



## **NOTICE OF TIMBERLAND BID SALE HOWARD & PIKE COUNTIES, AR**

***Nathan Road 117 – 117 (GIS) acres +/-***

**BIDS DUE: THURSDAY, MARCH 5, 2025, by 2:00 PM**

DDK Forestry & Real Estate (DDK), acting as an agent for the seller, has been authorized to sell approximately 117 (GIS) acres of timberland located in Howard County and Pike County, Arkansas. The property is being sold by sealed bid.

### **Tract Description**

The Nathan Road 117 tract consists of approximately 117 (GIS) acres, more or less, and sits on the Howard County and Pike County line. It is conveniently located just 10 miles from Murfreesboro, 12 miles from Nashville, and 14 miles from Dierks. The tract has excellent access with road frontage on both Nathan Road and Gum Tree/Four C Road and has close proximity to Lake Greeson. This clear-cut property offers a variety of potential uses, including replanting for future timber investment, recreational use, or conversion to pasture. With utilities readily available, it could also make an excellent homesite and/or cabin site for personal use or rentals.

### **Property Directions**

From Murfreesboro: Head West on W 13<sup>th</sup> and stay on for approximately 10 miles (road will become Muddy Fork Rd. and then Nathan Rd.). Property will be on the left and will be marked with pink DDK flagging.

From Nashville: Head North on AR-980/Corinth Rd. for approximately 6.5 miles, then turn right onto AR-26E, then left on Nathan Rd. and continue for 5 miles. Property will be on the left and will be marked with pink DDK flagging.

From Dierks: Head East on US-278E for 1.5 miles, then turn left on Green Plains Rd. and travel 6 miles, turn right on AR-369 S and travel 1.5 miles, then left on Gum Tree Rd and travel 4 miles. Property will be on the right and will be marked with pink DDK flagging.



## Legal Description

***Disclaimer:*** This property is being sold out of a larger tract owned by the seller. The legal description below is based on the seller's deeded legal description, with additional language added to describe only the portion lying west and north of the road. A survey will be required for title to be insured and the **cost of the survey shall be the buyer's responsibility.**

*Randall Cloud Surveying, LLC has quoted a cost estimate of \$2,500.00 to complete a survey.*

All that part of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 36, Township 7 South, Range 27 West, Howard County, Arkansas, lying and being situated South of the Baker Springs and Murfreesboro Public Road

### ***All of the tract described below lying West of Nathan Road and North of Couch Loop:***

All those certain tracts or parcels of land lying and being situated in Section 31, Township 7 South, Range 26 West, Pike County, Arkansas, and being described as follows:

BEGINNING at a point on the "Drove Road" 100 yards West of the center line running North to South through Section 31, Township 7 South, Range 26 West; THENCE West 75 yards; THENCE South 60 yards; THENCE East 89 yards; THENCE North to the POINT of BEGINNING and CONTAINING 1 acre, more or less, and being a part of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4); ALSO, all that part of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) lying and being East of Spring Branch, EXCEPT 1 acre in the Northeast corner described as: Beginning at the Northeast corner of the said NE 1/4 SW 1/4; THENCE run West 19 rods; THENCE South 8-1/2 rods; THENCE East 19 rods; THENCE North 8-1/2 rods to the POINT OF BEGINNING; ALSO, a part of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) described as: BEGINNING 19 rods West of the Southeast corner of SE 1/4 NW 1/4; THENCE North 9-1/4 rods; THENCE West 17 rods; THENCE North 33 rods; THENCE West 11-1/2 rods; THENCE North 13 rods to the Murfreesboro and Baker Springs Road; THENCE running West with said Road to Branch; THENCE South with said Spring Branch to the South line of said SE 1/4 of NW 1/4; THENCE East to the POINT OF BEGINNING; ALSO, a strip of land 111 yards wide across the entire North side of the SE 1/4 of SW 1/4 CONTAINING 10 acres, more or less, all of said lands being in Section 31, Township 7 South, Range 26 West; LESS AND EXCEPT 5-1/4 acres, more or less, conveyed to W. W. Crawford and described as follows: BEGINNING at the center of Section 31, Township 7 South, Range 26 West; THENCE running West 198 yards; THENCE North 131 yards to the POINT OF BEGINNING of the tract to be described: THENCE run West 149 yards; THENCE North 204 yards; THENCE East 79 yards; THENCE South 70 yards; THENCE East 70 yards; THENCE South 134 yards to the POINT OF BEGINNING and being a part of the SE 1/4 NW 1/4; all in Section 31, Township 7 South, Range 26 West, and CONTAINING in the aggregate 59.06 acres, more or less; LESS AND EXCEPT A tract of land being part of the SE 1/4 NW 1/4 and part of the NE 1/4 SW 1/4 in Section 31, Township 7 South, Range 26 West, and also being part of the same tracts as recorded in Book 129, Pages 232-234 in Pike County, Arkansas, more particularly described as follows: COMMENCE at 1 1/4" galvanized pipe for the Southeast corner of said SE 1/4 NW 1/4; THENCE North 86° 05' 08" West 381.4 feet along the South line of said SE 1/4 NW 1/4 to a point; THENCE South 02° 34' West 20.65 feet to a 1/2" pin for the POINT OF BEGINNING; THENCE South 02° 34' West 130.34 feet to a 1/2" pin; THENCE North 72° 58' 27" West 303.89 feet along with partial South yard fence to a PK nail in Nathan Road; THENCE North 18° 01' 47" East 153.35 feet along with said Road to a PK nail; THENCE South 67° 12' 37" East 270.00 feet leaving said Road and along the partial North yard fence to the POINT OF BEGINNING and CONTAINING 0.91 of an acre of land, more or less (Contains: 0.16 of an acre in the SE 1/4 NW 1/4 and 0.75 of an acre in the NE 1/4 SW 1/4) and being the same land conveyed by Thomas Strasner and Reba Paulette Strasner, husband and wife, to Adam L. Wall and Emily Ruth Wall, husband and wife, dated December 28, 2015 of record in Book D256, Page 35, Deed Records of Pike County, Arkansas.



## **General Information Regarding Terms and Conditions of Sale**

1. Bid Submission Options:
  - Bids can be emailed to [bids@ddkland.com](mailto:bids@ddkland.com) with email subject "Nathan Road 117 Bid Sale."
  - Bids can be submitted online through our website at [forestryrealestate.com](http://forestryrealestate.com).
  - Bids can also be mailed to:  
DDK FORESTRY & REAL ESTATE  
PO BOX 24633  
LITTLE ROCK, AR 72221

If mailed, mark the lower left corner of the envelope with "Nathan Road 117 Bid Sale." No verbal bids will be accepted.
2. Bids will be received at the office of DDK Forestry & Real Estate LLC until 2:00 p.m. Thursday, March 5, 2025. 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. All bids must be submitted on a lump sum basis. If a bid is accepted, the contract will reflect a per-acre price calculated from the lump sum bid using the existing GIS acreage. The final purchase price shall be based on the surveyed acreage, with any adjustment calculated using the established per-acre price. 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 Ray Galloway (903) 824-7692.
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. A boundary survey will be required to determine the final acreage of the property and for purposes of issuing title insurance. The cost of the survey shall be paid by Buyer. Randall Cloud Surveying, LLC has provided an estimated cost of \$2,500 to complete the survey; however, this estimate is provided for informational purposes only. Buyer may select and engage a licensed surveyor of buyer's choice, and Seller makes no representations or warranties regarding the final cost, timing, or results of the survey. 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 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. No Mineral Rights will convey.
9. The property is being offered for sale "AS IS". All information provided by the Seller, DDK Forestry & Real Estate, or its agents is believed to be reliable but is not guaranteed in any manner. Prospective Buyer(s) should verify all information about the property to their satisfaction, including but not limited to the number of acres, timber volumes, timber stand information, access, ingress/egress agreements (if any), location of boundary lines, and utilities.



**BID FORM: NATHAN ROAD 117 BID SALE**  
**BID DUE DATE: THURSDAY, MARCH 5, 2025**  
**BIDS RECEIVED UNTIL 2:00 PM.**

**In reference to “NATHAN ROAD 117 BID SALE,” prepared by DDK Forestry & Real Estate, I submit the following bid for the purchase of the following tract(s):**

**Nathan Road 117 - 117 (GIS) acres, more or less**

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

*All bids must be submitted on a lump sum basis. If a bid is accepted, the contract will reflect a per-acre price calculated from the lump sum bid using the existing GIS acreage. The final purchase price shall be based on the surveyed acreage, with any adjustment calculated using the established per-acre price.*

*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:** \_\_\_\_\_

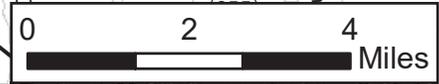
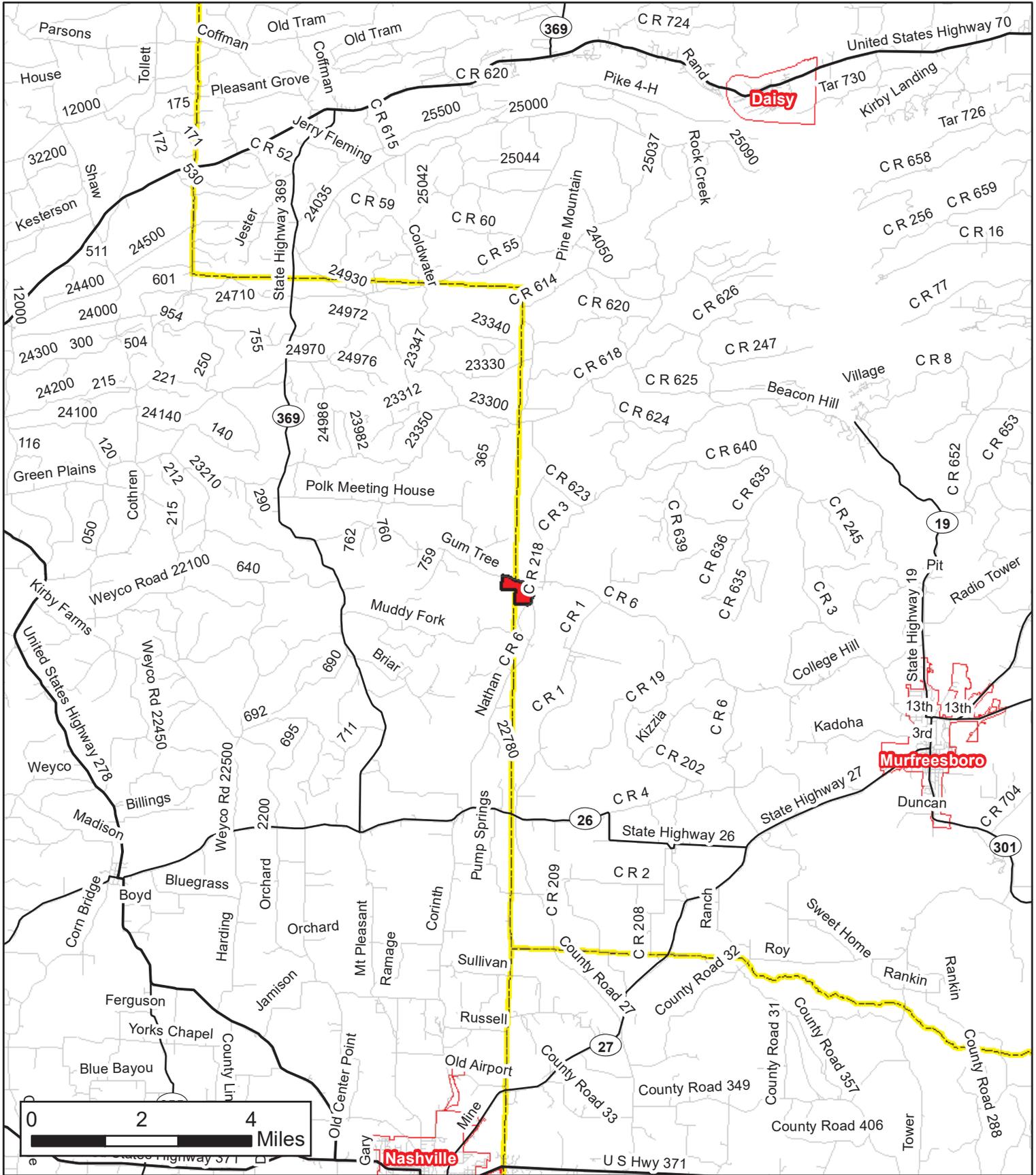
The Seller and his agent make no guarantee as to timber volumes and/or total acreage, timber stand information, ingress/egress agreements, location of boundary lines, and utilities. It is suggested that Buyers make their own estimates on acreage, timber volumes, access, boundary lines, and utilities.

**Bids should be emailed to [bids@ddkland.com](mailto:bids@ddkland.com) or faxed to (501) 260-8634.** Bids can also be mailed to: DDK FORESTRY & REAL ESTATE, PO BOX 24633, LITTLE ROCK, AR 72221. Please indicate in the lower left corner of the envelope, **NATHAN ROAD 117 BID SALE**. Bids must be received by **2:00 PM on Thursday, March 5, 2025**. Receipt of fax will be acknowledged by return phone or fax confirmation.

**For additional information about this property, please visit our website at [forestryrealestate.com](http://forestryrealestate.com)**

*DDK is a forestry and real estate company headquartered in Little Rock, Arkansas with offices in Nacogdoches and Texarkana, Arkansas. For more information about our services or to view our listings visit [www.forestryrealestate.com](http://www.forestryrealestate.com)*

# Nathan Road Location Map



  
 Phone: 1-888-695-8733  
[www.forestryrealestate.com](http://www.forestryrealestate.com)



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, DDK Forestry & Real Estate (DDK), 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. DDK expressly disclaims liability for errors or omissions.

# Nathan Road 117

Pike County AR, 117 Acres, more or less  
An approximate legal description is provided on Page 2.

