



DAVIS DUBOSE KNIGHT
FORESTRY & REAL ESTATE PLLC

NOTICE OF LOUISIANA TIMBERLAND SALE
DORCHEAT BAYOU
960 Acres, more or less

BIDS DUE: Thursday, October 13, 2016 by 2:00 p.m.

Davis DuBose Knight Forestry & Real Estate PLLC has been authorized to sell approximately 960 acres of timberland located in Webster Parish, Louisiana. The property is being sold by sealed bid.

Legal Description

S ½ SW ¼ Sec. 23, NW ¼, N ½ SW ¼, SW ¼ SW ¼, SE ¼ NE ¼, N ½ SE ¼, SE ¼ SE ¼ Sec. 26, E ½ Sec. 27, N ½ NW ¼, NW ¼ NE ¼ Sec. 35, Township 23 North, Range 10 West, Webster Parish, LA, 960 acres, more or less

Access

The property is located between Serepta and Shongaloo. It is accessible from the north via Hwy 157 (turn on Walker Rd. and then Mulberry Ridge Rd.) or from the south via Hwy. 2 (turn onto Ponder Rd. and then Collier Rd.). Good interior roads are provided by oil & gas gravel roads. All primary access points are gated and locked. Gate combinations are 8600.

Features

The property is ideally suited for wildlife and recreation with income potential. There is an abundance of wildlife and the variety of timber type and stand ages provide excellent habitat and also income from periodic harvests. Dorcheat Bayou runs through the west side of the property and there are several areas ideal for waterfowl impoundments and management. The east side of the property is upland topography and allows for ideal pine management.

Recreation

Hunting opportunities include small game, deer, duck, turkey, and hog. Fishing is an option in one of the ponds. As previously mentioned, Dorcheat Bayou runs through the property and there is ample acreage that could be improved for duck hunting. Electricity is available making it easy to introduce a hunting cabin near one of the ponds.

For pictures and more information please visit our website at www.forestryrealestate.com

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 “*Dorcheat Bayou 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, October 13, 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 agent Mark Knight (501) 219-8600.
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 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. No mineral rights (including oil, gas, hydrocarbons, coals, or commercial mining rights to sand, gravel, or clay) will be conveyed.



BID FORM: Dorcheat Bayou Tract
 BID DUE DATE: Thursday, October 13, 2016
 BIDS RECEIVED UNTIL 2:00 PM.

In reference to Dorcheat Bayou “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:

Dorcheat Bayou : 960 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: _____

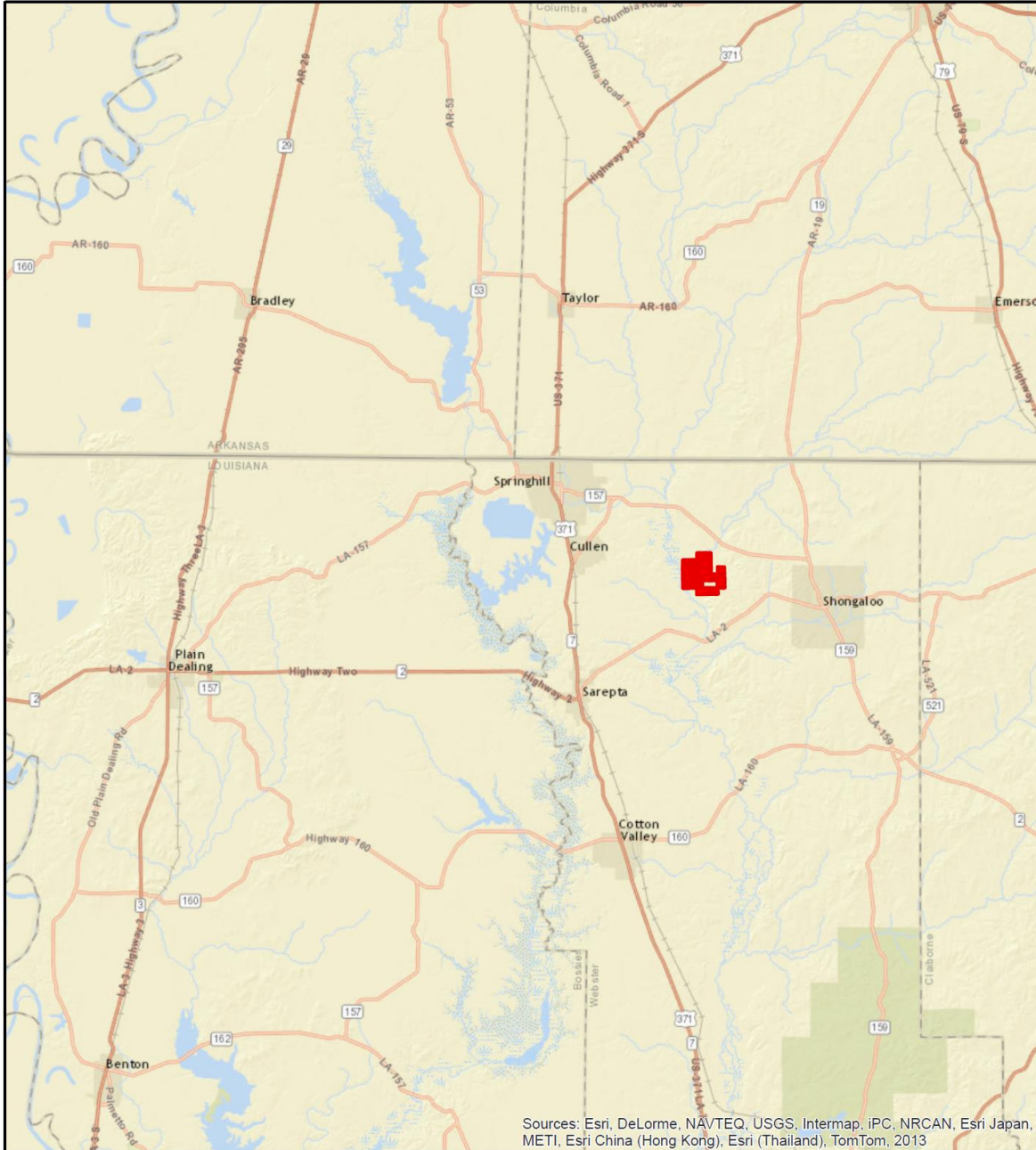
The Seller and his agent make no guarantee as to timber volumes and/or total acreage, timber stand information, ingress/egress agreements, location of boundary lines, and utilities. It is suggested that Buyers make their own estimates on acreage, timber volumes, access, boundary lines, and utilities.

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 **Dorcheat Bayou BID SALE.** Bids may be faxed to (501) 225-8607 and must be received prior to **2:00 PM, Thursday, October 13, 2016.** Receipt of fax will be acknowledged by return phone or fax confirmation.



Dorcheat Bayou

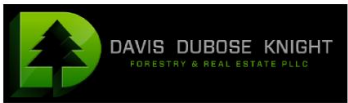
S 1/2 SW 1/4, Sec. 23, NW 1/4, N 1/2 SW 1/4, SW 1/4 SW 1/4, SE 1/4 NE 1/4, N 1/2 SE 1/4, SE 1/4 SE 1/4, Sec. 26,
E 1/2, Sec. 27, N 1/2 NW 1/4, NW 1/4 NE 1/4, Sec. 35,
Township 23 North, Range, 10 West, Webster Parish, LA, 960 acres, more or less



Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013

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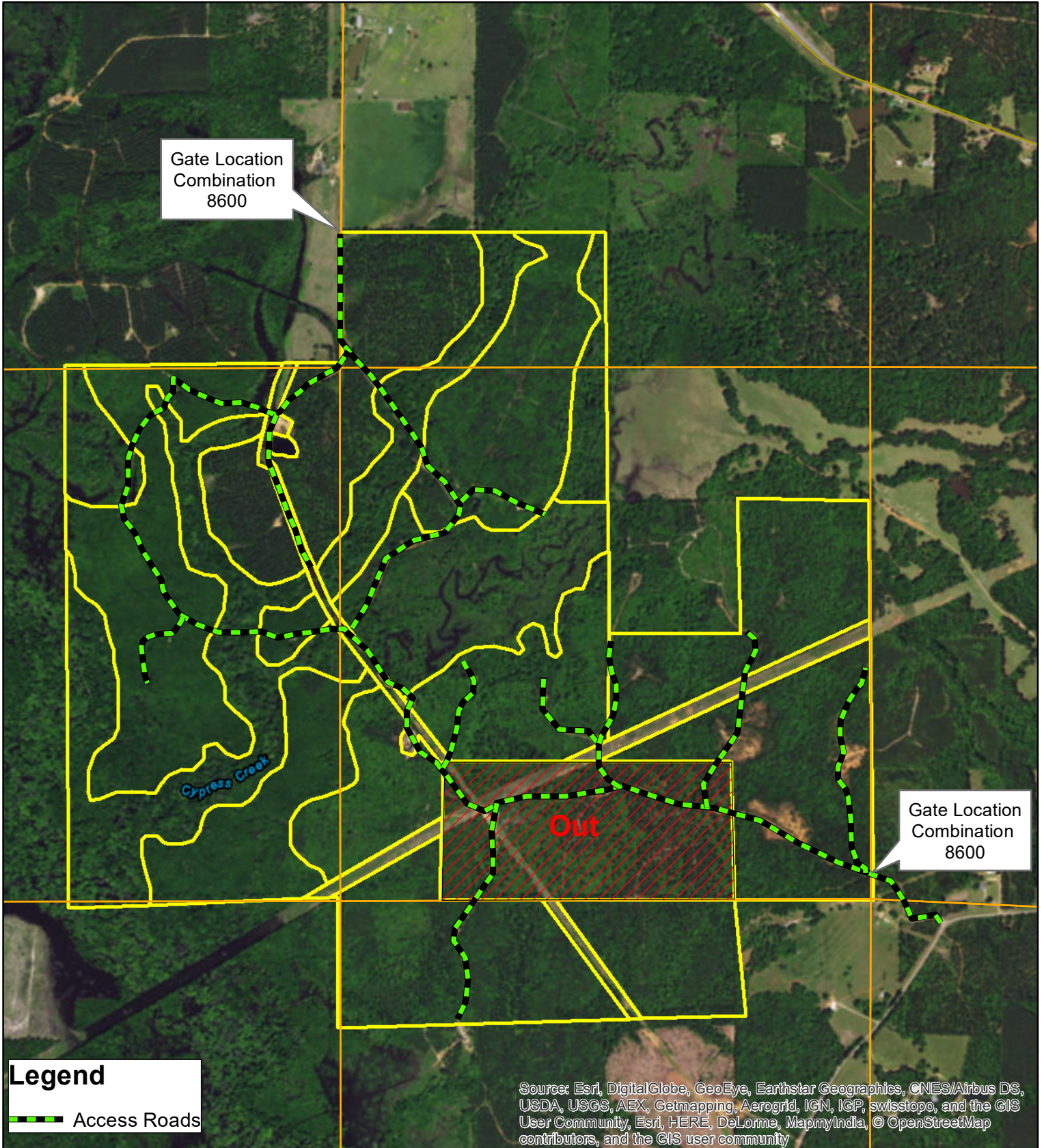
Phone: 1-888-695-8733
www.forestryrealestate.com




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.

Dorcheat Bayou

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E ½ Sec. 27, N ½ NW ¼, NW ¼ NE ¼ Sec. 35,
Township 23 North, Range 10 West, Webster Parish, LA, 960 acres, more or less



Legend

 Access Roads

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community



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