



NEELEY FORESTRY SERVICE, INC.

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915 Pickett Street
Camden, Arkansas 71701

"MANAGING FORESTS FROM ONE GENERATION TO THE NEXT."

Since 1972

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NOTICE OF LAND SALE "Rocky Hill Tract"



United Country – Neeley Forestry Service, Inc., acting as agent for the seller, has been authorized to sell a tract of land located in Ouachita County, Arkansas, containing +/- 106.56 acres. This property is being offered through a lump sum sealed bid sale. Bids will be received until Thursday, July 14th, 2016 at 10:00am. Bids will be received for the entire tract as is. This tract contains a stand of uneven-aged mixture of pine and hardwood that offers immediate revenue potential!

Legal Description

The Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$), the East Half of the Southeast Quarter of the Southwest Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$), and the South Two-Thirds of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter (S $\frac{2}{3}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$) in Section 13; and the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 24, all in Township 11 South, Range 18 West; in Ouachita County, Arkansas, containing 106.56 acres, more or less.

Tract Description

The **Rocky Hill Tract** (#03019-03339) is a \pm 107-acre tract of land located in the northwestern part of Ouachita County, at the Rocky Hill community. It is about six miles northeast of the town of Chidester and 10 miles due north of Camden. The property can be accessed via county road #369. With utilities available along the county road and excellent hunting throughout the area, this property offers multiple uses! The property currently contains an uneven-aged mixture of pine and hardwood. The timber also provides opportunities for generating revenue. Neeley Forestry Service, Inc. conducted an inventory of the timber in May 2016.

That inventory, which consisted of 86 sample points using a 10-factor prism placed on a 2.5 x 5 chain grid, reflected the following information:

<u>Product</u>	<u># of Trees</u>	<u>Tons</u>	<u>MBF</u>
Pine sawtimber (14"+)	1,777	2,850	383.394
Pine chip-n-saw	224	117	10.588
Pine pulpwood	1,068	264	----
Pine topwood	----	906	----
Red Oak sawtimber	366	329	40.973
White Oak sawtimber	307	261	30.547
Misc. Hardwood sawtimber	58	52	6.237
Hardwood pulpwood	4,663	1,261	----
Hardwood topwood	----	356	----

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

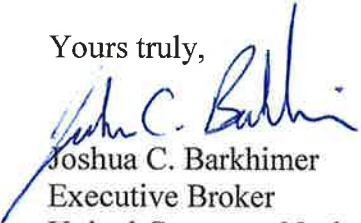
More detailed cruise information is available upon requestor by looking online at www.ucneeleyforestry.com.

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, JULY 14th, 2016.** At that time the bids will be publicly opened. If your bid is mailed, please indicate on the outside of the envelope “**BID ON ROCKY HILL 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 19th, 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 CONVEY, without warranty, all their interest in minerals.

8. The Seller will pay for deed preparation, title search, owner's title insurance policy, and one half (1/2) of the following expenses: 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.