



## NOTICE OF LAND SALE 'WCLC Land Sale' 3 Tracts – Ouachita County

United Country – Neeley Forestry Service, Inc., acting as agent for the seller, has been authorized to sell three (3) tracts of land located Ouachita County and totaling approximately 240 acres (per tax records). These tracts which are 40, 60 and 140 acres in size are being offered through a lump sum sealed-bid sale. Bids will be received on each tract or any combination of the tracts. **Bids will be received until Thursday, April 29<sup>th</sup>, 2021 at 10:00am.** Looking for a great hunting tract, long term investment or immediate revenue potential..?.. ..these properties provide an abundance of opportunities! More details about the sale can be found in this notice of sale or on our website at: [www.NeeleyForestryService.com](http://www.NeeleyForestryService.com) or [www.UCNeeleyForestry.com](http://www.UCNeeleyForestry.com). Don't let these diverse timberland tracts pass you by, call United Country – Neeley Forestry Service at (870) 836-5981 to find out more on how these can fit your vision!

Neeley Forestry conducted an inventory of these tracts in October of 2020. The inventory was conducted using a 10-factor prism in stands of timber containing a merchantable amount of timber volume. The table below provides an overview of the timber cruise results. More detailed timber information is available upon request.

Tract ID	Tax Acres	# of Plots	Inventoried Acres	Pine Sawlogs	Pine Chip-n-Saw	Pine Pulpwood	Red Oak Sawlogs	White Oak Sawlogs	Misc. Hdwd Sawlogs	Hardwood Pulpwood	TOTAL (No Topwood)
03362	60.000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
03363	40.000	38	40.0	959.8	360.7	1,491.5	-	-	-	64.1	2,876.1
03364	140.000	101	139.9	2,068.8	768.1	4,216.3	4.6	12.2	6.1	810.5	7,886.6
	240.000	139	179.9	3,028.6	1,128.8	5,707.8	4.6	12.2	6.1	874.7	10,762.7

**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.



## **Reader 60 (03019-03662)**

*Legal Description: The Northeast Quarter of the Southeast Quarter (NE¼ SE¼) and the East Half of the Northwest Quarter of the Southeast Quarter (E½ NW¼ SE¼) in Section 33 of Township 11 South, Range 19 West, Ouachita Co., AR, containing ±60 acres, more or less.*

**The Reader 60 (#03019-03662)** is a +/- 60-acre tract of timberland located in northwestern Ouachita County about three miles southeast of the town of Reader (North 33.734851°, West 93.056285°). About 56 acres were planted with pine circa 2008 and contain a mixture of planted and natural pine along with young hardwood. The other four (±4) acres are located along a creek drain in the southeast corner of the tract. The sloping topography fine sandy loam soils make for a tract that is very well drained. According to the USDA NRCS web soil survey, the soils consist of an assortment of fine sandy loams, which give the tract a weighted average site index of 84.3 feet for Loblolly Pine (base age 50). A woods road running southerly from Ouachita County Road #24 for almost a half-mile accesses the tract near its northwest corner. The eastern boundary of the property adjoins a parcel of Poison Springs State Forest allowing for additional recreational access to an additional ±250 acres.

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## **North Stephens 40 (03019-03663)**

*Legal Description: The Northwest Quarter of the Northwest Quarter (NW¼ NW¼) of Section 34 in Township 14 South, Range 19 West, Ouachita County, Arkansas, containing ±40 acres, more or less.*

**The North Stephens 40 (#03019-03663)** is a ±40-acre tract of timberland located in southwestern Ouachita County about five miles north of Stephens, AR (North 33.479964°, West 93.059122°). The entire tract consists of merchantable natural pine. The topography is sloping with fine sandy loam soils to make for a well-drained tract. According to the USDA NRCS web soil survey, the soils consist of Kirvin-Sacul and Sacul-Kirvin soils, which give the tract a weighted average site index of 81.4 feet for Loblolly Pine (base age 50). The tract is accessed on the east side via dirt woods road running northerly for about two miles from the end of County Road 118.

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## **North Stephens 140 (03019-03664)**

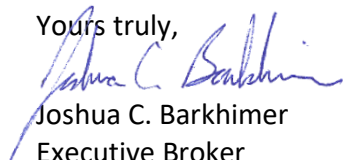
*Legal Description: The North Half of the Southwest Quarter (N½ SW¼), the Southwest Quarter of the Southwest Quarter (SW¼ SW¼) and the West Half of the Southeast Quarter of the Southwest Quarter (W½ SE¼ SW¼) all in Section 34 of Township 14 South, Range 19 West, Ouachita County, Arkansas, containing ± 140 acre, more or less.*

**The North Stephens 140 (#03019-03664)** is a ±140-acre tract of timberland located in southwestern Ouachita County about four miles north of Stephens, AR (North 33.471034°, West 93.057411°). Over 75 acres consist of mature natural pine while another 52 acres consist of younger pine and hardwood regeneration that is about 13 years old. The topography along with fine sandy loam soils make for a well-drained tract with a stream running through the western portion of the property. About 13 acres along the creek serve as an SMZ that consists mostly of pine. According to the USDA NRCS web soil survey, the soils consist of an assortment of Kirvin-Sacul and Sacul-Kirvin soils along with other fine sandy loams, which give the tract a weighted average site index of 82.1 feet for Loblolly Pine (base age 50). A woods road running northerly for about a mile from the end of County Road 118 accesses the tract on the east side.

### 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, April 29<sup>th</sup>, 2021**, and at that time publicly opened. If your bid is mailed, please indicate on the outside of the envelope **"BID ON 'WOOD CHILDREN'S LAND CORP' 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. NO PER ACRE BIDS.
3. The Sellers reserve the right to accept any bid or reject all bids. Bids shall remain valid through 3:00 pm May 4, 2021. Upon acceptance of a bid, a contract will be executed between Buyer and Seller with Buyer putting forth 10% of the purchase price as earnest money upon execution of said contract. The sale contract to be used will be the Arkansas REALTORS® Association's "Real Estate Contract (Lots and Acreage)". A sample contract is available for review upon request.
4. Seller(s) shall RESERVE any and all mineral interests.
5. 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. Property taxes will be pro-rated and paid by the Seller up to the closing date.
6. 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.
7. 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.
8. **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.
9. 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 property.
10. 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.

Yours truly,



Joshua C. Barkhimer  
Executive Broker

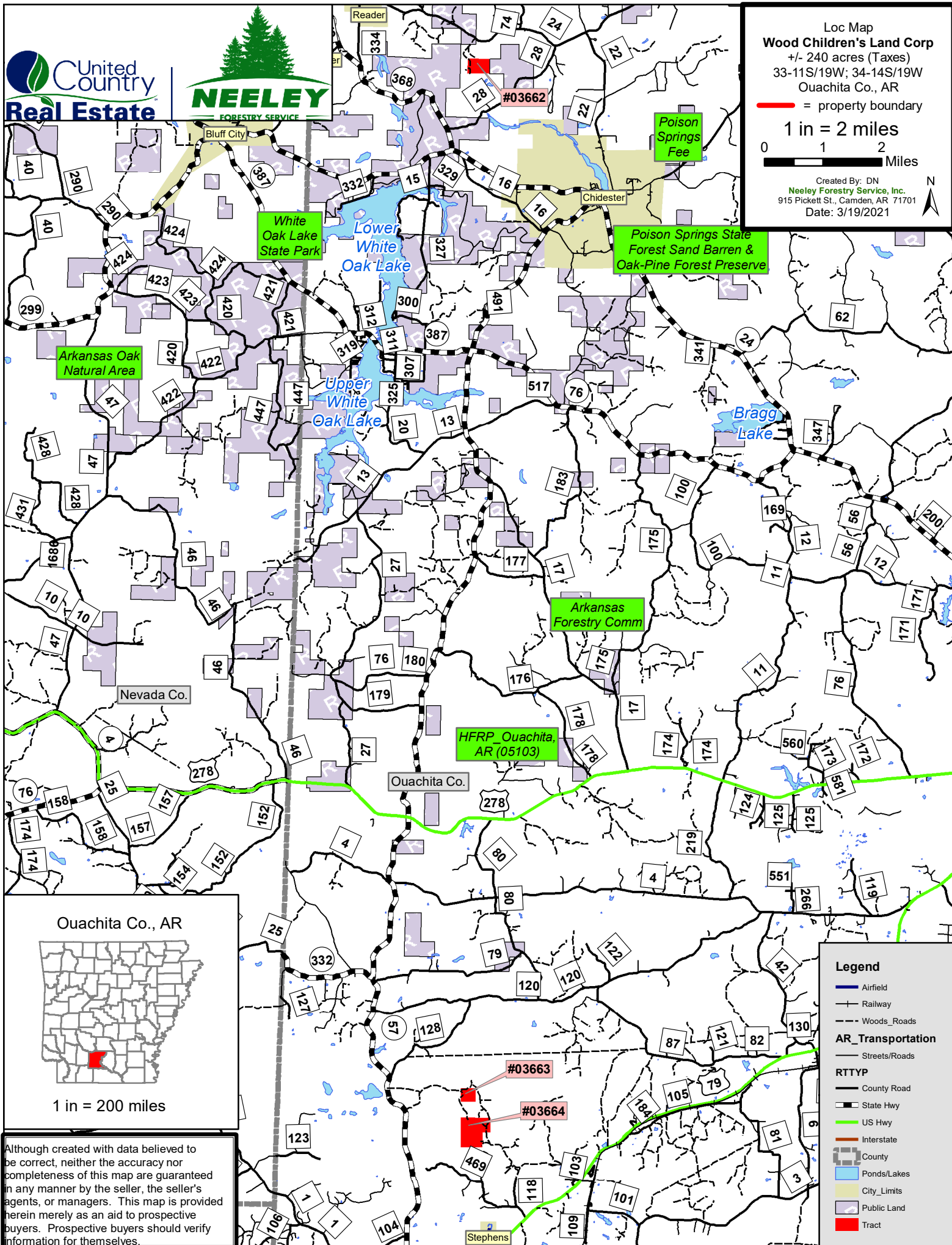
United Country – Neeley Forestry Service, Inc.



Loc Map  
**Wood Children's Land Corp**  
+/- 240 acres (Taxes)  
33-11S/19W; 34-14S/19W  
Ouachita Co., AR  
— = property boundary

1 in = 2 miles  
0 1 2 Miles

Created By: DN  
Neeley Forestry Service, Inc.  
915 Pickett St., Camden, AR 71701  
Date: 3/19/2021



Ouachita Co., AR




1 in = 200 miles

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.

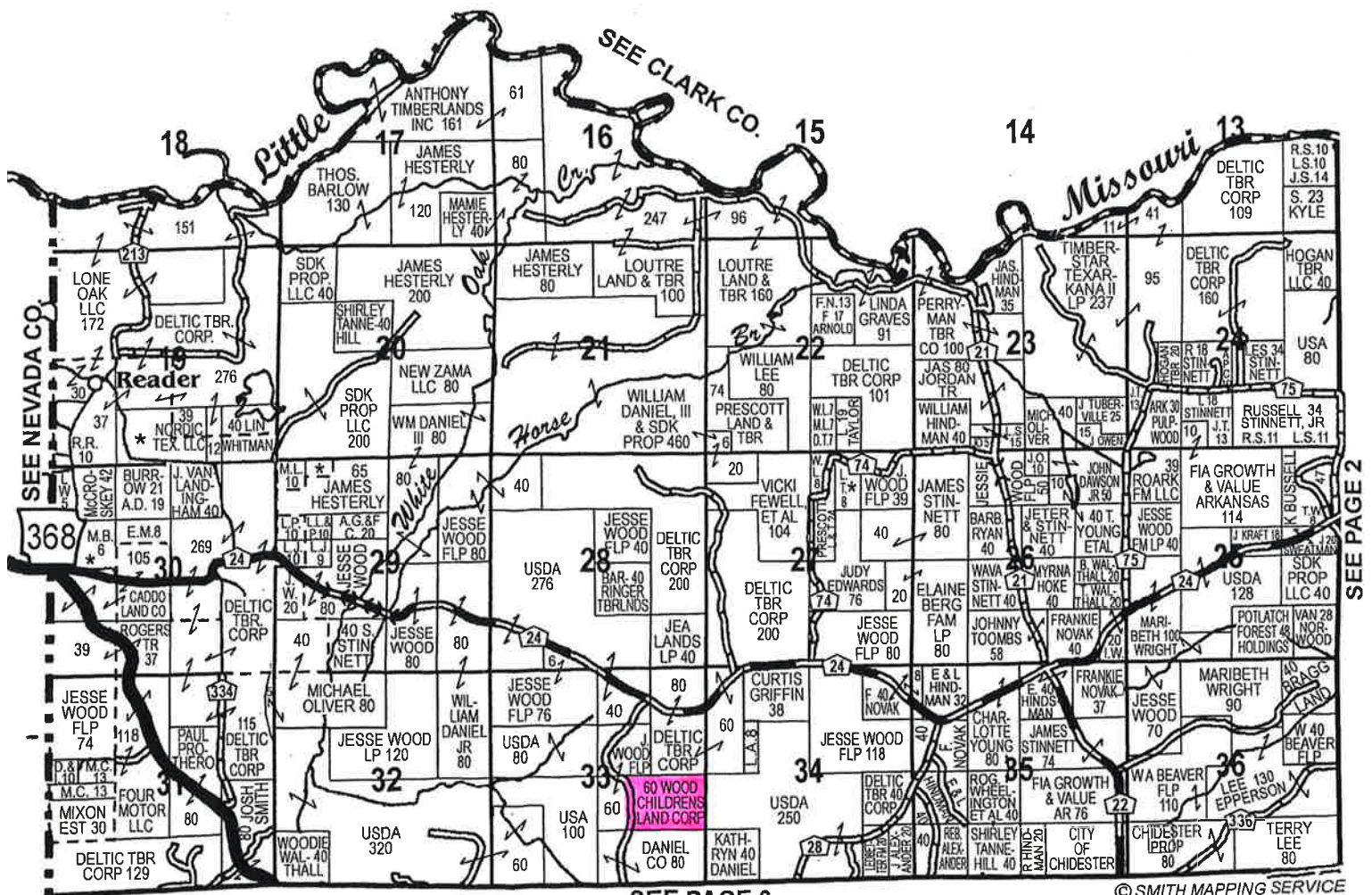
#### Legend

- Airfield
- Railway
- Woods/Roads
- AR Transportation
  - Streets/Roads
- RTTYP
  - County Road
  - State Hwy
  - US Hwy
  - Interstate
- County
- Ponds/Lakes
- City Limits
- Public Land
- Tract



Land for Sale  
 = "Reader 60"  
 #03019-03662

## TOWNSHIP 11 SOUTH RANGE 19 WEST



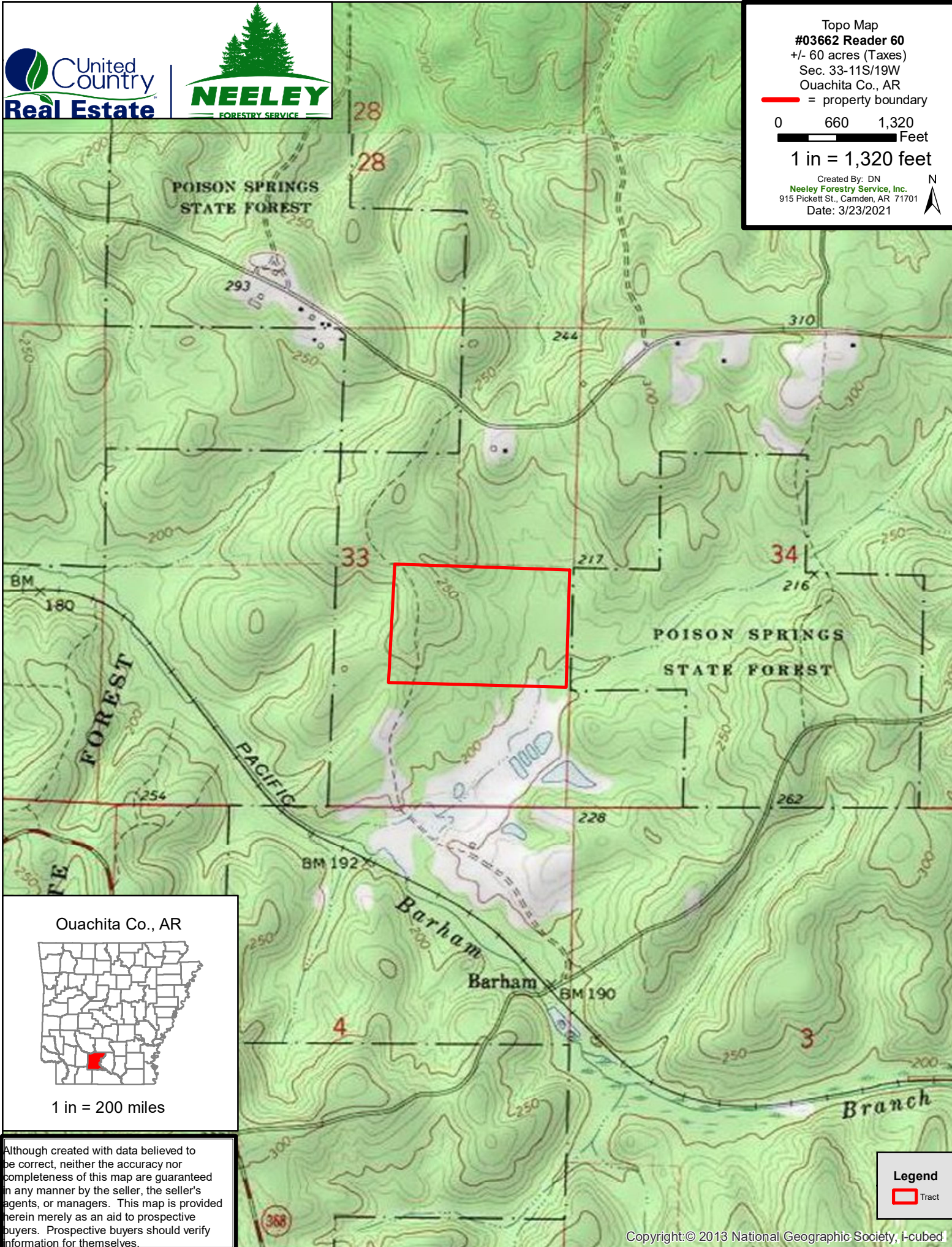




Topo Map  
#03662 Reader 60  
+/- 60 acres (Taxes)  
Sec. 33-11S/19W  
Ouachita Co., AR  
= property boundary

0 660 1,320  
Feet  
1 in = 1,320 feet

Created By: DN  
Neeley Forestry Service, Inc.  
915 Pickett St., Camden, AR 71701  
Date: 3/23/2021



Ouachita Co., AR



1 in = 200 miles

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Legend







Sec. 028

Aerial Map  
#03662 Reader 60  
+/- 60 acres (Taxes)  
Sec. 33-11S/19W  
Ouachita Co., AR  
= property boundary

0 330 660  
Feet

1 in = 660 feet

Created By: DN  
Neeley Forestry Service, Inc.  
915 Pickett St., Camden, AR 71701  
Date: 3/23/2021



Poison Spring State  
Forest / Wildlife  
Management Area

011S / 019W

Sec. 033

Ouachita Co.

Sec. 034

Ouachita Co., AR



1 in = 200 miles

012S / 019W

Sec. 004

Sec.

Imagery: Jan-Feb 2017

#### Legend

— Railway

--- Woods/Roads

#### AR\_Transportation

— Streets/Roads

#### RTTYP

— County Road

— State Hwy

— US Hwy

— Interstate

— County

— Township/Range

— Section

— Stream/River

— City Limits

— Public Land

— Tract

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Sec. 028

TType Map  
#03662 Reader 60  
+/- 60 acres (Taxes)  
Sec. 33-11S/19W  
Ouachita Co., AR

= property boundary

0 330 660  
Feet

1 in = 660 feet

Created By: DN  
Neeley Forestry Service, Inc.  
915 Pickett St., Camden, AR 71701  
Date: 3/23/2021



Poison Spring State  
Forest / Wildlife  
Management Area

011S / 019W

Sec. 033

Ouachita Co.

03662-522  
56.1 ac

03662-623  
2.8 ac

03662-93  
1.2 ac

Sec. 034

Ouachita Co., AR



1 in = 200 miles

012S / 019W

### Stands\_RE StandID

- ~2008 Planted/Natural Pine, Upland (+/- 56.1 ac)
- Mostly Hardwood, Drain (+/- 2.8 ac)
- Swamp/Wetland (+/- 1.2 ac)

### Legend

- Railway
- Woods\_Roads
- Streets/Roads
- RTTYP**
- County Road
- State Hwy
- US Hwy
- Interstate
- County
- Township/Range
- Section
- Ponds/Lakes
- Stream/River
- City\_Limits
- Public Land
- Tract

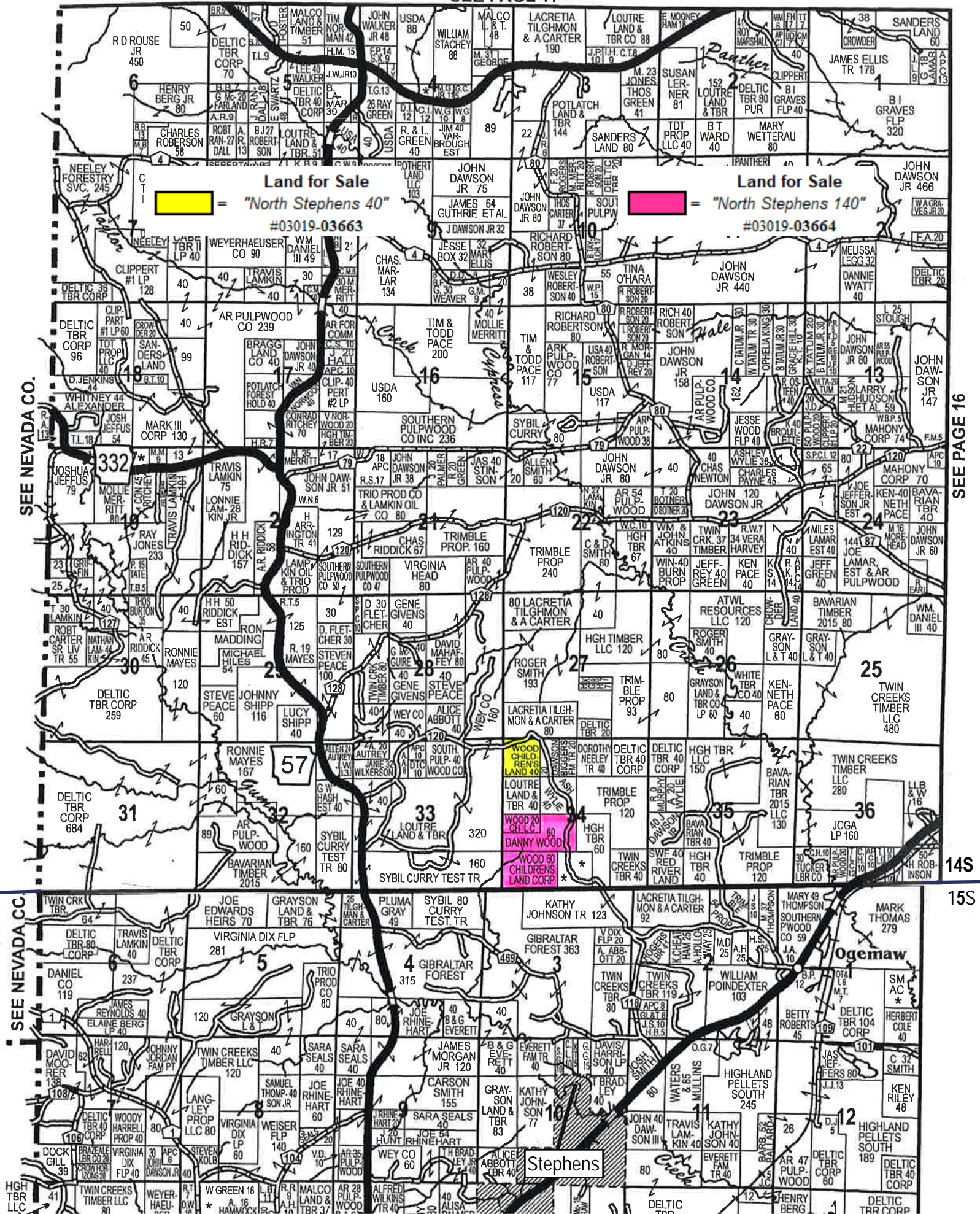
Sec.

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## 15

**SEE PAGE 16**





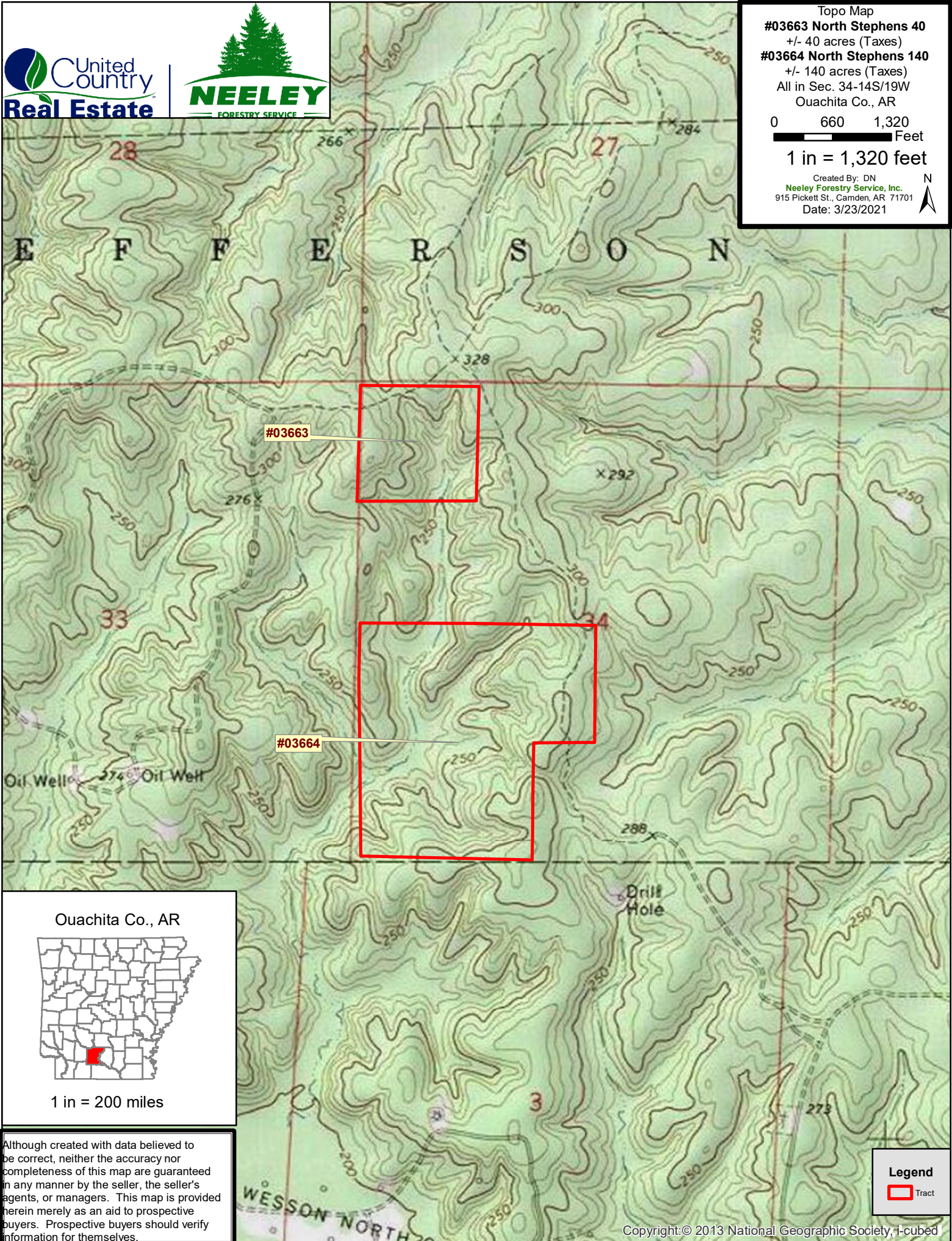


Topo Map  
#03663 North Stephens 40  
+/- 40 acres (Taxes)  
#03664 North Stephens 140  
+/- 140 acres (Taxes)  
All in Sec. 34-14S/19W  
Ouachita Co., AR

0 660 1,320  
Feet

1 in = 1,320 feet

Created By: DN  
Neeley Forestry Service, Inc.  
915 Pickett St., Camden, AR 71701  
Date: 3/23/2021



Ouachita Co., AR



1 in = 200 miles

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Legend



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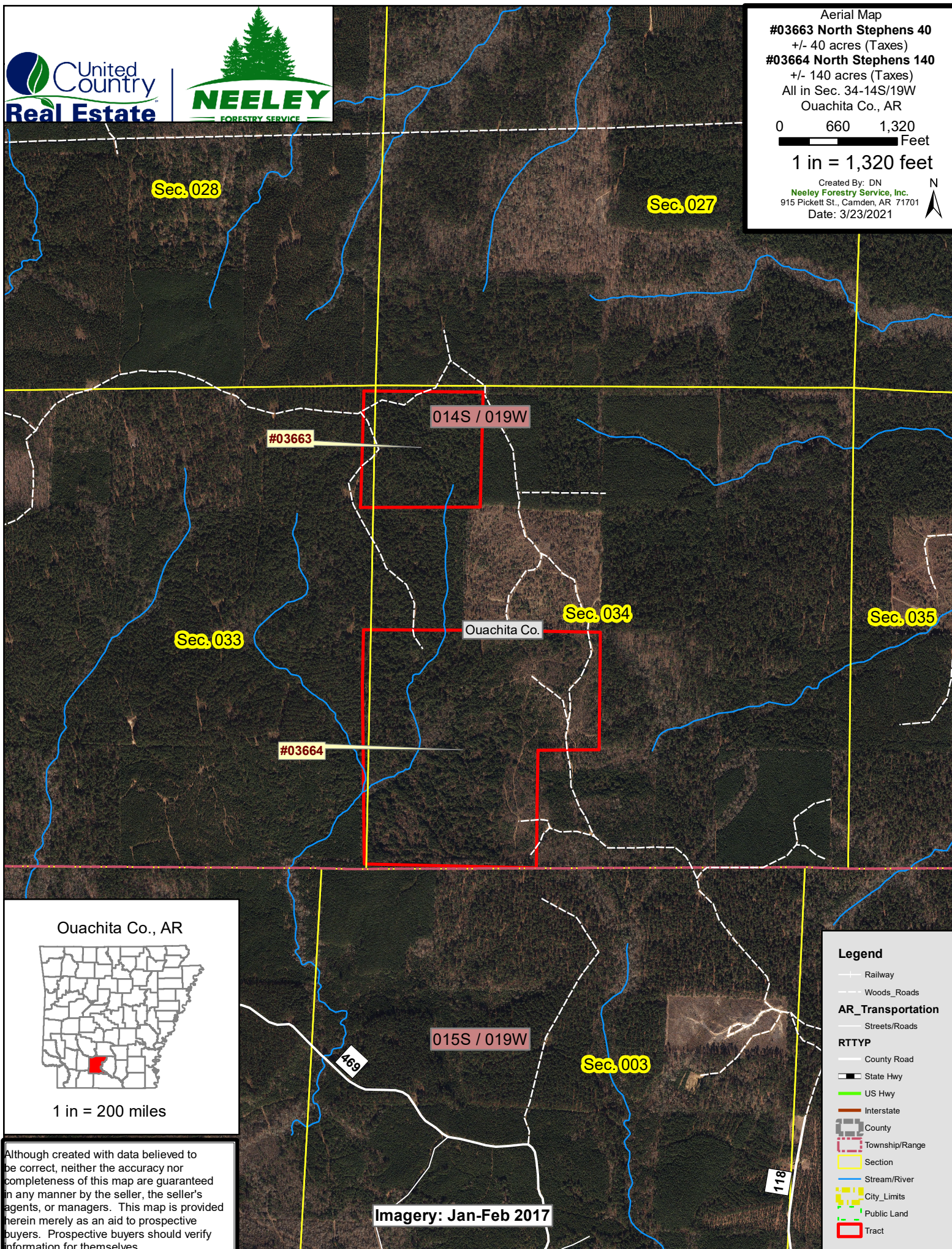


Aerial Map  
#03663 North Stephens 40  
+/- 40 acres (Taxes)  
#03664 North Stephens 140  
+/- 140 acres (Taxes)  
All in Sec. 34-14S/19W  
Ouachita Co., AR

0 660 1,320  
Feet

1 in = 1,320 feet

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TType Map  
#03663 North Stephens 40  
+/- 40 acres (Taxes)  
#03664 North Stephens 140  
+/- 140 acres (Taxes)  
All in Sec. 34-14S/19W  
Ouachita 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: 3/23/2021



Sec. 028

Sec. 027

014S / 019W

03663-422  
40 ac

Ouachita Co.

Sec. 033

Sec. 034

Sec. 035

03664-422  
0.9 ac

03664-522  
2.6 ac

03664-523  
12.6 ac

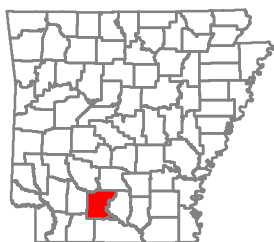
03664-422  
17.5 ac

03664-422  
57.1 ac

03664-522  
5.8 ac

03664-522  
43.4 ac

Ouachita Co., AR



1 in = 200 miles

015S / 019W

Sec. 003

### StandID

- 03663 - Natural Pine, Upland (+/- 40.0 ac)
- 03664 - Natural Pine, Upland (+/- 75.5 ac)
- 03664 - Mostly Pine Regen, Upland +/- 51.8 ac
- 03664 - Mostly Pine, Bottoms (+/- 12.6 ac)

### Legend

- Railway
- Woods/Roads
- AR\_Transportation
  - Streets/Roads
- RTTYP
  - County Road
  - State Hwy
  - US Hwy
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- County
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- Tract

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**BID/OFFER FORM**

**'WOOD CHILDREN'S LAND CORP' LAND SALE**

**BID DATE: THURSDAY, APRIL 29<sup>TH</sup>, 2021, 10:00 am**

<b>Reader Sixty (#03019-03662)</b>	±60.00 acres (Taxes).....\$ _____
<b>Stephens Forty (#03019-03663)</b>	±40.00 acres (Taxes).....\$ _____
<b>Stephens 140 Tract (#03019-03664)</b>	±140.00 acres (Taxes).....\$ _____

**OR**

**CUSTOM PACKAGE** (Mark "Custom" for desired tracts above, then total price here).....\$ \_\_\_\_\_

\*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, May 4<sup>th</sup>, 2021. 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 forty-five (45) days of offer acceptance.

**BY:** \_\_\_\_\_  
Bidder Name (printed company or individual)

**BY:** \_\_\_\_\_  
Name of Authorized Buyer (printed)

**BY:** \_\_\_\_\_  
Signature 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**