



DAVIS DUBOSE KNIGHT
FORESTRY & REAL ESTATE

NOTICE OF HARDWOOD TIMBERLAND SALE BY SEALED BID IN PERRY COUNTY, AR

Perry County Kenney Road 150 on the Fourche La Fave River

BIDS DUE: THURSDAY, SEPTEMBER 24, 2020 by 2:00 PM

Davis DuBose Knight Forestry & Real Estate has been authorized to sell approximately 150 acres of hardwood timberland located in Perry County, near Conway, Arkansas. The property is being sold by sealed bid.

Tract Description

Completely timbered tract conveniently located less than 40 minutes from West Little Rock and under 30 minutes from West Conway. The property boasts majestic views, frontage on the Fourche La Fave River, a creek and great access from Kenney Road. Deer, turkey and small game are abundant in the area. The Fourche La Fave River also provides outstanding fishing. The interior of the tract is easily accessible via a good internal road system.

Directions to the Property

From the intersection of HWY 10 and HWY 113. Head north on HWY 113 for 9 miles, Kenney Road will then be on the East side of HWY 113. Stay on Kenney Road for 2 miles, and the subject tract will be on the South side of Kenney Road.

From the Toad Suck Bridge, head West on HWY 60 for 7.5 miles. Then head south on HWY 113 for 5 miles, Kenney Road will then be on the East side of HWY 113. Take Kenney Rd. for 2 miles, and the subject tract will be on the South side of Kenney Road.

The entrance to the property has a red gate, the gate will have a Davis DuBose Knight Forestry and Real Estate sign on it. Combo code is 8600.

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



General Information Regarding Terms and Conditions of Sale

1. Bids should be emailed to cwestbrook@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 "Perry County
Kenney Rd. 150" 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, September 24, 2020. 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 A submitted bid may not be withdrawn after the bid opening.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 sales agent Cole Westbrook (501) 650-5210.
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 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 cashiers check is required from buyer at closing.



BID FORM: PERRY COUNTY KENNEY RD. 150

BID DUE DATE: Thursday, September 24, 2020

BIDS RECEIVED UNTIL 2:00 PM.

In reference to "Perry County Kenney Rd. 150" prepared by Davis DuBose Knight Forestry & Real Estate LLC, I submit the following bid for the purchase of the following tract(s):

Perry County Kenney Rd. 150

150 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 emailed to cwestbrook@davisforestry.com or can be faxed to **(501) 219-8600** and must be received prior to **2:00 PM, Thursday, September 24, 2020**. Receipt of fax will be acknowledged by return phone or fax confirmation. Bids may also be mailed to: **DAVIS DUBOSE KNIGHT FORESTRY & REAL ESTATE, PO BOX 24633, LITTLE ROCK, AR 72221**. Please indicate in the lower left corner of the envelope **PERRY COUNTY KENNEY RD. 150 BID SALE**.

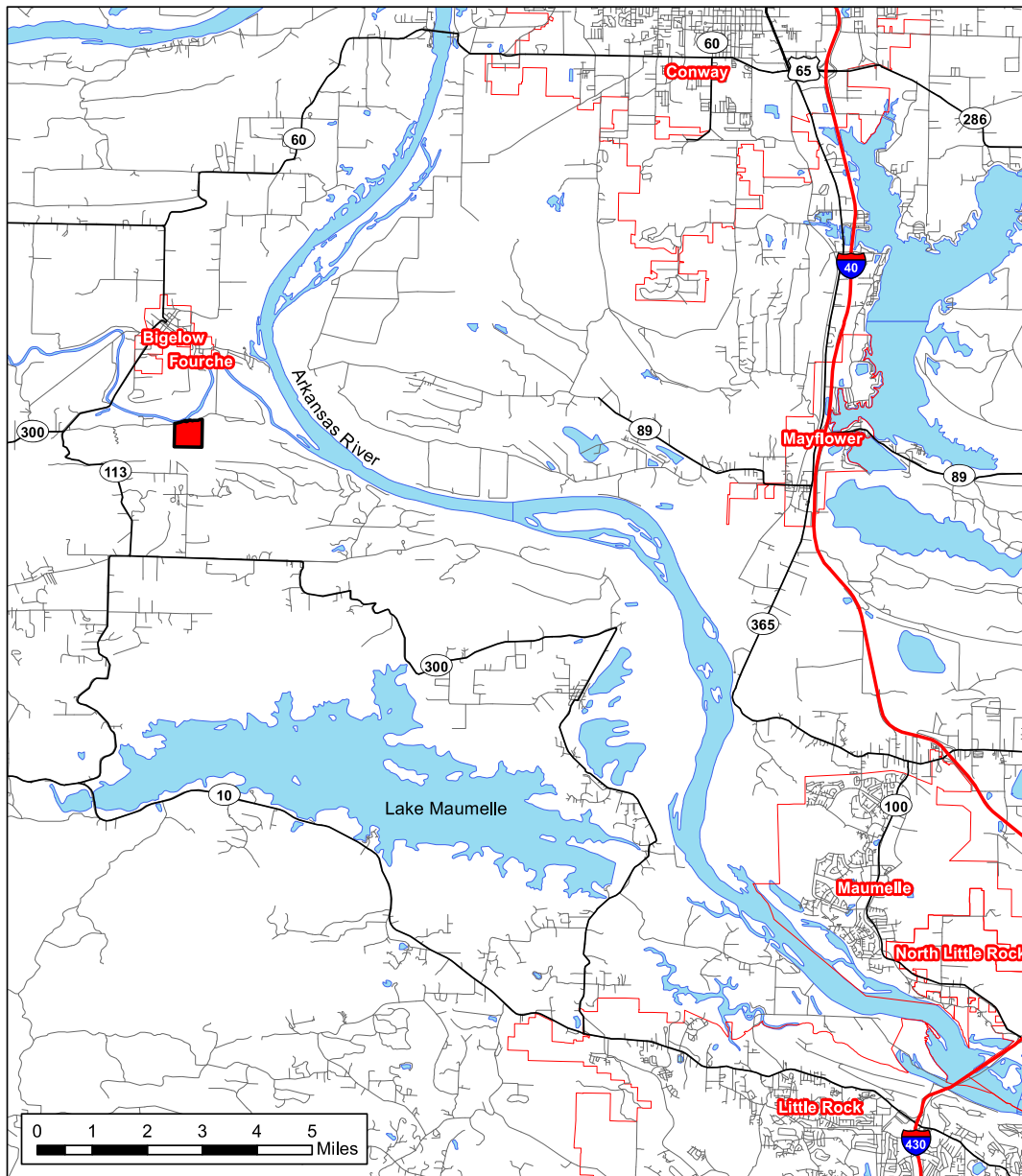
Davis DuBose Knight is a forestry and real estate company headquartered in Little Rock, Arkansas with offices in Monticello and Texarkana, Arkansas. For more information about our services or to view our listings visit www.forestryrealestate.com

EXHIBIT "A"

Legal Description

All that part of the West Half of the Southeast Quarter and all that part of the East Half of the Southwest Quarter of Section 20, Township 4 North, Range 15 West, more fully described as follows: Beginning at the Northeast Corner of the said West Half of the Southeast Quarter and run thence S 00 deg. 48 min. 40 sec. E along the East line thereof for 2616.57 feet to the Southeast Corner of said West Half of the Southeast Quarter; run thence S 89 deg. 13 min. 30 sec. W along the South line of said West Half of the Southeast Quarter for 1364.58 feet to the Southwest Corner of the said West Half of the Southeast Quarter; run thence N 86 deg. 55 min. 06 sec. W along the South line of said East Half of the Southwest Quarter for 1295.96 feet to the Southwest Corner of said East Half of the Southwest Quarter; run thence N 00 deg. 00 min. 18 sec. E along the West line of said East Half of the Southwest Quarter for 2288.71 feet to a point in the Fourche La Fave River that is 313.46 feet South of the Northwest Corner of said East Half of the Southwest Quarter; run thence the following bearings and distances along the Fourche La Fave River: thence S 78 deg. 30 min. 50 sec. E for 98.30 feet; thence N 85 deg. 08 min. 58 sec. E for 359.47 feet; thence N 74 deg. 31 min. 06 sec. E for 622.40 feet; thence S 00 deg. 05 min. 43 sec. W for 125.00 feet to the centerline of a Gravel Road; run thence N 67 deg. 32 min. 30 sec. E along said centerline of Gravel Road for 202.50 feet; run thence N 60 deg. 25 min. 22 sec. E along said centerline of Gravel Road for 129.47 feet; run thence N 81 deg. 06 min. 25 sec. E along said centerline of Gravel Road for 92.87 feet; run thence S 77 deg. 36 min. 45 sec. E along said centerline of Gravel Road for 241.43 feet; run thence N 79 deg. 32 min. 33 sec. E along said centerline of Gravel Road for 155.34 feet; run thence N 85 deg. 50 min. 09 sec. E along said centerline of Gravel Road for 301.46 feet; run thence N 80 deg. 10 min. 43 sec. E along said centerline of Gravel Road for 98.60 feet; run thence N 60 deg. 36 min. 09 sec. E along said centerline of Gravel Road for 117.65 feet to a point on the North West Half of the Southeast Quarter; run thence S 89 deg. 11 min. 23 sec. E along the North line of said West Half of the Southeast Quarter for 286.82 feet to the point of beginning, containing 150.02 acres more or less.

Kenney Road 150

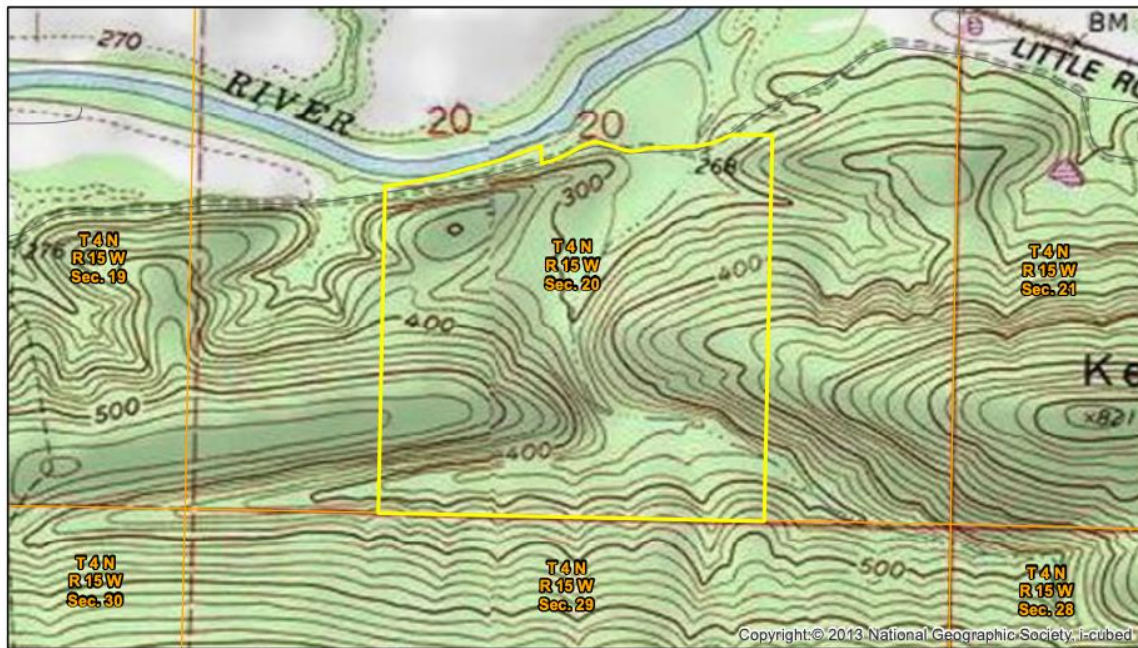



Phone: 1-888-695-8733
www.forestryrealestate.com



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 Forestry & Real Estate Consultants LLC (DDFREC), 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. DDFREC expressly disclaims liability for errors or omissions.

Kenney Road 150




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Property Pictures

