



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 jdneeley@neeleyforestryservice.com

jneeley@neeleyforestryservice.com

or

neeleyforestry@cablelynx.com



NOTICE OF LAND SALE

United Country – Neeley Forestry Service, Inc., acting as agent for the seller, has been authorized to sell two (2) tracts of land located in Union County, Arkansas. One is ±40 acres in size and the other is ±52.77 acres. These properties are being offered through a lump sum sealed bid sale. **Bids will be received until Thursday, November 3, 2016 at 10:00am.** Bids will be received for each tract individually as well as for both tracts, e.g. combined bids. These tracts, which consists mostly of mature pine sawtimber, offer great timberland investment and recreational opportunities! The table below contains summary information. More detailed information about each tract as well as conditions of the sale can be found in this sale notice.

Tract Name	Listing #	Acres	Sec-Twp-Rng
Nick Springs Road Tract	03019-03364	40.00	33-17s-14w
State Line Road Tract	03019-03365	52.77	3-20s-16w
TOTAL		92.77	

Legal Descriptions

Nick Springs Road Tract (#03019-03364) – The West Half of the West Half of the Southeast Quarter (W½ W½ SE¼) of Section 33, Township 17 South, Range 14 West, in Union County, Arkansas, containing 40 acres, more or less.

State Line Road Tract (#03019-03365) – The Fractional West Half of the West Half (Fr. W½ W½) of Section 3, Township 20 South, Range 16 West, in Union County, Arkansas, containing 52.77 acres, more or less.

Tract Descriptions

The **Nick Springs Tract (#03019-03275)** is located in the central part of Union County about four miles east of El Dorado. Access to the property is good via Nick Springs Road, which runs through the northern portion of the property. Most of the tract contains an uneven-aged stand of natural pine with mature sawtimber, pulpwood and advanced pine regeneration. According to USDA soil survey information the tract contains primarily Sacul-Sawyer complex soils (fine sandy loam) which have a site index of 90 feet for loblolly pine at a base age of 50 years. With good soils and varied age structure of the timber this tract can provide immediate income and should be very productive in the years to come!

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

The **State Line Road Tract (#03019-03276)** is located in the south-central part of Union County just west of Junction City, about 1½ miles west of US-167. State Line Road runs along the southern boundary providing excellent access. Most of this tract contains a natural stand of pine. There are three areas, two along the south boundary and one in the northwest corner of the property, which contain hardwood timber. According to USDA soil survey information Darden loamy fine sand and Warnock-Smithdale complex (fine sandy loam) soils each cover about 50% of the property and have site indexes of 80 feet and 86 feet respectively for loblolly pine at a base age of 50 years. With utilities located nearby, this property offers multiple opportunities for use from investment timberland and hunting to home site use!

Neeley Forestry conducted inventories of the two tracts in September 2016. The inventory was a prism cruise conducted with a 10-factor prism. For both tracts, sampled points were placed on a 5-chain by 2-chain grid to provide a sample intensity of one sample point per acre. The table below provides a summary of the results of the timber cruise. More detailed timber information is provided in this sale notice.

Tract Name	Acres	Products (Tons)					
		Pine sawtimber (14" +)	Pine chip-n-saw (10"-12")	Pine pulpwood	Oak sawtimber	Misc. Hdwd sawtimber	Hardwood pulpwood
Nick Springs Rd	40	607.9	205.0	596.9	0.0	0.0	32.9
State Line Rd	52.77	2,774.3	120.5	126.0	17.9	95.1	769.6

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.

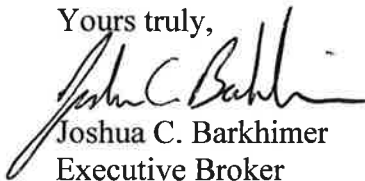
CONDITIONS OF SALE:

1. Sealed bids will be received at the office of UC-NEELEY FORESTRY SERVICE, INC., 915 Pickett Street, Camden, AR 71701, until **10:00 a.m. Thursday, November 3, 2016**, and at that time publicly opened. If your bid is mailed, please indicate on the outside of the envelope "**BID ON COLLINS LAND SALE**". Bids may be faxed to (870) 836-7432. **NO TELEPHONE BIDS WILL BE ACCEPTED. BIDS MUST BE FAXED, MAILED, EMAILED OR HAND DELIVERED.** Please call 870-836-5981 to verify receipt of your bid.
2. Acreages are believed to be correct but are not guaranteed.
3. **NO PER ACRE BIDS WILL BE ACCEPTED.**
4. The Seller reserves the right to accept any bid or reject all bids. Bids shall remain valid through November 8th, 2016. Upon acceptance of a bid, a more final contract will be executed between Buyer and Seller with Buyer putting forth 10% of the purchase price as earnest money upon execution. The sale contract to be used will be the Arkansas Realtor

Association's "Real Estate Contract (Lots and Acreage)". A sample contract is available for review upon request.

5. Seller shall RESERVE any and all interest in oil, gas, brine and other mineral of similar nature.
6. Seller will furnish at Seller's cost a standard owner's policy of title insurance in the amount of the purchase price. Title search fees associated with said title policy will also be paid for by the Seller.
7. A Warranty Deed will be prepared at the Seller's expense. The Seller will pay one-half of the documentary stamps required by law. The Buyer will be responsible for the deed recording fee.
8. Property taxes will be pro-rated and paid by the Seller up to the closing date.
9. Total consideration will be due at closing when a Warranty Deed is transferred to the Buyer from the Seller. Closing is expected within 45 days of the execution of the sale contract.
10. The timber volumes as shown in this prospectus are not guaranteed and each bidder is asked to make their own volume determination.
11. **Disclaimer:** The properties are being offered for sale "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 Buyer(s) should verify themselves all information about the property to their satisfaction; including but not limited to acres, timber, and access.
12. Prospective Buyers have the right to enter onto the properties for the purpose of inspecting them. 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 seller, its agents, and property managers from and against all claims, demands, or causes of actions of every kind, nature, and description relating to access to or presence on the properties.
13. Any personal property items such as hunting blinds, game feeders, wildlife cameras, or any other man-made items do not convey with the properties unless otherwise stated.
14. If you have any questions about this sale, please call Neeley Forestry Service, Inc. at (870) 836-5981.

Yours truly,



Joshua C. Barkhimer
Executive Broker

United Country – Neeley Forestry Service, Inc.

BID/OFFER FORM

COLLINS LAND SALE

BID DATE: THURSDAY, NOVEMBER 3, 2016, 10:00 am

Nick Springs Road Tract (#03019-03364) ±40 acres.....\$ _____

State Line Road Tract (#03019-03365) ±52.77 acres.....\$ _____

Combined Bid (Both Tracts) ±92.77 acres.....\$ _____

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

**By signing this offer you agree that the offer/bid shall remain valid through 3:00 p.m. Tuesday, November 8, 2016. The successful bidder will be notified at or before that time by telephone, fax, or email. If this 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 (45) days of offer acceptance.

BY: _____
Name of Company

BY: _____
Name of Authorized Buyer

Address: _____

Email Address: _____

Phone: _____

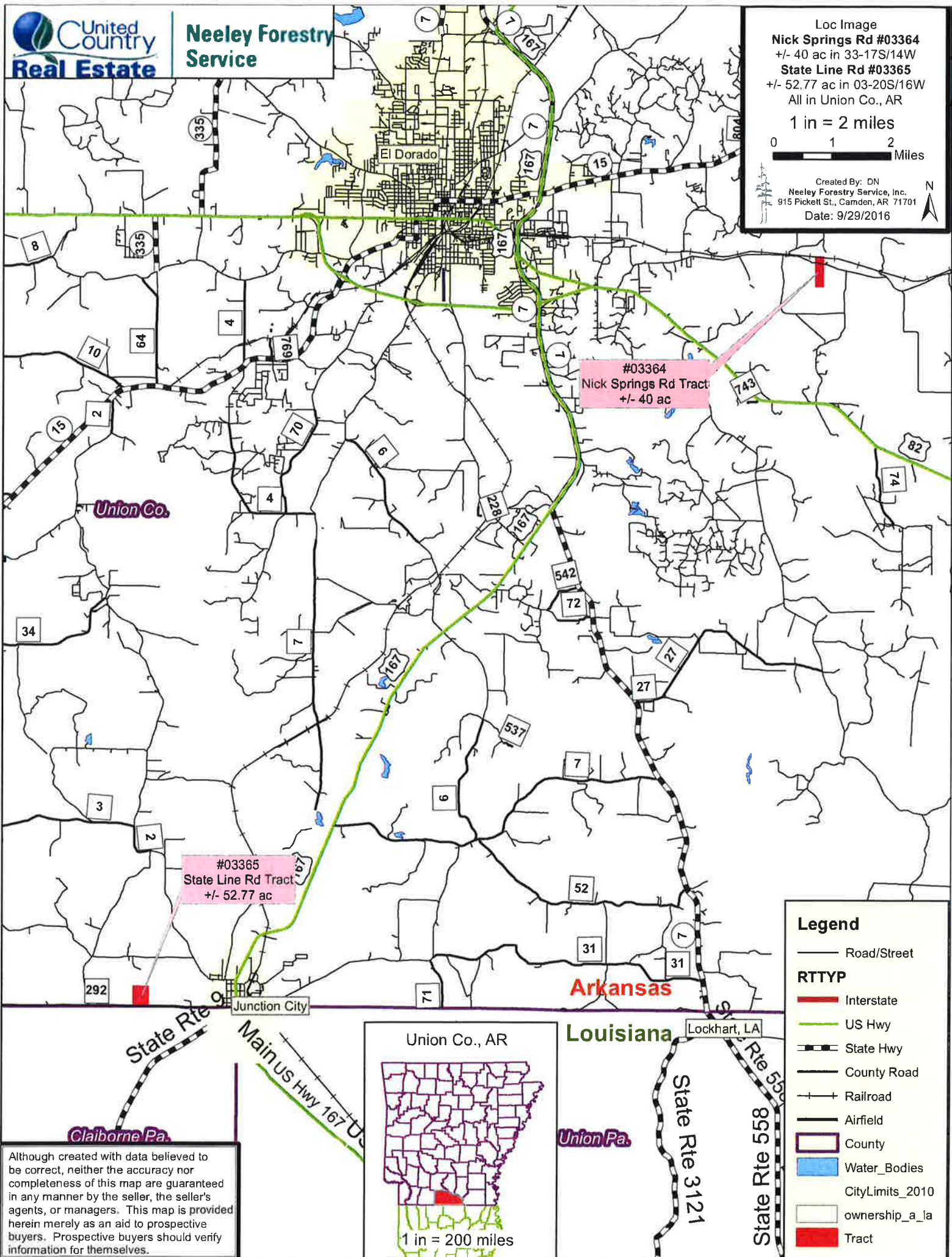
Fax: _____

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

Or Fax to: 870-836-7432

Loc Image
Nick Springs Rd #03364
 +/- 40 ac in 33-17S/14W
State Line Rd #03365
 +/- 52.77 ac in 03-20S/16W
 All in Union Co., AR
 1 in = 2 miles
 0 1 2 Miles

Created By: DN
 Neeley Forestry Service, Inc.
 915 Pickett St., Camden, AR 71701
 Date: 9/29/2016



#03365
 State Line Rd Tract
 +/- 52.77 ac

#03364
 Nick Springs Rd Tract
 +/- 40 ac

- Legend**
- Road/Street
 - RTTYP**
 - Interstate
 - US Hwy
 - State Hwy
 - County Road
 - Railroad
 - Airfield
 - County
 - Water_Bodies
 - CityLimits_2010
 - ownership_a_la
 - 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.

TOWNSHIP 17 SOUTH RANGE 14 WEST

SEE PAGE 6

Land for Sale

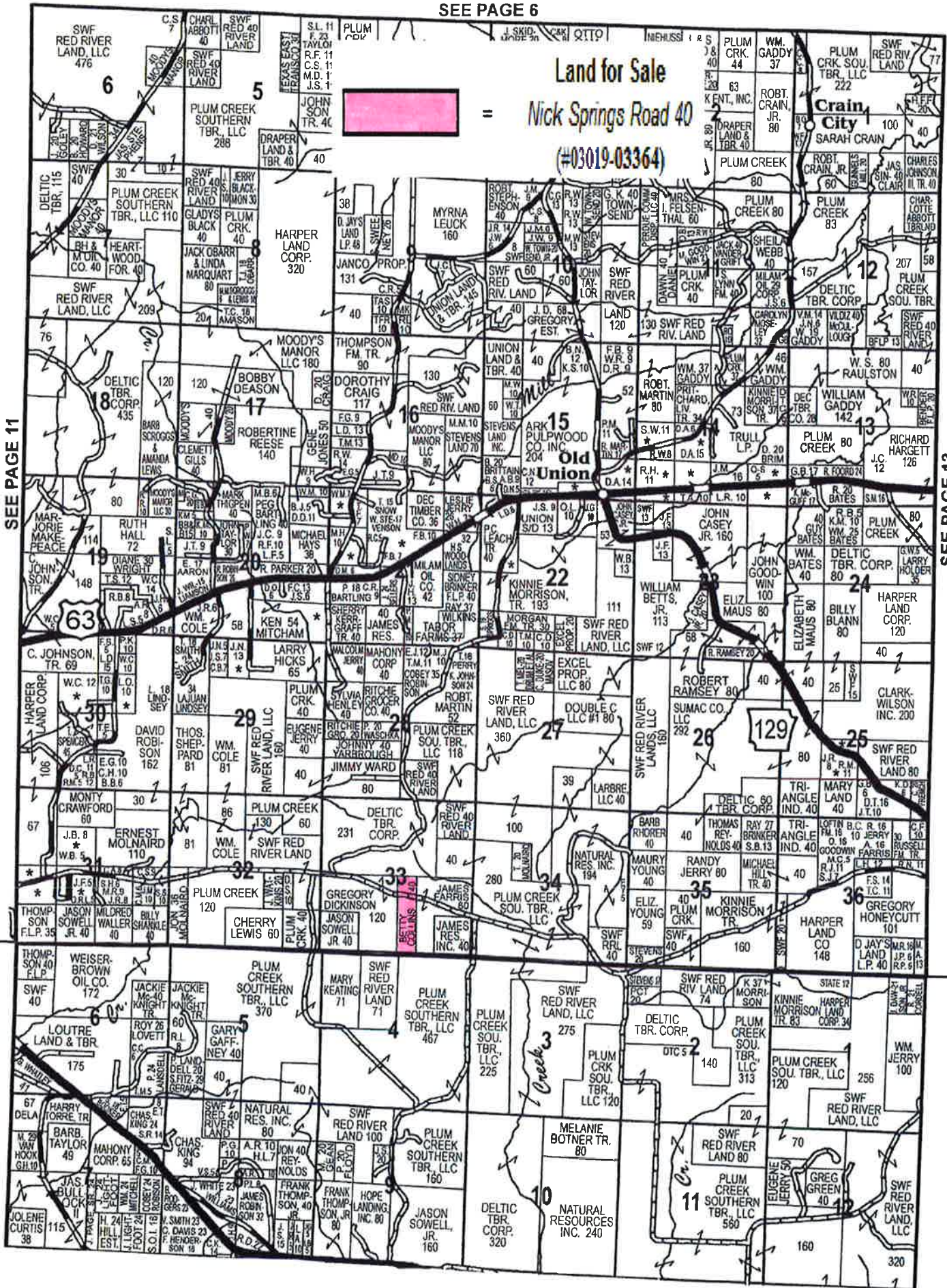
Nick Springs Road 40

(#03019-03364)



SEE PAGE 11

SEE PAGE 13



17S

18S

StandID

- Natural Pine (+/- 38.7 ac)
- Utility R-o-W (+/- 0.6 ac)
- Public Road (+/- 0.8 ac)

TType Image
Nick Springs Rd #03364
33-17S/14W
in Union Co., AR
+/- 40 acres

0 330 660 Feet

1 in = 660 feet

Created By: DN
Neeley Forestry Service, Inc.
915 Pickett St., Camden, AR 71701
Date: 9/29/2016



Firetower St

Ward Creek

17 S/14 W

Cany Creek

03364-972
0.8 ac

34

Union Co.

03364-422
38.7 ac

Nick Springs Rd

03364-162
0.6 ac

Spencer Ln

Legend

— Road/Street

RTTYP

Interstate

US Hwy

State Hwy

County Road

Railroad

Streams

County

PLSS_Township

PLSS_Section

Water_Bodies

CityLimits_2010

ownership_a_la

Woodsroad

Tract

Union Co., AR



1 in = 200 miles

18 S/14 W

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.

Nick Springs Road Tract
#03019-03364

Cruise System - Stand and Stock Table by DBH
 01 Neeley Forestry Service Inc.

Date: 10/04/16 9:09:47AM
 Page: 1

Tract: 331714BC2 Betty Collins Type.....:
 Cruiser.....: RF Robert Furlow Class.....:
 Owner/Seller.: BC Betty Collins Zone.....:
 Consultant....: Group.....:
 Acres in Tract: 40 County.....: UNI Union
 State.....: AR Compartment: Status: B Physio Region:

Cruise Date....: 10/03/16
 Bid Due Date...: / /
 Bid Due Time...: 0:00
 Acres in Cruise: 40.00

Comments.....:
 Legal Desc....: W1/2 E1/2 SE1/4 33-17-14

Stand ID: STAND01 Stand 01

Cruise Method: PRI Prism
 Blowup Factor...: 0.00
 Cruise Acres in Stand: 40.00

Number of Plots: 40
 BAF/Plot Size...: 10.00
 Origin: N Age: 0

Code	Specie/Grade Description	Unit Meas	DBH	# Trees	Vol/Tree	Volume	Tons		
11	PINE SAWLOGS	MBF	10	312	0.020	6.092	91.6		
			12	242	0.042	10.104	113.4		
			14	243	0.082	19.859	185.4		
			16	193	0.140	27.133	218.7		
			18	74	0.207	15.201	109.6		
			20	50	0.237	11.947	79.1		
			22	4	0.380	1.440	8.9		
			24	3	0.323	1.027	6.2		
						-----	-----	-----	-----
						1121	0.083	92.803	812.9
21	PINE PULPWOOD	CORDS	6	1681	0.030	50.424			
			8	1289	0.080	103.140			
			10	348	0.140	48.754			
			12	76	0.210	16.038			
			14	9	0.290	2.712			
						-----	-----	-----	-----
			3404	0.065	221.068	596.9			
22	HARDWOOD PULPWOOD	CORDS	6	102	0.040	4.074			
			8	86	0.080	6.876			
						-----	-----	-----	-----
			188	0.058	10.950	32.9			

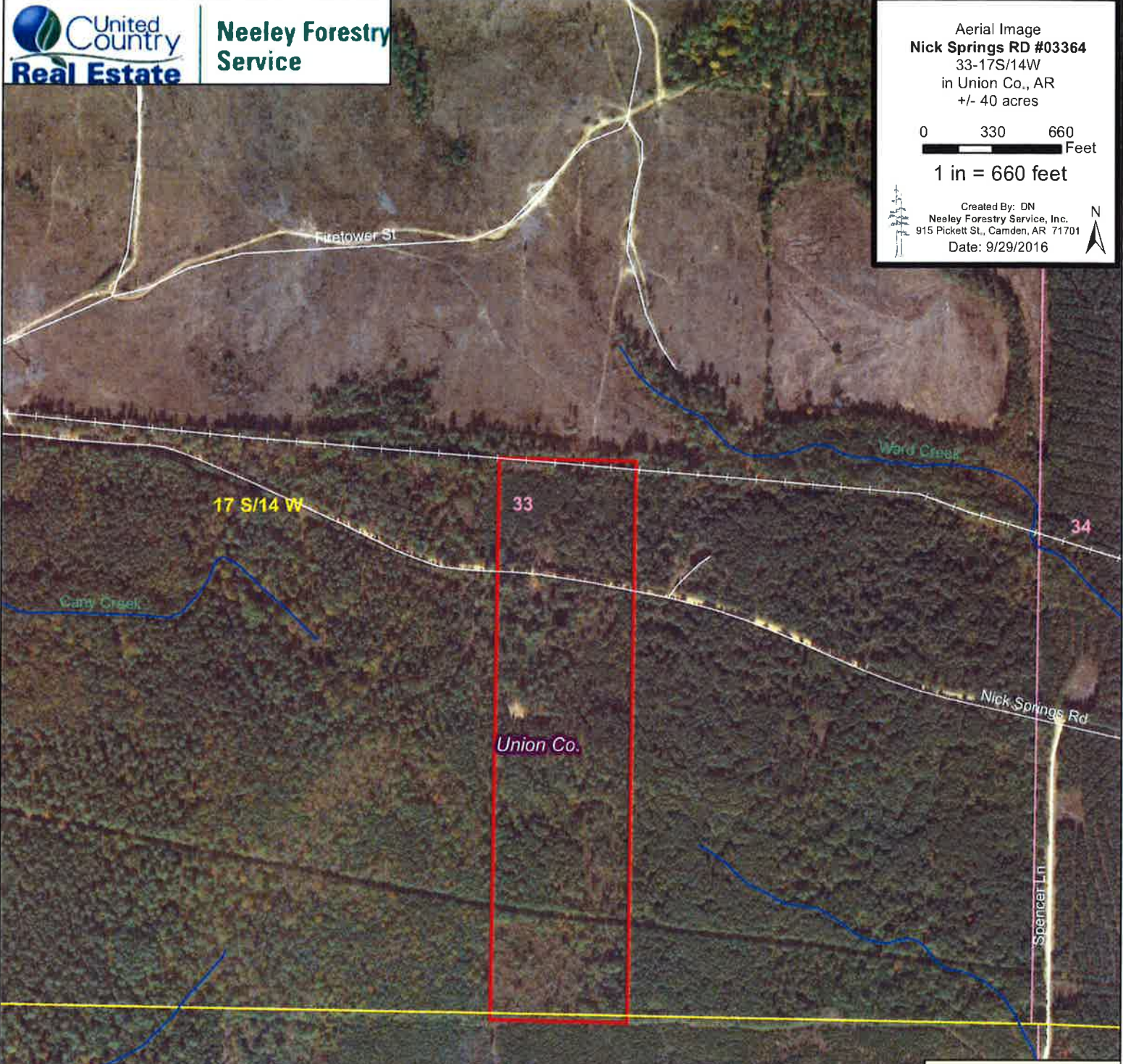
Aerial Image
Nick Springs RD #03364
 33-17S/14W
 in Union Co., AR
 +/- 40 acres

0 330 660 Feet

1 in = 660 feet



Created By: DN
 Neeley Forestry Service, Inc.
 915 Pickett St., Camden, AR 71701
 Date: 9/29/2016



Legend

Road/Street

RTTYP

- Interstate
- US Hwy
- State Hwy
- County Road
- Railroad
- Streams
- County
- PLSS_Township
- PLSS_Section
- Woodsroad
- Tract

18 S/14 W

Google Earth:
 November 2015

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.

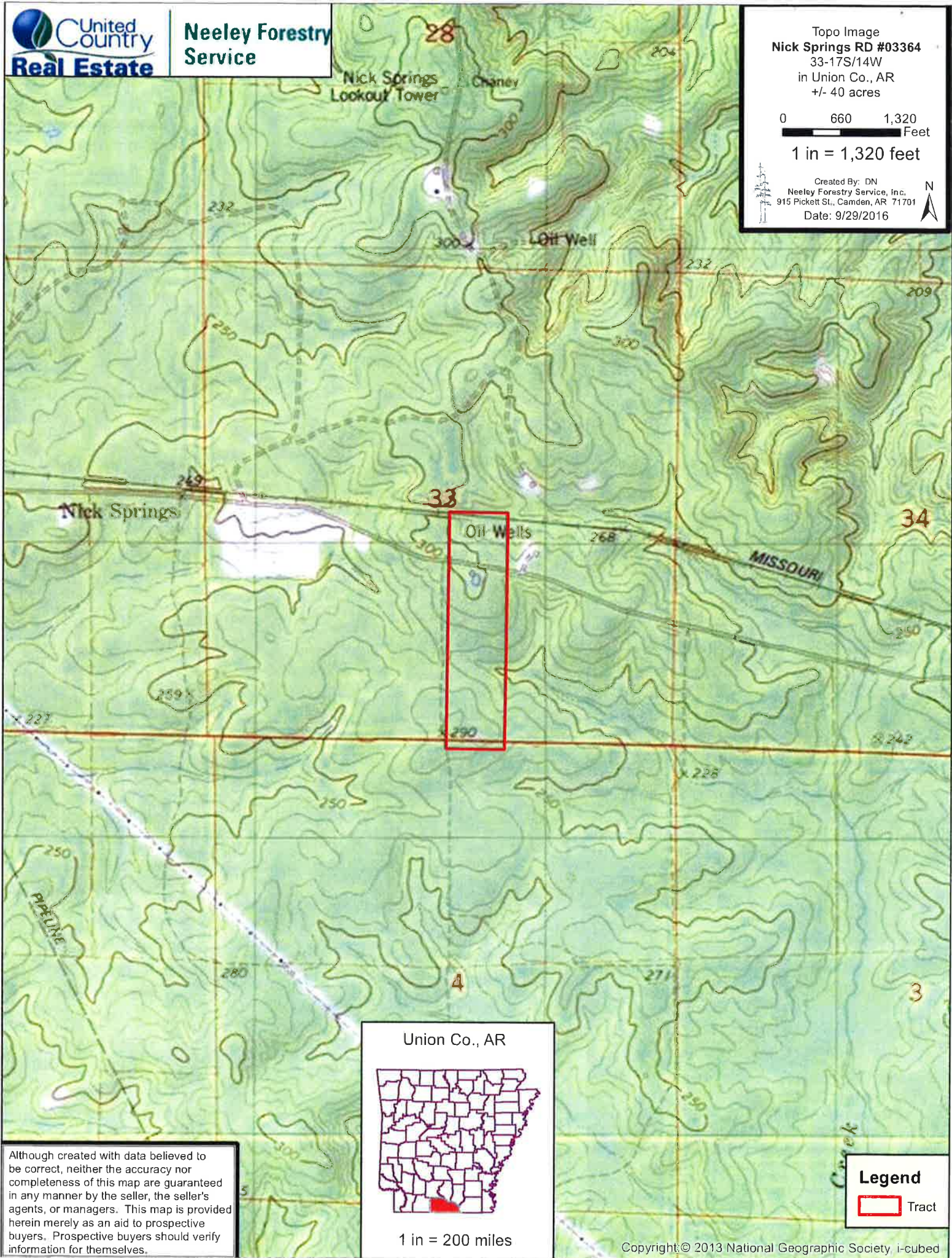


Topo Image
Nick Springs RD #03364
33-17S/14W
in Union Co., AR
+/- 40 acres

0 660 1,320
Feet

1 in = 1,320 feet

Created By: DN
Neeley Forestry Service, Inc.
915 Pickett St., Camden, AR 71701
Date: 9/29/2016



Union Co., AR



1 in = 200 miles

Legend

 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.

TOWNSHIP 19 SOUTH RANGE 16 WEST

SEE PAGE 18

Land for Sale

State Line Road Tract

(#03019-03365)



SEE PAGE 26

SEE PAGE 28

Union County, AR

Junction City

19S

19S

20S

20S

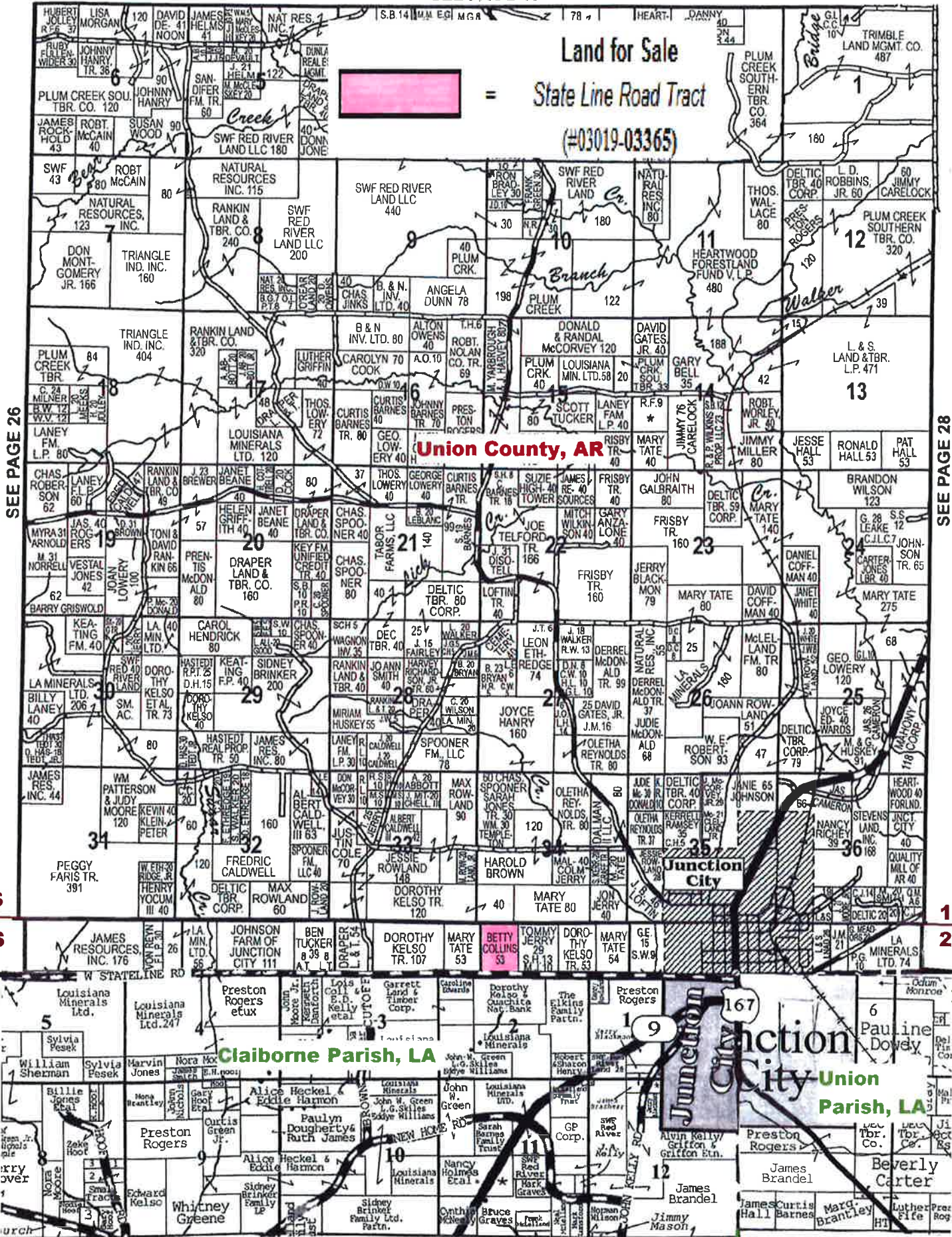
23N

23N

Claiborne Parish, LA

Union Parish, LA

4W 3W



StandID

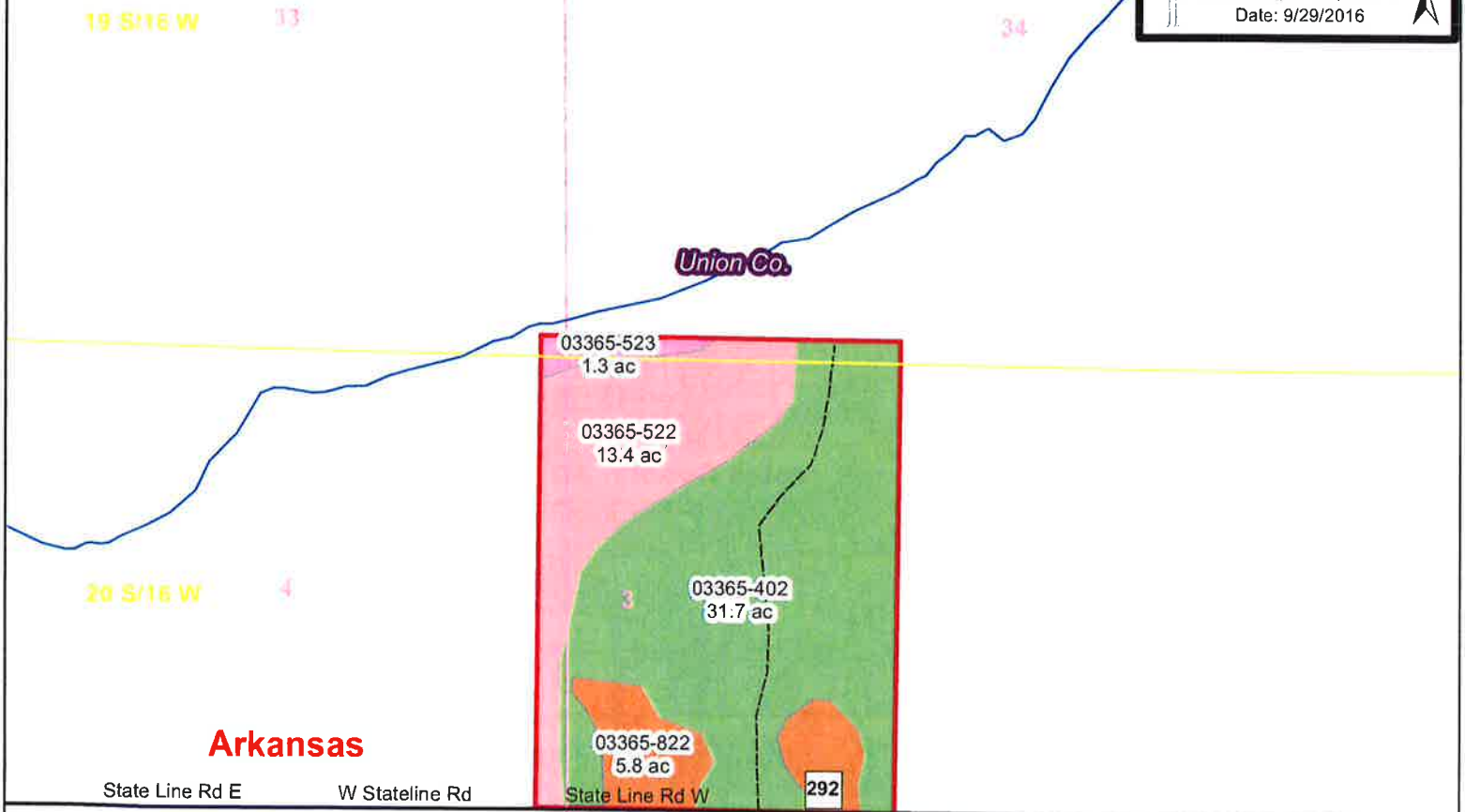
- Old Field Pine (+/- 31.7 ac)
- Mostly Pine, Upland (+/- 13.4 ac)
- Mostly Pine, Creek Bottom (+/- 1.3 ac)
- Hardwood (+/- 5.8 ac)

TType Image
State Line Rd #03365
03-20S/16W
in Union Co., AR
+/- 52.77 acres

0 330 660
Feet

1 in = 660 feet

Created By: DN
Neeley Forestry Service, Inc.
915 Pickett St., Camden, AR 71701
Date: 9/29/2016



Arkansas

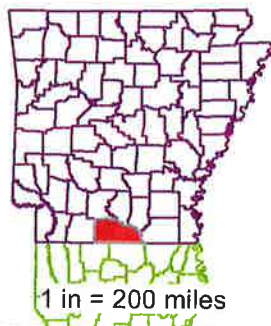
Louisiana

Legend

- Road/Street
- RTTYP**
- Interstate
- US Hwy
- State Hwy
- County Road
- Railroad
- Streams
- County
- PLSS_Township
- PLSS_Section
- Water_Bodies
- CityLimits_2010
- ownership_a_la
- Woodsroad
- Tract

Claiborne Pa.

Union Co., AR



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.

State Line Road Tract
#03019-03365

Cruise System - Stand and Stock Table by DBH
01 Neeley Forestry Service Inc.
Summary of Tracts

Date: 10/04/16 9:09:09AM
Page: 1

Tracts: 32016BC3 32016BC4 32016BC5 32016BC6

Total Acres in Tracts : 51 Total Acres in Cruises: 51

Code	Specie/Grade Description	Unit Meas	DBH	# Trees	Vol/Tree	Volume	Tons
11	PINE SAWLOGS	MBF	10	35	0.020	0.703	10.6
			12	232	0.042	9.805	109.9
			14	183	0.088	16.021	152.6
			16	387	0.163	62.893	509.4
			18	235	0.238	55.934	403.0
			20	276	0.327	90.356	595.1
			22	205	0.431	88.408	543.9
			24	93	0.552	51.177	296.3
			26	38	0.676	25.862	141.5
			28	5	0.773	4.175	22.1
			30	2	0.993	2.043	10.4
						1691	0.241
13	MISC. HARDWOOD SAWLOGS	MBF	14	45	0.044	1.903	16.9
			16	43	0.087	3.716	29.9
			18	44	0.127	5.641	40.8
			20	5	0.240	1.108	7.5
			137	0.091	12.448	95.1	
14	RED OAK SAWLOGS	MBF	16	7	0.087	0.628	6.0
			20	4	0.125	0.548	4.1
				12	0.101	1.176	10.1
15	WHITE OAK SAWLOGS	MBF	16	9	0.087	0.810	7.8
				9	0.087	0.810	7.8
21	PINE PULPWOOD	CORDS	6	352	0.030	10.552	
			8	167	0.080	13.398	
			10	144	0.140	20.175	
			12	12	0.210	2.558	
			675	0.069	46.683	126.0	
22	HARDWOOD PULPWOOD	CORDS	6	799	0.040	31.938	
			8	896	0.080	71.677	
			10	372	0.150	55.866	
			12	184	0.230	42.295	
			14	110	0.320	35.190	
			16	14	0.410	5.771	
			20	5	0.620	2.864	
			22	15	0.750	10.938	
			2394	0.107	256.539	769.6	

Aerial Image
State Line Rd #03365
03-20S/16W
in Union Co., AR
+/- 52.77 acres

0 330 660
Feet

1 in = 660 feet

Created By: DN
Neeley Forestry Service, Inc.
915 Pickett St., Camden, AR 71701
Date: 9/29/2016



19 S/16 W 33

34

Union Co.

20 S/16 W 4

3

State Line Rd W

292

W State Line Rd State Line Rd E


Legend

Road/Street

RTTYP

 Interstate

 US Hwy


 State Hwy

County Road

Railroad

Streams

 County

 PLSS_Township

 PLSS_Section

Woodsroad

 Tract

Google Earth:
November 2015

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.

Union Co., AR



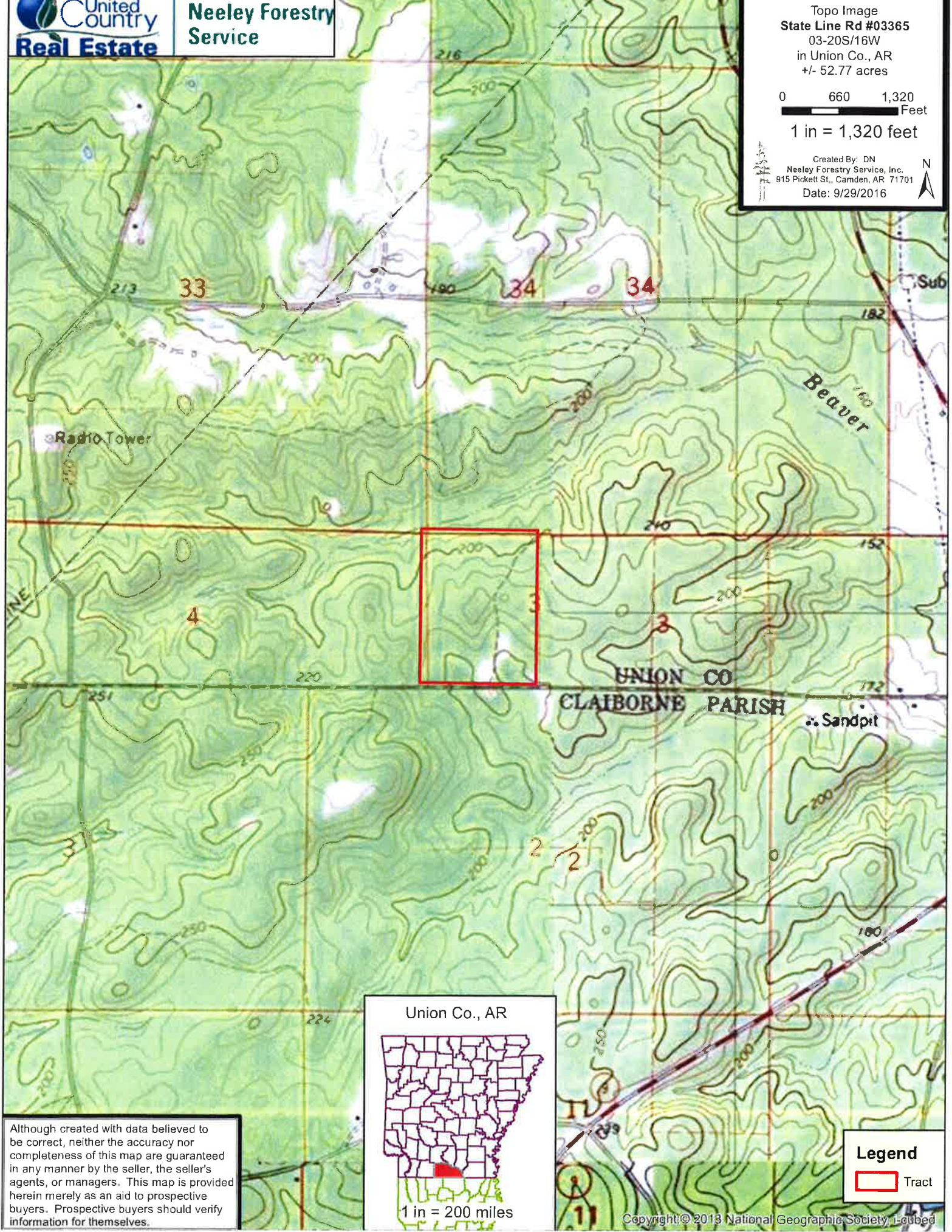
1 in = 200 miles

Topo Image
State Line Rd #03365
03-20S/16W
in Union Co., AR
+/- 52.77 acres

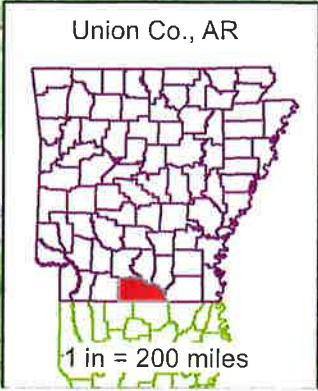
0 660 1,320
Feet

1 in = 1,320 feet


Created By: DN
Neeley Forestry Service, Inc.
915 Pickett St., Camden, AR 71701
Date: 9/29/2016



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.



Legend

 Tract

