



OFFERED FOR SALE VIA SEALED BID

BRUNSON TIMBERLAND

A Timberland Investment Opportunity

288.60 (+/-) Acres • Lincoln County, Arkansas

BID DATE: Thursday, May 21, 2020 by 3:00 PM

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE



DISCLOSURE STATEMENT

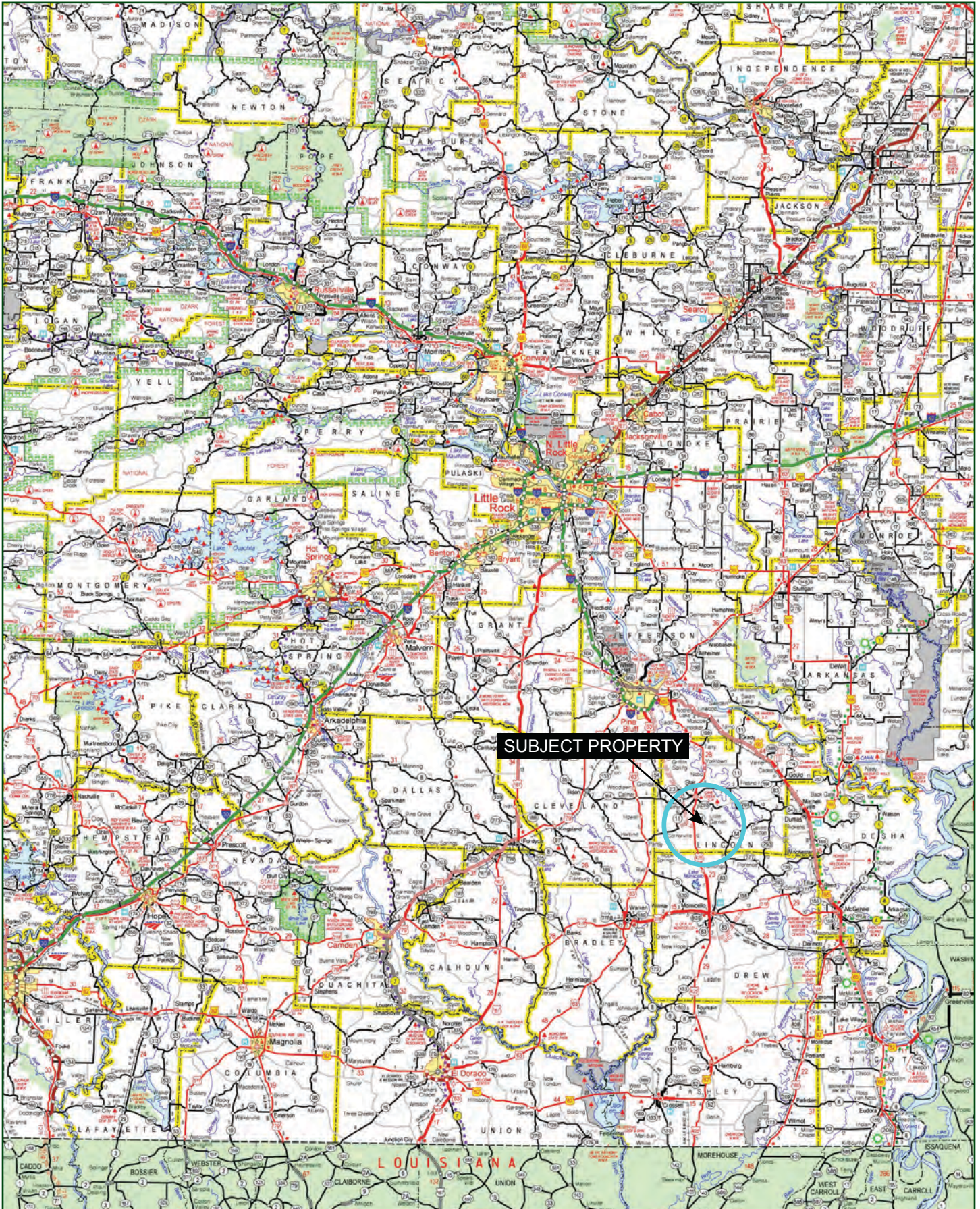
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

Some images shown within this offering brochure are used for representative purposes and may not have been taken on location at the subject property.

This offering is subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.

VICINITY MAP



NOTICE OF LAND SALE

BY SEALED BID

We offer for sale the following tracts of land in Lincoln County, Arkansas.

BRUNSON TIMBERLAND

CONDITIONS OF SALE:

1. Sealed bids will be received at the office of Lile Real Estate, Inc. 401 Autumn Road, Little Rock, AR 72211 until 3:00 p.m. Thursday, May 21, 2020 and at that time privately opened. If your bid is mailed, please indicate on the outside of the envelope "Bid on Brunson Timberland." Bids may be faxed to 501-421-0031, or emailed to bstafford@lilerealestate.com. The successful bidder will be required to close within and no later than thirty five (35) calendar days from the effective acceptance date of the executed contract. An offer form is attached.
2. Acreages are believed to be correct but are not guaranteed. The sale price will be based upon the survey provided herein. In all cases, no adjustment will be made in the contract price based on any subsequent survey conducted by a Buyer. It is the Prospective Buyer's responsibility to verify the accuracy of all acreage.
3. Access is not granted or guaranteed, nor implied, by the Listing Agent or Seller. It is the Buyer's responsibility to conduct whatever independent studies necessary to satisfy any needed requirements of such.
4. Seller will furnish title insurance in the amount of the agreed upon gross sale price.
5. A warranty deed will be prepared by Seller. The Seller will pay half of the documentary stamps required by law for the recordation of the deed.
6. All property taxes will be paid by the owner up to date of the sale.
7. The land will be sold to the highest bidder; however, the Seller reserves the right to refuse any or all bids, to waive any technical defect in bids, and unless otherwise specified by the Seller, to accept any bid as may be in the best interest of the Seller.
8. At the completion of the bidding process, a final contract will be signed by both Buyer and Seller. A sample of the contract to be executed by the Buyer can be provided prior to bid day upon request.
9. All merchantable timber shall transfer to the Buyer, unencumbered by any timber deeds or forestry management contracts.
10. All Seller owned mineral rights shall transfer to the Buyer, but the Seller does not warrant or guarantee ownership of such.
11. AGENCY: LISTING AGENT FIRM REPRESENTS SELLER: Buyer and Seller acknowledge that the Listing Agent Firm is employed by the Seller. All licensees associated with the Listing Agent Firm are employed by, represent, and are responsible to the Seller. The Listing Agent makes no representation as to the condition of the property or its suitability to the Buyer's needs. The Buyer(s) are responsible for verifying information regarding this property and obtaining legal counsel if desired. If Buyer seeks representation from a licensed real estate agent, then it is the Buyer's sole responsibility to pay for such services.
12. Any questions concerning this sale should be directed to Brandon Stafford (mobile: 501-416-9748) of Lile Real Estate, Inc.

Agency Disclosure

All information contained herein has been obtained from sources we believe to be reliable. However, no warranty or guarantee is made to the accuracy of the information. Lile Real Estate, Inc. is the agent of the owner of the property described within this property offering.

OFFER FORM - BRUNSON TIMBERLAND

Bid Date: Thursday, May 21, 2020 by 3:00 PM

Bidder hereby submits the following as an offer for the purchase of the lands located in Lincoln County, Arkansas; as described by the sales notice.

This offer will remain valid through Monday, May 25, 2020 at 5:00 p.m. If this offer is accepted the Bidder will execute an offer and acceptance contract with the Seller. Upon acceptance earnest money shall be tendered within three (3) calendar days in the amount of two thousand, five hundred dollars (\$2,500.00). Closing shall take place no later than thirty-five (35) calendar days from the effective acceptance date of the executed contract. A copy of the offer and acceptance contract can be requested for review prior to the bid date.

Bids will be privately opened and accepted in the form of: hand delivery, physical mail, email, or fax. The information for each is as follows:

Mail offer form to: Lile Real Estate, Inc. (Before 3:00 p.m. on May 21, 2020)
401 Autumn Road
Little Rock, AR 72211

Fax offer form to: 501-421-0031

Email offer form to: bstafford@lilerealestate.com

Bid Amount: \$_____

Bidder: _____

Date: _____

Phone No.: _____

Fax No.: _____

Email: _____

Address: _____

Signature: _____

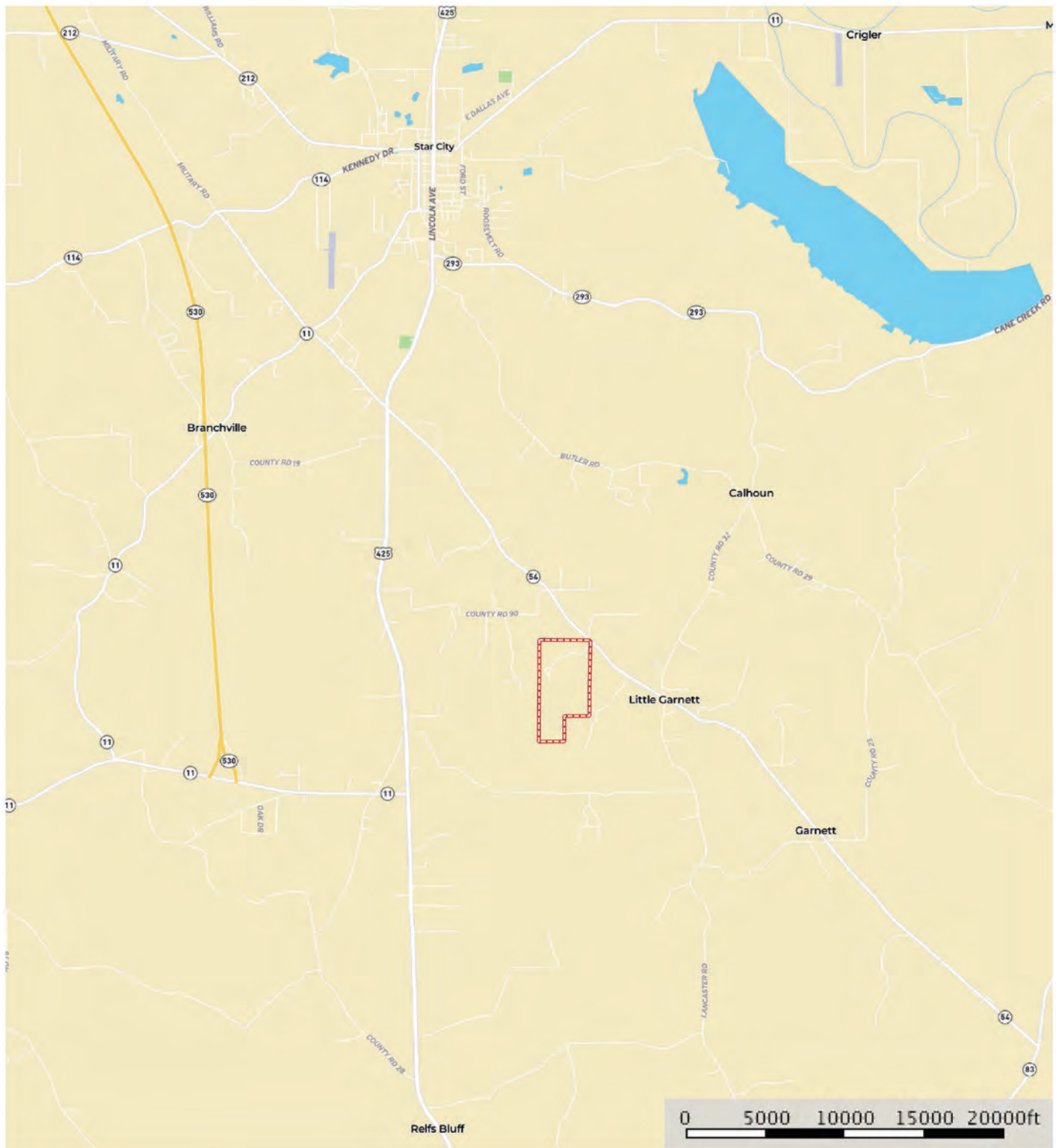
PROPERTY SUMMARY

Description:	This offering provides an opportunity to acquire a diverse property located just 5.8 miles southeast of Star City, Arkansas. These lands consist of gentle rolling hills with mixed species hardwood and loblolly pine stocking. There is a 21 acre pasture that would offer the opportunity to graze livestock, or the terrain is favorable for the potential construction of a deep water fishing reservoir. There are numerous wildlife food plot openings on the property and an excellent internal road system. Access is provided via the frontage along Arkansas State Highway 54.		
Location:	Lincoln County, Arkansas		
	Mileage Chart		
	Star City, AR	5.8 Miles	
	Monticello, AR	20 Miles	
	Pine Bluff, AR	30 Miles	
GPS Coordinates:	33.8711 / 91.8167		
Acreage:	288.60 (Deeded)		
Access:	Access is provided via Arkansas State Highway 54.		
Real Estate Taxes:	Parcel Number	Acres	Tax Amount
	000-05397-000	77	745.32
	000-05398-000	3	5.20
	000-05423-000	80	146.20
	000-05511-000	80	129.62
	000-05527-000	40	70.62
	Total	280	1096.96
Timber Cruise:	See attached.		
Timber Rights:	All merchantable timber shall transfer unencumbered by any timber deeds or timber management contracts.		

PROPERTY SUMMARY

- Residential Structure:** Sold as-is, where-is - no implied warranty or guarantee
1,396 square feet, constructed in 1979, slab foundation
159 Logan Road, Star City, AR 71667
- Mineral Rights:** All mineral rights owned by the Seller (if any) shall convey to the Buyer.
- Contact:** Any questions concerning this offering, or to schedule a property tour should be directed to Brandon Stafford (mobile: 501-416-9748) of Lile Real Estate, Inc.
- NOTE:** **Please be advised that on the night of Sunday, April 12, 2020 this ownership experienced severe straight-line winds. Bidders are responsible for conducting their own inspections/valuations.**

LOCATION MAP

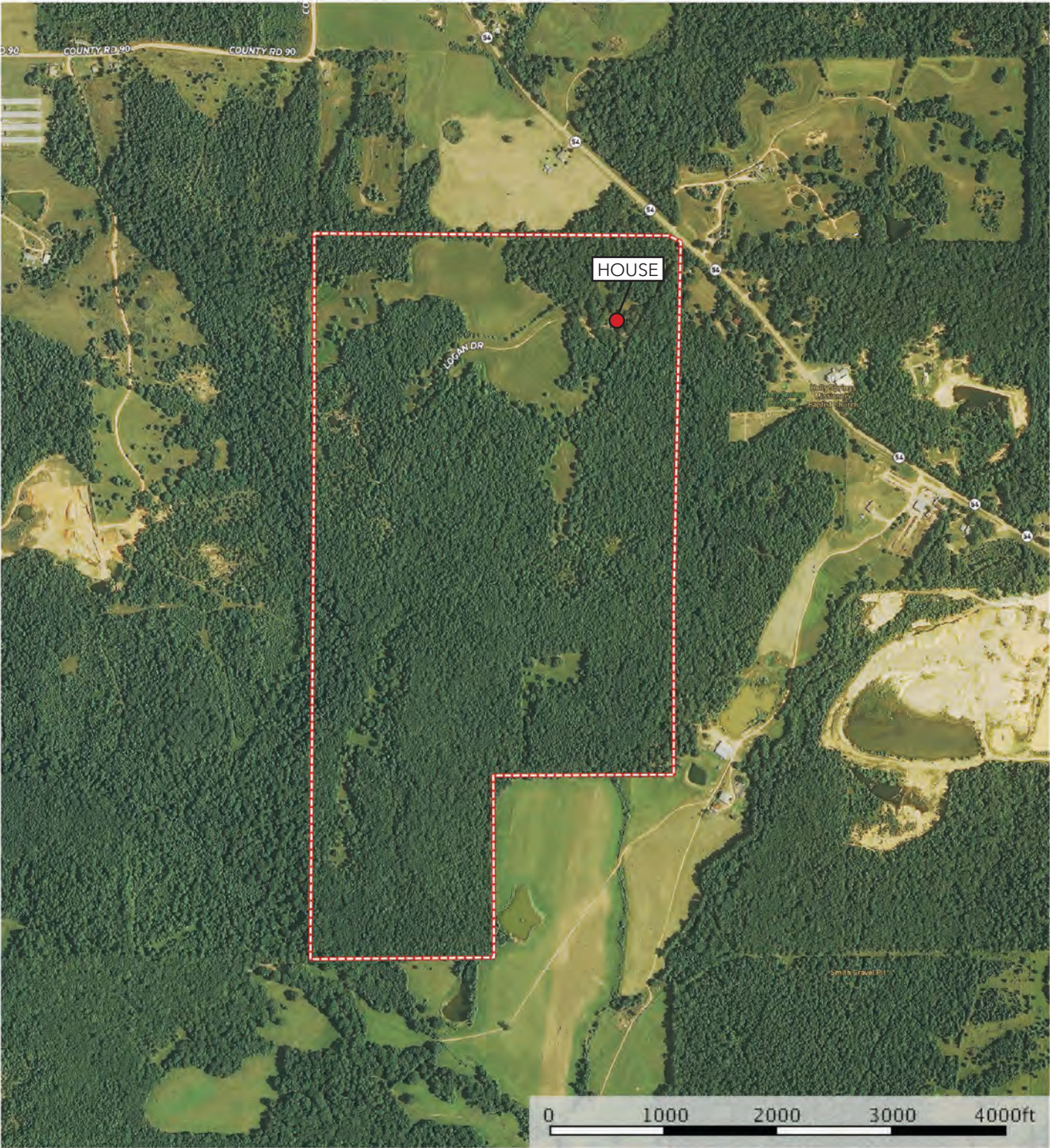


 Boundary

Sindy Cruthis

 The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

AERIAL MAP



 Boundary

Sindy Cruthis

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SOIL MAP



 Boundary

Sindy Cruthis

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SOIL MAP KEY

I Boundary 282.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
47	Smithdale fine sandy loam, 3 to 8 percent slopes	63.0	22.31	3e
25	Ouachita soils, frequently flooded	13.0	4.61	4w
42	Savannah fine sandy loam, 3 to 8 percent slopes	58.9	20.86	2e
48	Smithdale fine sandy loam, 8 to 12 percent slopes	147.6	52.23	4e
TOTALS		282.6	100%	3.36

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

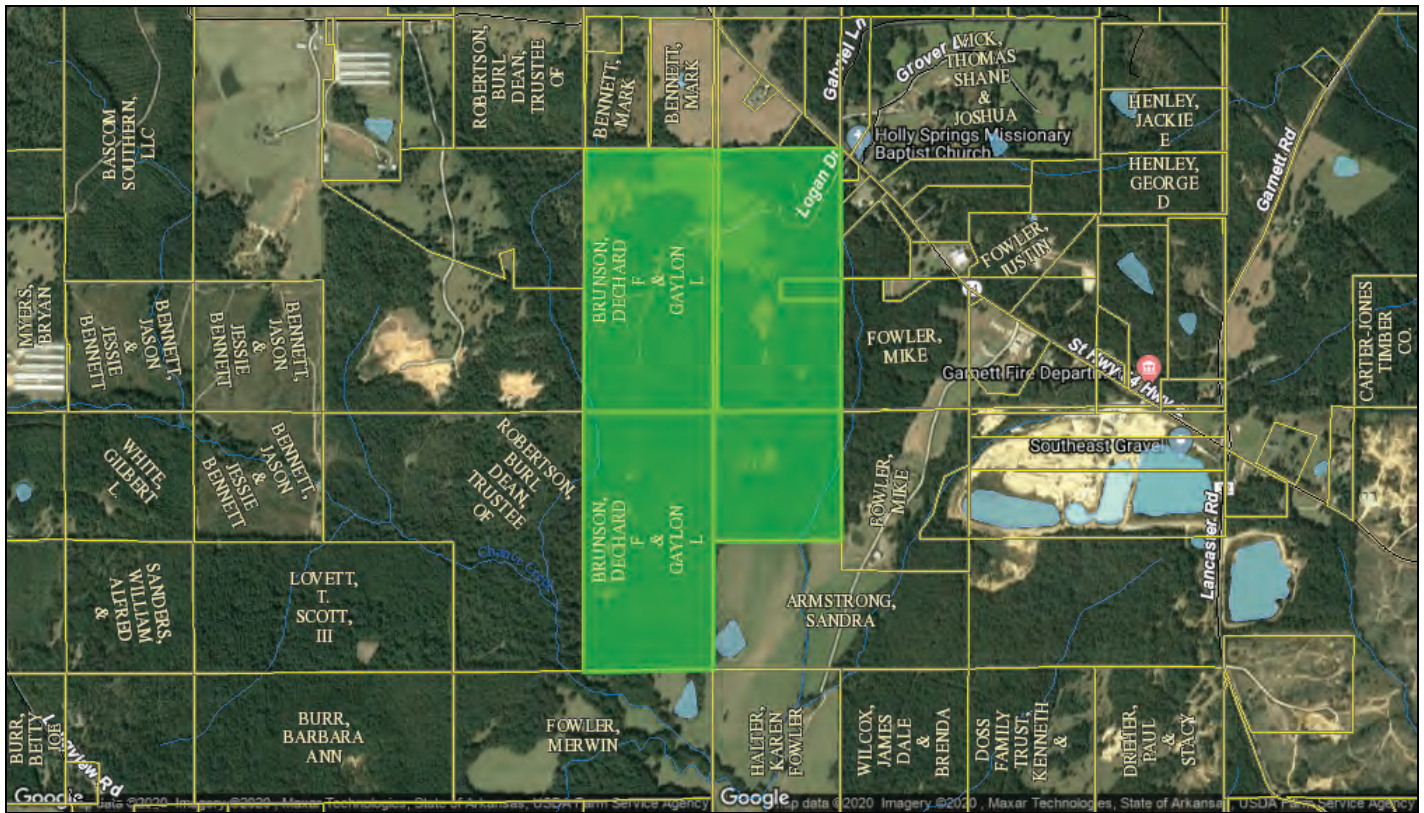
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

REAL ESTATE TAX MAP



Date Created: 4/3/2020
Created By: DataScoutPro

1 inch = 1375 feet

 via DataScout OneMap

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.

<http://www.datascoutpro.com/>

REAL ESTATE TAX INFORMATION

1) BRUNSON, DECHARD F & GAYLON L

Address: 159 LOGAN RD
Legal: W 1/2 SW 1/4
Parcel: 000-05397-000

RPID: 6539

Acres: 77

2) BRUNSON, DECHARD F & GAYLON L

Address: 159 LOGAN DR
Legal: PT SW 1/4 SW 1/4
BEGINNING AT THE NE CORNER OF
THE SW1/4 OF THE SW1/4 OF
SECTION 3, TOWNSHIP 10 SOUTH,
RANGE 7 WEST AS THE POINT OF
BEGINNING; THENCE WEST 9.50
CHAINS; THENCE SOUTH 3.17
CHAINS; THENCE EAST 9.50
CHAINS; THENCE NORTH 3.17
CHAINS TO THE POINT OF
BEGINNING, CONTAINING 3.00
ACRES, MORE OR LESS.
Parcel: 000-05398-000

RPID: 6540

Acres: 3

3) BRUNSON, DECHARD F & GAYLON L

Address:
Legal: E 1/2 SE 1/4
Parcel: 000-05423-000

RPID: 6574

Acres: 80

4) BRUNSON, DECHARD F & GAYLON L

Address:
Legal: E 1/2 NE 1/4
Parcel: 000-05511-000

RPID: 6710

Acres: 80

5) BRUNSON, DECHARD F & GAYLON L

Address:
Legal: NW 1/4 NW 1/4
Parcel: 000-05527-000

RPID: 6730

Acres: 40

REIDLANDS, LLC.
FORESTRY & TIMBERLAND

3533 HWY 35 WEST
WILMAR, AR. 71675

Timber Valuation Report

Brunson Tract
280 Acres
Lincoln Co. Arkansas

March 2020

The following document is a timber condition and valuation report compiled by REIDLAND'S, LLC for Lile Real Estate, "Brunson Tract". The purpose of this report is to determine and document the estimated timber market value in order to assist with an overall property appraisal and/or sale.

TIMBER CRUISE

Legal Description: W ½ of SW ¼ of Section 3 (80 acres) and E ½ of SE ¼ of Section 4 (80 acres) and E ½ of NE ¼ of Section 9 (80 acres) and NW ¼ of NW ¼ of Section 10 (40 acres) Township 10 South Range 7 West Lincoln County Arkansas totaling 280 acres

Timber Inventory

Fixed 1/10th acre plots were established on a 2 X 5 chain grid in order to produce a 10% timber inventory. Trees were tallied separately according to product and size. Volumes were derived using Doyle Scale Form Class 82 for pine and 78 for hardwood. The tonnage for each product was calculated using tested and accepted equations. Due to variations in scaling and merchandizing, the volumes cannot be guaranteed.

Timber Stand Description

The property is a contiguous 280 acres of primarily mixed timber with some open fields. The exterior boundaries are clearly established along the North and East in yellow, the South line is painted blue and the West is not clearly marked but has some old fencing. Access is good off Highway 54 using Logan Lane which is gravel there are some unimproved woods roads through the property. Old "retired" gravel pits with some dumping is on the property. Terrain is gently rolling with pine ridges and hardwood in the draws. The timber is well stocked with mixed species and products

Below are tables showing the timber stand data and estimated values for the 231 timbered acres.

Timber Volumes and Values

Product	Average DBH	TPA	Volume Tons
Pine Sawtimber	16.6"	16.0	4,291
Pine Chip & Saw	11.0"	5.5	568
Pine Pulpwood	8.8"	15.9	1,306
Pine Topwood	NA		1,188
Red Oak Sawtimber	18.6"	5.3	1,349
White Oak Sawtimber	18.3"	1.0	234
Gum Sawtimber	17.4"	1.2	279
Misc. Sawtimber	17.0"	0.2	32
Hardwood Pulpwood	9.2"	84.6	9,507
Total Timber Value			

Les Reid



AR RF #1005

MS RF #2425

TIMBER CRUISE

Stand and Stock Tables

Pine Sawtimber

DBH Class	# Trees	Tons	Volume	Tons/Stem
10	600	221.53	13.53	0.37
12	1020	606.59	49.69	0.59
14	1100	930.44	95.46	0.85
16	800	860.36	106.76	1.08
18	640	769.82	112.73	1.20
20	340	546.73	88.25	1.61
22	260	483.59	86.05	1.86
24	100	201.77	39.08	2.02
26	100	238.75	49.18	2.39
28	0	0.00	0.00	0.00
30	0	0.00	0.00	0.00

Totals	4960	4,859.58	640.73	0.98
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Red Oak

DBH	# trees	tons	vol	T/Mbf
14	0	0.00	0.00	0.00
16	550	421.50	41.80	10.08
18	300	297.93	32.88	9.06
20	120	169.14	21.15	8.00
22	100	155.55	21.01	7.40
24	50	81.47	11.57	7.04
26	60	118.42	17.88	6.62
28	30	68.28	10.68	6.39
30	10	37.25	6.58	5.66
Totals	1220	1,349.53	163.55	8.25

White Oak

DBH	# trees	tons	vol	T/Mbf
14	0	0.00	0.00	0.00
16	110	86.71	8.80	9.85
18	50	45.00	5.00	9.00
20	40	49.30	5.85	8.43
22	20	26.97	3.48	7.75
24	0	0.00	0.00	0.00
26	0	0.00	0.00	0.00
28	0	0.00	0.00	0.00
30	10	26.33	3.76	7.00
Totals	230	234.31	26.89	8.71

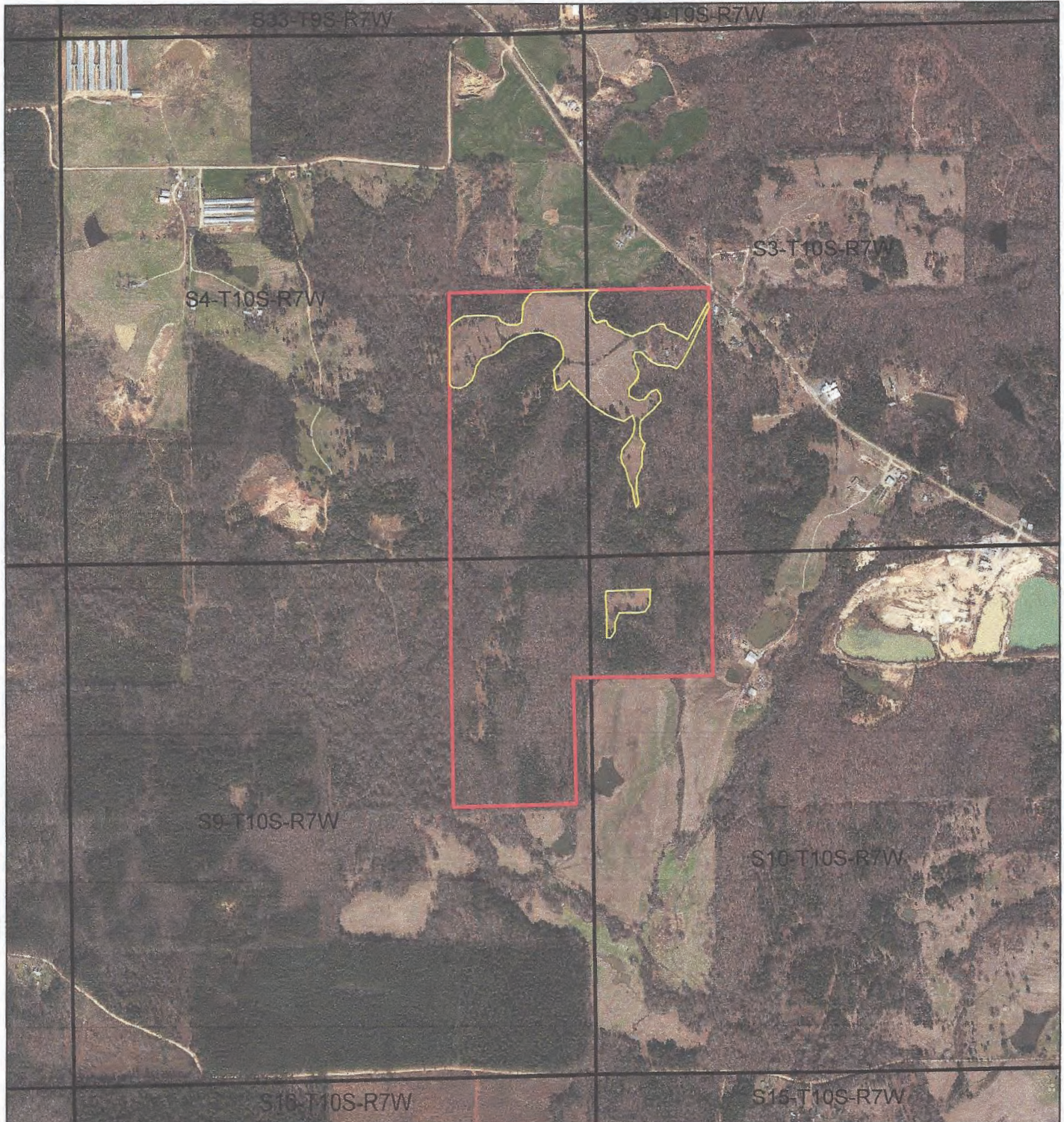
Tree Average 1.11 134.06

Tree Average 1.02 116.91

TIMBER CRUISE

Brunson Tract

280 Acres
Lincoln Co, AR.



REIDLAND'S, LLC

Scale = 1":1,320'

This instrument prepared by:
A. Wyckliff Nisbet, Jr., Esq.
FRIDAY, ELDREDGE & CLARK, LLP
400 West Capitol Avenue, Suite 2000
Little Rock, Arkansas 72201

GRANTEE'S AFFIDAVIT:
I certify under penalty of false swearing that
the legally correct amount of documentary
stamps has been placed on this instrument. Exempt
or no consideration paid if none shown.


Signature

Grantee or Grantee's agent, and Grantee's address
to which tax statements should be mailed:

Dechard F. Brunson, et al.
168 Edwards Road
West Monroe, LA 71292



**CERTIFICATE
OF RECORD**

Book D174-00473

Filed: 01/15/2016 08:49 am
Lincoln County, Arkansas
Cindy Glover
Circuit Clerk
By: Margaret Owen
Deputy Clerk

2 Pages

ADMINISTRATOR'S DEED

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Dechard F. Brunson, Administrator of the Estate of Debara Ann Brunson, Deceased, (the "**Grantor**"), pursuant to an Order of the Circuit Court - Probate Division entered on December 10, 2015, for One Dollar (\$1.00) and other good and valuable consideration in hand paid by Dechard F. Brunson and Gaylon L. Brunson (hereinafter referred to as the "**Grantees**"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto each of the said Grantees, and unto the Grantees' respective heirs and assigns forever, a one-sixth (1/6) undivided interest to each Grantee, as tenants in common, in and to the following real property situated in Lincoln County, Arkansas, more particularly described as follows:

TRACT 1:

West Half (W½) of the Southwest Quarter (SW¼) of Section Three (3); the East Half (E½) of the Southeast Quarter (SE¼) of Section Four (4); the East Half (E½) of the Northeast Quarter (NE¼) of Section Nine (9) and the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section Ten (10); all in Township Ten (10) South, Range Seven (7) West, containing 280 acres, more or less; and

TRACT 2:

Beginning at the Northeast Corner of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section 3, Township 10 South, Range 7 West as the Point of Beginning; thence West 9.50 chains; then South 3.17 chains, thence East 9.50 chains; thence North 3.17 chains to the Point of Beginning, containing 3.00 acres, more or less; and

TRACT 3:

A part of the West Half (W½) of the Northeast Quarter (NE¼) of Section 9, Township Ten South, Range 7 West, more particularly described as all of the real property situated to the east of a line running from the Northwest corner of the East Half (E½) of the Northeast Quarter (NE¼) of Section Nine (9) to a point 185 feet West of the Southwest corner of the East Half (E½) of the Northeast Quarter (NE¼) of Section Nine (9), containing 5.6 acres more or less.

TO HAVE AND TO HOLD the same unto the said Grantees, and unto the Grantees' heirs and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

WITNESS my hand this 8th day of January, 2016.

GRANTOR:

Estate of Debara Ann Brunson, Deceased

Dechard F. Brunson
Dechard F. Brunson, Administrator

ACKNOWLEDGMENT

STATE OF LOUISIANA)
) ss.
PARISH OF OUACHITA)

On this the 8th day of January, 2016, before me, a Notary Public, personally appeared Dechard F. Brunson, known to me (or satisfactorily proven) to be the person who name is subscribed to the within instrument and acknowledged that he had executed the same for the consideration, uses and purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My commission expires:

at death

4722913.1

Sara T. Patterson
NOTARY PUBLIC



Sara T. Patterson
Notary Public No. 065373
State of Louisiana
Parish of Ouachita
My Commission is for Life











NOTES

[illegible]



401 Autumn Road | Little Rock, AR 72211
501.374.3411 (office) | 501.421.0031 (fax)

info@lilerealestate.com | www.lilerealestate.com



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