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THE GOLD STANDARD OF
FORESTRY CONSULTANTS



**NOTICE OF TIMBERLAND SALE
COLUMBIA COUNTY HUNTER BID SALE
Hunter East 40 acres +/-
Hunter West 40 acres +/-**

***Two 40-acre properties in Columbia County, AR
which can be bid individually or together.***

BIDS DUE: Thursday, October 3rd, 2024, by 2:00 PM

DDK Forestry & Real Estate (DDK), acting as an agent for the seller, has been authorized to sell two 40-acre tracts of timberland located in Columbia County, Arkansas. The properties are being sold by sealed bid. Bidders can bid on individual tracts or both combined. Bids are for land and timber combined.

Tract Description

Hunter East- Recreational and hunting opportunity! The property consists of 40 acres of mostly pre-merchantable pine and hardwood timber with some scattered larger pine and hardwood. This property appears to be approximately 16-year-old natural regrowth. There is historic access via a woods road into the NE corner of the property from Hwy 57 (Stephens Hwy) and a historic woods road down a powerline ROW to the SW corner of the property from Columbia CR 67. This tract is a great long-term investment with the timber not too far away from needing thinned or a wonderful small recreational hunting tract.

Hunter West- Immediate logging and income opportunity! The property consists of 40 acres of approximately 26-year-old pine with some scattered hardwood timber. This timber is ready to be thinned or could be clear-cut. Access is via a historic woods road to the northern boundary of the property from Columbia CR 68. This property is an excellent timber investment that could yield immediate income or a great small recreational hunting tract. DDK foresters conducted a timber inventory in May 2024 by placing 1/10th acre plots on a 4x5 chain grid across the property. All trees within the plots were measured and recorded. Tonnage values were estimated using a conversion factor of 54 pounds per cubic foot.

Legal Description & Directions to Property

Hunter East- The NW ¼ NE ¼ Section 29, Township 16 South, Range 18 West, containing 40 acres, more or less, Columbia County, Arkansas. From Mt. Holly, AR take Hwy 57 (Stephens Hwy) approximately 2 miles, there will be pink flagging and a DDK Arrow on a wood's road on the west side of the Hwy. Follow the woods road approximately ¼ mile to the property. Property will have DDK signage and pink flagging.



Hunter West- The NW ¼ SW ¼ Section 26, Township 16 South, Range 20 West, containing 40 acres, more or less, Columbia County, Arkansas. From the intersection of Hwy 82 and Hwy 79 in Magnolia, AR, take Dudney Rd approximately 3.6 miles. Turn right (east) on Columbia CR 68 for approximately 1.8 miles and there will be pink flagging and a DDK Arrow on the south side of the CR at a gate. Follow the woods road and pink flagging through the gate for approximately ½ mile to the property. Property will have DDK signage and pink flagging.

Estimated Timber Volumes

Hunter West

Product	Est. Tons/Acre	Est. Total Tons
Pine Pulpwood	38	1,485
Pine Sawtimber	50	1988
Oak Sawtimber	1	21
Hardwood Pulpwood	11	452

Topwood is not shown in estimated volumes

Detailed volume summary can be found on the following pages


For additional information about this property, please visit our website at forestryrealestate.com

DDK is a forestry and real estate company headquartered in Little Rock, Arkansas with offices in Nacogdoches, Texas and Texarkana, Arkansas. For more information about our services or to view our listings visit www.forestryrealestate.com



Timber Volume Summary Hunter West

Stand Summary by Group, Product and DBH

Stand Summary by Group, Product and DBH															
Sampling Method:		Plot		Tract Name:		1		Site Index Species:		Pine					
BAF / Plot Size:		0.1		Stand ID:		1		Base Age:		50					
# Plots/points:		20		Location:		-		Site Index:		0.0					
Stand Acres:		39.5		Date Cruised:				# SI Samples:		0					
Cruiser:		CE		Sawlog Vol Units:		Doyle		Avg Age:		0					
Template:		GENERIC						Avg Ht:		0.0					
Pine															
Stand Total						Per Acre					Avg. Tree		Avg. Heights		
Pulpwood	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
	6	1,759.1	197.9			8.74	44.5	5.01			0.113			26.9	26.9
	8	1,403.3	374.7			12.39	35.5	9.48			0.267			40.1	40.1
	10	1,106.8	492.2			15.27	28.0	12.45			0.445			43.3	43.3
	12	375.5	262.5			7.46	9.5	6.64			0.699			48.9	48.9
	14	138.4	128.7			3.74	3.5	3.26			0.931			46.2	46.2
Pulpwood Total	16	19.8	29.3			0.70	0.5	0.74			1.483			60.5	60.5
4,802.9						48.30 121.5 37.58					0.309		36.9 36.9		
Chip-N-Saw	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Chip-N-Saw Total	10	909.2	138.2	324.6	28.5	12.54	23.0	3.50	8.21	720.07	0.357	31.308	31.5	65.3	65.3
909.2 138.2 324.6 28.5						12.54 23.0 3.50 8.21 720.07					0.357 31.308		31.5 65.3 65.3		
Sawtimber	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
	12	1,225.4	265.1	682.6	64.9	24.35	31.0	6.71	17.27	1641.10	0.557	52.939	35.3	71.3	71.3
	14	494.1	169.9	360.2	41.1	13.36	12.5	4.30	9.11	1039.12	0.729	83.130	33.1	75.4	75.4
	16	316.2	155.4	289.9	39.1	11.17	8.0	3.93	7.33	989.67	0.917	123.708	31.5	77.2	77.2
	18	256.9	203.5	272.0	40.9	11.49	6.5	5.15	6.88	1035.23	1.059	159.266	28.2	81.1	81.1
	20	59.3	70.9	58.1	9.7	3.27	1.5	1.79	1.47	246.50	0.981	164.332	19.2	78.0	78.0
Sawtimber Total		2,352.0	864.8	1,662.9	195.7	63.64	59.5	21.88	42.07	4951.62	0.707	83.220	33.2	74.2	74.2
8,064.1 2,488.4 1,987.5 224.2						124.48 204.0 62.95 50.28 5671.69					0.431 27.802		36.4 51.0 51.0		
White Oak															
Stand Total						Per Acre					Avg. Tree		Avg. Heights		
Sawtimber	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
	18	19.8	11.6	21.3	2.8	0.88	0.5	0.29	0.54	70.14	1.080	140.276	24.5	63.8	63.8
Sawtimber Total		19.8	11.6	21.3	2.8	0.88	0.5	0.29	0.54	70.14	1.080	140.276	24.5	63.8	63.8
19.8 11.6 21.3 2.8						0.88 0.5 0.29 0.54 70.14					1.080 140.276		24.5 63.8 63.8		
Group Total		19.8	11.6	21.3	2.8	0.88	0.5	0.29	0.54	70.14	1.080	140.276	24.5	63.8	63.8
Misc. Hardwood															
Stand Total						Per Acre					Avg. Tree		Avg. Heights		
Pulpwood	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
	6	849.9	78.8			4.22	21.5	1.99			0.093			19.6	19.6
	8	573.2	114.8			5.06	14.5	2.90			0.200			25.8	25.8
	10	336.0	106.3			4.64	8.5	2.69			0.316			26.1	26.1
	12	197.7	84.1			3.93	5.0	2.13			0.426			23.5	23.5
	14	59.3	41.4			1.60	1.5	1.05			0.698			30.5	30.5
Pulpwood Total	16	39.5	27.0			1.40	1.0	0.68			0.682			20.5	20.5
2,055.6 452.3						20.85 52.0 11.44					0.220		23.1 23.1		
2,055.6 452.3 0.0 0.0						20.85 52.0 11.44 0.00 0.00					0.220 0.000		0.0 23.1 23.1		

The information provided herein is supplied as a courtesy to potential buyers and is in no way warranted or guaranteed. Neither the seller, DDK Forestry & Real Estate LLC (DDK), their subsidiaries, affiliates nor representatives warrant the accuracy or completeness of the information contained herein. No representations or warranties are expressed or implied as to the property, its condition, boundaries, access, or acreage. Specifically, no representations are expressed or implied with respect to timber volume, quality, marketability, value projections, net present value modeling, or timber stand information. Due to the variances and accuracy levels inherent in sampling techniques, any volumes or values stated are intended to be only estimates and are expressly declared by DDK not to be precise statements of expected outcomes. Therefore, any volumes or values stated may or may not be the volumes or values actually obtained. Potential buyers should make their own determination of volumes and values.



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:
DDK FORESTRY & REAL ESTATE LLC
PO BOX 24633
LITTLE ROCK, AR 72221

If mailed, mark the lower left corner of the envelope with "Columbia County Hunter 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, October 3rd, 2024. 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 broker 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. 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. One or more owners of any entity acting as Seller hold a valid Arkansas Real Estate License. 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.



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BID FORM: COLUMBIA COUNTY HUNTER BID SALE

BID DUE DATE: Thursday, October 3rd, 2024

BIDS RECEIVED UNTIL 2:00 PM.

In reference to "COLUMBIA COUNTY HUNTER BID SALE," prepared by DDK Forestry & Real Estate, I submit the following bid for the purchase of the following tract(s):

Columbia County Hunter Bid Sale

Option 1: Hunter East- Land and Timber 40 acres, more or less

Bid Amount: _____

Option 2: Hunter West- Land and Timber 40 acres, more or less

Bid Amount: _____

Option 3: Hunter East & Hunter West Combined 80 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 or faxed to (501) 219-8600. 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 **COLUMBIA COUNTY HUNTER BID SALE**. Bids must be received prior to **2:00 PM, Thursday October 3rd, 2024**. Receipt of fax will be acknowledged by return phone or fax confirmation.

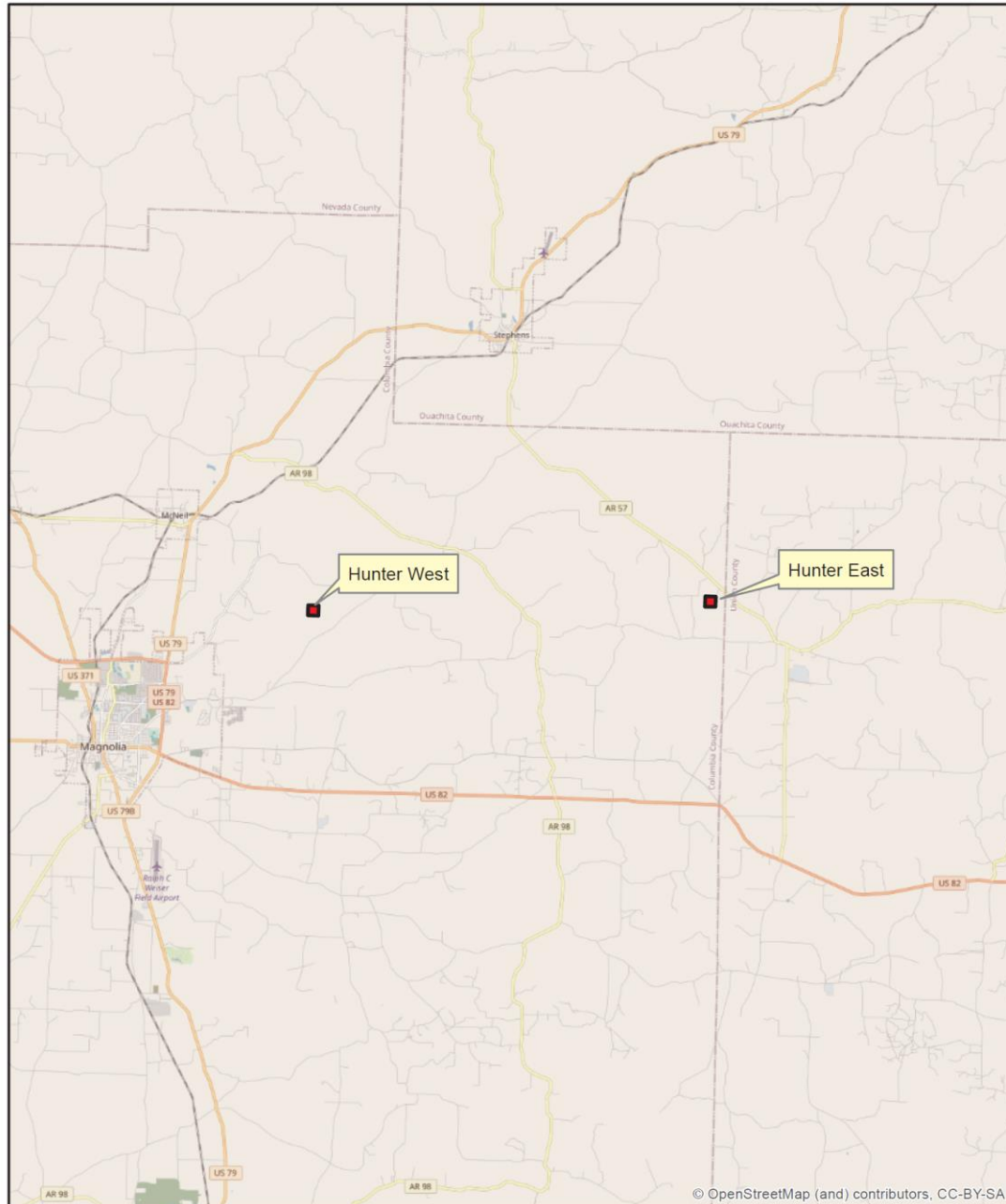


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Hunter Location



Phone: 1-888-695-8733
www.forestryrealestate.com



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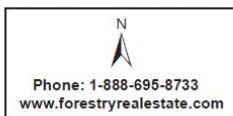
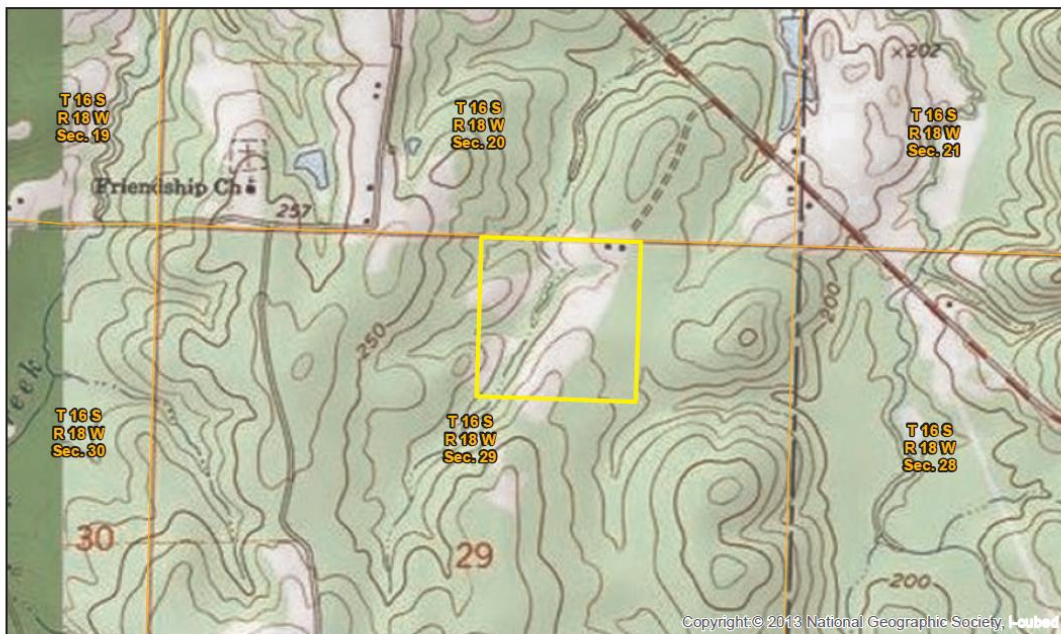
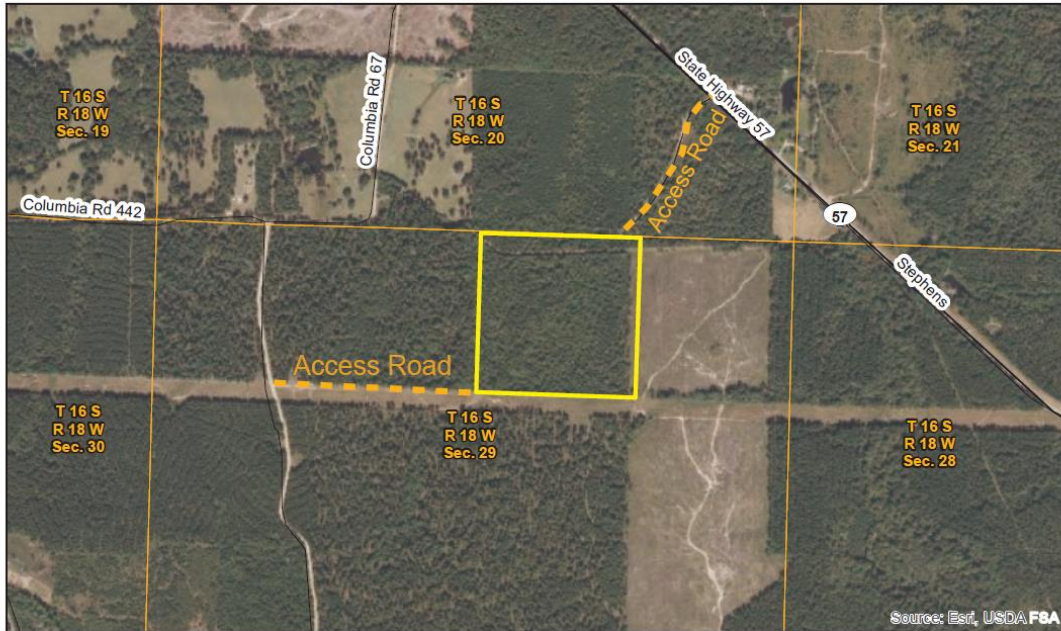
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Hunter East

NW ¼ NE ¼ Section 29, Township 16 South, Range 18 West, Columbia County, AR, 40 acres, more or less



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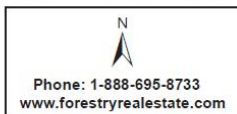
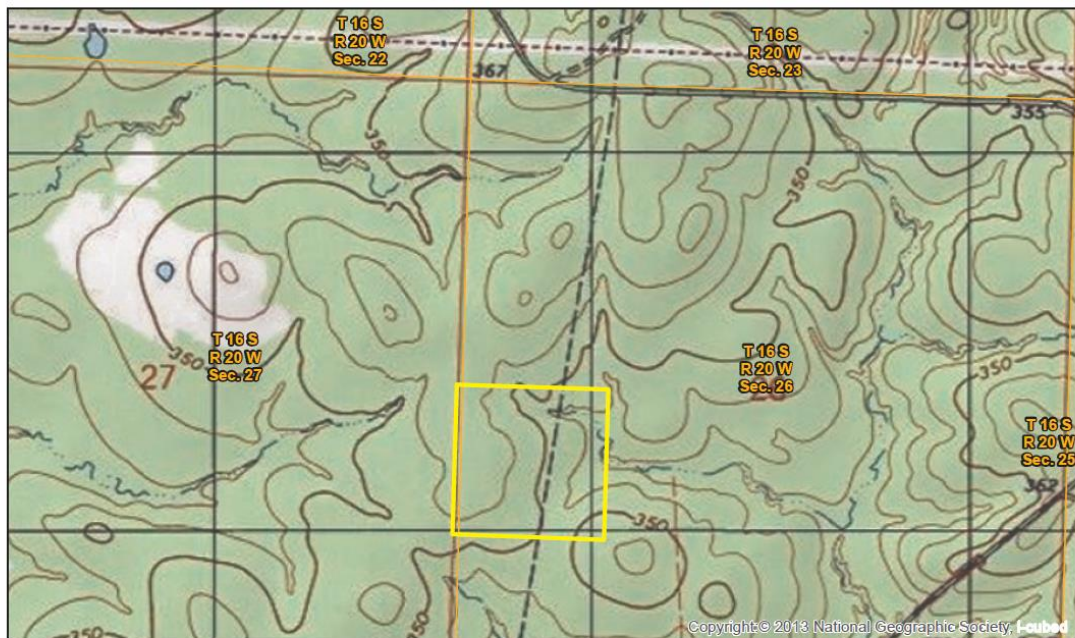
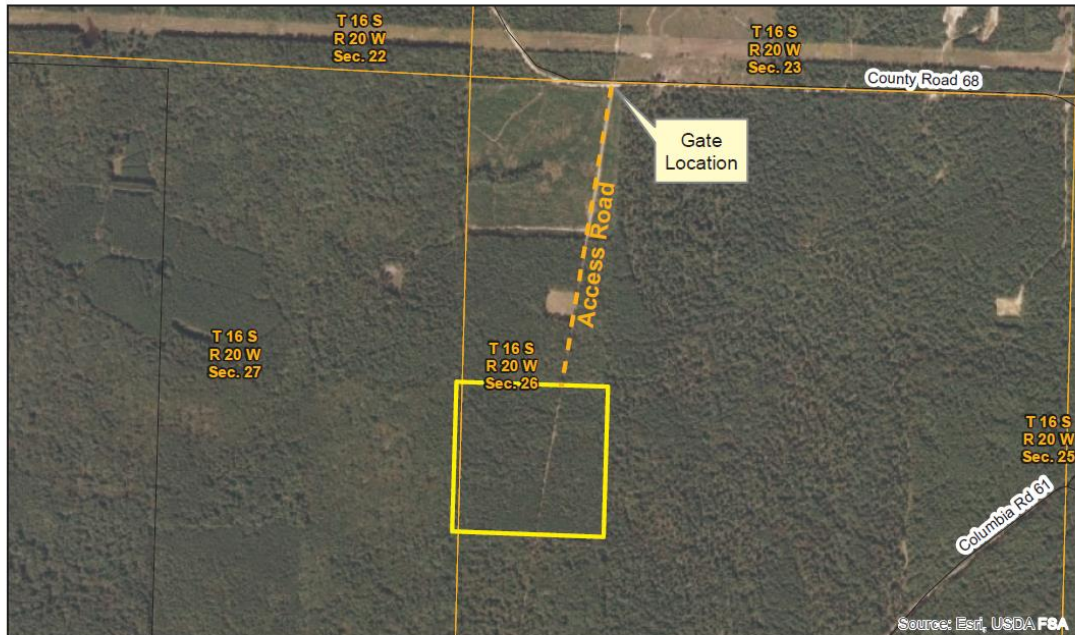
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Hunter West

NW ¼ SW ¼ Section 26, Township 16 South, Range 20 West, Columbia County, AR, 40 acres, more or less



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