

Sealed Bid Invitation

CULPEPER BRANCH

»» +/- 120 Acres

»» Arkansas
Union County



DEADLINE:
JUNE 27, 2025
4:00 PM CST

INVITATION TO BID CULPEPER BRANCH BID SALE

+/- 120 Acres in Union County, Arkansas

Bid Deadline: Friday, June 27th, 2025 at 4:00 PM CST

Compass South, Inc. (d/b/a Compass South Land Sales) (Compass South), on behalf of its clients AA Land and Timber Co., Inc. (Seller), is offering by **Lump Sum Sealed Bid** the sale of +/- 120 acres, located in Union County, Arkansas (the Property or Culpeper Branch Tract).

LEGAL DESCRIPTION

N 1/2 of the NW 1/4 of Section 35, T19S, R11W

and

NW 1/4 of the NE 1/4 of Section 35, T19S, R11W

PROPERTY DESCRIPTION

Culpeper Branch consists of +/- 120 acres located approximately 1.8 miles south of Huttig, AR, on Highway 129. The tract boasts great access and logability. The timber is diverse and ready for harvest.

ACCESS

The tract is accessible via Highway 129.

TIMBER DATA

Culpeper Branch +/- 120	
Product	Volume (Tons)
Pine Sawtimber	5206
Pine Pulpwood	767
Hardwood Saw Timber	269
Hardwood Pulpwood	1555

Timber inventory completed 9-10-2020. Timber data was provided by seller. Seller and Broker in no way guarantee inventory and advise potential bidders to conduct their own inventory estimates.



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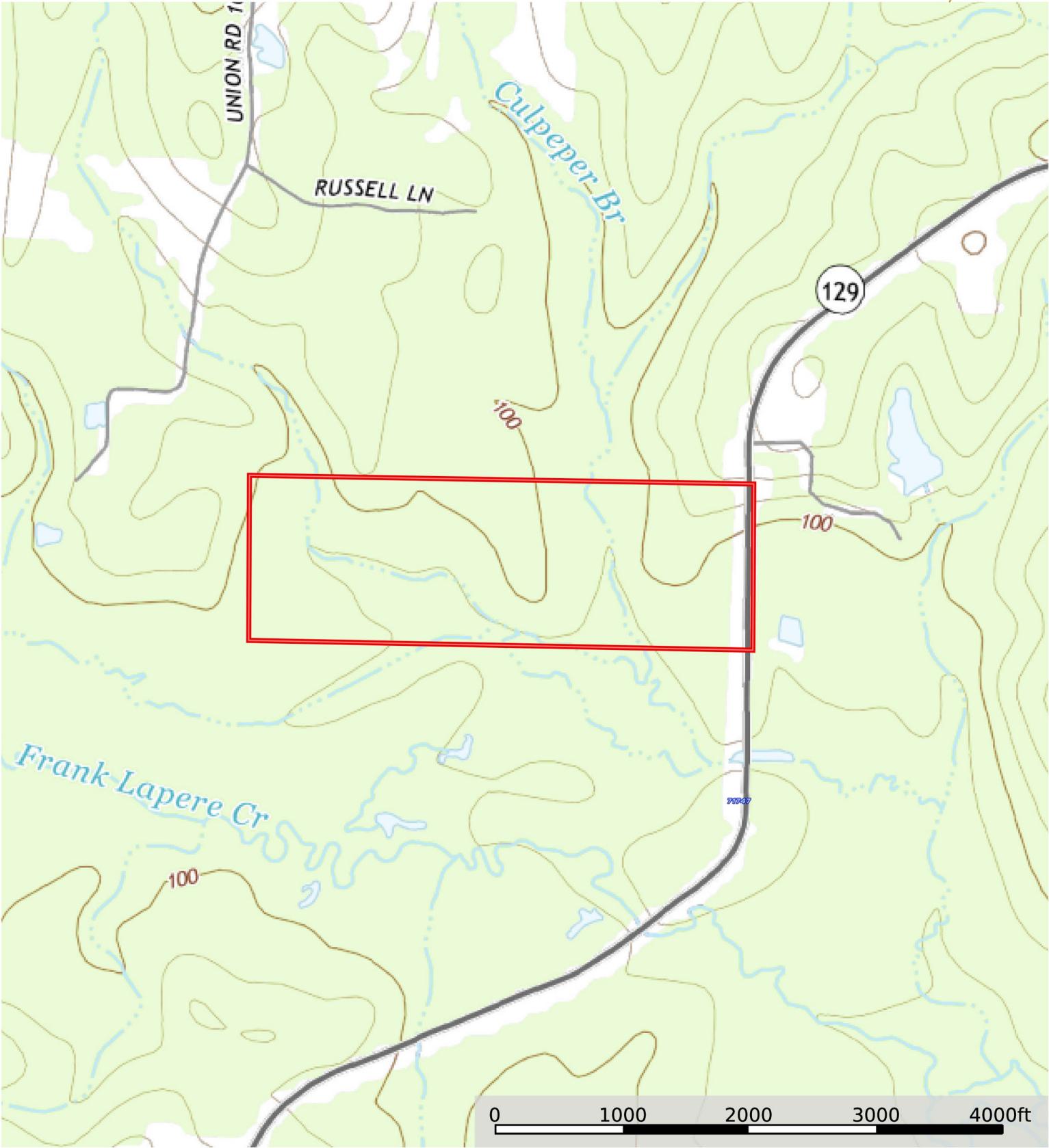
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SALE METHOD

- 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**. "Culpeper Branch Bid Sale" 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.



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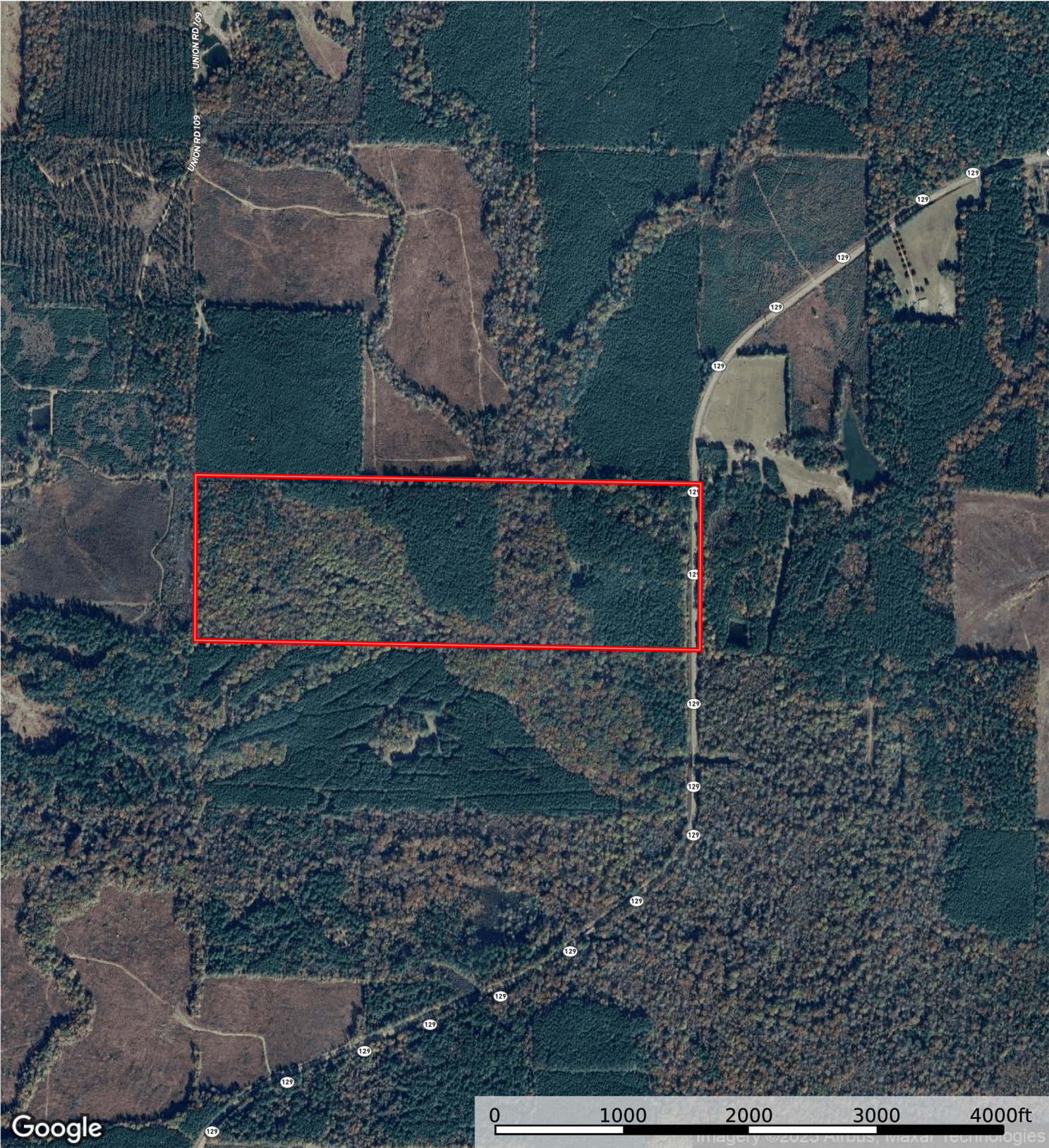


 Boundary

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

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

Culpeper Branch Tract
Arkansas, AC +/-



Boundary

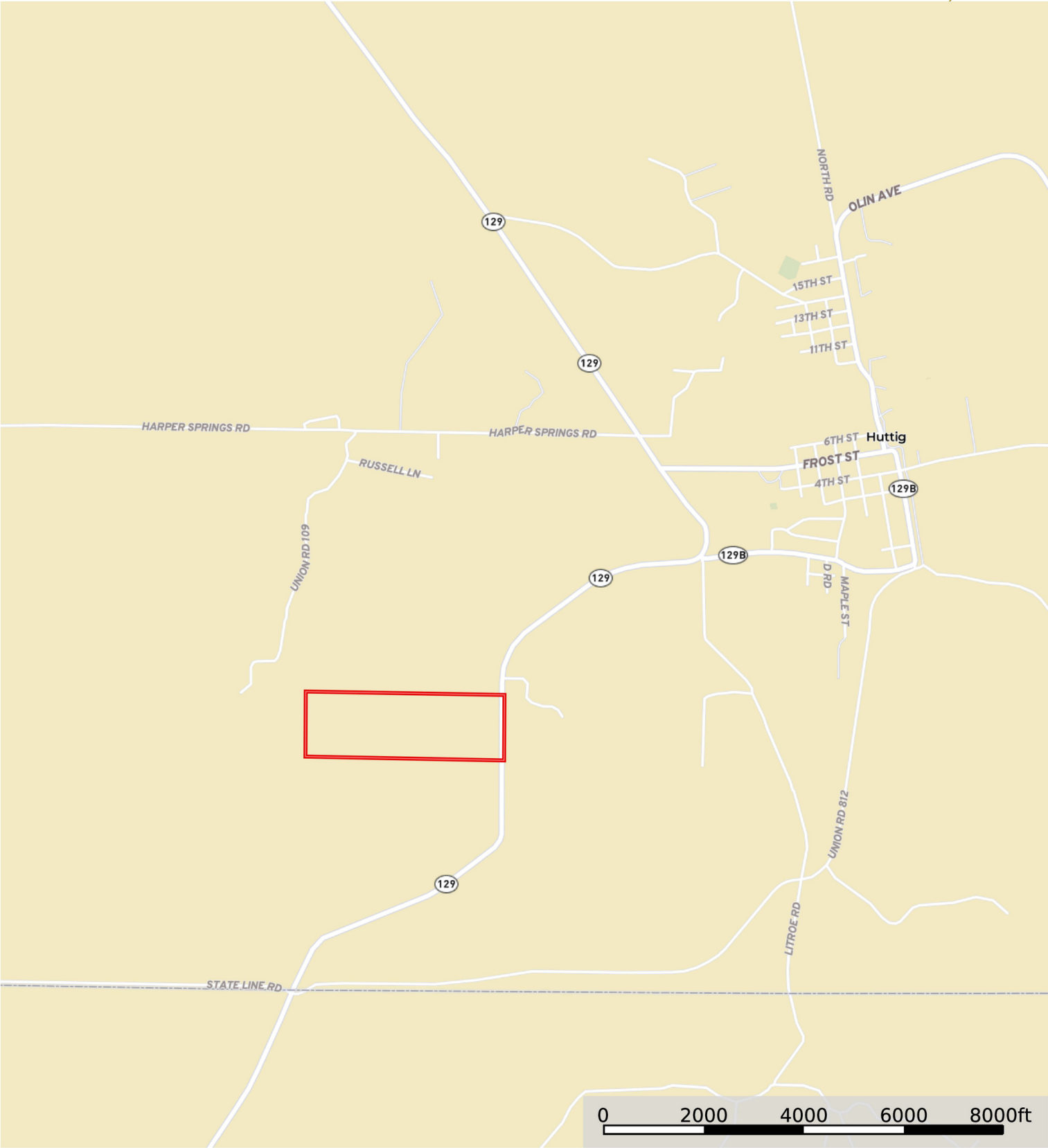
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Culpeper Branch Tract
Arkansas, AC +/-



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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 Culpeper Branch Tract 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 June 27, 2025 at 4:00 PM CST.
3. Offers/bids will remain valid through 4:00 PM EDT on Monday, June 30, 2025 to allow Seller time to review all offers/bids. If Seller accepts an offer/bid, the successful bidder will be notified at or before this date & time by telephone, email or fax. If no communication is made to a bidder by this time, it shall be deemed a formal rejection of bidder's offer/bid.
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.
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.



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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.



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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 June 30, 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.

TOTAL BID AMOUNT: _____

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

Bidder Name: _____

Bidder Signature: _____

Date: _____

BIDDER CONTACT INFORMATION

Phone Number: _____

Fax Number: _____

Address: _____

City/State/Zip: _____

E-mail Address: _____

REQUIREMENTS OR CONTINGENCIES



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