

Sealed Bid Invitation

TIMBERLAND INVESTMENTS

- »» +/- 678 Acres
- »» Arkansas
Bradley & Drew Counties



DEADLINE:
JULY 25, 2025
4:00 PM CST

INVITATION TO BID TIMBERLAND INVESTMENTS BID SALE

+/- 678 Acres in Bradley & Drew Counties, Arkansas

Bid Deadline: Friday, July 25th, 2025 at 4:00 PM CST

Compass South, Inc. (d/b/a Compass South Land Sales) (Compass South), on behalf of its clients Timberland Investments, LLC (Seller), is offering by Lump Sum Sealed Bid the sale of +/- 678 acres, located in Drew, and Bradley Counties, Arkansas (the Property or Timberland Investments Package).

LEGAL Description

- Tract #1 (Saint Paul Tract) - Part of Sec.'s 5 & 8, T12S, R9W
- Tract #2 (Banks Tract) – Part of Sec. 4, T13S, R11W
- Tract #3 (Prairie Grove Tract) Part of Sec.6, T15S, R6W
- Tract #4 (Hermitage Tract) Part of Sec.1, T15S, R11W
- Tract #5 (Jersey Tract) Part of Sec. 16, T15S, R12W
- Tract #6 (White Oak Lake Tract) Part of Sec. 19, T16S, R10W

SALE METHOD

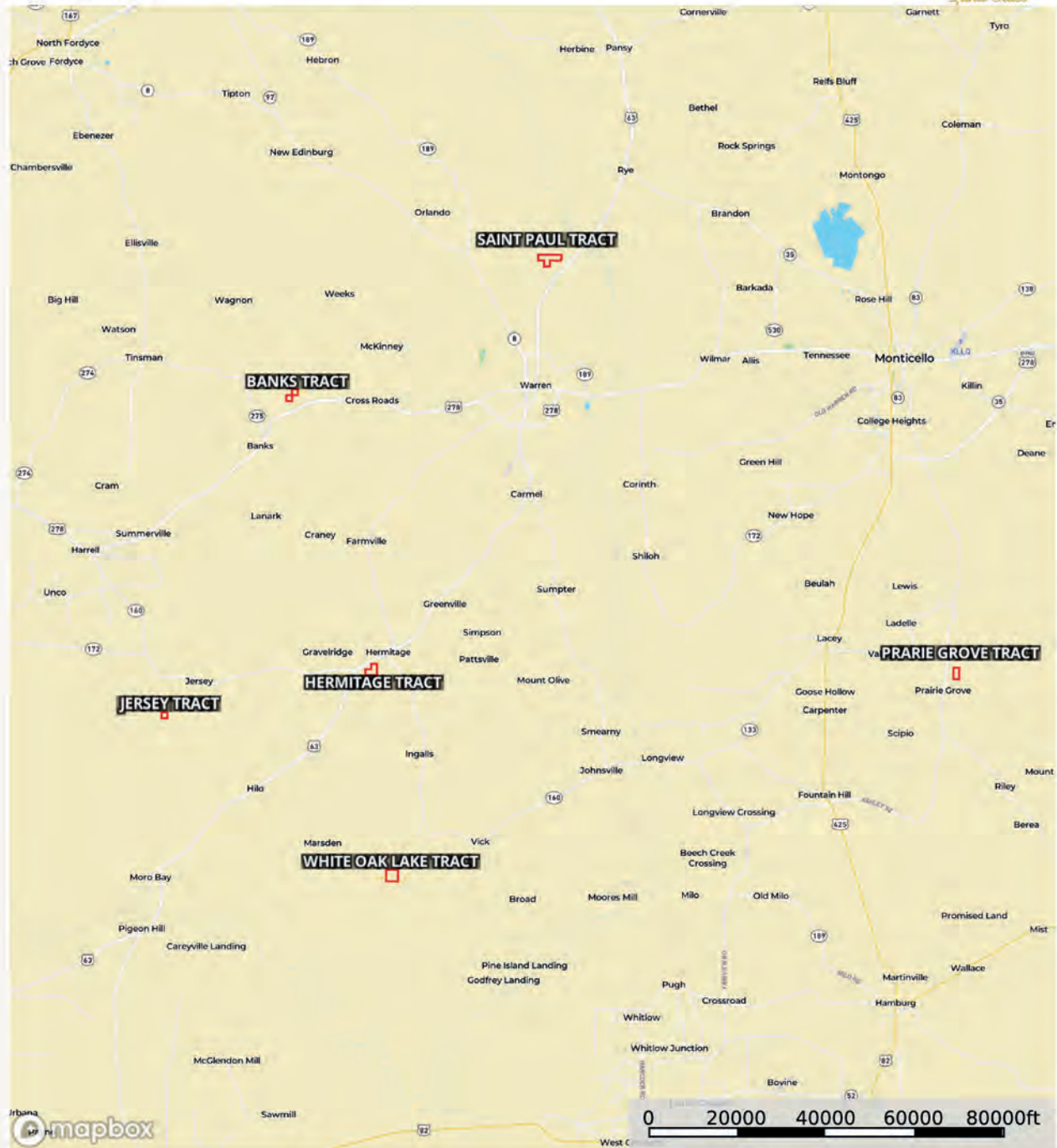
- The sale of the Property will be conducted through a lump sum (not per acre) sealed bid process.
- Bidders must submit their bids on the bid form provided.
- Bids may be submitted by US Mail, email or fax.
 - US Mail: **Compass South Land Sales, 200 Tooke Lane West, Warren, AR 71671.** "Timberland Investments" should be clearly marked on the back of the envelope to protect security of the bid.
 - Fax: (843) 538-6112
 - Email: landsales@CompassSouth.com
- Verbal bids will not be accepted.
- To confirm bid receipt or ask questions about the bid process, contact Derick Reynolds: (870) 692-3690 or Derick@CompassSouth.com.



TIMBERLAND INVESTMENTS BID SALE
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PACKAGE MAP

Timberland Investments LLC Bid Sale
Arkansas, AC +/-



Compass South Inc.

P: 8435386814

landsales@compasssouth.com

452 Upchurch Lane



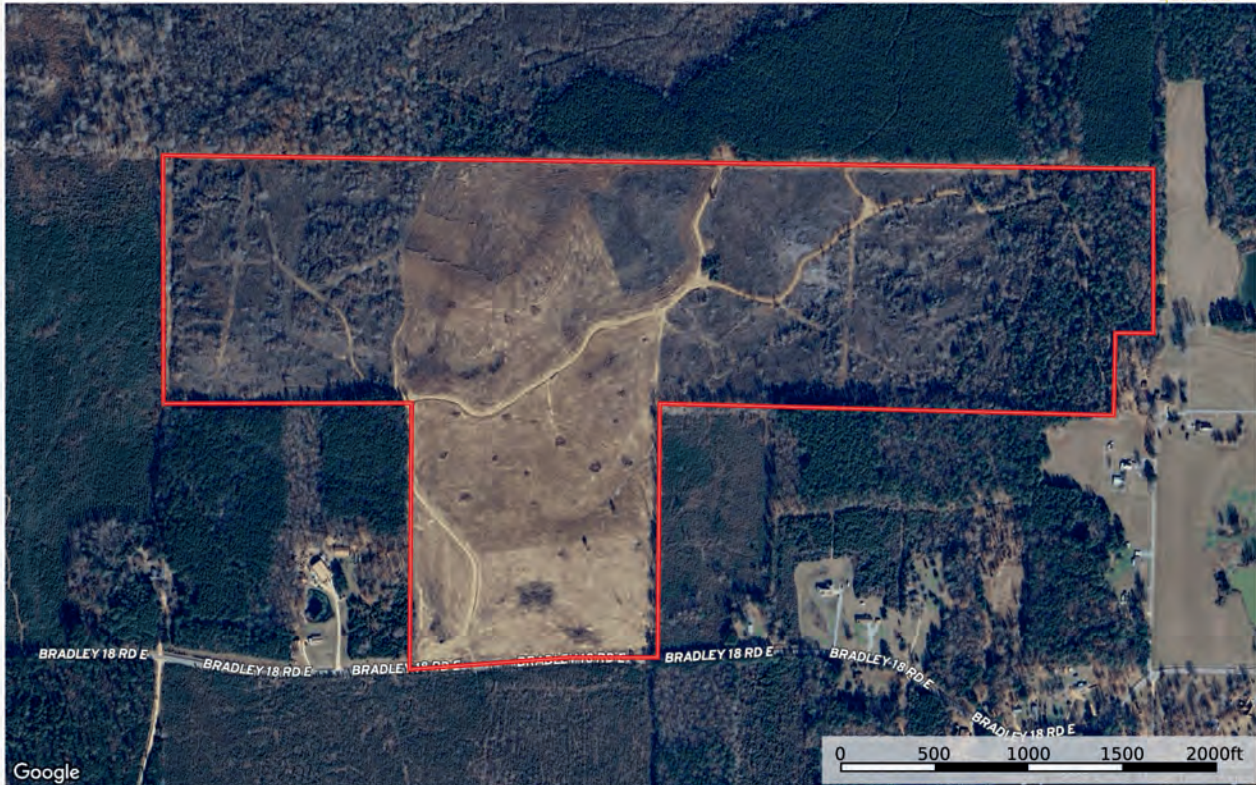
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TIMBERLAND INVESTMENTS BID SALE
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TRACT #1 (SAINT PAUL TRACT) +/- 198 ACRES

Timberland Investments LLC Bid Sale
Arkansas, AC +/-



Google

Compass South Inc.
P: 8435386814 landsales@compassouth.com 452 Upchurch Lane

id. This information compass south has derived from aerial imagery. It is not intended to be relied upon for legal purposes. It is not a substitute for a professional survey or boundary line.

PROPERTY DESCRIPTION

The Saint Paul Tract consists of +/- 198 acres in Bradley County that has been recently harvested. Approximately 75 acres have been cleared and de-stumped, and is ready to be transformed into pasture, a stunning home site, or a self-sufficient homestead. Nestled in the Saline River bottoms, this property offers excellent hunting opportunities, making it a great retreat for outdoor enthusiasts. Whether you're looking for a private getaway, farmland, or prime recreational land, the Saint Paul Tract is full of possibilities.

ACCESS

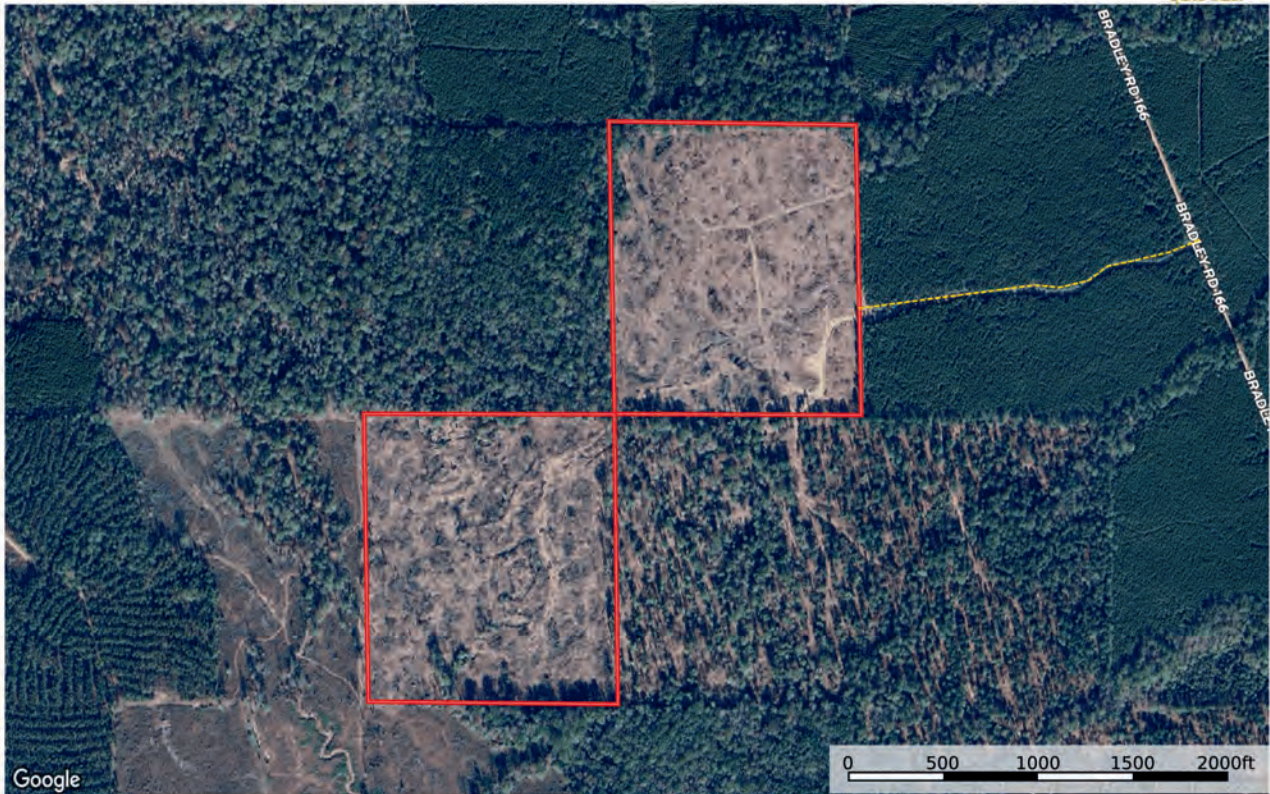
The tract is accessible along the southern end of the tract via Bradley 18 RD E (Saint Paul Road).



TIMBERLAND INVESTMENTS BID SALE
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TRACT #2 (BANKS TRACT) +/- 80 ACRES

Timberland Investments LLC Bid Sale
Arkansas, AC +/-



— Road / Trail □ Boundary

Compass South Inc.
P: 8435388814 land@compassouth.com 452 Upchurch Lane



This information was derived from a satellite image and is not a legal description. It is provided for informational purposes only. The information is not intended to be used as a legal description or as a basis for any legal action.

PROPERTY DESCRIPTION

The Banks Tract is an +/- 80 acre parcel that consists of two 40-acre adjacent properties. The timber has not been replanted, but the land is well suited for natural hardwood regeneration. In addition, approximately 30 acres of the Eastern tract are well suited for growing pine. This tract is an excellent option for long-term timber investors, plus the location makes it an exceptional option for recreational opportunities such as deer hunting.

ACCESS

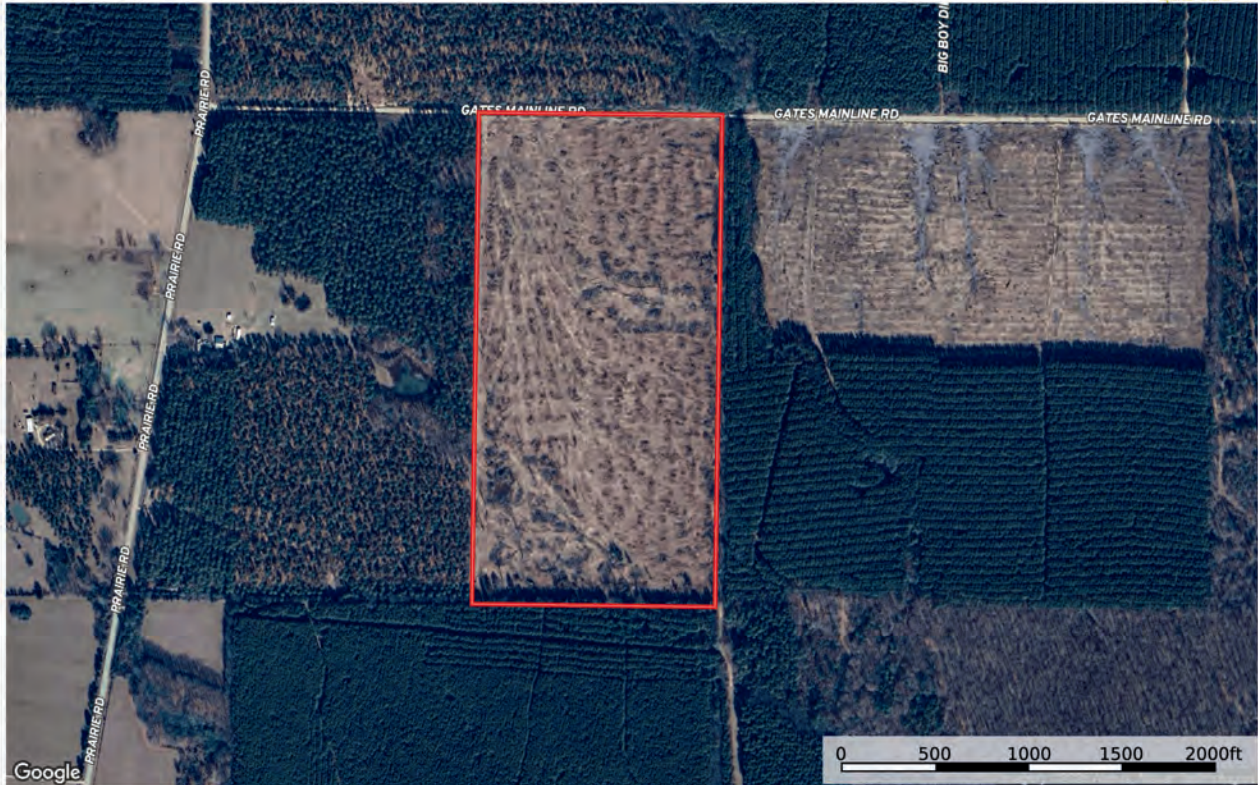
Access is historical access along an existing woods road off Bradley Road 166. No legal access is guaranteed.



TIMBERLAND INVESTMENTS BID SALE
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TRACT #3 (PRAIRIE GROVE TRACT) +/-80 ACRES

Timberland Investments LLC Bid Sale
Arkansas, AC +/-



--- Road / Trail □ Boundary

Compass South Inc.
P. 8435386814 landsales@compassouth.com 452 Upchurch Lane



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completeness or accuracy thereof.

PROPERTY DESCRIPTION

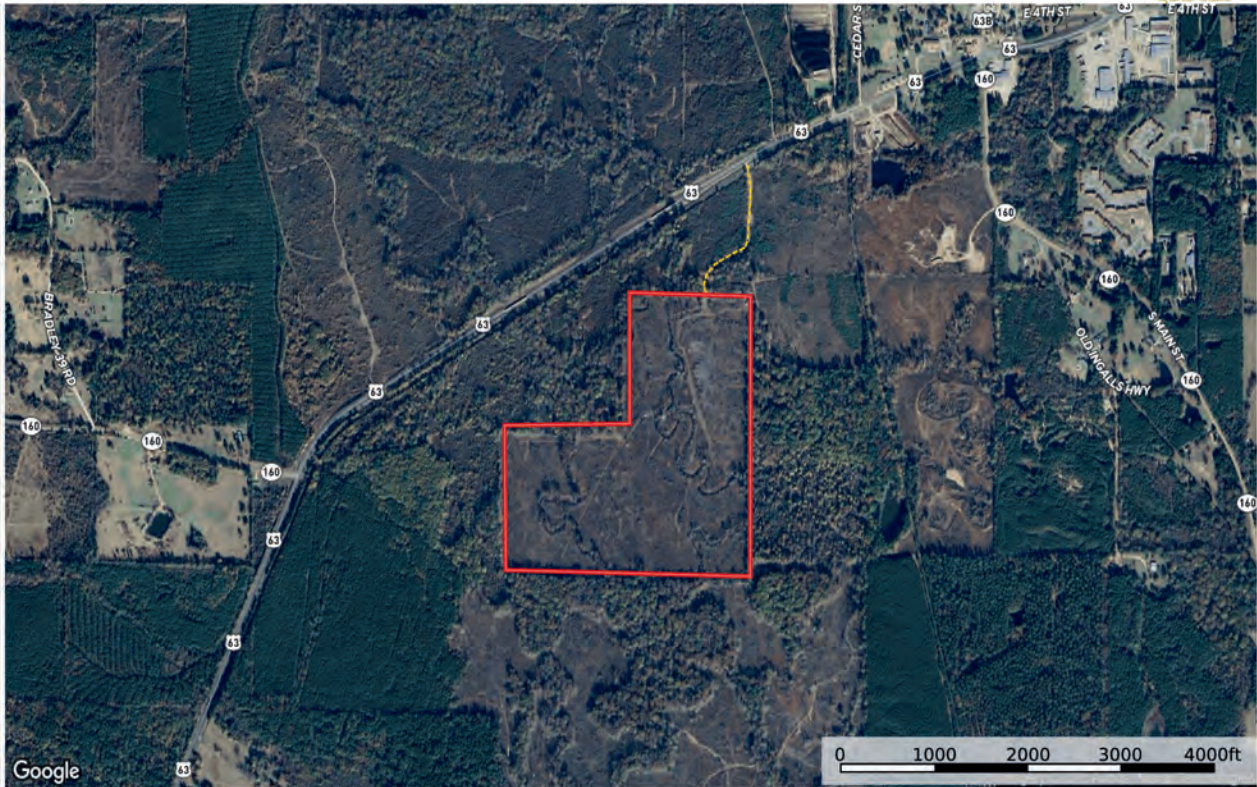
The Prairie Grove tract is an +/- 80-acre parcel located just south of Monticello, Arkansas. The timber has recently been harvested and replanted using containerized pine seedlings. The tract's proximity to Monticello makes it an excellent opportunity for long-term timber investment, recreation and asset growth.

ACCESS

The tract is accessible via the Gates Mainline Road on the North Line.

TRACT #4 (HERMITAGE TRACT) +/- 120 ACRES

Timberland Investments LLC Bid Sale
Arkansas, AC +/-



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PROPERTY DESCRIPTION

The Hermitage Tract is a +/- 120-acre parcel located just south of Hermitage, Arkansas. This recently harvested tract is well suited for natural hardwood regeneration. Since the parcel is located in the L'aigle Creek bottoms, it offers outstanding recreational opportunities. The Hermitage tract is also an excellent choice for those seeking a private hunting retreat.

ACCESS

The tract is accessible via a historical access road off Hwy 63, on the north end of the tract. No legal access guaranteed.

TRACT #5 (JERSEY TRACT) +/- 40 ACRES

Timberland Investments LLC Bid Sale
Arkansas, AC +/-



--- Road / Trail □ Boundary

Compass South Inc.
P: 8435386814 landsales@compassouth.com 452 Upchurch Lane



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PROPERTY DESCRIPTION

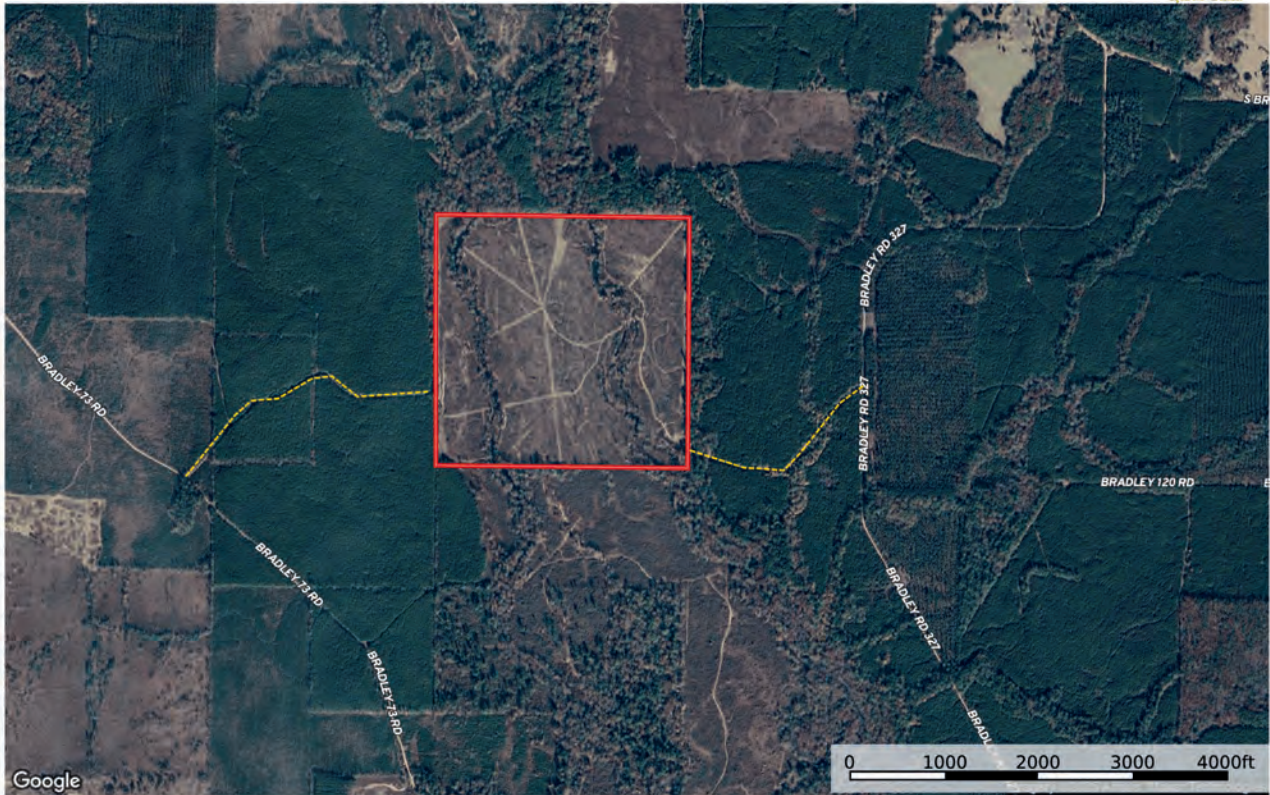
The Jersey Tract is a +/- 40-acre parcel located just south of the community of Jersey, Arkansas. The recently harvested timber has not yet been re-planted, making the parcel an affordable option for those seeking a personal recreational property.

ACCESS

The tract is accessible via a historical access road. No legal access guaranteed.

TRACT #6 (WHITE OAK LAKE TRACT) +/- 160 ACRES

Timberland Investments LLC Bid Sale
Arkansas, AC +/-



--- Road / Trail □ Boundary

Compass South Inc.
P: 8435366814 landsales@compassouth.com 452 Upchurch Lane



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PROPERTY DESCRIPTION

The White Oak Lake Tract consists of +/- 160 acres located just north of the Historical Felsenthal National Wildlife Refuge. With food plots and shooting lanes placed throughout the property, this parcel is a premier recreational tract. Since the land is positioned near a great waterfowl flyway, there is excellent potential for waterfowl development. If you are looking for a one of a kind recreational tract, this is it!

ACCESS

The tract is accessible via a historical access road. No legal access guaranteed.



TIMBERLAND INVESTMENTS BID SALE
BID DEADLINE: JULY 25, 2025 @ 4:00 PM CST

TERMS AND CONDITIONS OF LAND SALE

1. Seller reserves the right to accept or reject any or all offers. The bid must be for the entire **Timberland Investments Package**, or by individual tracts, and the bid amount must be a lump sum amount.
2. Offers/bids may be sent by mail, fax or email, but must be received by Compass South prior to bid opening on **JuLY 25, 2025 at 4:00 PM CST**.
3. Offers/bids will remain valid through **4:00 PM EDT on Monday, July 28, 2025** to allow Seller time to review all offers/bids. If Seller accepts an offer/bid, the successful bidder will be notified by **4:00 PM CST on Monday, July 28th 2025**, by telephone, email or fax.
4. A successful offer/bid will be followed with a formal Real Estate Contract and earnest money in readily available funds (certified or cashier's check made payable to Seller's selected Closing/Escrow Agent), held by escrow agent, in the amount of 5% of purchase price as set forth in the Real Estate Contract. A copy of the Real Estate Contract, which will specify the terms upon which Seller proposes to affect the sale of the Property, can be provided upon request to prospective bidders prior to the Bid Date. The Real Estate Contract (unaltered except to reflect the specific terms of the successful bid) will be executed by Seller and the successful bidder (and the earnest money delivered as provided above) within seven (7) business days after Seller's acceptance of the successful bidder's bid.
5. Closing of sale is to be held within thirty (30) days of the full execution of the Real Estate Contract. If, however, Seller decides to accept a bid and it is determined a survey is required, Buyer shall have thirty (30) days from the full execution of the Real Estate Contract to obtain, at Buyer's sole cost and expense, a survey of the tract, and the closing shall occur fifteen (15) days thereafter.
6. Advertised acreage is considered to be correct, but is not guaranteed. Provided maps are believed to be accurate, but not to be considered as surveyed. Any information provided by Compass South or Seller is subject to verification by all parties relying on it. No liability for its accuracy, error, or omissions is assumed by Compass or Seller. The Real Estate Contract will not contain a due diligence/inspection period, so all bidders should perform such independent investigation with respect to the Property as they deem necessary or appropriate prior to submitting a bid. The Property is offered AS IS, WHERE IS.
7. Conveyance will be by Special Warranty Deed, subject to all matters of record and all matters that would be revealed by a survey of the Property, including, but not limited to, any and all previous mineral conveyances, reservations and exceptions, valid right of way, easements, leaseholds and to any protective covenants and restrictions. Title assurances will be made through a Title Insurance Policy at the successful bidder's expense.
8. Taxes will be prorated through date of closing. Seller will pay for deed preparation and one half (1/2) of the deed transfer tax.
9. Seller will select a nationally recognized title company to conduct the closing and will pay one half (1/2) of all documentary stamps and one half (1/2) of Escrow Closing Agency Fees.



TIMBERLAND INVESTMENTS BID SALE
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TERMS AND CONDITIONS OF LAND SALE

10. Property inspections may be done during daylight hours prior to Bid Date. Compass South and Seller in no way warrants the condition of the Property and all persons entering the Property assumes all risk and assumes all liability. All persons visiting the Property shall indemnify Seller and Compass South from any and all damages, claims, demands or causes of action of every kind related to the periods visiting and inspecting the Property.
11. Compass South and Seller expressly disclaim any and all liability for representations, warranties or statements contained in this document or any other written material furnished or information orally transmitted to a prospective bidder. The only representations or warranties with respect to the transaction will be those set forth in the Contract of Sale when, as and if, such Contract of Sale is executed and subject to any limitations and restrictions as may be contained therein.
12. Compass South is expressly engaged in an agency relationship with Seller as listing broker and represents the sale of the Property exclusively on their behalf.

LAND SALE BID FORM

BIDS MAY BE SUBMITTED BY ANY OF THE FOLLOWING METHODS

email: LandSales@CompassSouth.com

mail: 200 Tooke Lane West, Warren, AR 71671

fax: (843) 538-6112

My offer will remain valid through 4:00 PM CST on **Monday, July 28, 2025**. If Seller accepts an offer/bid, the successful bidder(s) will be notified at or before that time by telephone, fax or email. If my offer is accepted, I am ready, willing and able to execute the Seller's form Real Estate Contract (unaltered except to reflect the terms of the successful bid) within seven (7) business days with earnest money in the amount of five percent (5%), to be held by the escrow agent, of the purchase price set forth in the Real Estate Contract in readily available funds (certified or cashier's check made payable to Seller). Closing is expected to be held within thirty (30) days after execution of the Real Estate Contract.

BID AMOUNT	TRACT	STATE	COUNTY	ACREAGE
	#1 (Saint Paul)	AR	Bradley	+/- 198
	#2 (Banks)	AR	Bradley	+/- 80
	#3 (Prarie Grove)	AR	Drew	+/- 80
	#4 (Hermitage)	AR	Bradley	+/- 120
	#5 (Jersey)	AR	Bradley	+/- 40
	#6 (White Oak Lake)	AR	Bradley	+/-1 60

TOTAL BID AMOUNT: _____

(**Lump Sum** amount, not per acre)

Name: _____

Phone Number: _____

Signature: _____

Fax Number: _____

Date: _____

Address: _____

E-mail Address: _____



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