



**BRIGHT STAR SCHOOL  
MILLER COUNTY BID  
SELLING REGARDLESS OF PRICE**

***Tract 1: "Bright Star Timber"***  
***Tract 2: "Bright Star Structures"***

**BIDS DUE: THURSDAY, FEBRUARY 18, 2021 by 2:00PM**

Davis DuBose Knight Forestry & Real Estate LLC, has been authorized to sell approximately 54.68 acres of timberland and pastureland located in Miller County, Arkansas. The properties are being sold by sealed bid. The bid is comprised of two separate tracts which may be bid together or individually.

**Tract Descriptions**

**Tract 1: Bright Star Timber:** The tract contains approximately 27.95 acres and lies south of Hwy. 160 across from the Bright Star school with 3.7 acres +/- lying East of County Road 73. The primary cover type is an excellent mixed pine and hardwood timber stand ready for thinning or harvest. This property would make an excellent long-term timber investment with immediate income potential. With frontage on both Hwy. 160 and County Road 73 and utilities available, the tract could serve as an excellent site for a home, cabin, or business.

**Tract 2: Bright Star Structures:** The structures sit on 26.73 acres, more or less, allowing for ample room for growth or storage. Former school buildings with over 33,000 sq. ft. of potential commercial space. Built in 1977 the main building is a FEMA certified tornado proof structure and includes a cafeteria area built in the 1990's. The school building contains multiple offices, classrooms, restrooms, and meeting rooms. Multiple structures include a newer gym, two older houses, and a fueling station. The gym contains approximately 20,806 sq. ft. with a hardwood basketball floor and includes offices, restrooms, and meeting rooms. This would make an excellent location for various businesses and provides convenient access to I-49 and Shreveport or Highway 259 and Atlanta, Texas. This is a unique opportunity with many possibilities for the buyer with vision. Note: DDKFRE will host two scheduled "open houses" for potential bidders to view the interior of the structures. The dates will be Sunday January 31st from 2-4 PM and Monday February 1st from 11 AM to 1 PM. Please plan to attend if you wish to view the interior of the structures.



## Directions to Properties

**From Shreveport:** Take I-49 to Highway 71 exit and turn left on Highway 71. Travel approximately .6 miles to county road 201. Turn left onto county road 201 and travel approximately .3 miles to Arkansas 160. Turn left (west) on Highway 160 and travel 5.7 miles +/- and find signs. The Bright Star Structures Property is on the northern side of Hwy 160, and the Timber Property is on the southern side of Hwy 160. Look for Davis DuBose Knight signs.

**From Texarkana:** Take I-49 to Highway 237 exit and turn right (south). Travel approximately 16.3 miles to Arkansas 160. Turn left (east) and travel 2 miles +/- . The Bright Star Structures Property is on the northern side of Hwy 160, and the Timber Property is on the southern side of Hwy 160. Look for Davis DuBose Knight signs.

## Legal Descriptions\*

### **SURVEY DESCRIPTION: TRACT 1: "Bright Star Timber"**

PART OF THE SE1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 28 WEST, MILLER COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS: Beginning at a set 1/2" rebar & cap #1707 for the northwest corner of the said SE1/4, Thence run S 86°43'26" E a distance of 584.57 feet to a point in the center of Arkansas State Highway #160; Thence along said highway the following courses:

S 46°20'30" E a distance of 156.20 feet; Thence S 46°39'30" E a distance of 271.85 feet; Thence

S 46°58'14" E a distance of 169.71 feet; Thence S 45°48'48" E a distance of 157.65 feet; Thence

S 43°47'14" E a distance of 100.96 feet; Thence S 40°36'42" E a distance of 103.53 feet; Thence

S 37°38'25" E a distance of 212.94 feet; Thence S 36°53'12" E a distance of 72.84 feet; Thence

S 36°16'55" E a distance of 569.74 feet to a set magnail in center of highway; Thence leaving said highway run S 28°58'07" W a distance of 145.15 feet to a set 1/2" rebar @ intersection of fences; Thence

N 59°55'24" W along fence a distance of 683.59 feet to a set 1/2" rebar at fence corner; Thence

N 30°25'55" W a distance of 102.83 feet to a set magnail in center of county road; Thence along said centerline the following courses: N 50°54'45" E a distance of 107.73 feet; Thence N 45°53'29" E a distance of 123.33 feet; Thence N 45°25'59" E a distance of 54.00 feet to a railroad spike corner from survey by Hall; Thence along boundary of said survey N 44°20'41" W a distance of 379.87 feet to a 1/2" rebar; Thence S 45°41'55" W a distance of 348.47 feet to a 1/2" rebar; Thence S 44°17'24" E a distance of 339.59 feet to a railroad spike in the center of county road for the southwest corner of Hall survey;

Thence along center of said county road the following courses: S 89°58'00" W a distance of 272.62 feet; Thence



S 83°17'32" W a distance of 252.30 feet; Thence S 88°18'36" W a distance of 59.04 feet;  
Thence  
N 75°13'22" W a distance of 50.82 feet; Thence N 58°30'19" W a distance of 103.78 feet;  
Thence  
N 57°07'08" W a distance of 139.90 feet; Thence N 76°24'36" W a distance of 212.17 feet to a  
point on the west line of the said SE1/4; Thence N 2°43'03" E a distance of 949.49 feet to the  
Point of Beginning, containing 27.95 Acres, more or less.

## **SURVEY DESCRIPTION: TRACT 2: "Bright Star Structures"**

PART OF THE SE1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 28 WEST, MILLER COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
Commencing at a 1/2" rebar for the northeast corner of the said SE1/4, run N 87°01'09"W a distance of 407.28' to a 1/2" rebar for the Point of Beginning; Thence run S 44°33'47" W a distance of 1125.18 feet to a point in the center of Arkansas State Highway #160; Thence along said centerline the following courses: N 36°53'12" W a distance of 72.84 feet; Thence N 37°38'25" W a distance of 212.94 feet; Thence N 40°36'42" W a distance of 103.53 feet; Thence N 43°47'14" W a distance of 100.96 feet; Thence N 45°48'48" W a distance of 157.65 feet; Thence N 46°58'14" W a distance of 169.71 feet; Thence N 46°39'30" W a distance of 271.85 feet; Thence N 46°20'30" W a distance of 156.20 feet to a point on the north line of said SE1/4; Thence leaving said highway run S 86°43'25" E along said line a distance of 32.34 feet to a set 1/2" rebar; Thence N 72°38'06" E a distance of 1715.13 feet to a 1/2" rebar; Thence S 1°58'10" W a distance of 607.21 feet to the Point of Beginning, containing 26.73 Acres, more or less.

\*Seller makes no warranties or representations regarding claims of adverse possession, boundary by acquiescence, boundary by agreement or otherwise by third-parties that may exist as a result in any variation or deviation of any existing fences or other boundary markers that may not be located precisely on the boundary line of the Property. Additionally, Seller makes no warranties or representations regarding the rights of third parties to assert easements of necessity to any portion of the Property. All structures, real property and personal property are sold as is and without any warranties, expressed or implied as to the condition of such property. Seller does not guarantee the usability, accessibility, or compliance with building codes or regulations of such property.

**Survey is included as EXHIBIT A.**

**For additional information about these properties, please visit our website at [forestryrealestate.com](http://forestryrealestate.com) and find "Bright Star School Bid"**

*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](http://www.forestryrealestate.com)*



## General Information Regarding Terms and Conditions of Sale

1. Bids should be emailed to [awatson@davisforestry.com](mailto:awatson@davisforestry.com) or faxed to 501-219-8600. Bids can be submitted online through our website at [forestryrealestate.com](http://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 "Bright Star School Bid Sale." No verbal bids will be accepted.
2. Bids will be received at the office of Davis DuBose Knight Forestry & Real Estate LLC until **2:00 p.m. THURSDAY, FEBRUARY 18, 2021.** 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 make 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 agent Brian DePriest (903) 556.6375.
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 supplying current survey.
6. Selling regardless of price. 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 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. The buyer will be responsible for customary closing costs. Cash or cashier's check is required from buyer at closing. Seller will convey 50% of any minerals owned, without warranty.



## BID FORM: BRIGHT STAR SCHOOL BID SALE

BID DUE DATE: THURSDAY, FEBRUARY 18, 2021

BIDS RECEIVED UNTIL 2:00 PM.

In reference to "BRIGHT STAR SCHOOL BID SALE," prepared by Davis DuBose Knight Forestry & Real Estate, LLC I submit the following bid for the purchase of the following tract(s):

### BRIGHT STAR SCHOOL BID SALE

#### TRACT 1: BRIGHT STAR TIMBER – 27.95 ACRES, MORE OR LESS

Bid Amount: \_\_\_\_\_

#### TRACT 2: BRIGHT STAR STRUCTURES – 26.73 ACRES, MORE OR LESS

Bid Amount: \_\_\_\_\_

#### TRACTS 1 & 2 COMBINED – 54.68 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:** \_\_\_\_\_

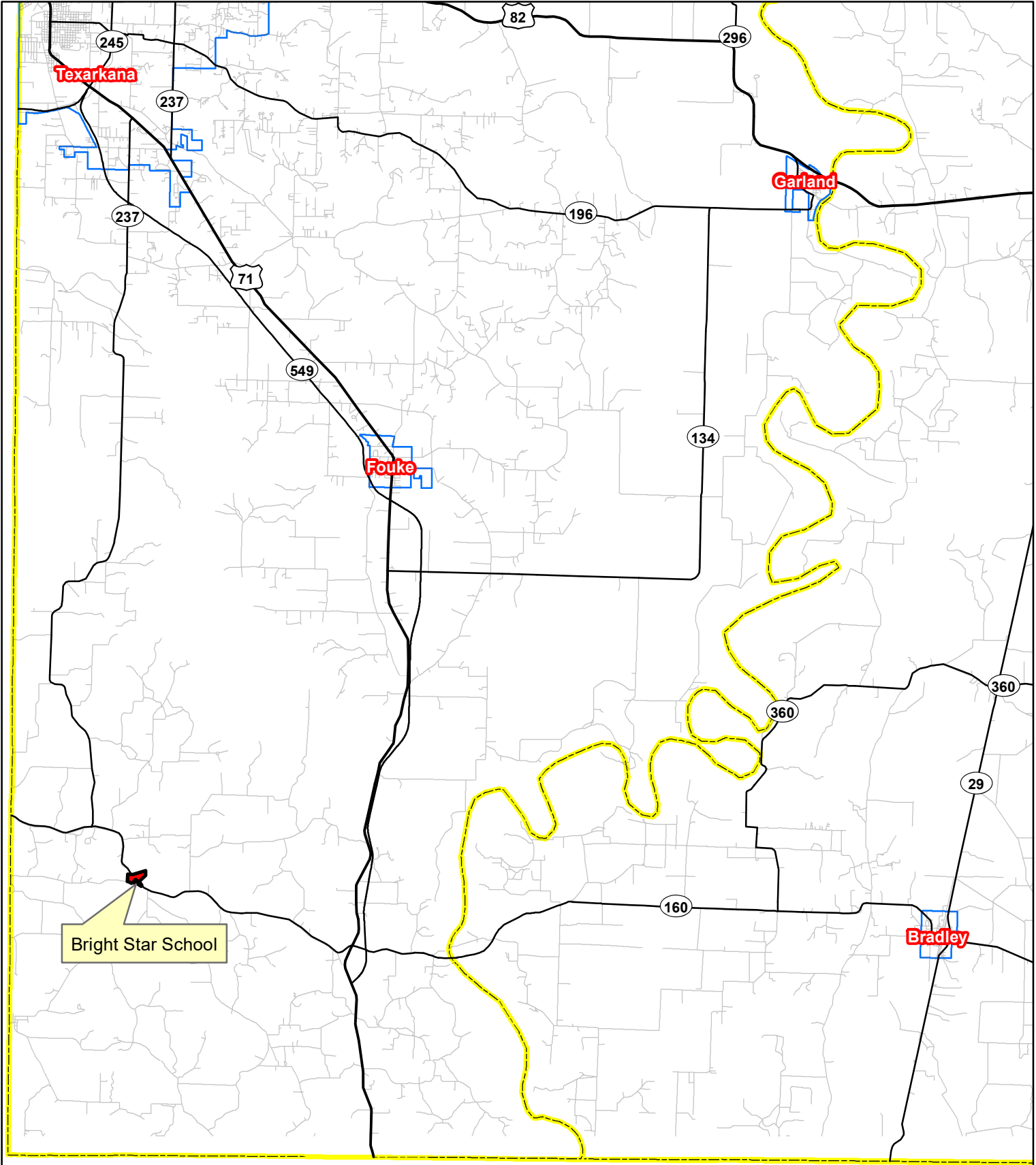
The Seller and his agent make no guarantee as to timber volumes and/or total acreage, timber stand information, ingress/egress agreements, location of boundary lines, and utilities. It is suggested that Buyers make their own estimates on acreage, timber volumes, access, boundary lines, and utilities.

Bids should be emailed to [awatson@davisforestry.com](mailto:awatson@davisforestry.com) or can be faxed to (501) 219-8600. Bids can also 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 **BRIGHT STAR SCHOOL BID SALE**. Bids must be received prior to **2:00 PM, THURSDAY, FEBRUARY 18, 2021**. Receipt of fax will be acknowledged by return phone or fax confirmation.





# Bright Star School Location Map



Phone: 1-501-219-8600  
[www.forestryrealestate.com](http://www.forestryrealestate.com)



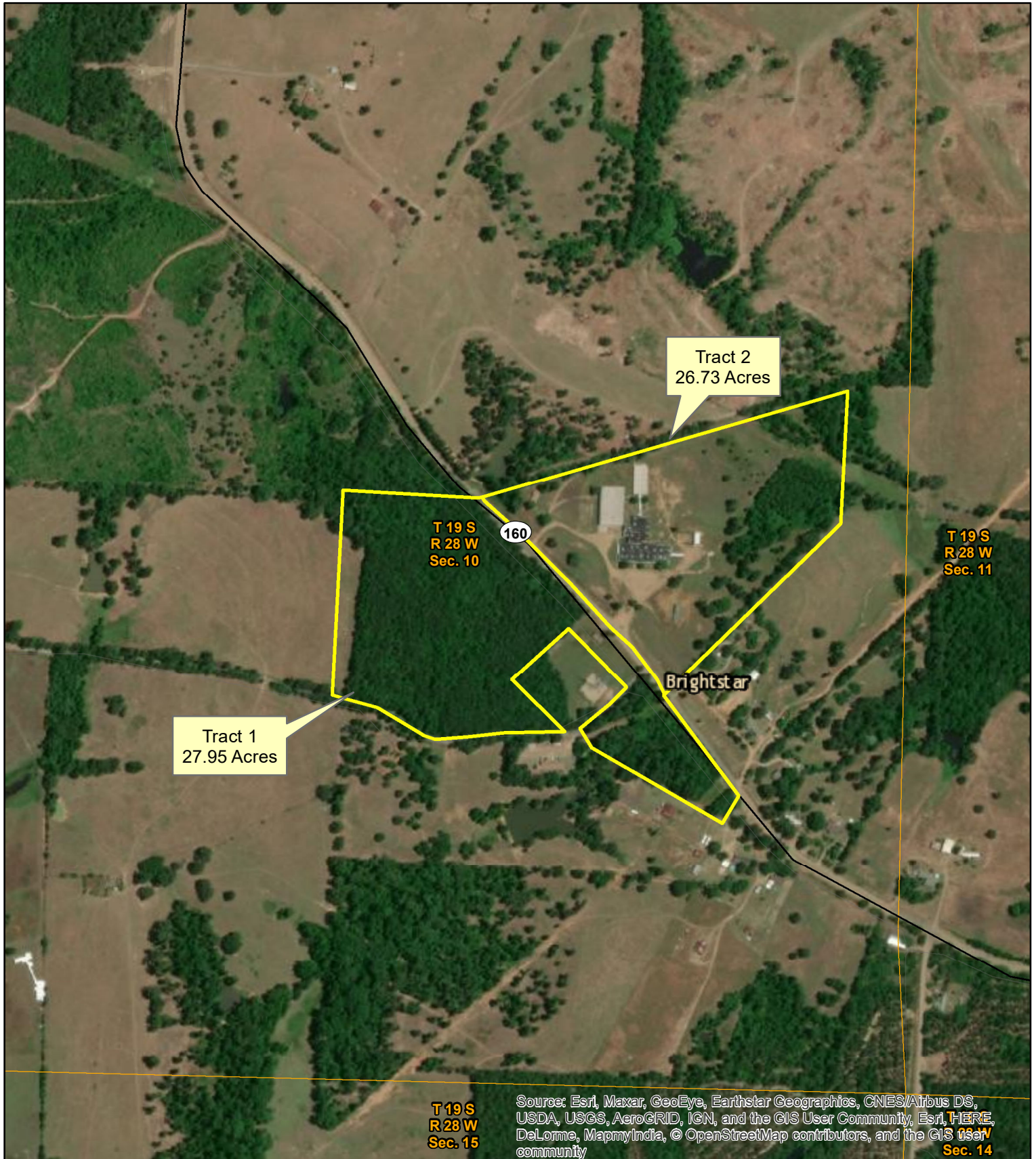
DAVIS DUBOSE KNIGHT  
FORESTRY & REAL ESTATE

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 Forestry & Real Estate 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.

# Bright Star School

Tract 1: Part of the SE ¼, Section 10, Township 19 South, Range 28 West, Miller County, AR, 27.95 acres, more or less

Tract 2: Part of the SE ¼, Section 10, Township 19 South, Range 28 West, Miller County, AR, 26.73 acres, more or less



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