



DAVIS DUBOSE KNIGHT
FORESTRY & REAL ESTATE

HOME, PASTURE AND TIMBERLAND OFFERED BY SEALED BID IN FAULKNER COUNTY, AR

Cascade Mountain Retreat 158 Bid Sale –158 acres, more or less

BIDS DUE: Thursday, June 27, 2019 by 2:00 pm

Davis DuBose Knight Forestry & Real Estate has been authorized to sell approximately 158 acres of pasture and timberland together with a home located in Faulkner County, south of Naylor, Arkansas. The property is being sold by sealed bid.

Tract Description

The Cascade Mountain retreat consists of approximately 158 acres of recreational hardwood timber and beautiful, well-maintained pastures in Faulkner County, AR. The property is just south of Naylor at the end of Protho Road, and it is only 15 minutes from Conway and Vilonia (45 minutes from Little Rock). Cascade Mountain runs along the southern end of the property and provides amazing views to the north. The private drive from Protho Road ensures privacy and a quiet environment to relax and observe or hunt the abundant wildlife in the area. Numerous photos of turkey and deer have been taken with game cameras on the property, so be sure to check out the pics and videos on the website. The 5 bedroom and 3 bath home on the property was purchased new in 2002 and is move-in ready. The property is suited for a primary residence or recreational getaway. Fishing is also available on the property in two separate 0.5 acre ponds located on the property.

Directions to the Property

From Hwy 36 in Naylor, AR turn south onto Protho Road. Travel 1 mile to the gate at the northwest corner of the property.

Want To Schedule A Showing?

Please call our office at 501-219-8600 to arrange a property visit.



See our website for more photos and details. www.forestryrealestate.com



Legal Description

The E $\frac{1}{2}$ NW $\frac{1}{4}$, Section 21, T6N, R11W, Faulkner County, Arkansas

ALSO: The W $\frac{3}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 21, T6N, R11W, Faulkner County, Arkansas.

ALSO: The W $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 21, T6N, R11W, Faulkner County, Arkansas.

ALSO: A part of the W $\frac{3}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 16, T6N, R11W, Faulkner County, Arkansas, being more particularly described as follows: beginning at a found iron pin with RLS 1397 cap for the Southwest corner of said SW $\frac{1}{4}$ SE $\frac{1}{4}$; thence North 00 degrees 15 minutes 42 seconds East, 1053.18 feet along the West line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ to a found iron pin with RLS 1397 cap; thence North 79 degrees 00 minutes 30 seconds East, 1018.21 feet to a set $\frac{1}{2}$ inch rebar with cap on the East line of said W $\frac{3}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$; thence South 00 degrees 11 minutes 44 seconds West, 1247.32 feet along said East line to a set $\frac{1}{2}$ inch rebar on the South line of said W $\frac{3}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$; thence along said South line North 90 degrees 00 minutes 00 seconds West, 1000.09 feet to the point of beginning.

Easement A: A 20 foot ingress/egress easement being more particularly described as follows: beginning at a found pin with RLS 1397 cap for the Northwest corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 16, T6N, R11W, Faulkner County, Arkansas; thence South 00 degrees 08 minutes 05 seconds West, 210.00 feet along the West line of said E $\frac{1}{2}$ SW $\frac{1}{4}$; thence South 89 degrees 52 minutes 00 seconds East, 20.00 feet; thence North 00 degrees 08 minutes 05 seconds East, 209.92 feet to the North line of said E $\frac{1}{2}$ SW $\frac{1}{4}$; thence along said North line North 89 degrees 36 minutes 38 seconds West, 20.00 feet to the point of beginning.

Easement B: A 50 foot ingress/egress easement being more particularly described as follows: commencing at a found pin with RLS 1397 cap for the Northwest corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 16, T6N, R11W, Faulkner County, Arkansas; thence South 00 degrees 08 minutes 05 seconds West, 210.00 feet along the West line of said E $\frac{1}{2}$ SW $\frac{1}{4}$ to the point of beginning; thence continue along said West line South 00 degrees 08 minutes 05 seconds West, 945.04 feet; thence South 89 degrees 52 minutes 00 seconds East, 50.00 feet; thence North 00 degrees 08 minutes 05 seconds East, 945.04 feet; thence North 89 degrees 52 minutes 00 seconds West, 50.00 feet to the point of beginning.

Easement C: A 40 foot ingress/egress easement being more particularly described as follows: commencing at a found pin with RLS 1397 cap for the Northwest corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 16, T6N, R11W, Faulkner County, Arkansas; thence South 00 degrees 08 minutes 05 seconds West, 1155.04 feet along the West line of said E $\frac{1}{2}$ SW $\frac{1}{4}$ to the point of beginning; thence continue along said West line South 00 degrees 08 minutes 05 seconds West, 210.00 feet; thence South 89 degrees 52 minutes 00 seconds East, 40.00 feet; thence North 00 degrees 08 minutes 05 seconds East, 210.00 feet; thence North 89 degrees 52 minutes 00 seconds West, 40.00 feet to the point of beginning.

Easement D: A 50 foot ingress/egress easement being more particularly described as follows: commencing at a found pin with RLS 1397 cap for the Northwest corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 16, T6N, R11W, Faulkner County, Arkansas; thence South 00 degrees 08 minutes 05 seconds West, 1365.04 feet along the West line of said E $\frac{1}{2}$ SW $\frac{1}{4}$ to the point of beginning; thence continue along said West line South 00 degrees 08 minutes 05 seconds West, 1279.53 feet thence North 90 degrees 00 minutes 00 seconds East, 50.00 feet; thence North 00 degrees 08 minutes 05 seconds East, 1279.65 feet; thence North 89 degrees 52 minutes 00 seconds West, 50.00 feet to the point of beginning

Maps and/or coordinates can be requested or downloaded from our website.

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

PO Box 24633 | Little Rock, Arkansas 72221 | 501-219-8600 | awatson@davisforestry.com



General Information Regarding Terms and Conditions of Sale

1. Bids should be emailed to awatson@davisforestry.com or faxed to 501-219-8600.
Bids can be submitted online through our website at forestryrealestate.com.
Bids can also be mailed to:
DAVIS DUBOSE KNIGHT FORESTRY & REAL ESTATE
PO BOX 24633
LITTLE ROCK, AR 72221
If mailed, mark the lower left corner of the envelope with "Cascade Mountain 158" No verbal bids will be accepted.
2. Bids will be received at the office of Davis DuBose Knight Forestry & Real Estate until 2:00 p.m. Thursday, June 27, 2019. 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 Eric Johnston (501) 400-5448 or Mark Knight (501) 231-8778.
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 3 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. 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.



BID FORM: CASCADE MOUNTAIN RETREAT 158

BID DUE DATE: Thursday, June 27, 2019

BIDS RECEIVED UNTIL 2:00 PM.

In reference to "Cascade Mountain Retreat 158" prepared by Davis DuBose Knight Forestry & Real Estate LLC, I submit the following bid for the purchase of the following tract(s):

Cascade Mountain Retreat 158

158 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 #:** _____

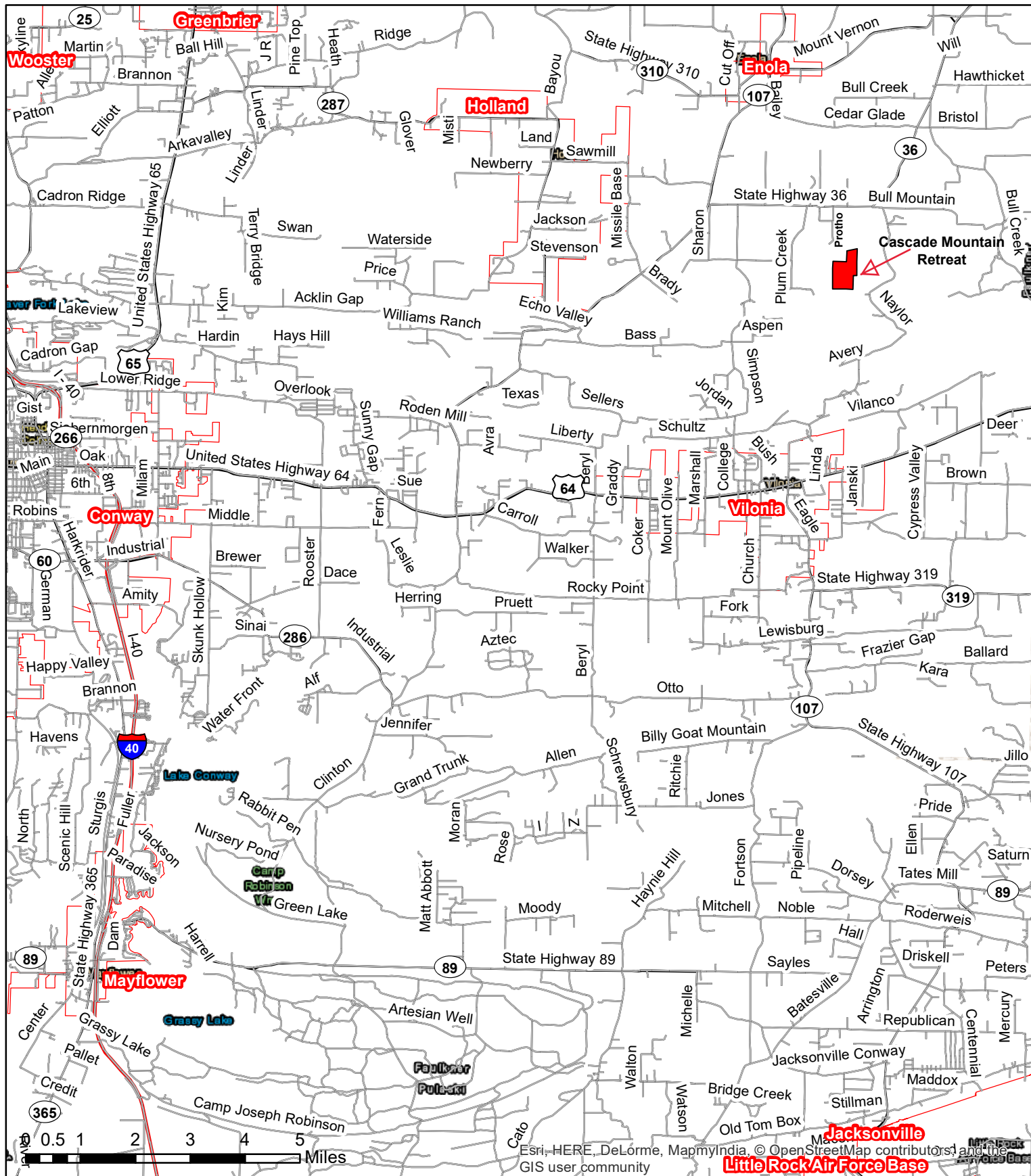
EMAIL ADDRESS: _____

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 LLC, PO BOX 24633, LITTLE ROCK, AR 72221**. Please indicate in the lower left corner of the envelope **CASCADE MOUNTAIN RETREAT 158 BID SALE**. Bids may be faxed to **(501) 219-8600** and must be received prior to **2:00 PM, Thursday, June 27, 2019**. Receipt of fax will be acknowledged by return phone or fax confirmation.

Location Map



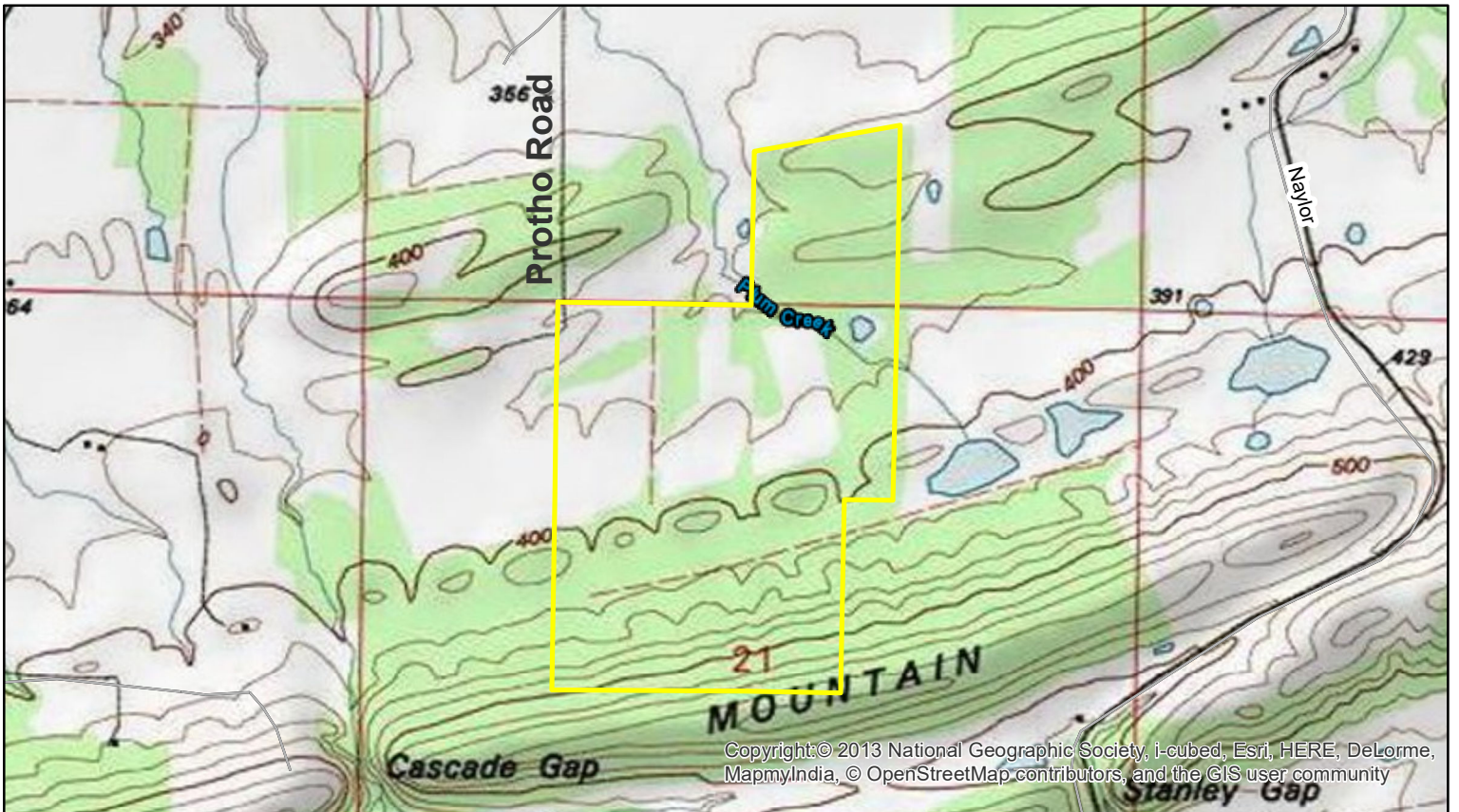
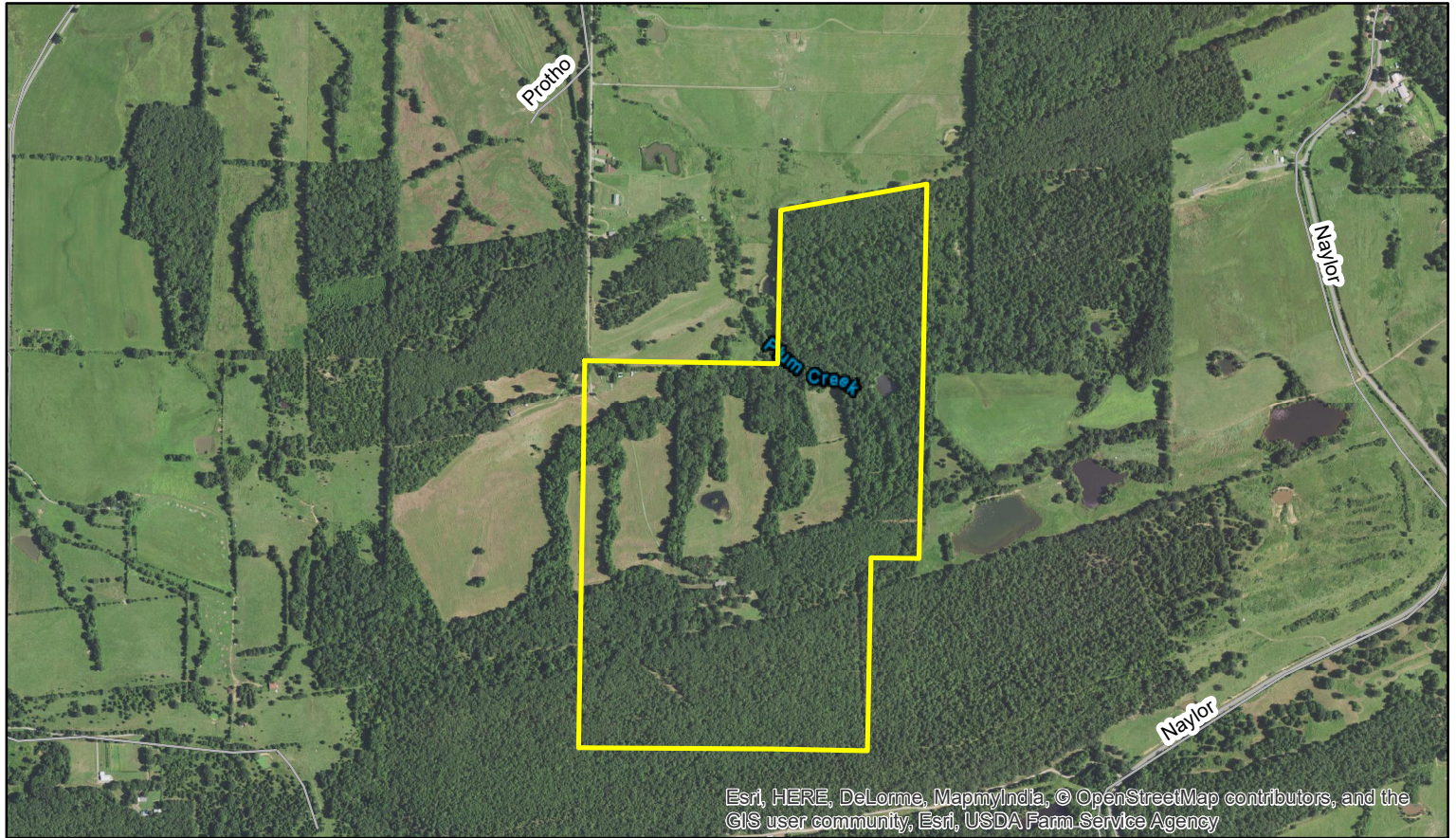
Phone: 1-888-695-8733
www.forestryrealestate.com



DAVIS DUBOSE KNIGHT
FORESTRY & REAL ESTATE

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.

Cascade Mountain 158



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