



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

PO Box 24633
Little Rock, AR 72221
(501) 219-8600 or 1-888-695-8733
FAX: (501) 225-8607
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**NOTICE OF LAND SALE
BIDS DUE Tuesday, February 17th, 2009 by 10:00 a.m.**

Davis DuBose Forestry & Real Estate Consultants PLLC, licensed real estate brokers, representing J.W.Cotton, offers for sale the following tract in Grant County, AR.

TRACT DESCRIPTION:

Cotton 40: The Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 34, Township 5 South, Range 12 West, Grant County, AR, 40 acres, more or less.

This 40 +/- acre tract is located approximately 8 miles southeast of Sheridan, AR and has timber road access off of Grant County Road 23. This tract offers timberland investment and recreational opportunity consisting of 40 acres of 15-17 year old pine regeneration with scattered pine sawtimber and young hardwoods. We estimate a first improvement thinning will be needed within 7 to 12 years. A beautiful creek area along the north boundary where young white oaks are established, along with the established pine has created excellent regenerated areas on most of the property. The tract offers an excellent wildlife habitat, with both deer and turkey on the property.

Cotton 40 Timber Volume Summaries:

Timber volume estimates are based on inventories conducted by Davis DuBose Forestry & Real Estate Consultants PLLC. The Cotton tract was inventoried in December 2008. Tenth-acre fixed radius plots were used. Plots were placed on a four-chain by five-chain grid.

It is important to understand that along with these 1381 tons of merchantable wood, most of this well stocked forest consist of 14-17 year old pre-merchantable pine and were not included in the volumes.

Cotton 40 Timber Volumes, +/-40 acres

TIMBER TYPE	TONS
Pine Pulpwood:	436 tons
Pine Saw Timber:	387 tons
Hardwood Pulpwood:	558 tons

See Appendix A for location map and Appendix B for property map

Aerial photos can be viewed online by accessing www.forestryrealestate.com and clicking on Real Estate Sales, then scroll down to the Cotton Bid Sale.



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LOCATING THE TRACT:

Directions: From Sheridan, take Hwy 67 South approximately 4 miles. Go East at Crossroads on Highway 35, then stay to the left at the highway split onto Highway 190. Drive approximately 2 miles and go North on Grant 23. Drive North on Grant 23 approximately ½ mile and the tract is ¼ mile to the East via timber road. You will see a DDFREC sign and pink flagging marks the Southwest and Northwest corners.

Method of Sale: Tracts will be sold on the basis of lump sum sealed bids. Bids will be received until **Tuesday, February 17th, 2009, 10:00 AM** at the office of Davis DuBose Forestry & Real Estate Consultants PLLC (1100 Asbury Road, Little Rock, AR 72211).

GENERAL INFORMATION REGARDING TERMS AND CONDITIONS OF SALE:

1. Bids should be mailed to: **DAVIS DUBOSE FORESTRY & REAL ESTATE CONSULTANTS PLLC, P.O. BOX 24633, LITTLE ROCK, AR 72221**. Mark the lower left corner of the envelope with **Cotton 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 Forestry & Real Estate Consultants PLLC until **Tuesday, February 17th, 2009, 10:00 AM**. 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 agents **Doug Tapp (501-219-8600, Ext. 111) or Mark Knight (501-219-8600, ext. 6)**, 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.
7. Conveyance will be by General 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: Cotton Tract

BID DUE DATE: Tuesday, February 17th, 2009

BIDS RECEIVED UNTIL 10:00 AM.

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

Cotton 40: The Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 34, Township 5 South, Range 12 West, Grant County, AR, 40 acres, more or less.

Cotton Tract Bid Amount: _____

My bid is valid through 5:00 p.m., Thursday, February 19th, 2009. 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 FORESTRY & REAL ESTATE CONSULTANTS PLLC, PO BOX 24633, LITTLE ROCK, AR 72221.** Please indicate in the lower left corner of the envelope Cotton Bid Sale. Bids may be faxed to **(501) 225-8607** and must be received prior to **10:00 AM, Tuesday, February 17th, 2009.** Receipt of fax will be acknowledged by return phone or fax confirmation.



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