



**Davis DuBose Knight Forestry &
Real Estate PLLC**

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Little Rock, AR 72221
(501) 219-8600 or 1-888-695-8733
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**NOTICE OF LAND AND TIMBER SALE
BIDS DUE Thursday, August 28th, 2014 by 2:00 p.m.**

Davis DuBose Knight Forestry & Real Estate PLLC, licensed real estate brokers, representing the seller, offer for sale the following **tract of LAND and TIMBER:**

Calhoun 63 – Approximately 160 acres in Calhoun County, AR.

TRACT DESCRIPTION:

West ½ Southeast ¼ and East ½ Southwest ¼ Section 29, Township 11 South, Range 13 West, Calhoun County, AR, 160 acres, more or less

Calhoun 63 - This 160 +/- acre tract is located approximately 6 miles South of Fordyce, AR. This tract has excellent access via gravel county road Calhoun 63 along the Eastern and Southern boundaries. This tract offers timberland investment and recreational opportunities. The tract consists of 50 +/- acres of pine plantation that has already been 1st thinned, 55 +/- acres of Hardwood with SMZ, and 55 +/- acres of natural pine that has been thinned.

Additional maps and information can be viewed online by accessing www.forestryrealestate.com and clicking on Land for Sale or Sealed Bids and finding the link for the Calhoun 63 property.

LOCATING THE TRACT:

Directions: From Fordyce, AR, BUS 79, South on N Edger St for 1 mile, right onto county road 85 for 3.6 miles, right onto County Road 72 for 0.5 miles, left onto County Road 63 for 0.8 miles. The tract will be on the west side of the road and there should be Davis DuBose Knight Forestry and Real Estate PLLC signs and pink flagging.

METHOD OF SALE:

Tract will be sold on the basis of lump sum sealed bids. Bids will be received until **Thursday, August 28th, 2014, 2:00 PM** at the office of Davis DuBose Knight Forestry & Real Estate PLLC (1100 Asbury Road, Little Rock, AR 72211).

Estimated Timber Volumes included on next page.



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Estimated Timber Volumes, Calhoun 63 160 acres, more or less		
Product	Tons/Acre	Total Tons
Pine Pulpwood	19.7	3152
Pine Saw Timber	12.5	2000
Red Oak Saw Timber	3.6	576
White Oak Saw Timber	1.9	304
Gum Saw Timber	1.1	176
Misc. Hardwood Saw Timber	0.4	64
Hardwood Pulpwood	15.4	2464

GENERAL INFORMATION REGARDING TERMS AND CONDITIONS OF SALE:

1. Bids should be mailed to: **DAVIS DUBOSE KNIGHT FORESTRY & REAL ESTATE PLLC, P.O. BOX 24633, LITTLE ROCK, AR 72221**. Mark the lower left corner of the envelope with **Calhoun 63 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 **Thursday, August 28th, 2014, 2:00 PM**. All bids received will be considered at that time. A submitted bid may not be withdrawn. **Bids must be submitted using the form enclosed**. Any exceptions or additions should be made as attachments to the bid form provided.
3. Only bids for a specific dollar amount will be accepted; **no per acre bids will be accepted**. Neither the Seller nor his agent 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 (870-723-0685)**, or toll-free **1-888-695-8733**.
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 Seller, within ten business days and at that time deposit 10% of the purchase price as earnest money. This money will be deposited at Ouachita Abstract & Title Co., Inc., 137 Jackson Street, P.O. Box 731, Camden, Arkansas 71701. 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. Successful bidder will be expected to close within 30 days of the bid closing.
7. Conveyance will be by 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. Buyer will be responsible for customary closing costs. All mineral rights owned by seller, if any, will convey to Buyer without warranty. Cash or cashier check is required from Buyer at closing.



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BID FORM: Calhoun 63 Tract

BID DUE DATE: Thursday, August 28th, 2014

BIDS RECEIVED UNTIL 2:00 PM.

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

Calhoun 63 Tract 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 63 Bid Sale." Bids may be faxed to **(501) 225-8607** and must be received prior to **2:00 PM, Thursday, August 28th, 2014.** Receipt of fax will be acknowledged by return phone or fax confirmation.



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