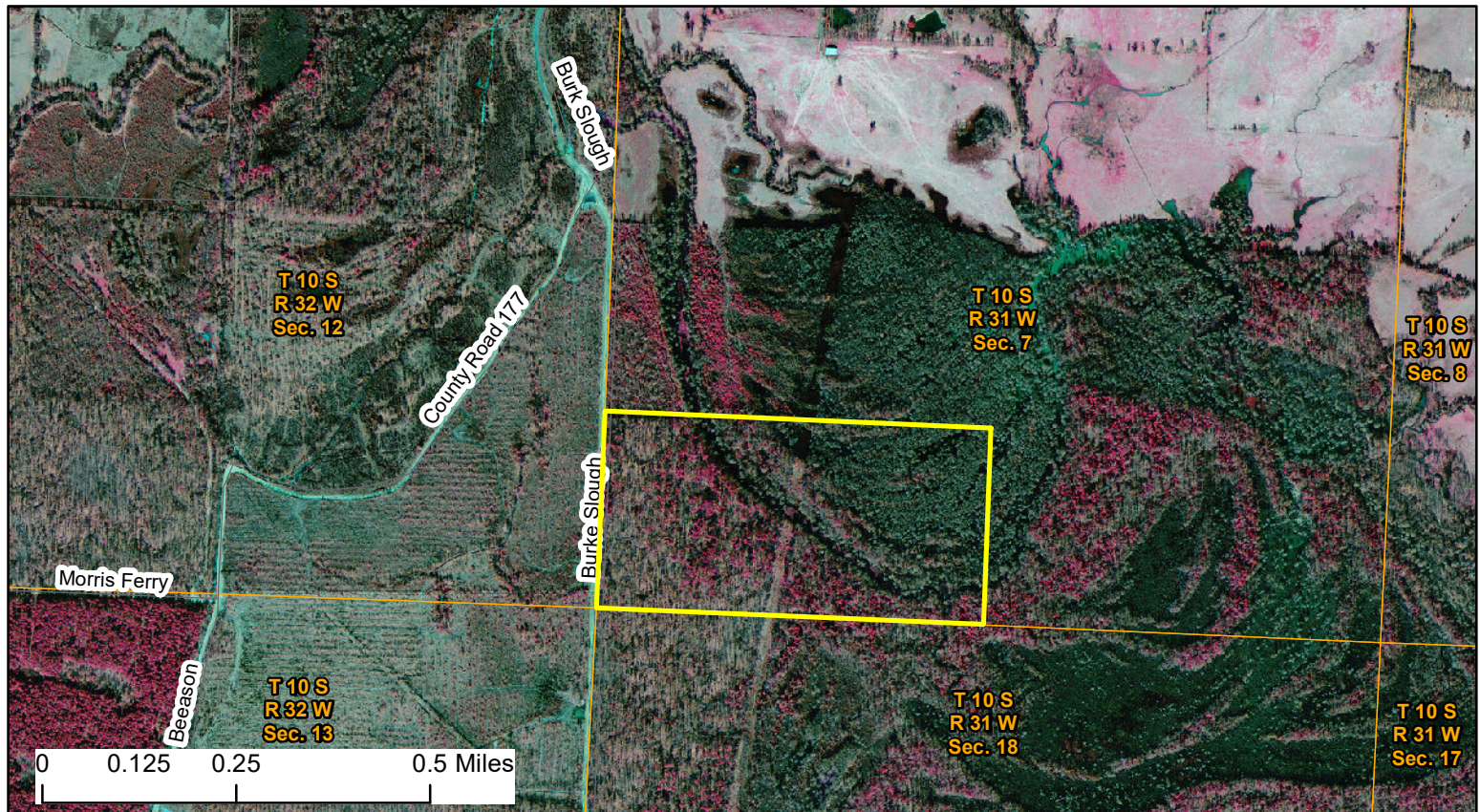
The Seller and his agent make no guarantee as to timber volumes and/or total acreage, timber stand information, ingress/egress agreements, location of boundary lines, and utilities. It is suggested that Buyers make their own estimates on acreage, timber volumes, access, boundary lines, and utilities.

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 **SEVIER COUNTY BID SALE**. Bids may be faxed to (501) 225-8607 and must be received prior to 2:00 PM, Thursday, November 3, 2016. Receipt of fax will be acknowledged by return phone or fax confirmation.

Tract 1-Highway 24: Part of the S ½ lying south of Highway 24 and east of the center line of the river, Section 28, and Fractional N 1/3 N ½ NE ¼, and Fractional NW ¼ lying east of the centerline of the river, Section 33, Township 9 South, Range 32 West, Sevier Co., AR, 236 acres, more or less.



Tract 2-Burke Slough Road: S ½ SW ¼, Section 7, Township 10 South, Range 31 West, Sevier Co., AR, 81 acres, more or less.



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

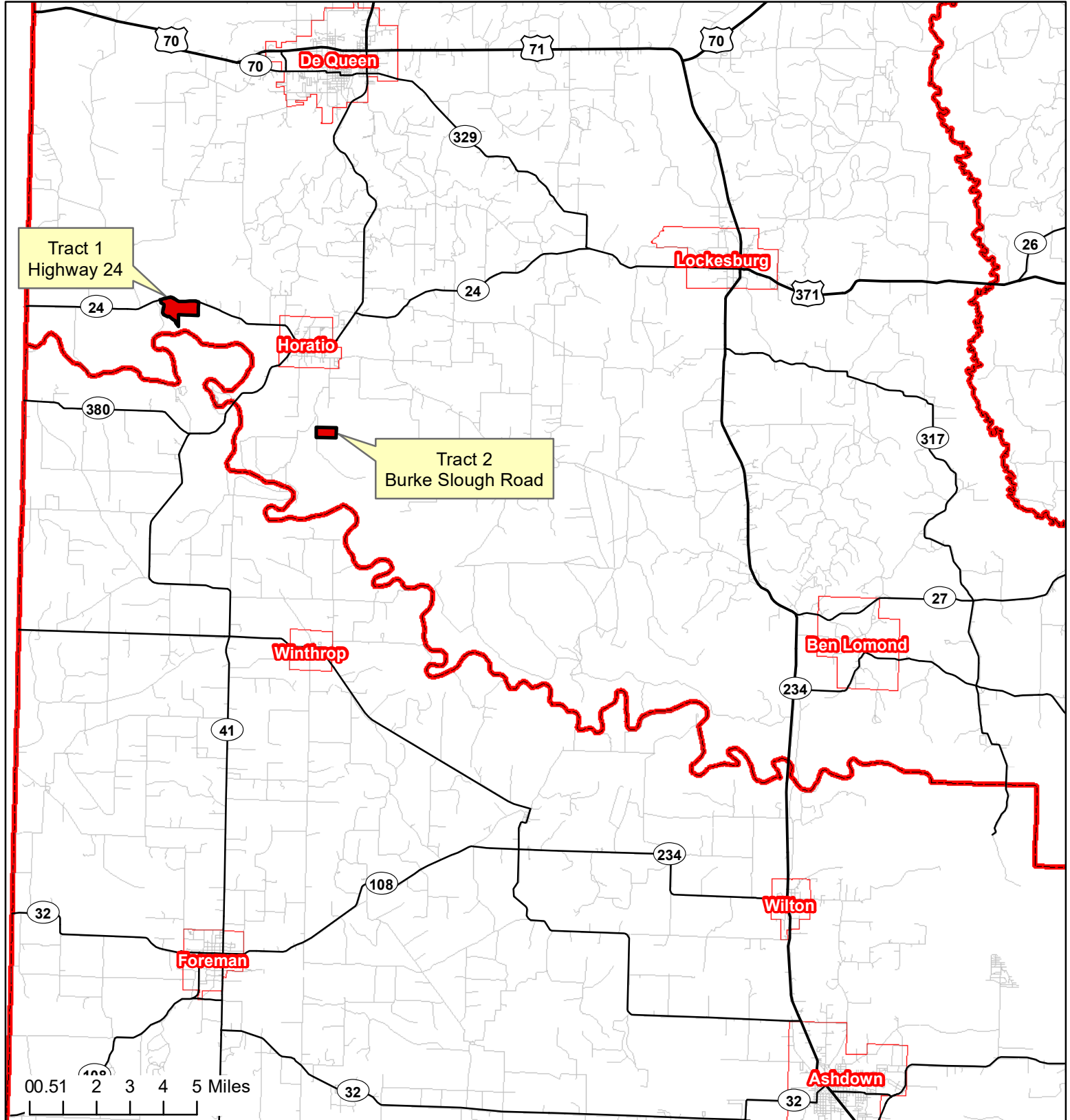


DAVIS DUBOSE KNIGHT
FORESTRY & REAL ESTATE PLLC

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.

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