



# NEELEY FORESTRY SERVICE, INC.

*Jim Nealey, Consulting Forester, R.F., A.C.F.*

*John David Nealey, Consulting Forester, R.F., A.C.F.*

915 Pickett Street

Camden, Arkansas 71701

*"MANAGING FORESTS FROM ONE GENERATION TO THE NEXT."*

*Since 1972*

## NOTICE OF LAND SALE

OFFICE - 870-836-5981

FAX - 870-836-7432

J.N. HOME - 870-836-8744

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

E-MAIL [jdnealey@neeleyforestryservice.com](mailto:jdnealey@neeleyforestryservice.com)

[jnealey@neeleyforestryservice.com](mailto:jnealey@neeleyforestryservice.com)

or

[neeleyforestry@cablelynx.com](mailto:neeleyforestry@cablelynx.com)



United Country – Neeley Forestry Service, Inc., acting as agent for the seller, has been authorized to sell two (2) tracts of land located in Nevada County, Arkansas. One is ±46.19 acres in size and the other is ±6.3 acres. These properties are being offered through a lump sum sealed bid sale. Bids will be received until Thursday, November 10, 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 consist 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
Bevill North Tract	03019-03366	6.30	9-13s-20w
Bevill South Tract	03019-03367	46.19	9-13s-20w
<b>TOTAL</b>		<b>52.49</b>	

### Legal Descriptions

**Bevill North Tract (#03019-03366)** – The South 7 Acres of the W<sup>3</sup>/<sub>4</sub> N<sup>1</sup>/<sub>2</sub> NW<sup>1</sup>/<sub>4</sub> of Section 9, Township 13 South, Range 20 West, in Nevada County, Arkansas; LESS & EXCEPT Commencing at the SW corner of the NE<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub> of said Section 9; thence run East along the south line of said Forty acre tract 6 chains and 17 links to Horse Lot Branch for a starting point; run thence along the said Branch in a Northeastwardly direction to the intersection of the said Branch with the East line of the said W<sup>1</sup>/<sub>2</sub> NE<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub> at a point 2 chains and 57 links North of the Southeast corner of said W<sup>1</sup>/<sub>2</sub> NE<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub>; thence South to the Southeast corner of said W<sup>1</sup>/<sub>2</sub> NE<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub> 2 chains and 57 links; thence West 3 chains and 58 links to the intersection of Horse Lot Branch with the South line of said W<sup>1</sup>/<sub>2</sub> NE<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub> and the point of beginning. (Acreage was calculated via GIS mapping and is not guaranteed).

**Bevill South Tract (#03019-03367)** – Part of the NW<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub>, Part of the NW<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub> and that part of the SW<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub> lying north of county road; all in Section 9 of Township 13 South, Range 20 West, in Nevada County, Arkansas; containing a total of 46.19 acres, more or less. (Full legal description is available upon request. Acreage is per taxes and is not guaranteed.)

## Tract Descriptions

The **Bevill North Tract (#03019-03366)**, which contains approximately **6.3 acres**, is located in the east-central part of Nevada County about 7 miles south of Bluff City and 5 miles east-northeast of Rosston. Access to the property is good via short woods road off Nevada 428, a gravel county road. Most of the tract contains a stand of natural pine sawtimber with significant volumes! Small areas on the west and east ends of the tract contain primarily hardwood. According to USDA NRCS soil survey information the tract contains Rosalie loamy fine sand and Sacul fine sandy loam, which have site indexes of 95 feet and 94 feet respectively for loblolly pine at a base age of 50 years. With good soils and mature timber that can provide immediate income, this property should be a good timber investment now and in the years to come!

The **Bevill South Tract (#03019-03367)**, which consists of approximately **46.19 acres**, is located in the east-central part of Nevada County about 7 miles south of Bluff City and 5 miles east-northeast of Rosston, about one-quarter mile south of the Bevill North Tract. Nevada #47, a.k.a. the Young Road or Kirk Road, provides excellent access and frontage to this tract. County road #12 runs along the south boundary of the tract providing even more access. The timber consists primarily of an uneven-aged stand of natural pine that is carrying significant volumes of pine sawtimber. According to USDA NRCS soil survey information the tract consists of several fine sandy loam and loamy fine sand soils that range from 90 to 95 feet site index for loblolly pine at a base age of 50 years. With sandy soils and excellent access via county roads #47 and #12, this tract provides great wet weather logging! These features, along with some utilities located along the county road and great hunting opportunities, make this tract a great investment opportunity!

Neeley Forestry conducted inventories of the two tracts in October 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
Bevill North	6.3	418.3	48.3	40.6	8.7	9.5	100.7
Bevill South	46.19	2,297.6	244.9	843.3	0.0	0.0	160.9

**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.

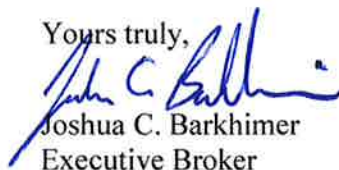
### CONDITIONS OF SALE:

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 10, 2016**, and at that time publicly opened. If your bid is mailed, please indicate on the outside of the envelope "**BID ON BEVILL 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.

**Conditions of Sale – continued:**

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 15<sup>th</sup>, 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 CONVEY without warranty any and all mineral interest.
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. Other **Closing Costs**: The Seller will pay for deed preparation and one-half (½) of the following expenses: (1) closing agency fee and (2) deed stamps. The Buyer will be responsible for the deed recording fee and one half (½) of the following expenses: (1) closing agency fee and (2) deed stamps. Any additional closing costs or increases in the above costs that are associated with the Buyer obtaining financing shall be paid for by the Buyer.
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. **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.
11. 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.
12. A recreational hunting lease is in place on the subject properties. It will run through December 31, 2016. 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.
13. 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**

**BEVILL LAND SALE**

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

**Bevill North Tract (#03019-03366) ±6.3 acres.....\$ \_\_\_\_\_**

**Bevill South Tract (#03019-03367) ±46.19 acres.....\$ \_\_\_\_\_**

**Combined Bid (Both Tracts) ±52.49acres.....\$ \_\_\_\_\_**

\*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 15, 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:** \_\_\_\_\_  
\_\_\_\_\_

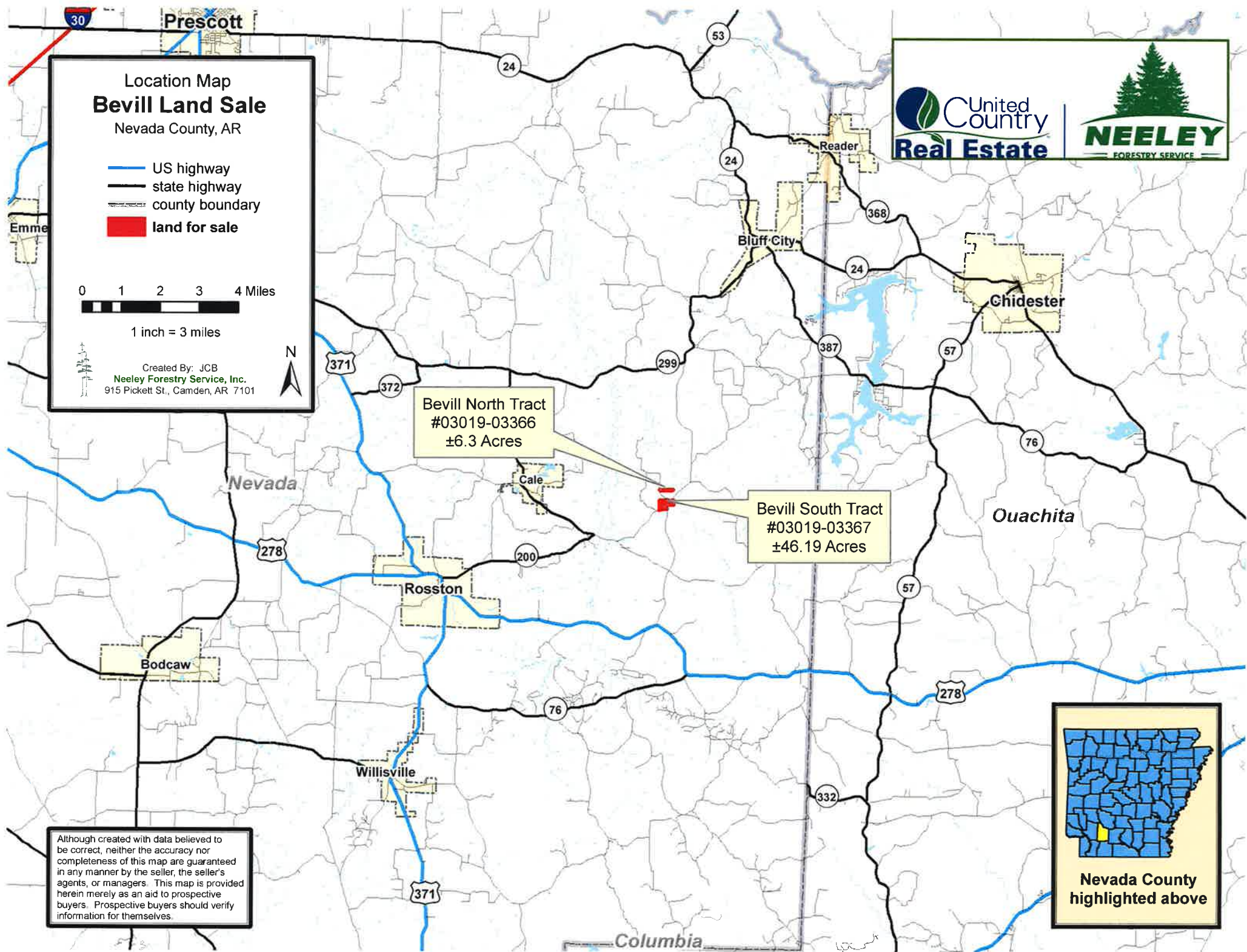
**Email Address:** \_\_\_\_\_

**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**



**Location Map**  
**Bevill Land Sale**  
 Nevada County, AR

- US highway
- state highway
- county boundary
- land for sale

0 1 2 3 4 Miles  
 1 inch = 3 miles

Created By: JCB  
 Neeley Forestry Service, Inc.  
 915 Pickett St., Camden, AR 7101

Bevill North Tract  
 #03019-03366  
 ±6.3 Acres

Bevill South Tract  
 #03019-03367  
 ±46.19 Acres

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.





# Topographic Map Bevill Land Sale

Nevada County, AR

**Bevill North #03019-03366**  
**±6.3 Acres**

**Bevill South #03019-03367**  
**±46.19 Acres (per taxes)**

 property boundary

0 500 1,000 1,500 2,000 Feet



1 inch = 0.25 miles

Created By: JCB  
Neeley Forestry Service, Inc.  
915 Pickett St., Camden, AR 7101



**Bevill North Tract**

**Bevill South Tract**

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Aerial Image Map  
**Bevill Land Sale**

Nevada County, AR

**Bevill North #03019-03366**  
**±6.3 Acres**

**Bevill South #03019-03367**  
**±46.19 Acres (per taxes)**

 property boundary

0 500 1,000 Feet

1 inch = 660 feet



Created By: JCB  
Neeley Forestry Service, Inc.  
915 Pickett St., Camden, AR 7101



Image Source: Google Earth  
Image Date: 11/28/2013



Nevada CR-428

**Bevill North Tract**

Nevada CR-47 (Young Road)

8  
**T13S  
R20W**

**Bevill South Tract**

Nevada CR-12

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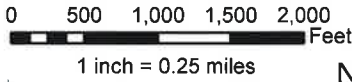
17

16

Forest Type Map  
**Bevill Land Sale**  
 Nevada County, AR

**Bevill North Tract - #03019-03366**  
 ±6.3 Acres

**Bevill South Tract - #03019-03367**  
 ±46.19 Acres



Created By: JCB  
 Neeley Forestry Service, Inc.  
 915 Pickett St., Camden, AR 71701



**Legend**

- - - - section boundary
- ==== improved local road
- - - woods road
- ⚡ electrical transmission line
- pipeline
- × fence

**Forest Cover Types**

- 40 - pine old field
- 42 - natural pine
- 42\* - natural pine (younger)
- 52 - mixed pine & hardwood
- 97 - public road

7

**Stand Codes**

- |  |  |
|--|--|
| <b>1<sup>st</sup> digit = cover code</b> | <b>2<sup>nd</sup> digit = cover code (continued)</b>             |
| 1 = open (clearcut)                      | <i>If 1<sup>st</sup> digit is 1-8 the following codes apply:</i> |
| 4 = pure pine                            | 0 = old field  |
| 5 = pine-hardwood (pine dominant)        | 1 = plantation   |
| 6 = hardwood-pine (hardwood dominant)    | 2 = natural  |
| 8 = pure hardwood                        | <i>If 1<sup>st</sup> digit is 9 the following codes apply:</i>   |
| 9 = nonforest                            | 3 = swamp or beaver area   |
| <b>3<sup>rd</sup> digit = topo code</b>  | 4 = salt flat  |
| 1 = flatwoods                            | 5 = wildlife opening   |
| 2 = rolling hills                        | 6 = utility right-of-way   |
| 3 = river or creek bottom                | 7 = public road  |
| 4 = steep terrain                        | 8 = private road   |
|  | 9 = other  |

18

17

16

**Bevill North Tract**  
 ±6.3 Acres

**Bevill South Tract**  
 ±46.19 Acres

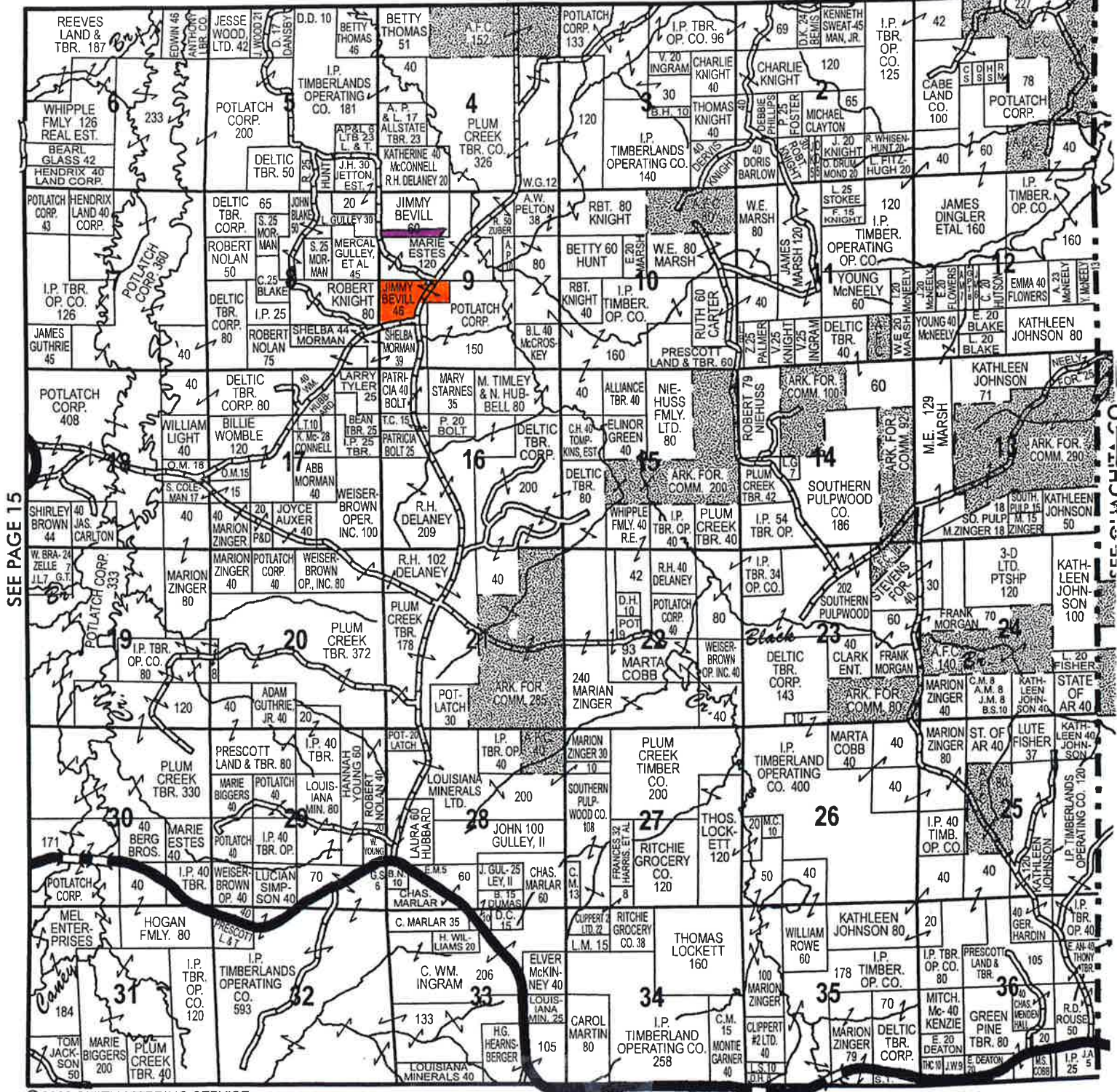
T9S, R20W

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 all information for themselves including but not limited to property boundaries, access, and timber descriptions and estimates.



# TOWNSHIP 13 SOUTH RANGE 20 WEST

SEE PAGE 12



SEE PAGE 15

©2002 SMITH MAPPING SERVICE

SEE PAGE 20

-  = **Bevill North Tract**  
#03019-03366
-  = **Bevill South Tract**  
#03019-03367

**Bevill North Tract**  
**#03019-03366**

Tract: 91320JB1 Jim Bevill  
 Cruiser.....: RF Robert Furlow  
 Owner/Seller...: JBV Jim Bevill  
 Consultant.....:  
 Acres in Tract: 6  
 State.....: AR Compartment: Status: B  
 Comments.....:  
 Legal Desc.....: Pt N1/2 NW1/4 9-13-20 (NORTH)  
 Stand ID: STAND01 Stand 01

Type.....:  
 Class.....:  
 Zone.....:  
 Group.....:  
 County.....: NEV Nevada  
 Physio Region:  
 Cruise Date....: 10/12/16  
 Bid Due Date...: / /  
 Bid Due Time...: 0:00  
 Acres in Cruise: 6.00

Cruise Method: PRI Prism  
 Blowup Factor...: 0.00  
 Cruise Acres in Stand: 6.00  
 Number of Plots: 6  
 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	18	0.024	0.440	7.0
			12	64	0.053	3.385	41.3
			14	47	0.099	4.646	45.8
			16	122	0.175	21.318	174.0
			18	45	0.260	11.774	86.3
			20	18	0.344	6.311	41.9
			22	8	0.380	2.880	17.8
			24	10	0.456	4.353	25.5
			28	5	0.724	3.388	18.0
			30	2	0.859	1.752	9.0
						338	0.178
13	MISC. HARDWOOD SAWLOGS	MBF	16	7	0.087	0.623	5.0
			18	6	0.124	0.702	4.5
				13	0.103	1.325	9.5
14	RED OAK SAWLOGS	MBF	16	7	0.067	0.480	4.4
			18	6	0.094	0.532	4.3
				13	0.079	1.012	8.7
21	PINE PULPWOOD	CORDS	8	57	0.080	4.584	
			10	55	0.140	7.698	
			20	5	0.600	2.748	
				117	0.129	15.030	40.6
22	HARDWOOD PULPWOOD	CORDS	8	57	0.080	4.584	
			10	37	0.150	5.500	
			12	25	0.230	5.856	
			14	28	0.320	8.976	
			16	7	0.410	2.936	
			18	6	0.510	2.887	
			20	5	0.620	2.840	
			165	0.204	33.579	100.7	

**Bevill South Tract**  
#03019-03367

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

Date: 10/12/16 4:05:07PM  
Page: 3

Tract: 91320JB2 Jim Bevill	Type.....:	Cruise Date....: 10/12/16
Cruiser.....: RF Robert Furlow	Class.....:	Bid Due Date...: / /
Owner/Seller..: JBV Jim Bevill	Zone.....:	Bid Due Time...: 0:00
Consultant....:	Group.....:	Acres in Cruise: 45.50
Acres in Tract: 46	County.....: NEV Nevada	
State.....: AR Compartment: Status: B	Physio Region:	
Comments.....:		
Legal Desc....: Pt N1/2 SW1/4; Pt SW1/4 SW1/4 9-13-20 (SOUTH)		
Stand ID: STAND01 Stand 01	Cruise Method: PRI Prism	Number of Plots: 46
	Blowup Factor...: 0.00	BAF/Plot Size..: 10.00
	Cruise Acres in Stand: 45.50	Origin: N Age: 0

Code	Specie/Grade Description	Unit Meas	DBH	# Trees	Vol/Tree	Volume	Tons		
11	PINE SAWLOGS	MBF	10	127	0.021	2.703	41.3		
			12	365	0.049	17.711	203.6		
			14	416	0.100	41.723	411.5		
			16	446	0.171	76.322	617.4		
			18	252	0.238	60.042	432.6		
			20	190	0.335	63.688	419.7		
			22	60	0.439	26.315	162.2		
			24	60	0.527	31.483	182.7		
			26	13	0.671	8.990	49.2		
			28	5	0.724	3.351	17.8		
			30	2	0.412	0.831	4.5		
						1936	0.172	333.159	2,542.5
			21	PINE PULPWOOD	CORDS	6	2519	0.030	75.569
8	1445	0.080				115.621			
10	544	0.140				76.143			
12	201	0.210				42.303			
14	9	0.290				2.683			
			4719	0.066	312.319	843.3			
22	HARDWOOD PULPWOOD	CORDS	6	554	0.040	22.164			
			8	85	0.080	6.801			
			10	145	0.150	21.761			
			12	13	0.230	2.896			
			797	0.067	53.622	160.9			