



NEELEY FORESTRY SERVICE, INC.

Jim Neeley, Consulting Forester, R.F., A.C.F.
John David Neeley, Consulting Forester, R.F., A.C.F.

915 Pickett Street
Camden, Arkansas 71701

"MANAGING FORESTS FROM ONE GENERATION TO THE NEXT."

Since 1972

OFFICE - 870-836-5981

FAX - 870-836-7432

J.N. HOME - 870-836-8744

J.D.N. HOME - 870-836-6970

E-MAIL jdnneeley@neeleyforestry.com

jneeley@neeleyforestry.com

or

neeleyforestry@cablelynx.com

NOTICE OF LAND SALE



**Neeley Forestry
Service**

United Country – Neeley Forestry Service, Inc., acting as agent for the seller, has been authorized to sell a tract of land located in Union County, Arkansas, containing +/- 55 acres. This property is being offered through a lump sum sealed bid sale. **Bids will be received until Thursday, May 19th, 2016 at 10:00am.** Bids will be received for the entire tract as is. This tract contains a stand of merchantable natural pine that offers immediate revenue potential! The table below is a summary of a timber volume report conducted by a 10-factor prism cruise on March 24th, 2016 including 50 plots over 55 acres of merchantable timber. More detailed information about each tract as well as conditions of the sale can be found in this sale notice.

PRODUCT	VOLUME		
	MBF	Cords	Tons
Pine Sawlogs (DBH 14"+)	130.124	-	955.6
Pine Chip-n-Saw (DBH 10-12")	13.270	-	162.4
Pine Pulpwood	-	351.1	948.0
Misc. Hdw'd Sawlogs (DBH14"+)	0.685	-	6.6
Hdw'd Pulpwood	-	59.4	178.1
<i>Total</i>	144.079	410.5	2,250.5

Note: The above timber volume estimates were derived from sampling methods deemed reliable however due to variations associated with sampling, wood utilization, etc. these estimates are not guaranteed in any manner.

Legal Description

The Southwest Quarter of the Southeast Quarter (SW¹/₄ SE¹/₄) and the East Three-Quarters of the East Half of the Southeast Quarter of the Southwest Quarter (E³/₄ E¹/₂ SE¹/₄ SW¹/₄) of Section 23 - Township 19 South / Range 16 West, Union County, Arkansas, containing +/- 55 acres

COMPLETE FOREST MANAGEMENT SERVICE, TIMBER SALES, TIMBERLAND SALES,
CERTIFIED APPRAISALS, INVENTORIES

Tract Description

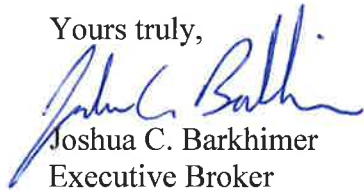
The **McCorvey Loop 55** tract (#03019-03327) is a +/- 55 acre tract of timberland located in southwestern Union County, about 2 miles north of Junction City, AR (North 33.049901°, West 92.72718°). The parcel contains frontage to the McCorvey Loop Road, a gravel county road on the south side of the tract, where some utilities for home site potential are available within the Junction City School District. According the USDA NRCS web soil survey, the property consists of Rosalie-Warnock complex and Smithton fine sandy loam that gives the property a weighted average site index rating of 82.9 feet for Loblolly Pine (base age 50). Looking for a recreational or investment opportunity with home site potential? This maybe what you have been looking for! Give Neeley Forestry a call at (870) 836-5981 today!

CONDITIONS OF SALE:

1. Sealed bids will be received at the office of United Country – Neeley Forestry Service, Inc., 915 Pickett Street, Camden, AR 71701, until **10:00 a.m. THURSDAY, MAY 19th, 2016.** At that time the bids will be privately opened. If your bid is mailed, please indicate on the outside of the envelope “**BID ON McCORVEY LOOP 55 LAND SALE**”. Bids may be faxed to (870) 836-7432. No telephone bids will be accepted; bids must be faxed, mailed, or hand delivered. Please call to verify receipt of your bid.
2. Bids should be made for a specific dollar amount. No per acre bids.
3. The owner reserves the right to accept any bid or reject all bids.
4. Bids shall remain valid through 3:00 p.m. Tuesday, May 24th, 2016. The successful Bidder shall be notified at or before this time. Upon notification of acceptance of the offer, a formal contract of sale between the Buyer and Seller shall be executed within seven business days. Earnest money in the amount of 10% of the bid amount shall be due upon execution of the sale contract.
5. The Seller shall convey title to the property via Warranty Deed.
6. Acreage is believed to be correct, but is not guaranteed. Advertised acreage is as shown on the tax assessment. A survey will NOT be provided by the seller.
7. The Seller shall RESERVE all their interest in minerals.
8. The Seller will pay for deed preparation and one half (1/2) of the following expenses: title commitment and title insurance, closing fee, and revenue stamps. The Buyer shall pay for deed recording and any additional closing costs increase caused by Buyer, such as those costs associated with financing.
9. Property taxes shall be prorated to the day of closing.
10. Closing shall occur within 45 days of contract execution.

11. The property is being offered "As Is". All information provided by the Seller, United Country – Neeley Forestry Service, Inc., or its agents is believed to be reliable, but is not guaranteed in any manner. Prospective Bidders/Buyers should verify themselves all information pertaining to the property to their satisfaction; including but not limited to acres, timber, and access.
12. If you have received this notice, you are considered a prospective Buyer/Bidder. Prospective Buyers/Bidders have the right to enter onto the property for the purpose of inspecting the property. Property inspections shall be conducted during daylight hours prior to the bid date. Prospective Buyers, or their agents, understand and acknowledge that while on the property, they assume all liability and shall indemnify the Seller, its agents, and property managers from and against all claims, demands, or causes of action of every kind, nature, and description relating to access to or presence on the property.
13. Any personal property items such as hunting blinds, game feeders, wildlife cameras, or other man-made items do not convey with the property unless otherwise stated.

Yours truly,



Joshua C. Barkhimer
Executive Broker

United Country – Neeley Forestry Service, Inc.

BID/OFFER FORM
McCORVEY LOOP 55 LAND SALE
BID DATE: THURSDAY, MAY 19TH, 2016, 10:00 am

McCorvey Loop 55 Tract (#03019-03327) ±55 acres.....\$ _____

*Offers should be made for a specific dollar amount. The above property is being sold in its entirety for a single sum and not on a per acre basis. Advertised acreage is not guaranteed.

**My offer will remain valid through 3:00 p.m. Tuesday, May 24th, 2016. Successful bidder will be notified at or before that time by telephone, fax, or email. If my offer is accepted, I am ready, willing, able, and obligated to execute a more formal Contract of Sale within seven business days with earnest money in the amount of 10% of the purchase price. Closing is expected to be held within thirty (30) days of offer acceptance.

BY: _____
Name of Company

BY: _____
Name of Authorized Buyer

Address: _____

Email Address: _____

Phone: _____

Fax: _____

Send bid/offer form to: United Country – Neeley Forestry Service, Inc.
915 Pickett Street
Camden, AR 71701

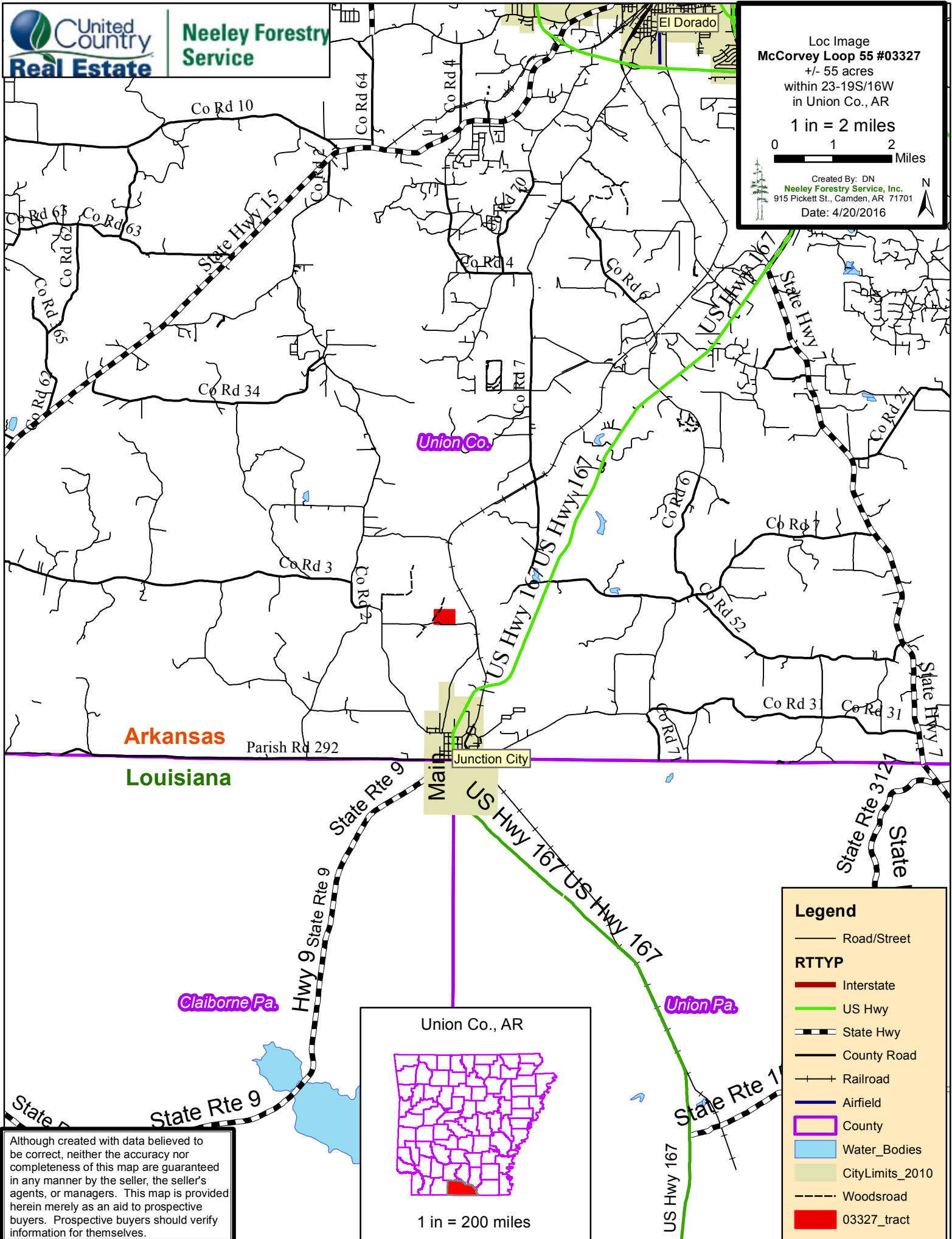
Or Fax to: 870-836-7432

Loc Image
McCorvey Loop 55 #03327
+/- 55 acres
within 23-19S/16W
in Union Co., AR

1 in = 2 miles



Created By: DN
Neeley Forestry Service, Inc.
915 Pickett St., Camden, AR 71701
Date: 4/20/2016



Arkansas
Louisiana

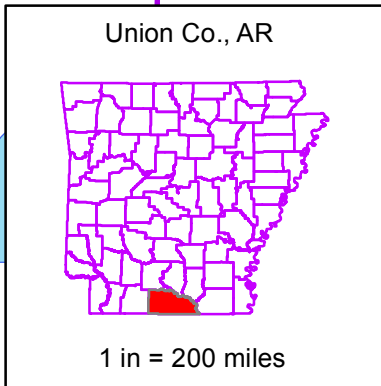
Claiborne Pa.

Union Pa.

Legend

- Road/Street
- RTTYP**
- Interstate
- US Hwy
- State Hwy
- County Road
- Railroad
- Airfield
- County
- Water_Bodies
- CityLimits_2010
- Woodsroad
- 03327_tract

Although created with data believed to be correct, neither the accuracy nor completeness of this map are guaranteed in any manner by the seller, the seller's agents, or managers. This map is provided herein merely as an aid to prospective buyers. Prospective buyers should verify information for themselves.



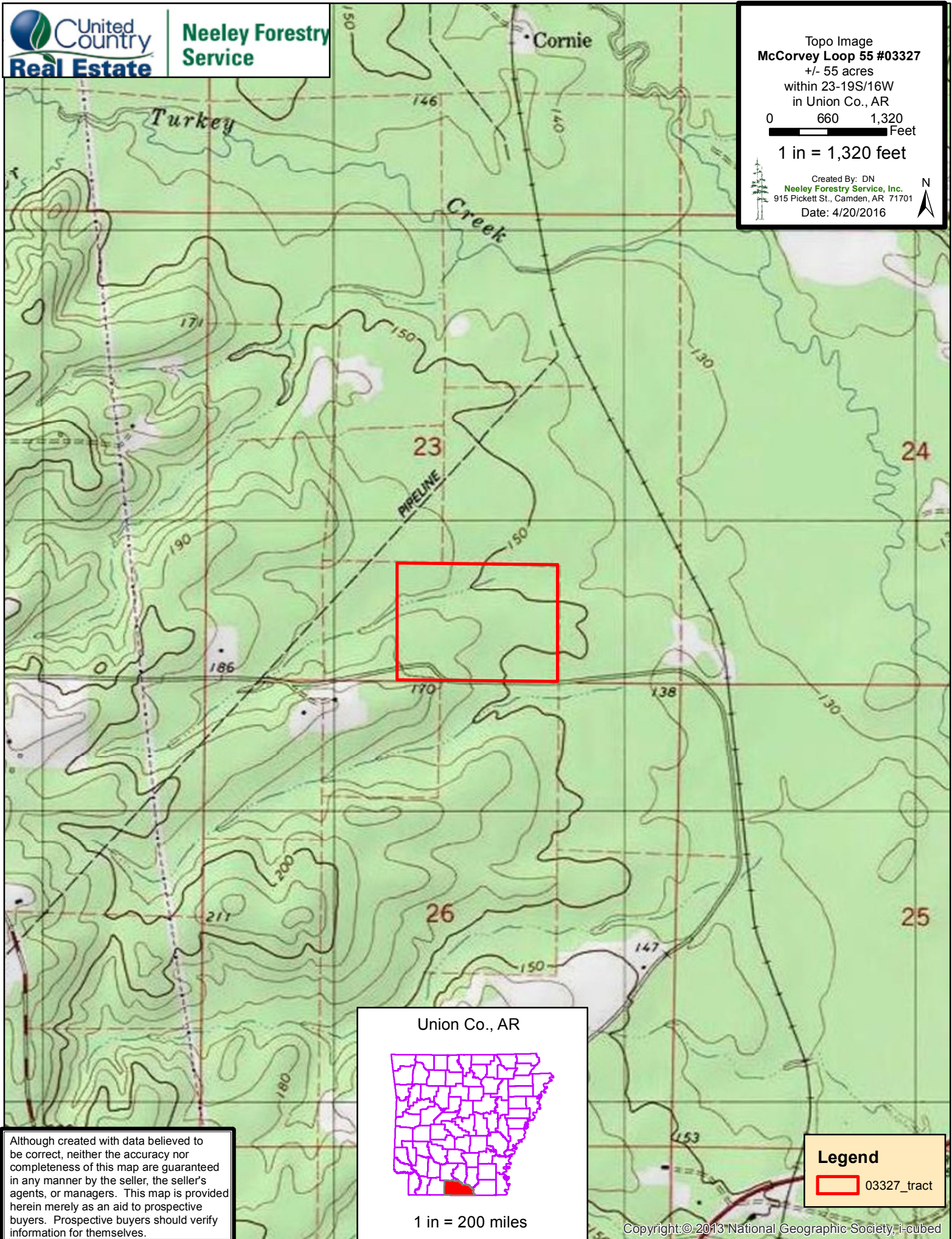
Topo Image
McCorvey Loop 55 #03327
+/- 55 acres
within 23-19S/16W
in Union Co., AR

0 660 1,320 Feet

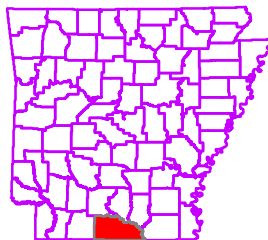
1 in = 1,320 feet



Created By: DN
Neeley Forestry Service, Inc.
915 Pickett St., Camden, AR 71701
Date: 4/20/2016




Union Co., AR



1 in = 200 miles

Legend

 03327_tract

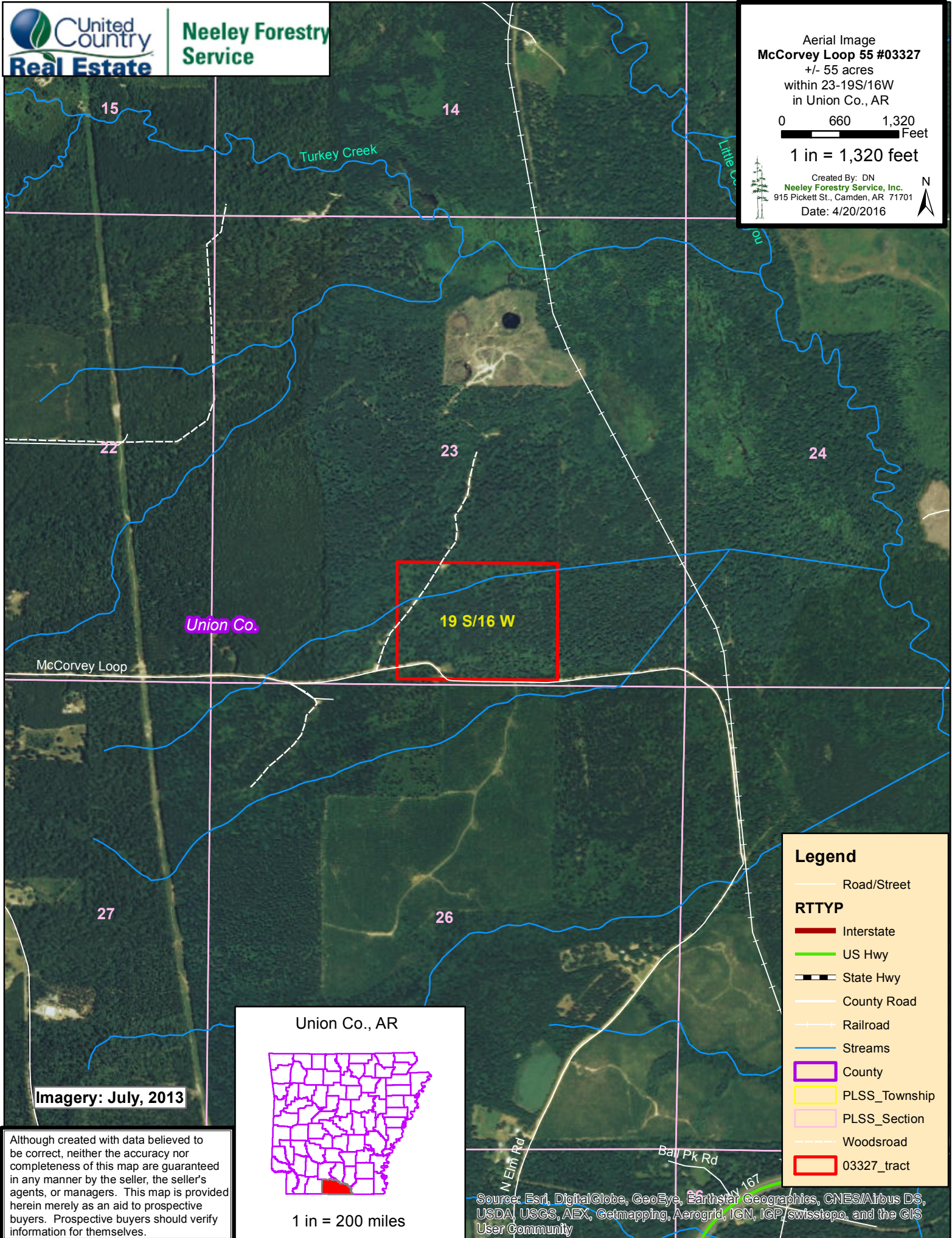
Although created with data believed to be correct, neither the accuracy nor completeness of this map are guaranteed in any manner by the seller, the seller's agents, or managers. This map is provided herein merely as an aid to prospective buyers. Prospective buyers should verify information for themselves.

Aerial Image
McCorvey Loop 55 #03327
+/- 55 acres
within 23-19S/16W
in Union Co., AR

0 660 1,320
Feet

1 in = 1,320 feet

Created By: DN
Neeley Forestry Service, Inc.
915 Pickett St., Camden, AR 71701
Date: 4/20/2016



Union Co.

19 S/16 W

McCorvey Loop

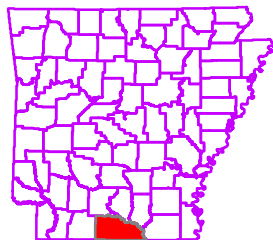
27

26

Imagery: July, 2013

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Union Co., AR



1 in = 200 miles

Legend

— Road/Street

RTTYP

— Interstate

— US Hwy

— State Hwy

— County Road

— Railroad

— Streams

— County

— PLSS_Township

— PLSS_Section

— Woodsroad

— 03327_tract

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP/swisstopo, and the GIS User Community

StandID

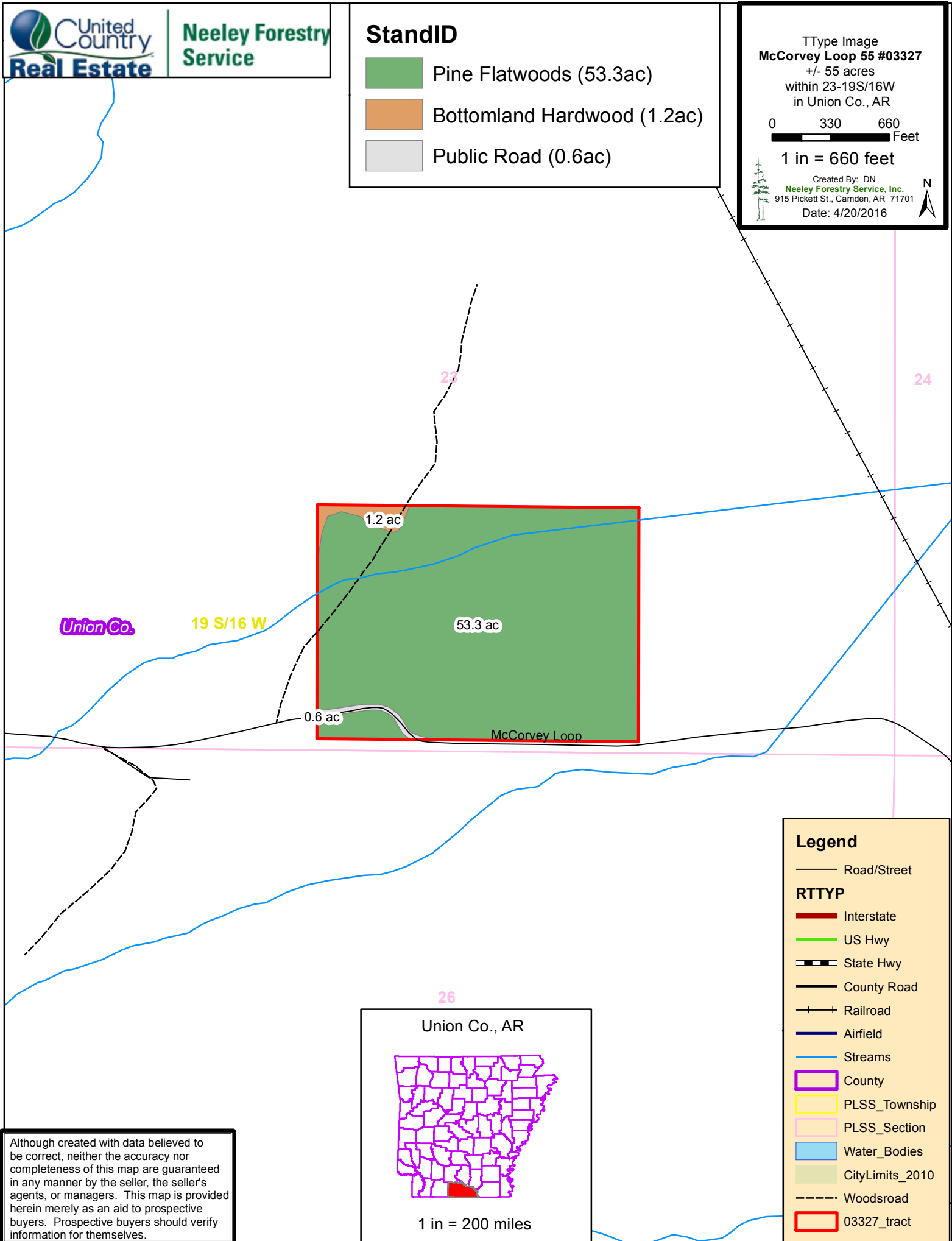
- Pine Flatwoods (53.3ac)
- Bottomland Hardwood (1.2ac)
- Public Road (0.6ac)

TType Image
McCorvey Loop 55 #03327
+/- 55 acres
within 23-19S/16W
in Union Co., AR

0 330 660
Feet

1 in = 660 feet

Created By: DN
Neeley Forestry Service, Inc.
915 Pickett St., Camden, AR 71701
Date: 4/20/2016



Union Co.

19 S/16 W

23

24

1.2 ac

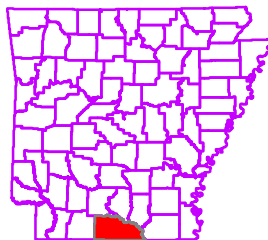
53.3 ac

0.6 ac

McCorvey Loop

26

Union Co., AR



1 in = 200 miles

Legend

— Road/Street

RTTYP

— Interstate

— US Hwy

 State Hwy

 County Road

 Railroad

 Airfield

 Streams

County

PLSS_Township

PLSS_Section

Water_Bodies

CityLimits_2010

 Woodsroad

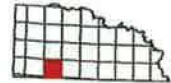
03327_tract

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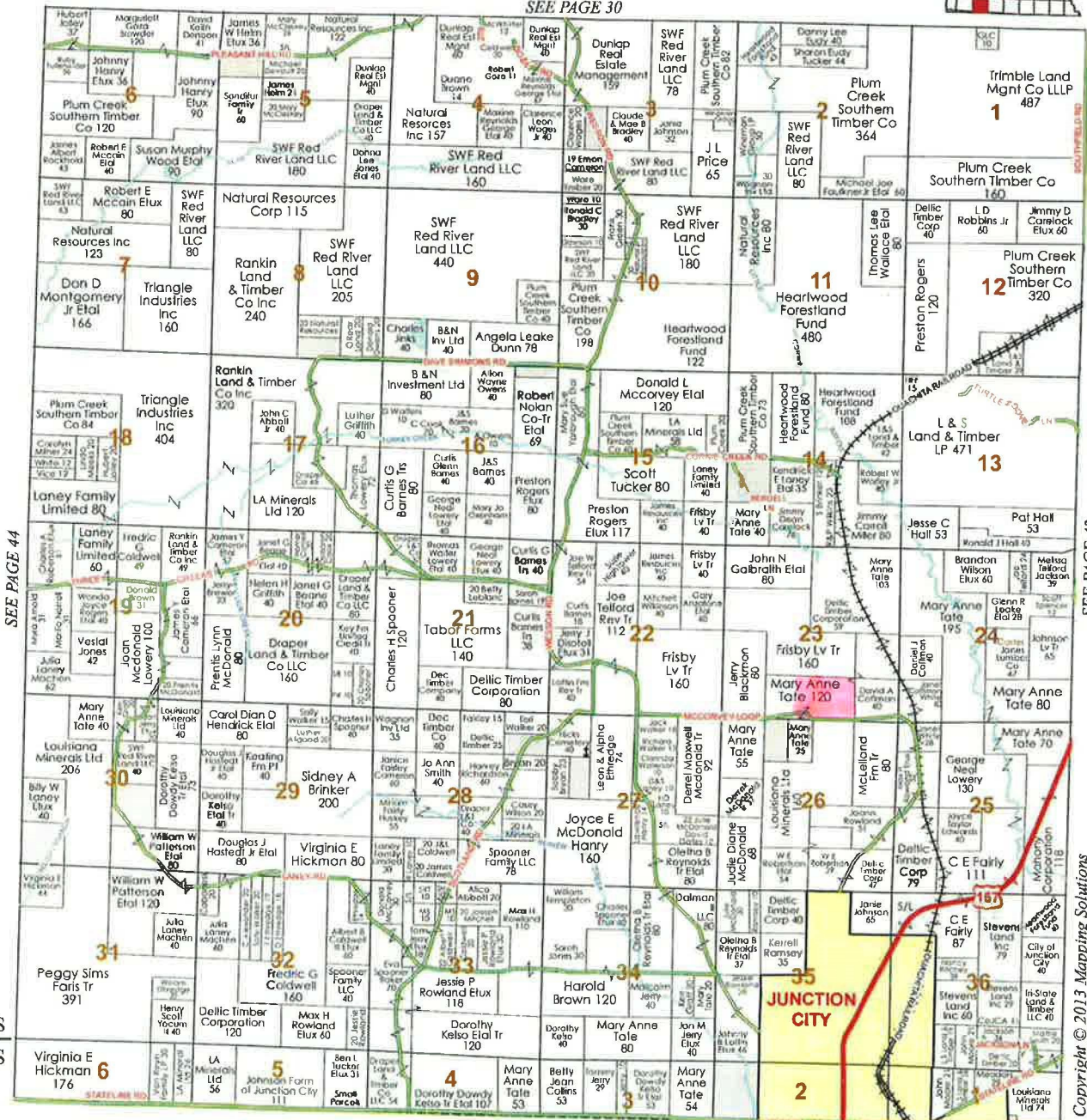
Land for Sale
 McCorvey Loop 55
 (#03019-03327)



TOWNSHIP 19 & 20S • RANGE 16W



SEE PAGE 30



SEE PAGE 44

SEE PAGE 42

T19S
 T20S

CLAIBORNE PARISH, LOUISIANA

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Tract: 231916MTE Mary Anne Tate EtAl Type.....:
 Cruiser.....: RF Robert Furlow Class.....:
 Owner/Seller...: MTE Mary Anne Tate EtAl Zone.....:
 Consultant.....: Group.....:
 Acres in Tract: 55 County.....: UNI Union
 State.....: AR Compartment: Status: B Physio Region:
 Comments.....:
 Legal Desc.....: SW1/4 SE1/4; East 15 Acres SE1/4 SW1/4 23-19-16
 Stand ID: STAND01 Stand 01 Cruise Method: PRI Prism
 Blowup Factor...: 0.00
 Cruise Acres in Stand: 55.00

Cruise Date....: 3/24/16
 Bid Due Date...: / /
 Bid Due Time...: 0:00
 Acres in Cruise: 55.00

Number of Plots: 50
 BAF/Plot Size..: 10.00
 Origin: N Age: 0

Code	Species/Grade	Description	Unit Meas	DBH	# Trees	Vol/Tree	Volume	Tons
11	PINE SAWLOGS		MBF	10	161	0.020	3.190	48.0
				12	224	0.045	10.080	114.4
				14	165	0.086	14.184	133.8
				16	244	0.153	37.311	302.7
				18	112	0.226	25.277	182.4
				20	91	0.311	28.167	186.0
				22	42	0.377	15.727	97.4
				24	10	0.528	5.541	32.2
				26	3	0.689	2.054	11.2
				28	3	0.724	1.863	9.9
							1055	0.136
13	MISC. HARDWOOD SAWLOGS		MBF	16	8	0.087	0.685	
					8	0.087	0.685	6.6
21	PINE PULPWOOD		CORDS	6	2185	0.030	65.551	
				8	1670	0.080	133.624	
				10	686	0.140	95.969	
				12	238	0.210	49.985	
				14	21	0.290	5.966	
					4799	0.073	351.095	948.0
22	HARDWOOD PULPWOOD		CORDS	6	168	0.040	6.722	
				8	189	0.080	15.127	
				10	101	0.150	15.125	
				12	28	0.230	6.442	
				14	10	0.320	3.291	
				16	8	0.410	3.230	
				18	6	0.510	3.176	
				20	10	0.620	6.248	
	520	0.114	59.361	178.1				