



DAVIS DUBOSE KNIGHT
FORESTRY & REAL ESTATE

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

Grapevine 120 –120 acres, more or less

BIDS DUE: Thursday, August 5th, 2021 by 2:00pm

Davis DuBose Knight Forestry & Real Estate LLC has been authorized to sell approximately 120 acres of timberland located in Grant County, Arkansas.

Tract Description

This offering consists of a well-stocked pine plantation planted in March of 2009. There are also four acres of right-of-way crossing the northern portion of the property. The stand should be merchantable and in need of a thinning in two or three years. The property offers excellent deer and turkey hunting in south Grant County.

Directions to the Property

From I-530 S near Pine Bluff: Take exit 39 onto US -79 S. In 0.2 miles, take slight right turn onto Sulphur Spring Rd. Continue for 13 miles on Sulphur Springs Rd, which will become Grant County Rd 18. Take the woods road north from Grant County Road 18 for approximately 0.4 miles, and turn east onto the woods road leading to the property across an adjacent landowner. DDK signs and pink flagging lead to the property.

From Sheridan: Take Highway 167 S from Sheridan to Crossroads and turn right onto Hwy 35 South. Continue on 35 S for 9.6 miles and turn left onto AR-54 W. Property will be on your left.

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

Legal Description

E ½ SW ¼ of Section 36, Township 6 South, Range 12 West;
NE ¼ NW ¼ of Section 1, Township 7 South, Range 12 West, Grant County, AR,
120 acres, more or less.

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



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 LLC
PO BOX 24633
LITTLE ROCK, AR 72221
If mailed, mark the lower left corner of the envelope with "Grapevine 120" 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, August 5, 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 A submitted bid may not be withdrawn after the bid opening.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 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 agent Mark Knight (501) 219-8600.
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 special 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 any mineral rights currently owned by the Seller, if any, without warranty.



BID FORM: GRAPEVINE 120
BID DUE DATE: Thursday, August 5, 2021
BIDS RECEIVED UNTIL 2:00 PM.

In reference to "Grapevine 120" prepared by Davis DuBose Knight Forestry & Real Estate LLC, I submit the following bid for the purchase of the following tract(s):

<p>Grapevine 120 – 120 acres, more or less</p> <p>Bid Amount: _____</p>

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, Thursday, August 5, 2021**. Receipt of fax will be acknowledged by return phone or fax confirmation. Bids may 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 **GRAPEVINE 120**.