



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

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

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or

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NOTICE OF LAND SALE



United Country – Neeley Forestry Service, Inc., acting as agent for the seller, has been authorized to sell a tract of land located in Little River County, Arkansas containing 80.0 acres, more or less. This property is being offered through a lump sum sealed bid sale. Bids will be received until **Thursday, February 2nd, 2017 at 10:00am.** This tract contains two major stand types of predominately young natural pine mixed with hardwood all of which provides for great timberland investment and recreational opportunities! The table below contains summary information. More detailed information about the tract as well as conditions of the sale can be found in this sale notice.

Legal Description

East Ogden 80 (#03019-03374) – The West Half of the Northwest Quarter (W ½, NW ¼) in Section 26 – Township 13 South / Range 28 West, Little River County, Arkansas, containing +/- 80.000 acres. (Acreage is per taxes and is not guaranteed.)

Tract Description

The **East Ogden 80 (#03019-03374)**, which contains approximately **80.0 acres**, is located in the southeastern part of Little River County, about ten miles southeast of Ashdown, AR and eleven miles north-northeast of Texarkana, AR (North 33.601920°, West 93.97506°). Access to the north line of the property is good via short woods road running west for over a half-mile from Little River "LR" Road #35, a gravel county road. Over 50 acres of the tract contains mostly pulpwood-sized pine trees that have been allowed to grow naturally for nearly 23 years within what was once an old field / pasture. Another significant stand type containing nearly 30 acres of mostly hardwood pulpwood lies within a flatter terrain. According to USDA NRCS soil survey information the tract contains both Acadia and Forbing silt loams, which give a weighted average site index of 74.3 feet for loblolly pine (base age 50 years). With a diverse range of timber types, this tract can prove to be both a valuable investment piece for future timber products as well as beneficial to recreational wildlife habitat!

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

Neeley Forestry conducted an inventory of this tract in December 2016. The inventory was a prism cruise conducted with a 10-factor prism. Sample 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.

GENERAL INFO			PRODUCT VOLUME (Tons)						
Stand ID	Acres	# of Plots	Pine	Pine	Pine	Oak	Misc. Hwdwd	Hardwood	<i>Total</i>
			Sawtimber	Chip-n-Saw	Pulpwood	Sawtimber	Sawtimber	Pulpwood	
03374-402	50.8	52	428.9	302.3	3,596.3	4.4	-	176.1	4,508.0
03374-521	28.9	28	38.8	13.2	221.9	21.5	-	741.5	1,036.8
<i>Total</i>	79.7	80	467.6	315.4	3,818.2	25.9	-	917.5	5,544.7

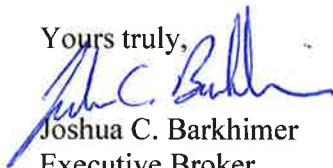
Note: The above timber volume estimates were derived from sampling methods deemed reliable however due to variations associated with sampling, wood utilization, etc. these estimates are not guaranteed in any manner.

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, February 2nd, 2017**, and at that time publicly opened. If your bid is mailed, please indicate on the outside of the envelope "**BID ON EAST OGDEN 80 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 February 7th, 2017. 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 (1/2) 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 (1/2) 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. 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

EAST OGDEN 80 LAND SALE

BID DATE: THURSDAY, FEBRUARY 2ND, 2017, 10:00 am

East Ogden 80 Tract (#03019-03374) ±80.0 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, February 7th, 2017. 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
East Ogden 80
+/- 80 ac
26-13S/28W
Little River Co., AR

1 in = 2 miles



Created By: DN
Neeley Forestry Service, Inc.
915 Pickett St., Camden, AR 71701
Date: 12/14/2016



Legend

- Road/Street
- RTTYP**
- Interstate
- US Hwy
- State Hwy
- County Road
- Railroad
- Airfield
- County
- Water Bodies
- Public Land
- City Limits 2010
- Gate
- Woodsroad
- 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.



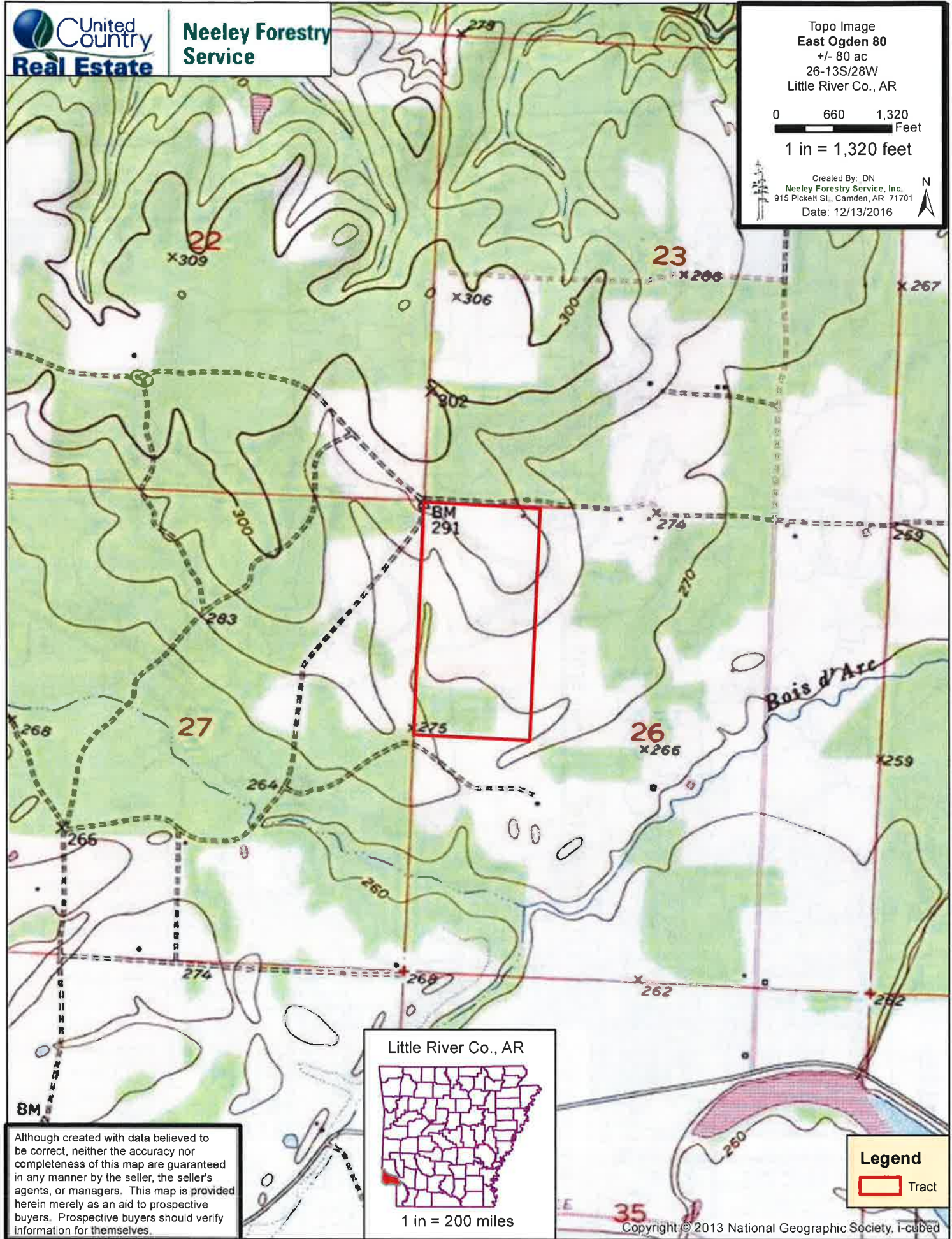
Neeley Forestry Service

Topo Image
 East Ogden 80
 +/- 80 ac
 26-13S/28W
 Little River 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: 12/13/2016



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.

Little River Co., AR

1 in = 200 miles

Legend

Tract

Aerial Image
#03374 East Ogden 80
+/- 80 ac
26-13S/28W
Little River Co., AR

0 330 660
Feet

1 in = 660 feet



Created By: DN
Neeley Forestry Service, Inc.
915 Pickett St., Camden, AR 71701
Date: 12/28/2016



Google Earth Imagery:
January 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.



Legend

- Tract selection
- Road/Street
- RTTYP**
- County Road
- State Hwy
- US Hwy
- Interstate
- Railroad
- County
- PLSS_Township
- PLSS_Section
- Streams
- Gate
- Woodsroad

StandID

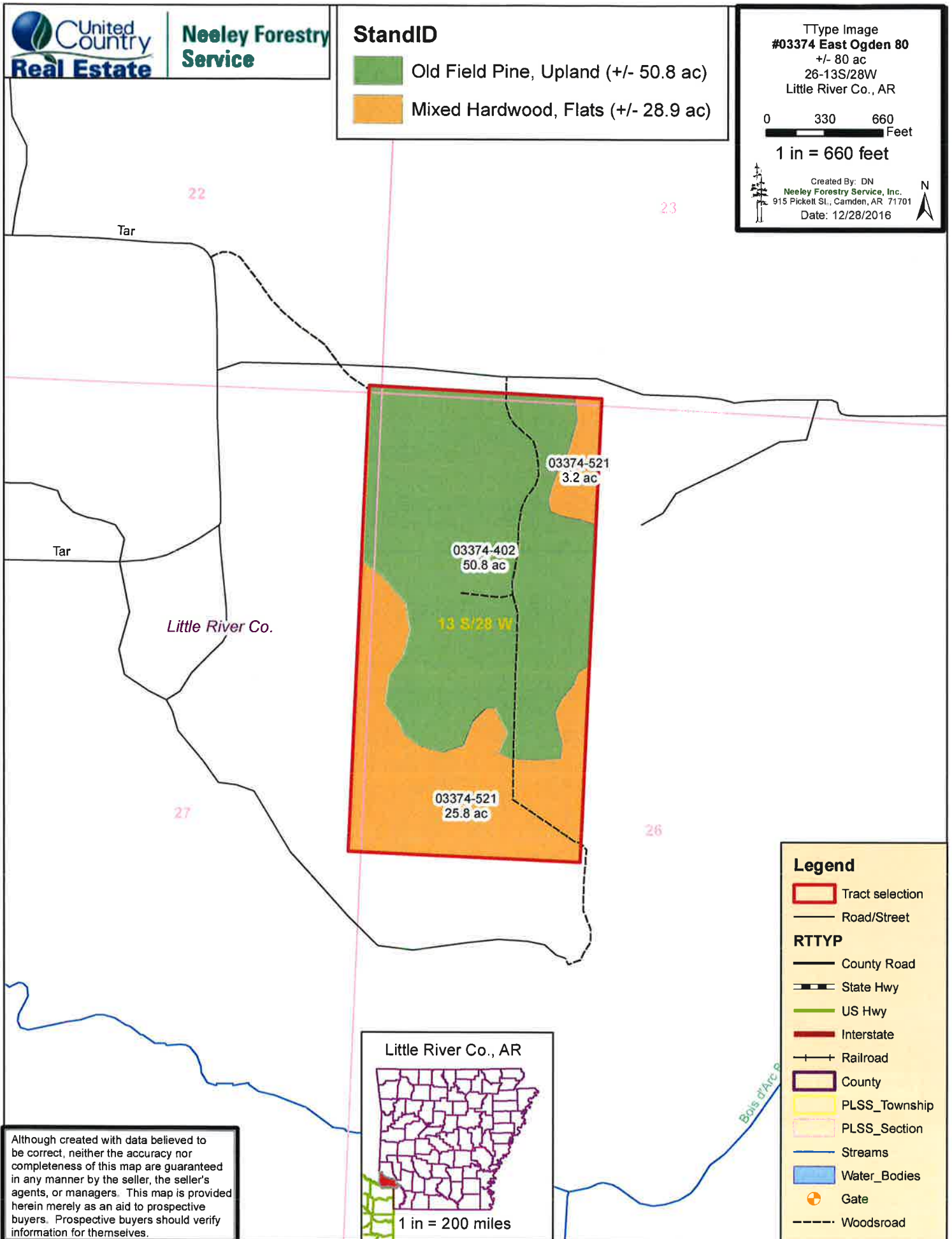
- Old Field Pine, Upland (+/- 50.8 ac)
- Mixed Hardwood, Flats (+/- 28.9 ac)

TType Image
#03374 East Ogden 80
+/- 80 ac
26-13S/28W
Little River Co., AR

0 330 660
Feet

1 in = 660 feet

Created By: DN
Neeley Forestry Service, Inc.
915 Pickett St., Camden, AR 71701
Date: 12/28/2016



Little River Co.

Tar

Tar

Little River Co., AR



1 in = 200 miles

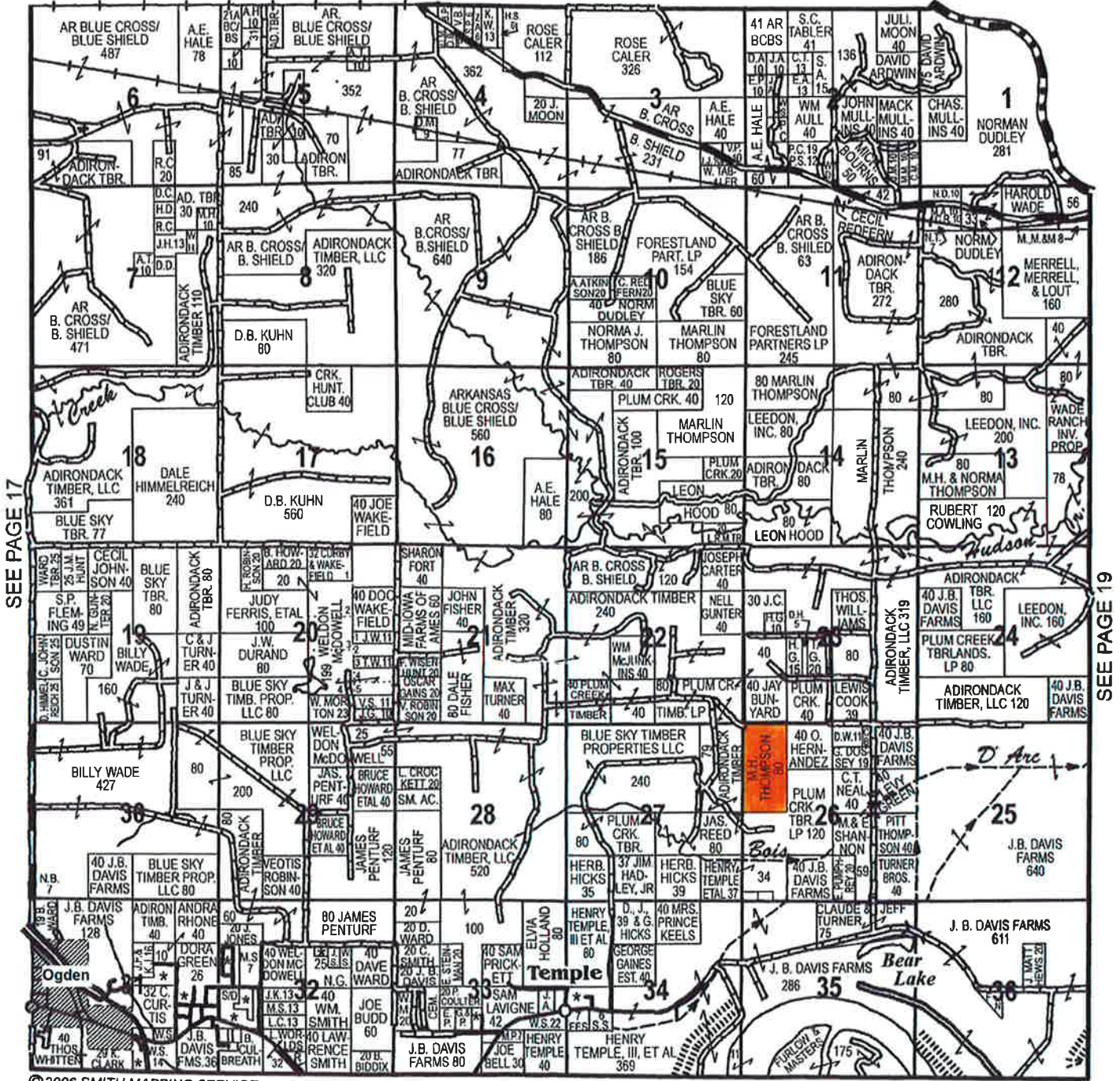
Legend

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

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TOWNSHIP 13 SOUTH RANGE 28 WEST

SEE PAGE 13



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SEE PAGE 23



= Land for Sale
 East Ogden Tract
 (#03019-03374)



Neeley Forestry Service, Inc.
 915 Pickett Street
 Camden, AR 71701

Phone: (870) 836-5981
 Fax: (870) 836-7432
 Email: daniel@neeleyforestry.com
 Website: www.neeleyforestry.com

EastOgden80 SUMMARY

Stratum: 03374-402

Cruise Date: 01/03/2017

Acres: 50.80

Cruise Type: Point

Plots: 52

Plot Size/BAF: 10.00

Cruiser: EP

Pine

Product	Stratum Total			Per Acre			Average Tree		
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	479	429	58,407	11.9	9	8.4	1,149.9	15.2	27.9
Chipnsaw	560	302	27,122	8.7	11	6.0	534.0	12.0	29.2
Pulpwood	9,373	3,596	0	85.6	185	70.8	0.0	8.9	36.6
Topwood	0	421	0	0.0	0	8.3	0.0	0.0	0.0
Class Total	10,412	4,749	85,530	106.2	205	93.5	1,683.8	9.3	35.8

Oak

Product	Stratum Total			Per Acre			Average Tree		
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Grade3	6	4	550	0.2	0	0.1	10.8	18.0	16.5
Pulpwood	632	104	0	3.5	12	2.0	0.0	7.0	22.0
Topwood	0	4	0	0.0	0	0.1	0.0	0.0	0.0
Class Total	638	112	550	3.7	13	2.2	10.8	7.1	22.0

Misc. Hardwood

Product	Stratum Total			Per Acre			Average Tree		
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Pulpwood	417	72	0	2.5	8	1.4	0.0	7.3	22.2
Class Total	417	72	0	2.5	8	1.4	0.0	7.3	22.2
Stratum Total	11,466	4,933	86,080	112.3	226	97.1	1,694.6	9.1	34.5

EastOgden80_SUMMARY

Stratum: 03374-521
Acres: 28.92
Plots: 28
Cruiser: EP

Cruise Date: 01/03/2017
Cruise Type: Point
Plot Size/BAF: 10.00

Pine

<i>Product</i>	<i>Stratum Total</i>			<i>Per Acre</i>				<i>Average Tree</i>	
	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>BA</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>DBH</i>	<i>Height</i>
Sawtimber	47	39	4,960	2.1	2	1.3	171.5	15.4	25.7
Chipnsaw	26	13	1,223	0.7	1	0.5	42.3	12.0	26.5
Pulpwood	339	222	0	10.4	12	7.7	0.0	12.2	32.5
Topwood	0	35	0	0.0	0	1.2	0.0	0.0	0.0
Class Total	413	309	6,183	13.2	14	10.7	213.8	12.6	31.4

Oak

<i>Product</i>	<i>Stratum Total</i>			<i>Per Acre</i>				<i>Average Tree</i>	
	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>BA</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>DBH</i>	<i>Height</i>
Grade3	20	22	2,531	1.1	1	0.7	87.5	17.0	30.6
Pulpwood	1,925	447	0	26.4	67	15.4	0.0	8.2	22.5
Topwood	0	8	0	0.0	0	0.3	0.0	0.0	0.0
Class Total	1,944	476	2,531	27.5	67	16.5	87.5	8.3	22.5

Misc. Hardwood

<i>Product</i>	<i>Stratum Total</i>			<i>Per Acre</i>				<i>Average Tree</i>	
	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>BA</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>DBH</i>	<i>Height</i>
Pulpwood	1,209	295	0	16.8	42	10.2	0.0	8.2	23.6
Class Total	1,209	295	0	16.8	42	10.2	0.0	8.2	23.6
StratumTotal	3,566	1,080	8,714	57.5	123	37.3	301.3	8.8	23.9

EastOgden80_SUMMARY



foresters leading innovation

Tuesday, January 3, 2017

