



DAVIS DUBOSE KNIGHT
FORESTRY & REAL ESTATE

NOTICE OF TIMBERLAND SALE BY SEALED BID IN CLEVELAND COUNTY, AR

M&S Land Company Bid Sale

Tract 1 – 160 acres, more or less

Tract 2 – 40 acres, more or less

Tract 3 – 122.5 acres, more or less

Tract 4 – 152.5 acres, more or less

Totaling 475 acres, more or less

BIDS DUE: Thursday, December 10, 2020 by 2:00pm

Davis DuBose Knight Forestry & Real Estate has been authorized to sell four properties totaling approximately 475 acres of timberland located in Cleveland County near Rye, Arkansas. The property is being sold by sealed bid and tracts can be purchased individually or together.

Tract Descriptions

Tract 1: This tract is approximately 160 acres of approximately 35-year-old pine plantation. The pine saw timber offers immediate and future opportunities for timber harvest income. The tract has a well-established woods road through the tract for excellent access to the property. Deer, turkey, and other small game are abundant for hunting. Access is gained from a gravel county road (County Road West).

Tract 2: The tract is approximately 40 acres of pine plantation and natural hardwood area. The stands consist of approximately 28 acres of 9-year-old pine plantation, approximately 6 acres of 13-year-old pine plantation, and approximately 2 acres of a natural hardwood area. The tract has frontage along US HWY 63 and Wright Road, a county gravel road. The pine plantation offers future returns on investment. The location and nearby utilities provide the potential for homesite opportunities.

Tract 3: The tract is approximately 122.5 acres of pine plantation. The stands consist of approximately 85 acres of 30-year-old pine plantation and approximately 36 acres of 13-year-old pine plantation. The tract has frontage along US HWY 63 and nearby utilities. The pine plantation offers immediate and future opportunities for timber harvest income. The diverse stand types enhance wildlife habitat.

Tract 4: The tract is approximately 152.5 acres of multiple stand types. The stands consist of approximately 64 acres of 17-year-old pine plantation, approximately 10 acres of 20-year-old pine plantation, approximately 74 acres of open ground, and approximately 4 acres of natural regeneration. The pine plantations were thinned in 2019. The 74 acres was site-prep sprayed late summer of 2020 in preparation for 2021 planting. The plantations offer future returns on investment. The diverse stand types enhance wildlife habitat. Deer and other small game are abundant for potential recreational activities. The tract has frontage along US Highway 63 as well as nearby utilities.



Directions to the Properties

Tract 1: From the intersection of Highway 35, Rye Cut Off, and HWY 63, head north on HWY 63 for approximately 1.1 miles, and then go east on Cleveland County West Road for one-half mile to the end of the county road. From there, you will see the marked entrance to the tract.

Tract 2: From the intersection of Highway 35, Rye Cut Off, and HWY 63, head north on HWY 63 for approximately 2 miles where Wright Road intersects HWY 63 on the west side providing access to the southern property line along the county road. The tract will be marked at this point on the southeast corner.

Tract 3: From the intersection of Highway 35, Rye Cut Off, and HWY 63, head north on HWY 63 for approximately 2.5 miles. The tract will be located on the west side of HWY 63. From there, you will see the marked tract and entrance to the tract.

Tract 4: From the intersection of Highway 35, Rye Cut Off, and HWY 63, head north on HWY 63 for approximately 2.5 miles. The tract will be located on the east side of HWY 63. From there, you will see the marked tract and entrance to the tract.

There will be pink flagging and Davis DuBose Knight Real Estate signs on the tract.

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

Legal Descriptions

Tract 1: The Northeast $\frac{1}{4}$, Section 13, Township 11 South, Range 9 West, Containing 160 acres, more or less, Cleveland County, Arkansas.

Tract 2: Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 11, Township 11 South, Range 9 West, Containing 40 acres, more or less, Cleveland County, Arkansas.

Tract 3: West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$, Part of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ lying west of US HWY 63, West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 2, Township 11 South, Range 9 West, Containing 122.5 acres, more or less, Cleveland County, Arkansas.

Tract 4: Part of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ lying east of US HWY 63, Section 2, The North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$, East 30 acres of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, South $\frac{1}{2}$ of the West 10 acres of Southeast $\frac{1}{4}$ of the Southwest Section 1, Township 11 South, Range 9 West, Containing 152.5 acres, more or less, Cleveland County, Arkansas.



Estimated Timber Volumes

M & S Tract 1: 35-year-old Pine Plantation Volume Summary

Tract 1 160 acres		
Product	Tons	Tons/Acre
Pine Saw Timber	14448	90.3
Pine Pulpwood	272	1.7
Hardwood Pulpwood	208	1.3
Totals	14,928	93.3

Table 1. Total trees and volume by diameter for Pine Pulpwood.

DBH	Number of Trees	Total Tons
6	0	0
8	894	242
10	215	91
12	199	123
14	37	30
16	0	0
Total	1344	486

Table 2. Total trees by diameter and log ht for Pine Sawtimber.

DBH	1 Log-	1.5 Log	2 Log	2.5 Log	3 Log	3.5 Log	4.0 Log	4.5 Log+	Total
10	0	72	72	0	0	0	0	0	143
12	0	149	348	696	1093	348	0	0	2633
14	0	73	37	511	2336	1059	37	0	4052
16	0	28	0	168	1537	1314	279	0	3326
18	0	0	0	44	397	486	88	0	1016
20	0	0	0	0	107	18	36	0	161
22	0	0	0	0	15	15	0	0	30
Total	0	322	456	1419	5486	3239	440	0	11361

Table 3. Total volume by diameter and log ht. for Pine Sawtimber (Tons).

DBH	1 Log-	1.5 Log	2 Log	2.5 Log	3 Log	3.5 Log	4.0 Log	4.5 Log+	Total
10	0	25	31	0	0	0	0	0	56
12	0	75	216	508	902	316	0	0	2016
14	0	50	31	510	2648	1327	50	0	4615
16	0	25	0	219	2292	2174	503	0	5214
18	0	0	0	73	754	1026	204	0	2058
20	0	0	0	0	253	47	103	0	402
22	0	0	0	0	42	47	0	0	90
Total	0	175	278	1311	6891	4937	859	0	14451



Estimated Timber Volumes

M & S Tract 3: 30-year-old Pine Plantation Volume Summary

85.0 Acres +/-

Table 1. Total trees and volume by diameter for Pine Pulpwood.

DBH	Number of Trees	Total Tons
6	433	66
8	1096	301
Total	1529	367

Table 2. Total trees by diameter and log ht for Pine Sawtimber.

DBH	1 Log-	1.5 Log	2 Log	2.5 Log	3 Log	Total
10	0	0	0	779	468	1247
12	0	0	0	325	1299	1623
14	0	0	0	239	1749	1988
16	0	0	0	61	1278	1339
18	0	0	0	24	505	529
20	0	0	0	0	39	39
Total	0	0	0	1427	5338	6765

Table 3. Total volume by diameter and log ht. for Pine Sawtimber (Tons).

DBH	1 Log-	1.5 Log	2 Log	2.5 Log	3 Log	Total
10	0	0	0	392	264	657
12	0	0	0	237	1071	1308
14	0	0	0	238	1983	2221
16	0	0	0	80	1906	1986
18	0	0	0	40	959	999
20	0	0	0	0	92	92
Total	0	0	0	987	6275	7262

	Tons/A	Total Tons
Pine Pulpwood	4	367
Pine Sawtimber	85	7262

The information provided herein is supplied as a courtesy to potential buyers and is in no way warranted or guaranteed. Neither the seller, Davis DuBose Knight Forestry & Real Estate, LLC (DDKFRE), their subsidiaries, affiliates nor representatives warrant the accuracy or completeness of the information contained herein. No representations or warranties are expressed or implied as to the property, its condition, boundaries, access, or acreage. Specifically, no representations are expressed or implied with respect to timber volume, quality, marketability, value projections, net present value modeling, or timber stand information. Due to the variances and accuracy levels inherent in sampling techniques, any volumes or values stated are intended to be only estimates and are expressly declared by DDKFRE not to be precise statements of expected outcomes. Therefore, any volumes or values stated may or may not be the volumes or values actually obtained. Potential buyers should make their own determination of volumes and values.



Estimated Timber Volumes

M & S Tract 4: 17-year-old Pine Plantation Volume Summary

64.0 Acres +/-

Table 1. Total trees and volume by diameter for Pine Pulpwood.

DBH	Number of Trees	Total Tons
6	2934	451
8	1833	503
Total	4767	954

Table 2. Total trees by diameter and log ht for Pine Sawtimber.

DBH	1 Log-	1.5 Log	2 Log	2.5 Log	3 Log	Total
10	0	117	1056	821	0	1995
12	0	0	1141	2119	0	3259
14	0	0	60	479	120	659
Total	0	117	2257	3419	120	5913

Table 3. Total volume by diameter and log ht. for Pine Sawtimber (Tons).

DBH	1 Log-	1.5 Log	2 Log	2.5 Log	3 Log	Total
10	0	41	455	413	0	909
12	0	0	709	1546	0	2255
14	0	0	51	478	136	665
Total	0	41	1215	2437	136	3829

	Tons/A	Total Tons
Pine Pulpwood	15	954
Pine Sawtimber	60	3829

M & S Tract 4: 20-year-old Pine Plantation Volume Summary

10.0 Acres +/-

Table 2. Total trees by diameter and log ht for Pine Sawtimber.

DBH	1 Log-	1.5 Log	2 Log	2.5 Log	3 Log	Total
10	0	0	0	0	0	0
12	0	0	0	0	153	153
14	0	0	0	56	112	168
Total	0	0	0	56	322	378

Table 3. Total volume by diameter and log ht. for Pine Sawtimber (Tons).

DBH	1 Log-	1.5 Log	2 Log	2.5 Log	3 Log	Total
10	0	0	0	0	0	0
12	0	0	0	0	126	126
14	0	0	0	56	127	183
16	0	0	0	0	85	85
Total	0	0	0	56	339	395



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 "Cleveland County M&S Land Company Bid Sale" 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, December 10, 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 Josh McKiever (870)723-0685.
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 45 days of bid closing.
8. Conveyance will be by General Warranty Deed. The Buyer will be responsible for customary closing costs, including the costs for title search and title insurance. No mineral rights will convey. Cash or cashiers check is required from Buyer and closing.

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.



BID FORM: M&S LAND COMPANY BID SALE

BID DUE DATE: DECEMBER 10, 2020

BIDS RECEIVED UNTIL 2:00 PM.

In reference to "M&S Land Company" prepared by Davis DuBose Knight Forestry & Real Estate LLC, I submit the following bid for the purchase of the following tract(s):

CLEVELAND COUNTY M&S LAND COMPANY BID SALE

TRACT 1 – 160 ACRES, MORE OR LESS

Bid Amount: _____

TRACT 2 – 40 ACRES, MORE OR LESS

Bid Amount: _____

TRACT 3 – 122.5 ACRES, MORE OR LESS

Bid Amount: _____

TRACT 4 – 152.5 ACRES, MORE OR LESS

Bid Amount: _____

ALL TRACTS COMBINED – 475 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:** _____

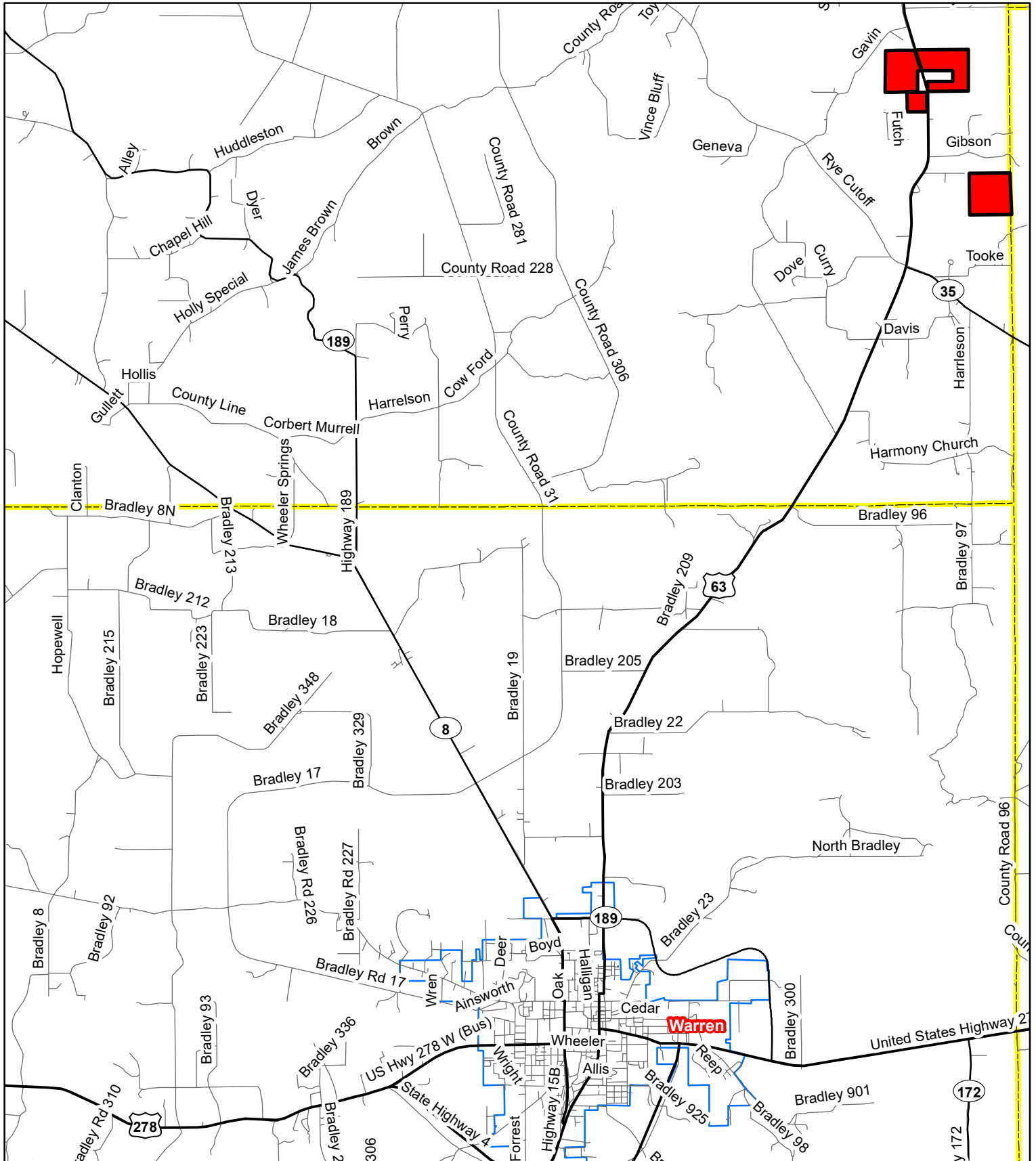
The Seller and his agent make no guarantee as to timber volumes and/or total acreage, timber stand information, ingress/egress agreements, location of boundary lines, and utilities. It is suggested that Buyers make their own estimates on acreage, timber volumes, access, boundary lines, and utilities.

Bids should be emailed to awatson@davisforestry.com or can be faxed to (501) 219-8600 and must be received prior to 2:00 PM, December 10 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 **M&S LAND**

COMPANY BID SALE.

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

M&S Bid Sale



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

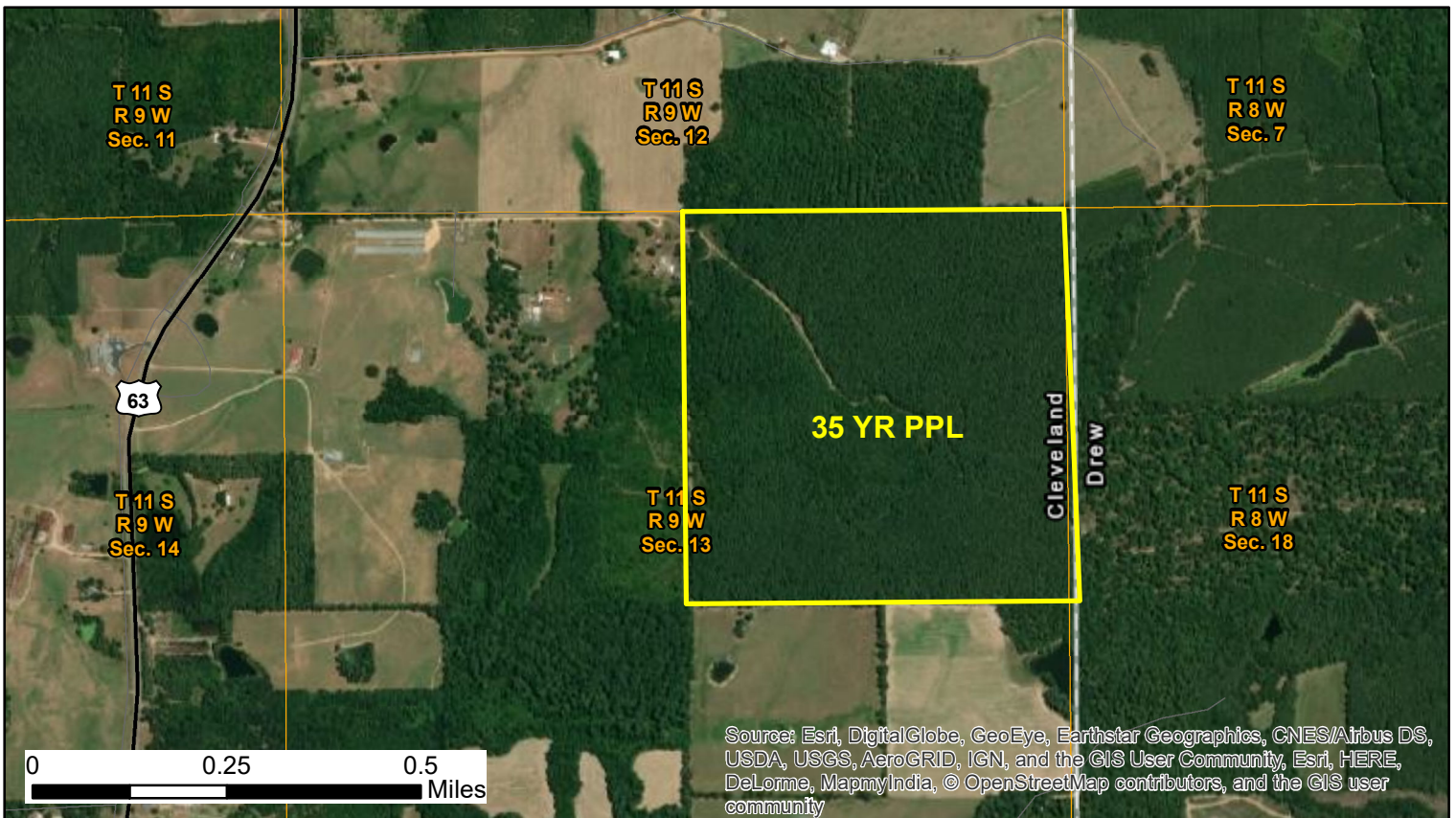
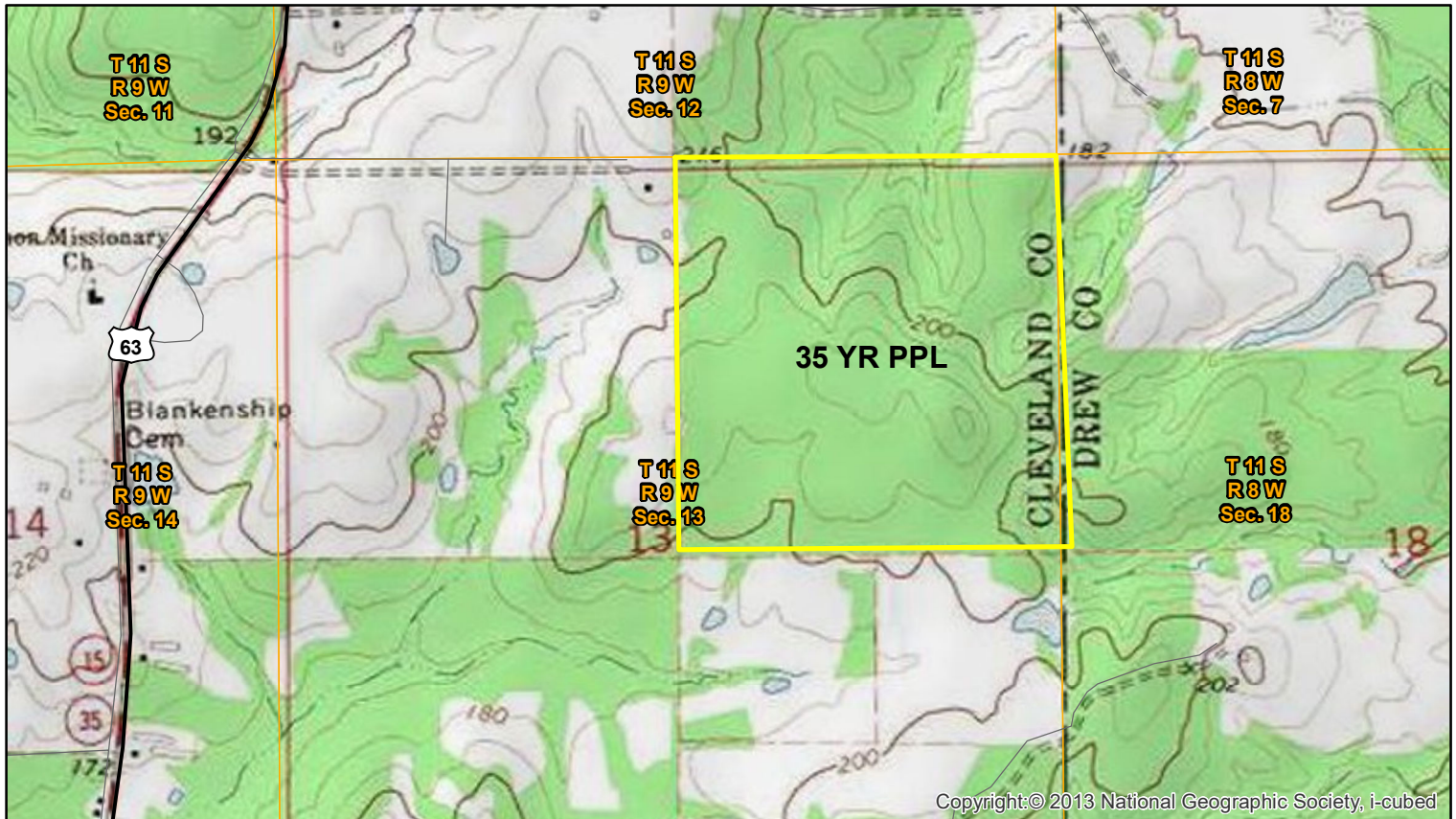


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M&S Bid Sale - Tract 1

NE ¼ of Section 13, Township 11 South, Range 9 West, Cleveland County, AR, 160 acres, more or less



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

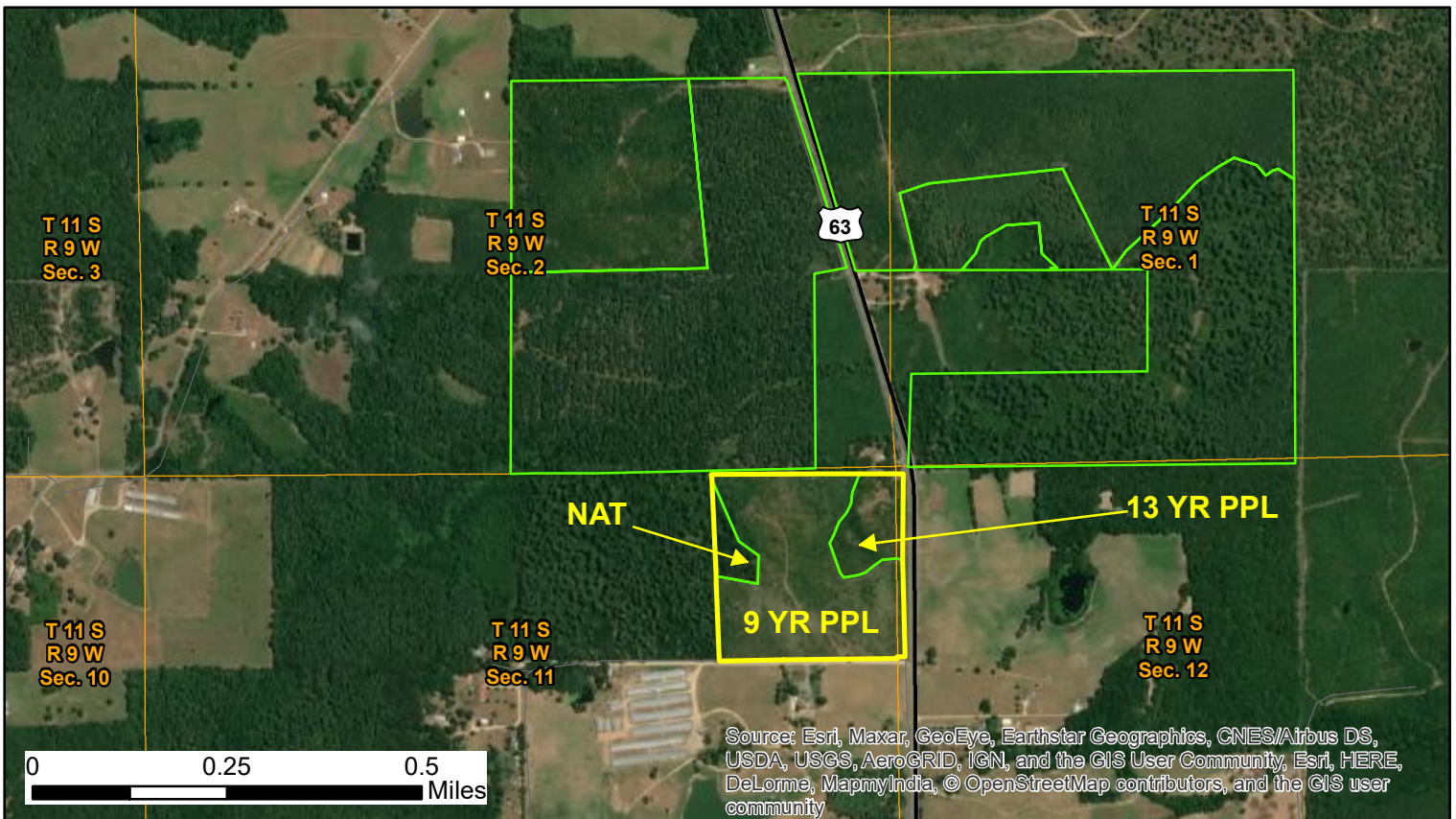
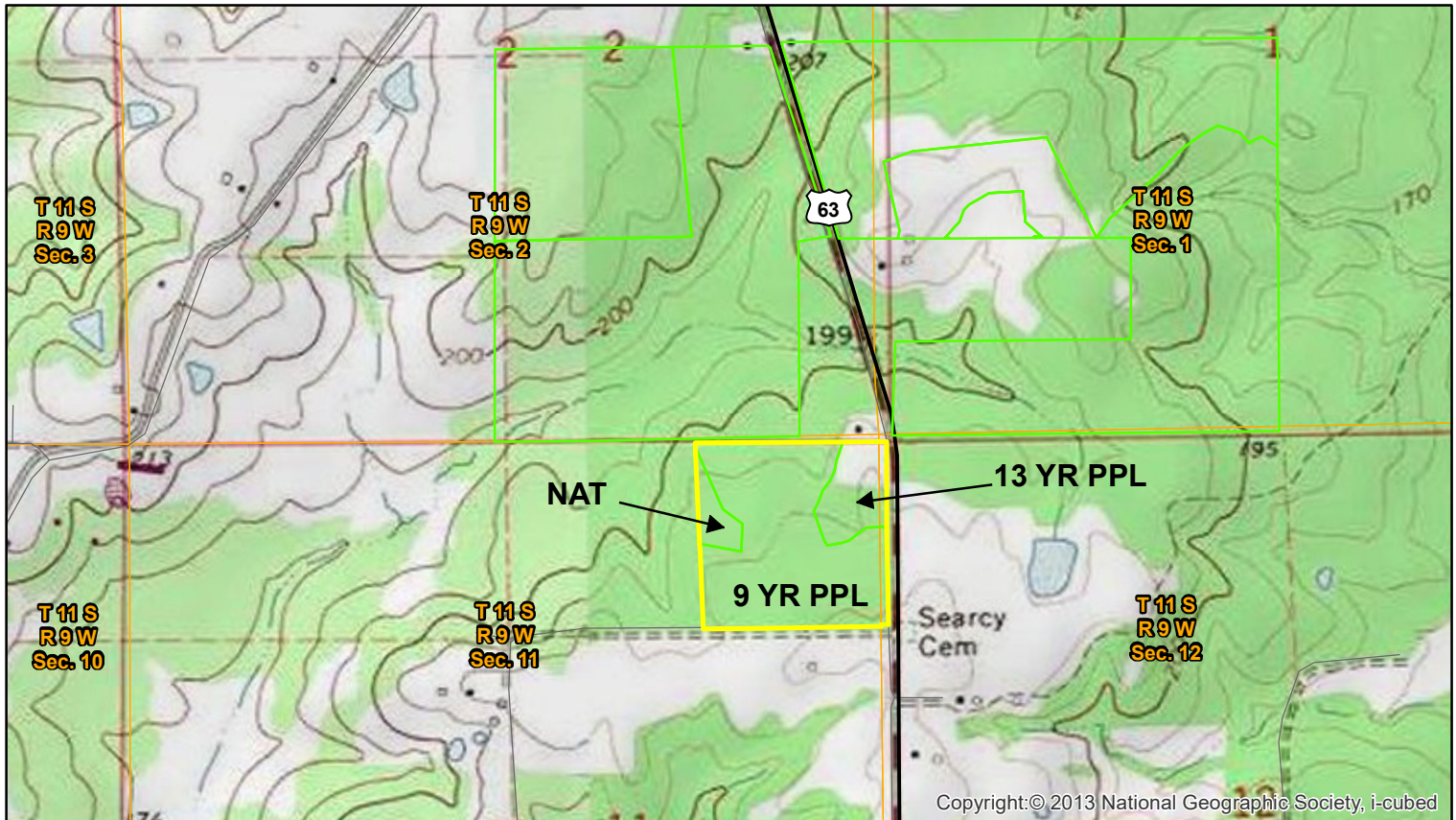


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M&S Bid Sale - Tract 2

NE ¼ of the NE ¼, Section 11, Township 11 South, Range 9 West, Cleveland County, AR, 40 acres, more or less



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

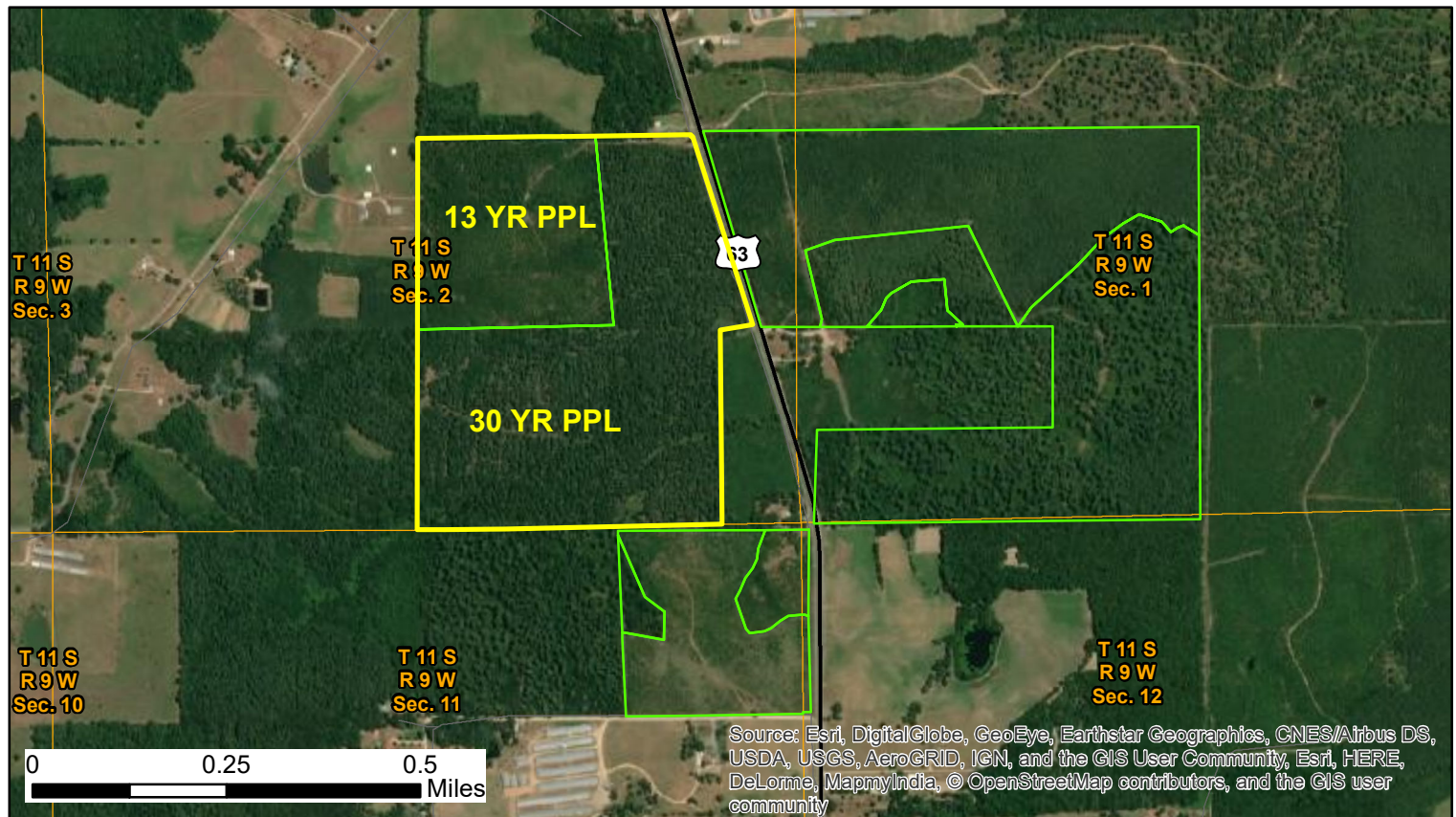
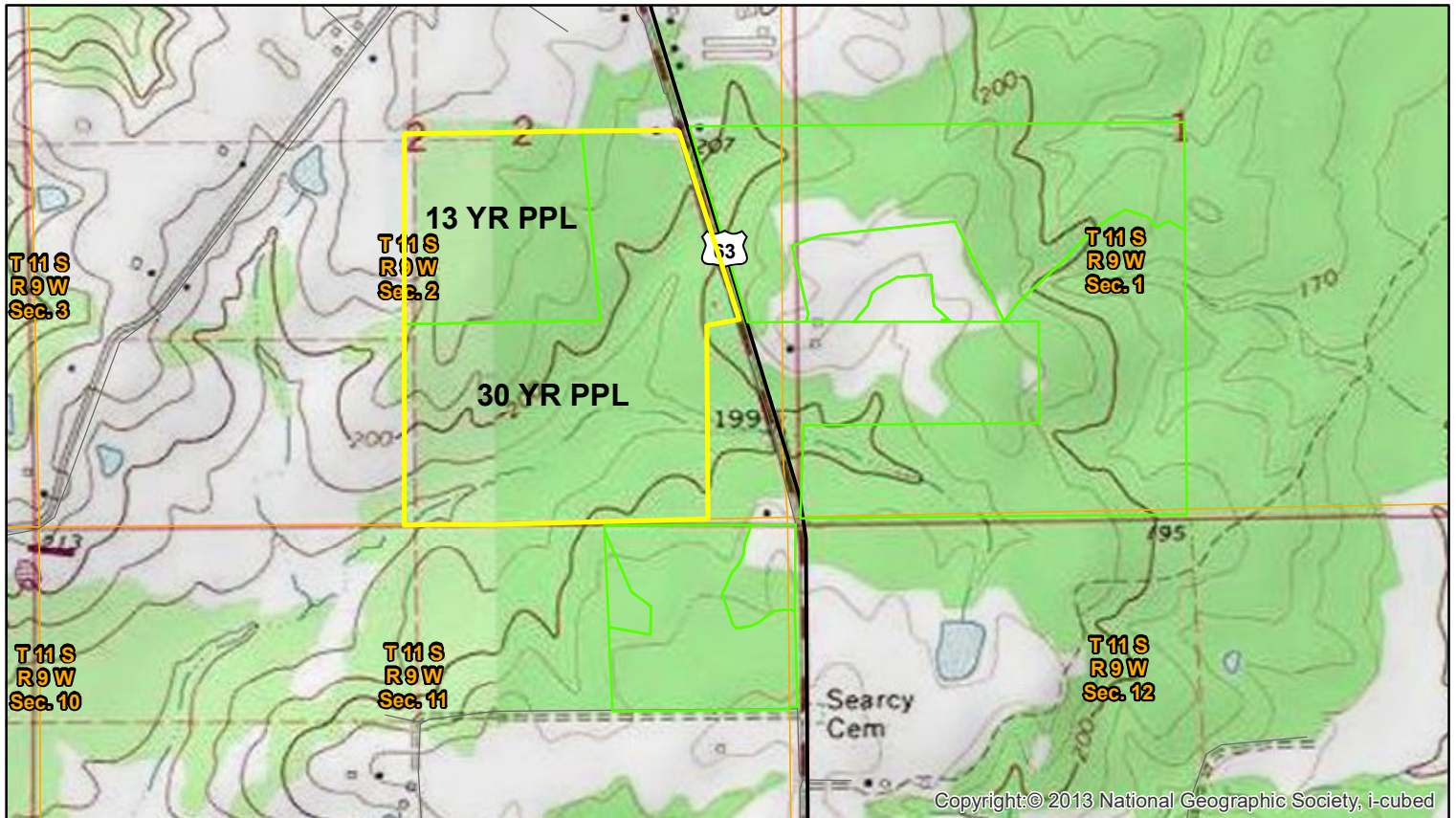


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M&S Bid Sale - Tract 3

Part of SE ¼, Section 2, Township 11 South, Range 9 West, Cleveland County, AR, 122.5 acres, more or less



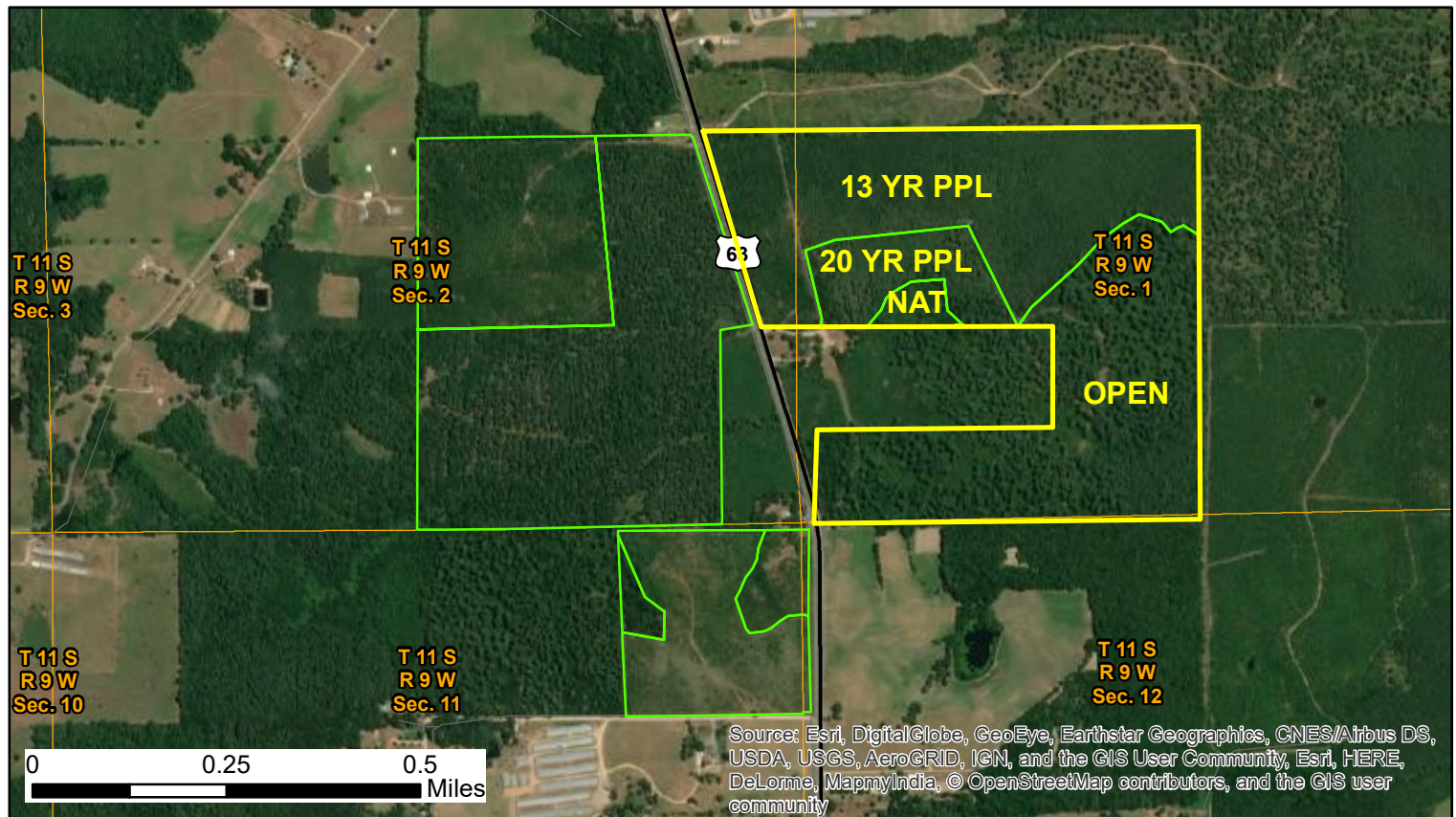
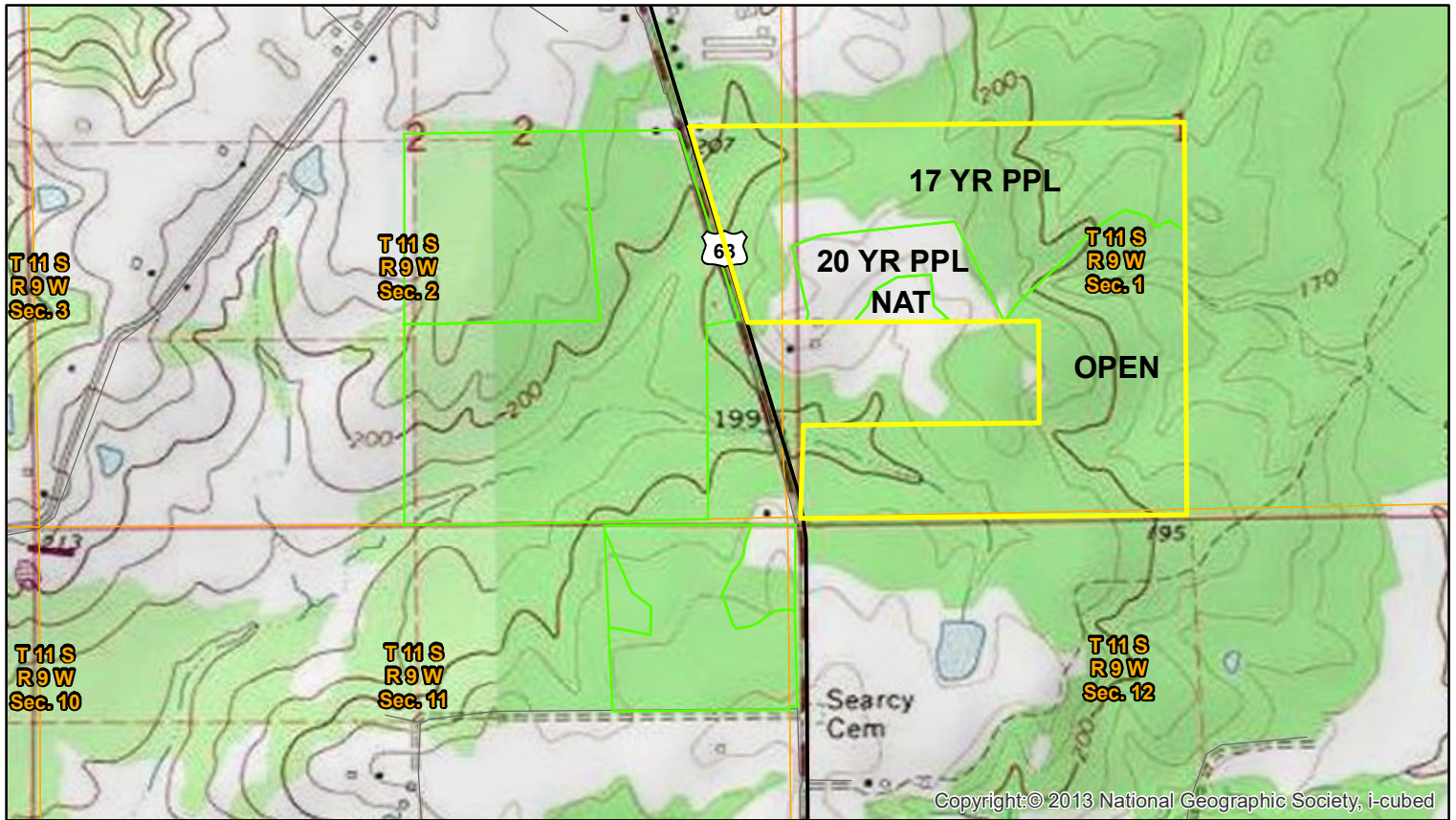
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M&S Bid Sale - Tract 4

Part of SW ¼, Section 1, Township 11 South, Range 9 West, Cleveland County, AR, 152.5 acres, more or less



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



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