



## NOTICE OF LAND SALE

United Country – Neeley Forestry Service, Inc., acting as agent for the seller, has been authorized to sell eleven (11) tracts of land totaling approximately 807.183 acres (per tax records) located within Nevada County, Arkansas. These properties are being offered through a lump sum sealed bid sale. **Bids will be received until Thursday, July 29<sup>th</sup>, 2021 at 10:00am.** These tracts feature a diverse range of timber types including merchantable natural pine, hardwood creek bottoms, freshly cleared/harvested land and young planted pine! Some tracts have frontage to public roads where some utilities are available to create home/camp site potential. Bids will be received on each individual tract or for any combination of the eleven tracts. Contact us for any combination lock codes or access details. More detailed information can be found on our website at: [www.NeeleyForestryService.com](http://www.NeeleyForestryService.com) or [www.UCNeeleyForestry.com](http://www.UCNeeleyForestry.com)

Neeley Forestry conducted an inventory of these tracts during the spring of 2021. The inventory was conducted using both 10 factor prisms for variable radius sample points. The table below provides a summary of the timber cruise results. More detailed timber information is available upon request.

TRACT INFORMATION				PRODUCT (TOTAL TONS)							
Tract ID	Tract Acres (Taxes)	Inventoried Acres (GIS Est.)	# of Samples	Pine Sawlogs	Pine Chip-n-Saw	Pine Pulpwood	Red Oak Sawlogs	White Oak Sawlogs	Misc. Hardwood Sawlogs	Hardwood Pulpwood	TOTAL (No Topwood)
03679	196.020	161.9	56	230.4	75.9	8,095.2	337.4	22.3	530.0	703.2	9,994.4
03680	80.000	25.6	26	1,151.8	32.4	426.6	-	-	-	11.2	1,622.0
03682	33.540	29.6	20	235.3	113.9	470.0	98.3	60.2	131.1	374.6	1,483.3
03683	91.080	82.7	31	3,655.6	210.2	492.1	68.9	-	37.1	505.1	4,968.9
03684	50.263	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
03685	40.000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
03686	80.000	45.0	47	1,056.4	-	352.6	18.6	13.7	-	45.7	1,487.1
03687	51.170	4.6	5	34.5	20.7	-	30.5	4.2	62.5	69.4	221.8
03688	40.000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
03689	41.480	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
03690	103.630	85.9	88	1,220.1	447.2	1,289.9	-	-	-	205.4	3,162.7
<b>TOTAL</b>	<b>807.183</b>	<b>435.3</b>	<b>273</b>	<b>7,584.1</b>	<b>900.3</b>	<b>11,126.3</b>	<b>553.8</b>	<b>100.4</b>	<b>760.7</b>	<b>1,914.6</b>	<b>22,940.1</b>

**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.



### **Beard Tract (#03019-03679)**

Legal Description: SE/4 , SW/4 ; N/2 , SE/4 lying RBR ; SW/4 SE/4 within Sec. 34 of Township 09 South / Range 22 West and the Frl. NE/4 , NW/4 within Sec. 03 – Township 10 South / Range 22 West, all within Nevada County, Arkansas, containing +/- 196.020 acres (*Taxes*).

**The Beard Tract (#03019-03679)** is a +/- 196-acre tract of timberland located in northern Nevada County about eight miles north of Prescott, AR (North 33.912001°, West 93.343167°). Most of the topography is generally flat to gently rolling along with some hardwood creek bottoms. Access is available to the south side of the property via a dirt woodsroad running for about a mile north from county road #221. Over 130 acres were planted in 2007 and remain unthinned. About 30 acres were cleared and harvested in early 2021 and have not been replanted; only about 3-4 acres remain of merchantable natural pine. Over 30 acres remain as a hardwood creek bottom and wetland area. This tract features about a quarter-mile of frontage to the right-bank to an old river slough created by the Little Missouri River. According to the USDA NRCS web soil survey, the soils consist of an assortment of silt loams and sandy loams, which give the tract an excellent weighted average site index of 93.1 feet for Loblolly Pine (base age 50) for the portion rated.

### **Flat 80 Tract (#03019-03680)**

Legal Description: W/2 , SW/4 within Sec. 03 – Township 10 South / Range 22 West, all within Nevada County, Arkansas, containing +/- 80.000 acres (*Taxes*).

**The Flat 80 Tract (#03019-03680)** is a +/- 80-acre parcel of timberland located in northern Nevada County about seven miles north of Prescott, AR (North 33.898533°, West 93.351039°). The topography is generally flat to gently rolling. Access is excellent with the gravel county road #221 running along the southern edge of the property. About 54 acres were planted with loblolly pine in 2010 and remain unthinned. The remaining 26 acres contain a stand of merchantable natural pine. 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 87.9 feet for Loblolly Pine (base age 50).

### **5-Way Market Tract (#03019-03682)**

Legal Description: Pt. SE/4 , NW/4 within Sec. 14 – Township 10 South / Range 22 West, all within Nevada County, Arkansas, containing +/- 33.540 acres (*Taxes*).

**The 5-Way Market Tract (#03019-03682)** is a +/- 34-acre parcel of timberland located in northern Nevada County about six miles northeast of Prescott, AR (North 33.874266°, West 93.329723°). Most of the topography is generally flat to gently rolling along with some hardwood creek bottoms. Roughly 13 acres were planted with loblolly pine in 2003 and were recently first-thinned. Wilson Creek, a perennial stream, flows through the property forming another 16 acres of hardwood creek bottomland. A transmission line right-of-way about 100ft in width and a quarter-mile in length bisects the property. Access is excellent with the gravel county road #35 running along the eastern edge of the property. According to the USDA NRCS web soil survey, the soil composition of the property contains an assortment of fine sandy loams, which give the tract a weighted average site index of 88.2 feet for Loblolly Pine (base age 50) for the portion rated.

### **Langley Tract (#03019-03683)**

Legal Description: SW/4 , NW/4 lying south and west of creek ; NW/4 , SW/4 ; SW/4 , SW/4 lying north and west of highway within Sec. 14 – Township 10 South / Range 22 West and NW/4 , NW/4 lying north and west of highway within Sec. 23 – Township 10 South / Range 22 West, all within Nevada County, Arkansas, containing +/- 91.080 acres (*Taxes*).

**The Langley Tract (#03019-03683)** is a +/- 91-acre parcel of timberland located in northern Nevada County lying about five miles northeast of Prescott, AR (North 33.868795 °, West 93.334738 °). Most of the topography is generally flat to gently rolling along with some hardwood creek bottoms. Roughly 53 acres features a stand of merchantable planted pine roughly 30-35yrs of age. About 16 acres were planted with loblolly pine in 2003 and were recently first-thinned. About 5 acres were cleared in 2012 and allowed to regenerate naturally. Wilson Creek, a perennial stream, flows along the northern edge of the property forming another 13 acres of hardwood creek bottomland. A transmission line right-of-way about 100ft in width and 500ft in length bisects the northwestern edge of the property. Access is excellent with US-Hwy 67 running along the southeastern edge of the property and the county roads #220 and #453 bisecting the property. Some utilities can be found along these public roads to allow for camp/home site potential within the Prescott School District. According to the USDA NRCS web soil survey, the soil composition of the property is based upon an assortment of fine sandy loams, which give the tract an excellent weighted average site index of 90.2 feet for Loblolly Pine (base age 50) for the portion rated.

### **Britt Boughton Tract (#03019-03684)**

Legal Description: SE/4 , SW/4 ; Pt. SW/4 , SE/4 within Sec. 23 – Township 10 South / Range 22 West and Pt. NE/4 , NW/4 – Township 10 South / Range 22 West, all within Nevada County, Arkansas, containing +/- 50.263 acres (*Taxes*).

**The Britt Boughton Tract (#03019-03684)** is a +/- 50-acre parcel of timberland located in northern Nevada County lying about four miles northeast of Prescott, AR (North 33.852516 °, West 93.330328°). The topography consists of well-drained upland rolling hills. Access is excellent with the paved county road #35 running along the eastern edge of the property. Some utilities can be found along this public road to allow for camp/home site potential within the Prescott School District. Most of the parcel was planted with loblolly pine in 2017; a couple of acres of merchantable natural pine remain along the southeastern portion. According to the USDA NRCS web soil survey, the property consists of an assortment of fine sandy loams, which give the tract an excellent weighted average site index of 92.0 feet for Loblolly Pine (base age 50) for the portion rated.

### **DeWoody Tract (#03019-03685)**

Legal Description: SW/4 , SW/4 within Sec. 16 – Township 11 South / Range 20 West, all within Nevada County, Arkansas, containing +/- 40.000 acres (*Taxes*).

**The DeWoody Tract (#03019-03685)** is a +/- 40-acre parcel of timberland located in northeastern County about twelve miles east of Prescott, AR (North 33.775991°, West 93.171943°). The topography is generally flat to gently sloping. Access to the northeastern edge of the property is available with a dirt woodsroad easement running easterly for about a quarter-mile out to AR-Hwy 24. The property was completely cleared in late 2020. According to the USDA NRCS web soil survey, the soils consist of primarily Amy silt loam and other fine sandy loams that give the tract an excellent weighted average site index of 92.5 feet for Loblolly Pine (base age 50).

### **Lackland 80 Tract (#03019-03686)**

Legal Description: E/2 , NW/4 within Sec. 27 – Township 11 South / Range 21 West, all within Nevada County, Arkansas, containing +/- 80.000 acres (*Taxes*).

**The Lackland 80 Tract (#03019-03686)** is a +/- 80-acre parcel of timberland located in northeastern Nevada County about eight miles east-southeast of Prescott, AR (North 33.758558°, West 93.255428°). The topography consists of well-drained upland hills generally sloping downwards towards the north. Access to the southeastern edge of the property is available with a dirt utility line road running about 40 yards northeast of county road #41. About 36 acres in the southern portion of the property were cleared and harvested in early 2021. Over 40 acres remain with merchantable natural pine timber. Roughly 3 acres on the western edge feature a hardwood creek drain. A pipeline right-of-way about 20 yards in width crosses the southeastern portion of the property providing a wildlife corridor of 100 yards in length! According to the USDA NRCS web soil survey, the soils consist of an assortment of fine sandy loams and silty clay loams that give the tract a weighted average site index of 89.3 feet for Loblolly Pine (base age 50) for the portion rated.

### **Cross West Tract (#03019-03687)**

Legal Description: W/2 , SE/4 , SE/4 and E/2 , SW/4 , SE/4 lying south of road within Sec. 30 – Township 12 South / Range 21 West and NE/4 , NE/4 ; Pt. NW/4 , NE/4 within Sec. 31 – Township 12 South / Range 21 West, all within Nevada County, Arkansas, containing +/- 51.170 acres (*Taxes*).

**The Cross West Tract (#03019-03687)** is a +/- 51-acre parcel of timberland located in central Nevada county about five miles northwest of Rosston, AR (North 33.660255°, West 93.302579°). The topography consists of well-drained upland hills sloping downwards towards the west. Access is excellent with AR-Hwy #372 running along the northern edge of the property for nearly a quarter-mile. Some utilities can be found along this state highway to allow for camp/home site potential within the Nevada County School District. Most of the property was cleared and harvested in early 2021; a hardwood creek drain about five acres in size remains along the western edge of the property. There is a small triangle roughly an acre in size in the northwestern corner that was cut and planted around 2018. According to the USDA NRCS web soil survey, the property consists of Darden loamy fine sand, which gives the tract an excellent weighted average site index of 90.0 feet for Loblolly Pine (base age 50).

### **Cross East Tract (#03019-03688)**

Legal Description: NW/4 , NE/4 within Sec. 32 – Township 12 South / Range 21 West, all within Nevada County, Arkansas, containing +/- 40.000 acres (*Taxes*).

**The Cross East Tract (#03019-03688)** is a +/- 40-acre parcel of timberland located in central Nevada County about five miles northwest of Rosston, AR (North 33.659457°, West 93.289197°). The topography consists of well-drained upland hills with an intermittent creek drain running through the property. Access to the southern edge of the property is available with a dirt woodsroad running southeasterly from AR-Hwy #372 for about three-quarters of a mile. The entire tract was cleared and harvested in early 2021. According to the USDA NRCS web soil survey, the property consists of Darden loamy fine sand, which gives the tract an excellent weighted average site index of 90.0 feet for Loblolly Pine (base age 50) for the portion rated.

### **Rosston Tract (#03019-03689)**

Legal Description: SW/4 , SW/4 ; Pt. SW/4 , NW/4 , SW/4 within Sec. 21 – Township 13 South / Range 21 West, all within Nevada County, Arkansas, containing +/- 41.480 acres (*Taxes*).

**The Rosston Tract (#03019-03699)** is a +/- 41-acre parcel of timberland located in southern Nevada County within the city limits of Rosston, AR (North 33.590916°, West 93.283244°). The topography consists of well-drained upland rolling hills. Access is excellent with about 75 yards of frontage to US-Hwy 278 running along the northwestern edge of the property. Some utilities can be found along this US highway to allow for camp/home site potential within the Nevada County School District. The entire tract was planted with loblolly pine in 2019. According to the USDA NRCS web soil survey, the property consists of Sacul fine sandy loam, which gives the tract a weighted average site index of 84.6 feet for Loblolly Pine (base age 50).

### **Cable Gate Tract (#03019-03690)**

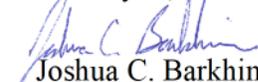
Legal Description: SW/4 , SW/4 ; S/2 , NW/4 , SW/4 within Sec. 34 – Township 13 South / Range 21 West and Frl. N/2 , N/2 , NE/4 within Sec. 04 – Township 14 South / Range 21 West, all within Nevada County, Arkansas, containing +/- 103.630 acres (*Taxes*).

**The Cable Gate Tract (#03019-03690)** is a +/- 104-acre parcel of timberland located in southern Nevada county less than three miles south of Rosston, AR (North 33.559175°, West 93.269125°). The topography consists of well-drained upland rolling hills generally sloping downwards towards the south. Access to the west side of the tract is available with a dirt woodsroad running northeasterly from US-Hwy 37 for about a half-mile. About 86 acres consist of merchantable natural pine that was first-thinned in 2017; as a result, several logging decks/wildlife openings were also created. Roughly 13 acres within a hardwood creek drain running through the southern edge of the property were cleared and allowed to regenerate naturally. According to the USDA NRCS web soil survey, the property consists of an assortment of fine sandy loams, which give the tract a weighted average site index of 86.8 feet for Loblolly Pine (base age 50) for the portion rated.

## 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, July 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 ‘McKENZIE TIMBERLAND PROPERTIES’ 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 3:00pm August 3<sup>rd</sup>, 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 convey without warranty any and all mineral interest.
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 properties.
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.

Thank you,



Joshua C. Barkhimer

Executive Broker

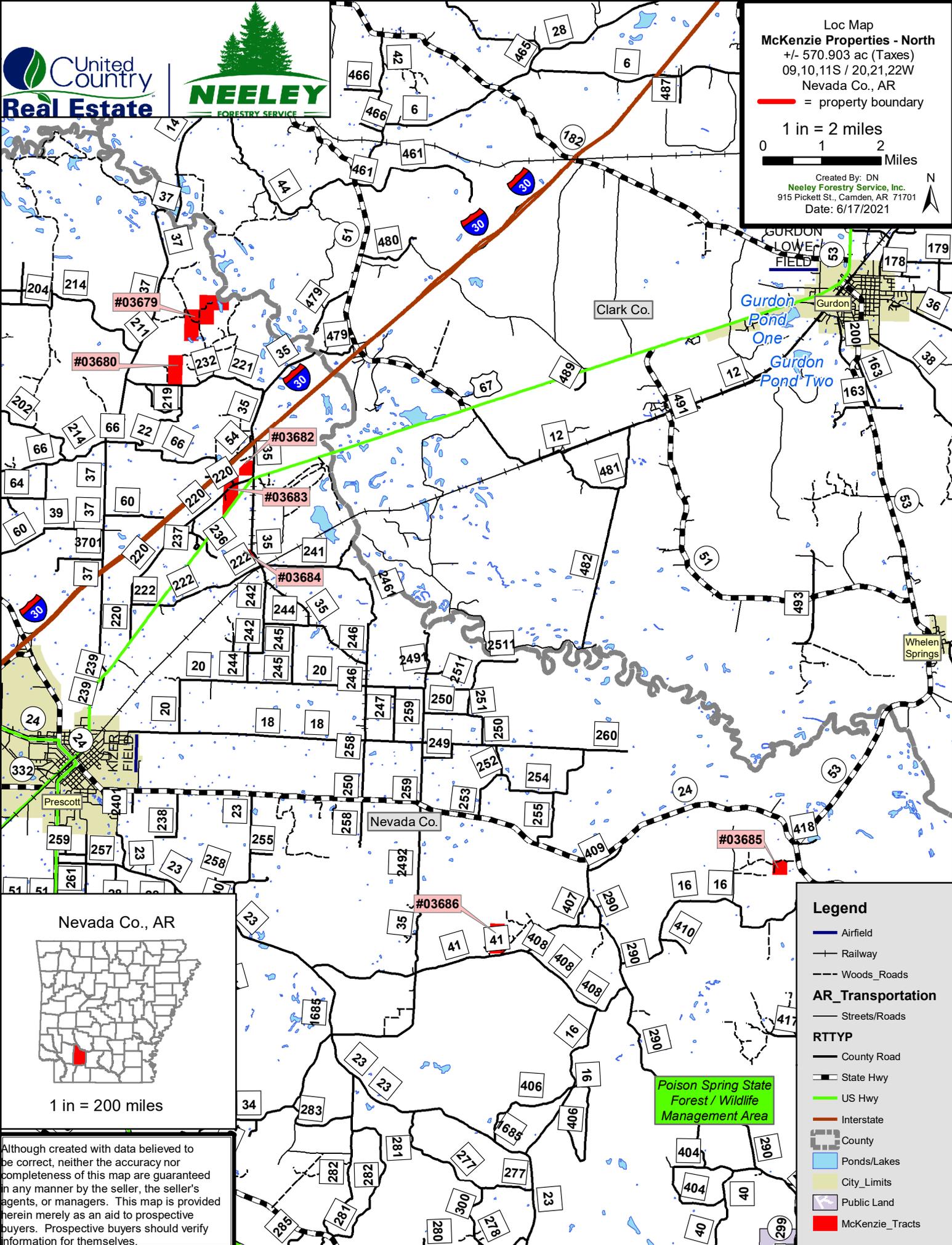
United Country – Neeley Forestry Service, Inc.



Loc Map  
**McKenzie Properties - North**  
 +/- 570.903 ac (Taxes)  
 09,10,11S / 20,21,22W  
 Nevada 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: 6/17/2021



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.

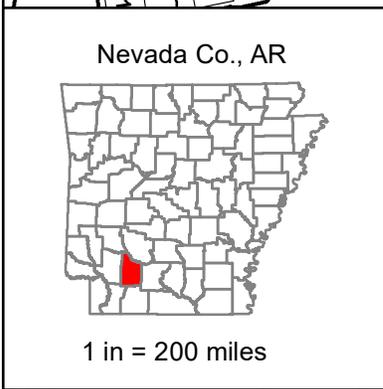
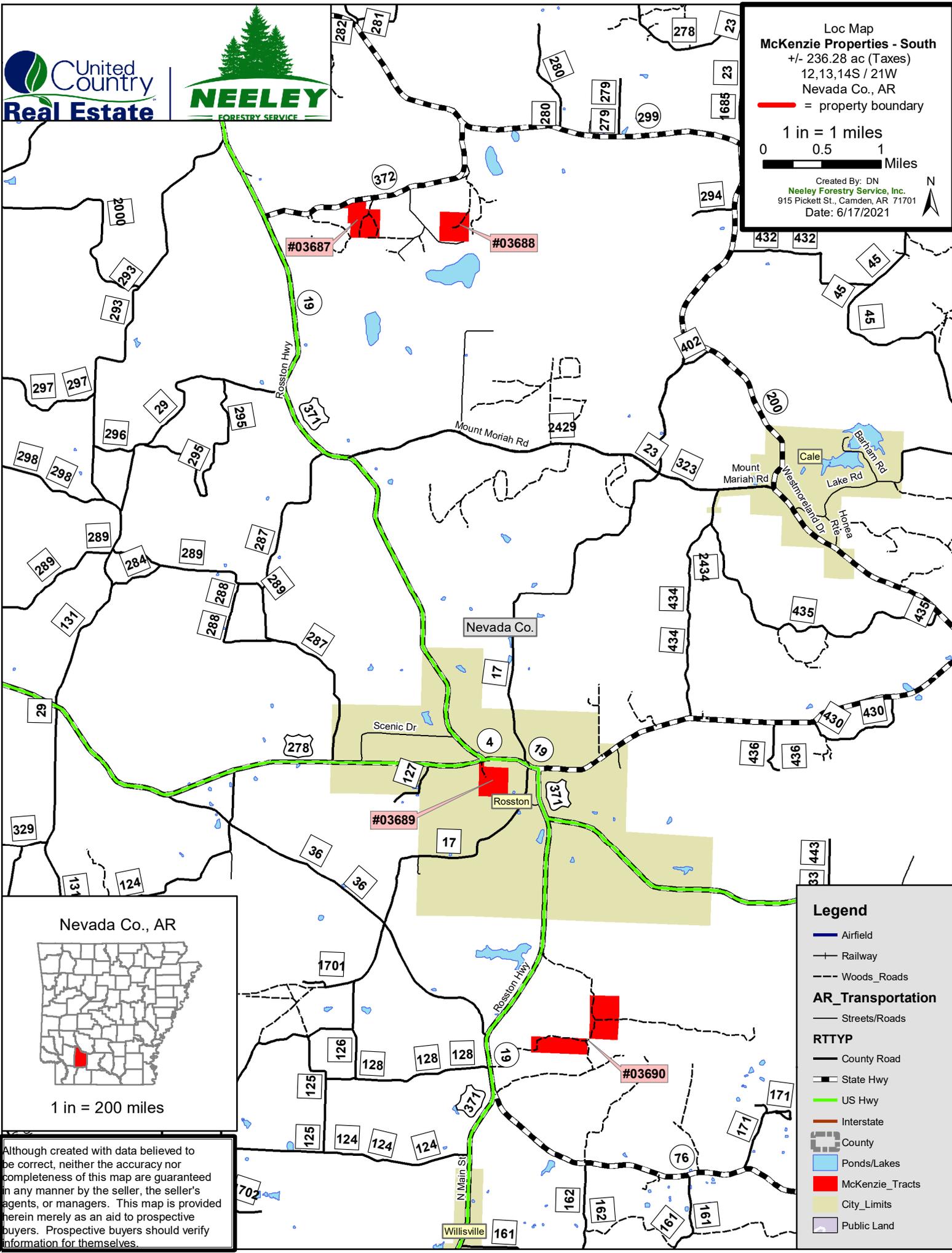
**Legend**

- Airfield
- Railway
- Woods\_Roads
- AR\_Transportation**
- Streets/Roads
- RTTYP**
- County Road
- State Hwy
- US Hwy
- Interstate
- County
- Ponds/Lakes
- City\_Limits
- Public Land
- McKenzie\_Tracts

Poison Spring State Forest / Wildlife Management Area



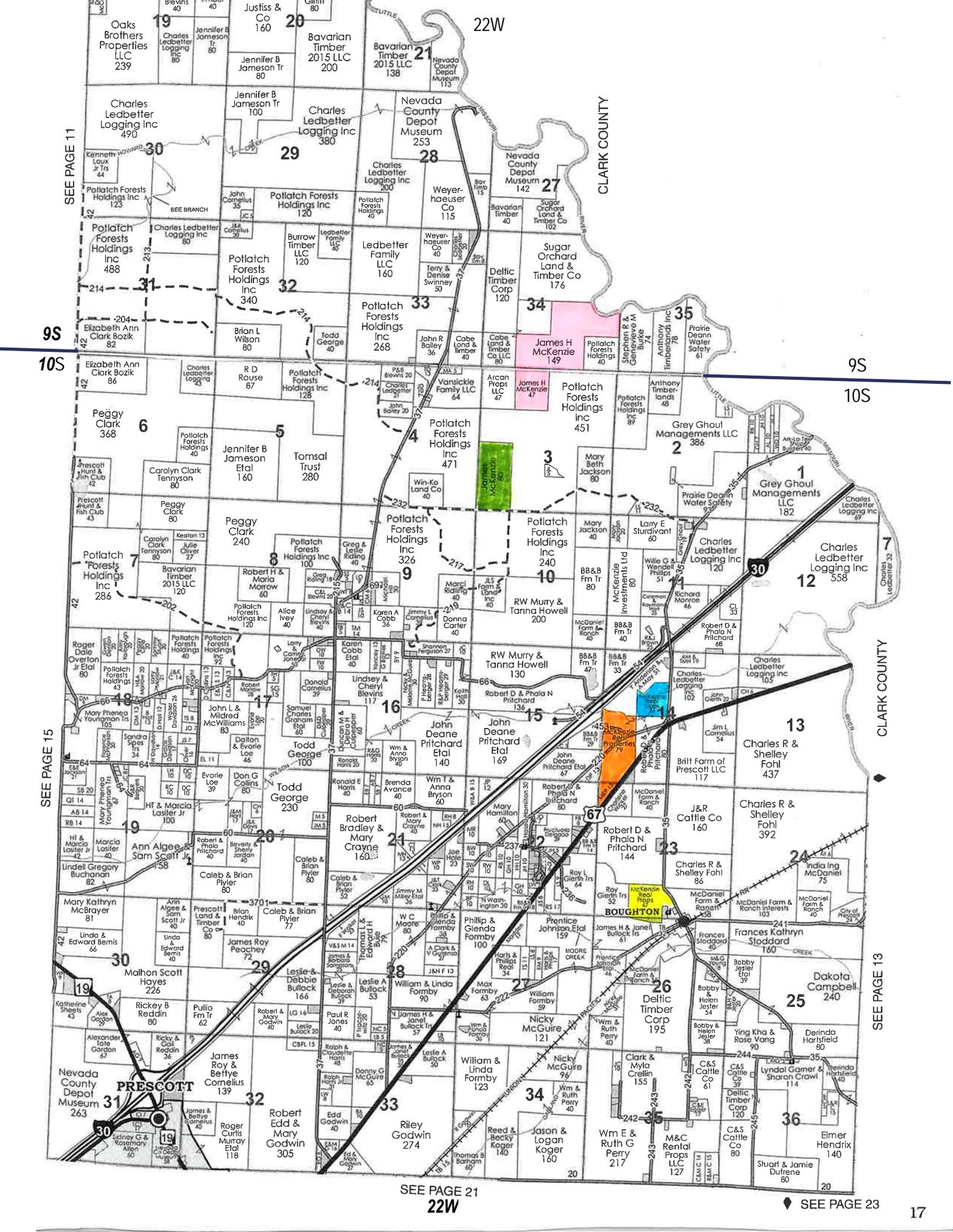
Loc Map  
**McKenzie Properties - South**  
 +/- 236.28 ac (Taxes)  
 12,13,14S / 21W  
 Nevada Co., AR  
 = property boundary  
 1 in = 1 miles  
 0 0.5 1 Miles  
 Created By: DN  
 Neeley Forestry Service, Inc.  
 915 Pickett St., Camden, AR 71701  
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**Legend**

- Airfield
- Railway
- Woods\_Roads
- AR\_Transportation**
- Streets/Roads
- RTTYP**
- County Road
- State Hwy
- US Hwy
- Interstate
- County
- Ponds/Lakes
- McKenzie\_Tracts
- City\_Limits
- Public Land



22W

CLARK COUNTY

SEE PAGE 11

9S  
10S

9S  
10S

SEE PAGE 15

CLARK COUNTY

SEE PAGE 13

SEE PAGE 21  
22W

SEE PAGE 23



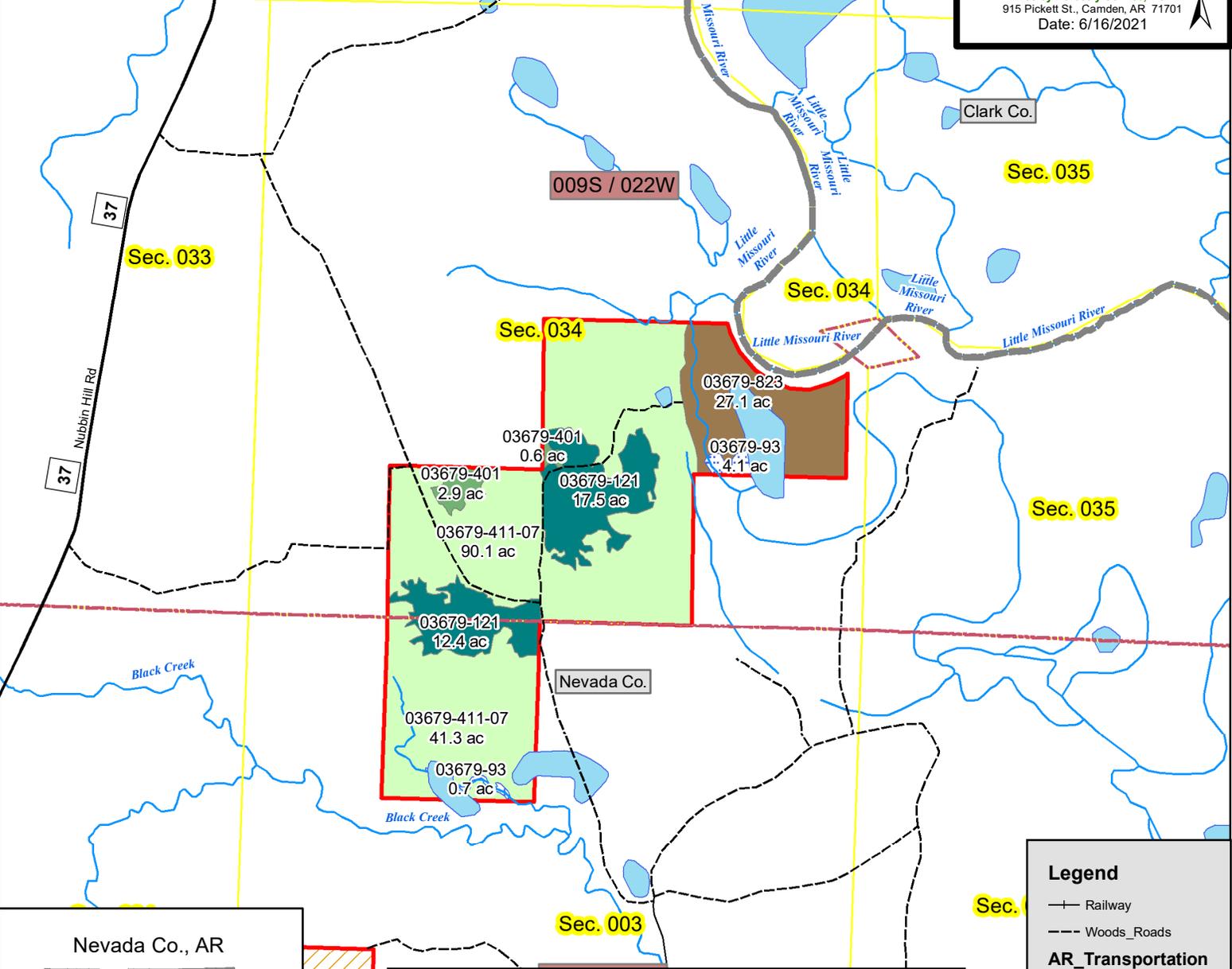
TType Map  
**03679 Beard Tract**  
 +/- 196.02 ac (Taxes)  
 Sec. 34-09S/22W ; 03-10S/22W  
 Nevada Co., AR

— = property boundary

0 660 1,320 Feet

1 in = 1,320 feet

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 915 Pickett St., Camden, AR 71701  
 Date: 6/16/2021



Nevada Co., AR

1 in = 200 miles

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Other McKenzie Stands

**StandID**

- 2021 CC/Harvest Area, Flat (+/- 29.9 ac)
- Old Field Pine, Flat (+/- 3.5 ac)
- 2007 Planted Pine, Flat (+/- 131.3 ac)
- Hardwood, Bottoms (+/- 27.1 ac)
- Swamp/Wetland (+/- 4.8 ac)

**Legend**

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



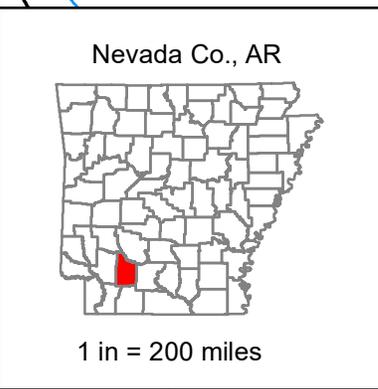
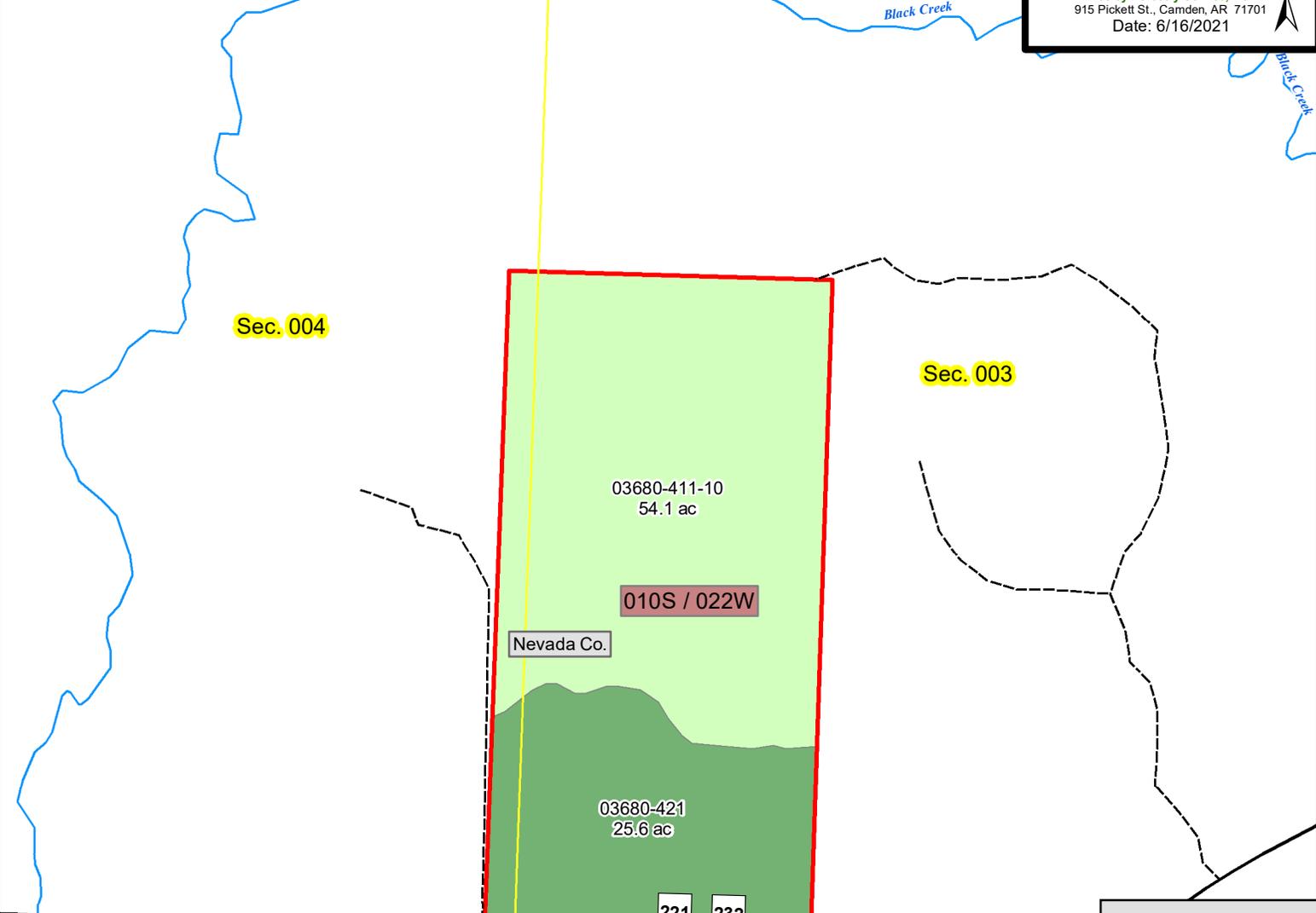
TType Map  
**03680 Flat 80 Tract**  
 +/- 80 ac (Taxes)  
 Sec. 03-10S/22W  
 Nevada Co., AR

— = property boundary

0 330 660 Feet

1 in = 660 feet

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 Date: 6/16/2021



**Legend**

- +— Railway
- - - Woods/Roads
- Streets/Roads
- AR Transportation**
- County Road
- State Hwy
- US Hwy
- Interstate
- County
- Township/Range
- Section
- Ponds/Lakes
- Stream/River
- City Limits
- Public Land
- McKenzie\_Tracts

**StandID**

- Other McKenzie Stands
- 2010 Planted Pine, Flat (+/- 54.1 ac)
- Natural Pine, Flat (+/- 25.6 ac)

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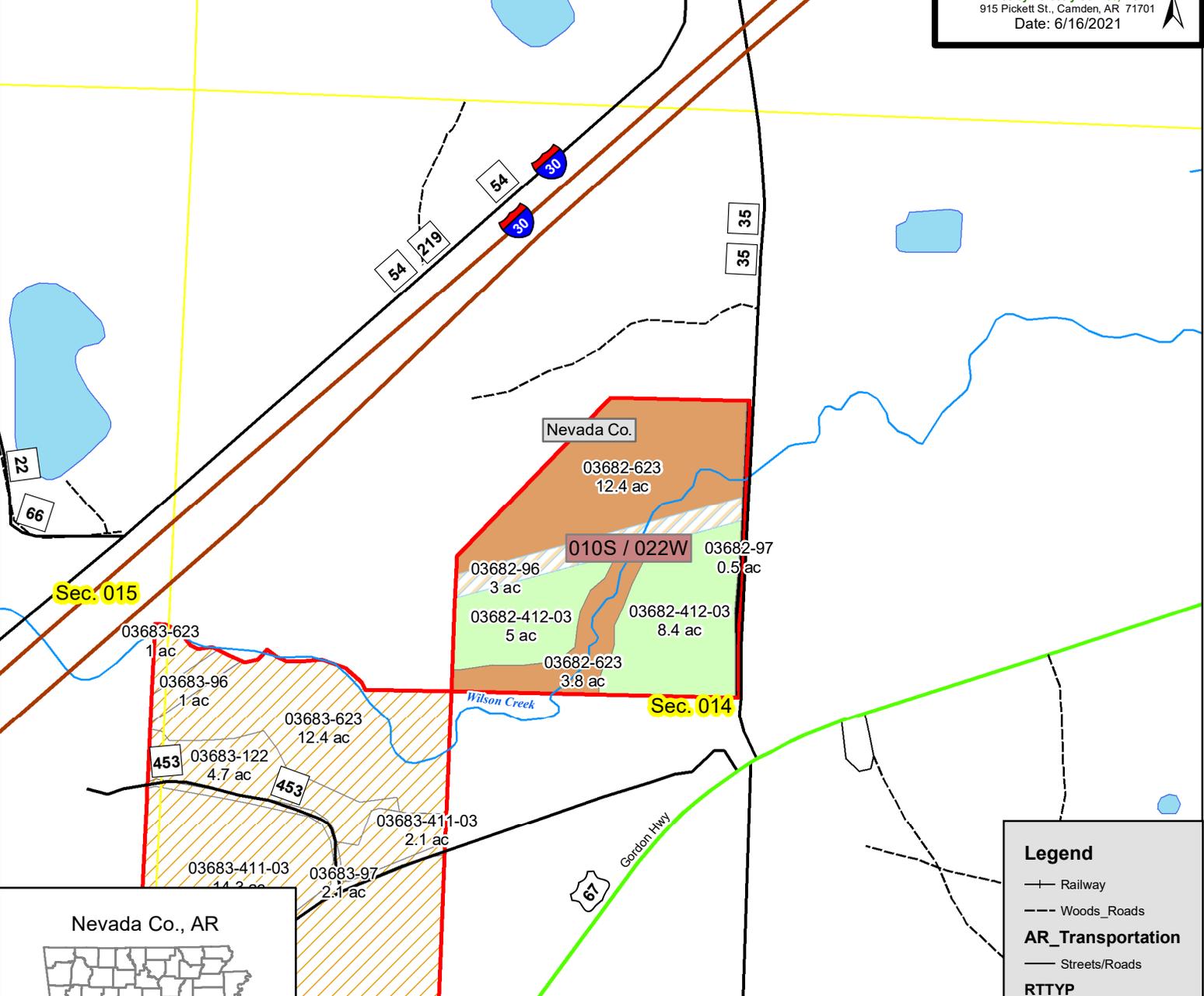
TType Map  
**03682 5-Way Market Tract**  
 +/- 33.54 ac (Taxes)  
 Sec. 14-10S/22W  
 Nevada Co., AR

— = property boundary

0 330 660 Feet

1 in = 660 feet

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**Other McKenzie Stands**

**StandID**

- 2003 Planted Pine, Upland (+/- 13.4 ac)
- Mostly Hardwood, Bottoms (+/- 16.2 ac)
- Utility Line RoW (+/- 3.0 ac)
- Public Road (+/- 0.5 ac)

**Legend**

- Railway
- Woods/Roads
- AR\_Transportation**
- Streets/Roads
- RTTYP**
- County Road
- State Hwy
- US Hwy
- Interstate
- County
- Township/Range
- Section
- Ponds/Lakes
- Stream/River
- City Limits
- Public Land
- McKenzie\_Tracts

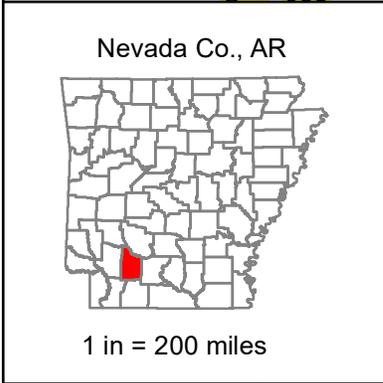
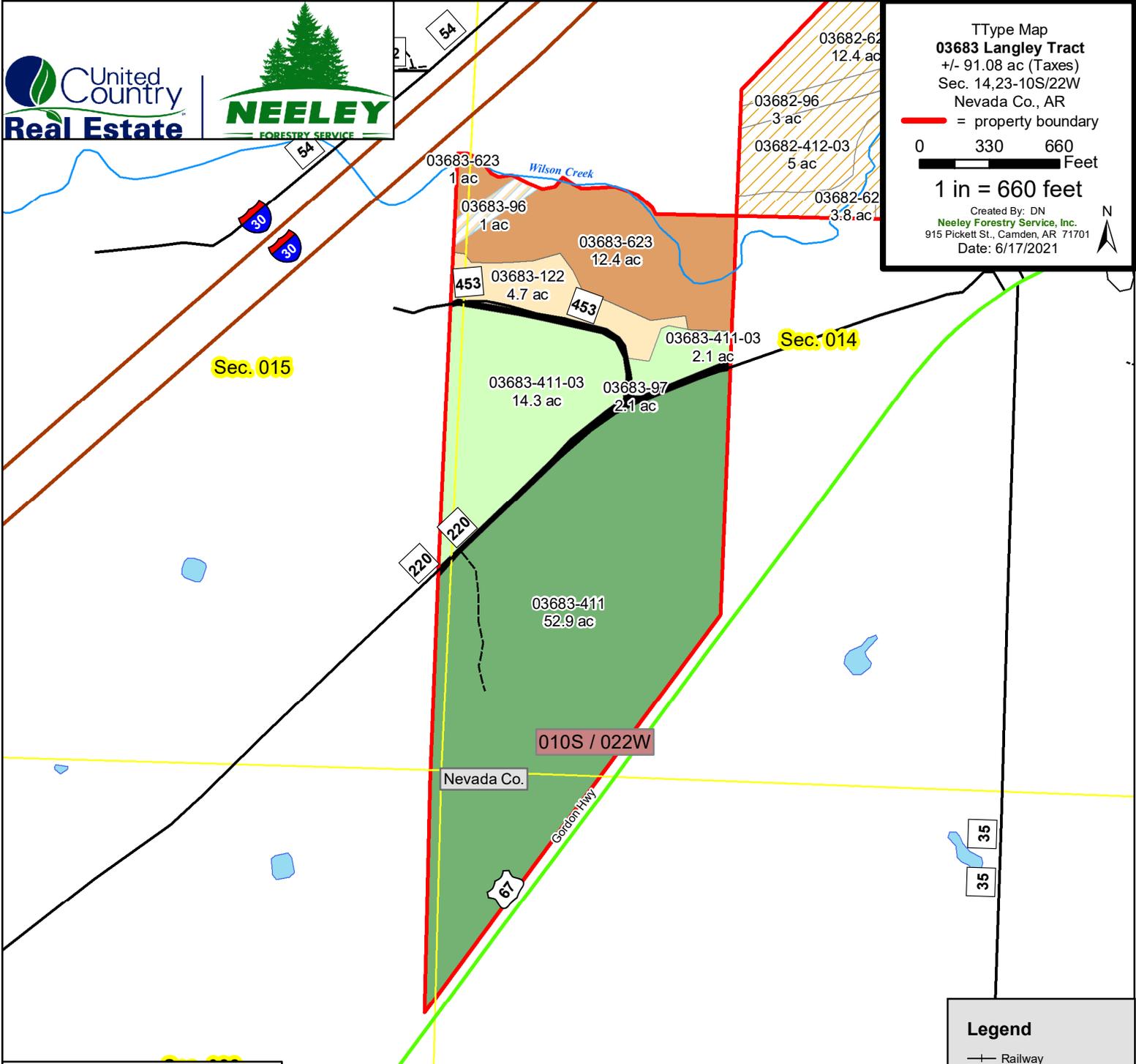
TType Map  
**03683 Langley Tract**  
 +/- 91.08 ac (Taxes)  
 Sec. 14,23-10S/22W  
 Nevada Co., AR

— = property boundary

0 330 660  
 Feet

1 in = 660 feet

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**StandID**

- Other McKenzie Stands
- 2013 Natural Regen, Upland (+/- 4.7 ac)
- Mature Planted Pine, Flats (+/- 52.9 ac)
- 2003 Planted Pine, Flats (+/- 16.4 ac)
- Mostly Hardwood, Bottoms (+/- 13.4 ac)
- Utility Line RoW (+/- 1.0 ac)
- Public Road (+/- 2.1 ac)

**Legend**

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



Other McKenzie Property

**StandID**

2017 Planted Pine, Upland (+/- 48.4 ac)

Natural Pine, Upland (+/- 1.1 ac)

Public Road (+/- 0.4 ac)

TType Map  
#03684 Britt Boughton Tract  
+/- 50.263 ac (Taxes)  
Sec. 23,26-10S/22W  
Nevada 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: 6/25/2021



Sec. 022

Sec. 023

010S / 022W

03684-412-17  
48.4 ac

Nevada Co.

03684-97  
0.4 ac

03684-422  
0.8 ac

03684-422  
0.3 ac

236

35

35

241

241

222

222

Sec. 026

Nevada Co., AR



1 in = 200 miles

**Legend**

- Railway
- Woods\_Roads

**AR\_Transportation**

- Streets/Roads

**RTTYP**

- County Road
- State Hwy
- US Hwy
- Interstate
- County
- Township/Range
- Section
- Ponds/Lakes
- Stream/River
- City\_Limits
- Public Land
- McKenzie\_Tracts

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.

SAMUEL T. WHITEHEAD, P.L.S.



# SOUTHERN GEODETIC LAND SURVEYORS, LLC.

Office: 870-864-9865 • Fax: 870-894-6505 • Toll Free: 866-253-4403

sgls@earthlink.net

LAFAYETTE COUNTY OFFICE

UNION COUNTY OFFICE  
214 N. Washington Ave.  
El Dorado, AR 71730  
870-864-9865

WE HANDLE ALL OF YOUR SURVEYING NEEDS.  
GPS-GEODETIC GRADE, OILFIELD, CONSTRUCTION, MORTGAGE,  
TIMBERLAND ALTA, TOPOGRAPHICAL, SUBDIVISION DESIGN, BOUNDARY SURVEYS, ETC.

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Taylor, AR 71861  
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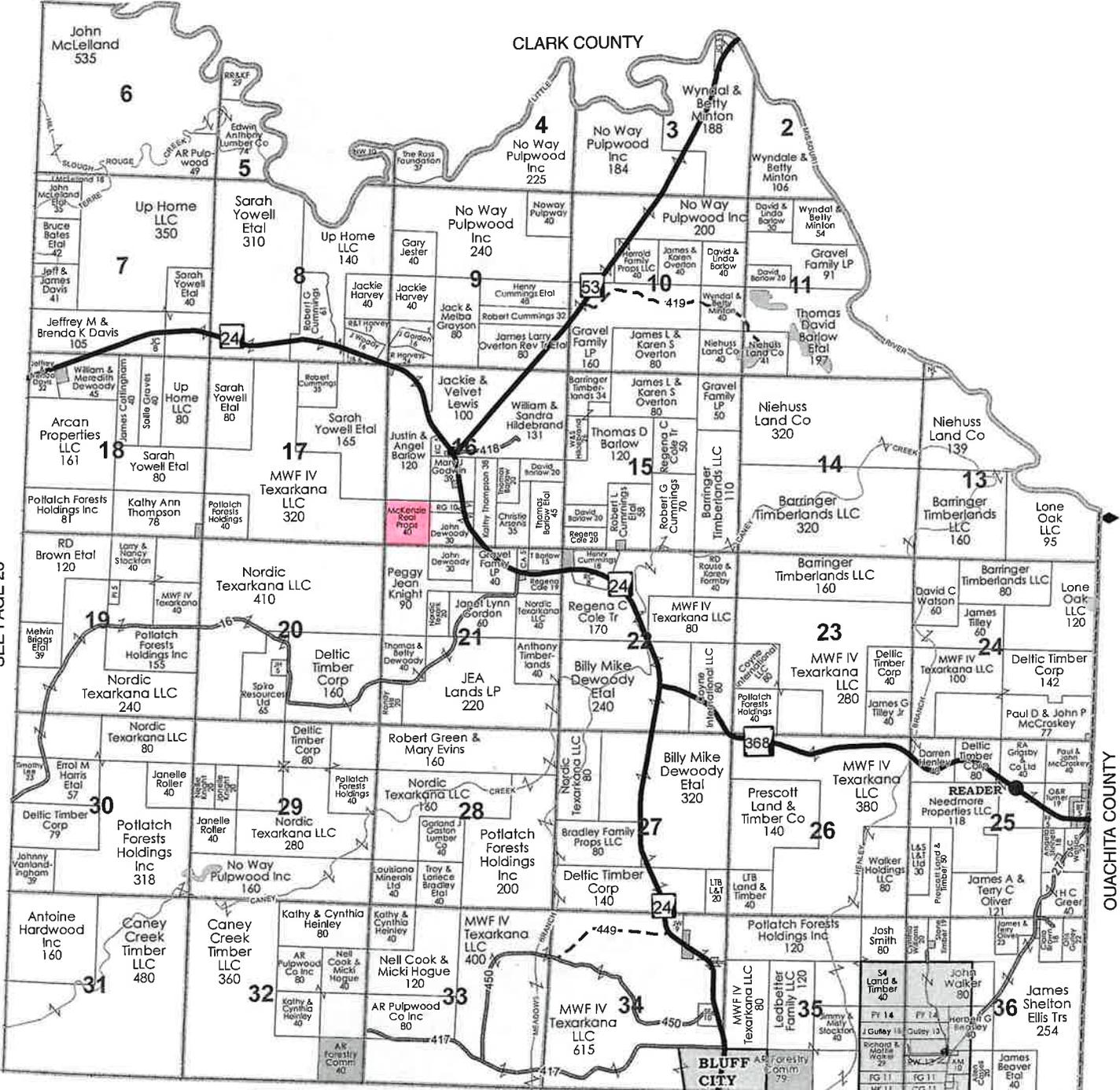
## Township 11S - Range 20W

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SEE PAGE 13

SEE PAGE 23



SEE PAGE 33



TType Map  
**03685 DeWoody Tract**  
 +/- 40 ac (Taxes)  
 Sec. 16-11S/20W  
 Nevada Co., AR

— = property boundary

0 330 660 Feet

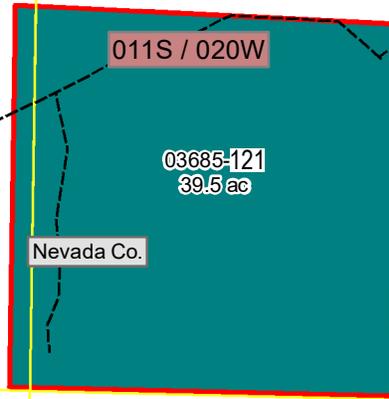
1 in = 660 feet

Created By: DN  
 Neeley Forestry Service, Inc.  
 915 Pickett St., Camden, AR 71701  
 Date: 6/17/2021



Sec. 017

Sec. 016



24 Camden Hwy

418 410

Sec. 021

Nevada Co., AR



1 in = 200 miles

**Legend**

- +— Railway
- Woods\_Roads
- AR\_Transportation**
- Streets/Roads
- RTTYP**
- County Road
- State Hwy
- US Hwy
- Interstate
- County
- Township/Range
- Section
- Ponds/Lakes
- Stream/River
- City\_Limits
- Public Land
- McKenzie\_Tracts



Other McKenzie Stands

**StandID**



2020 CC/Harvest Area, Flat (+/- 39.5 ac)

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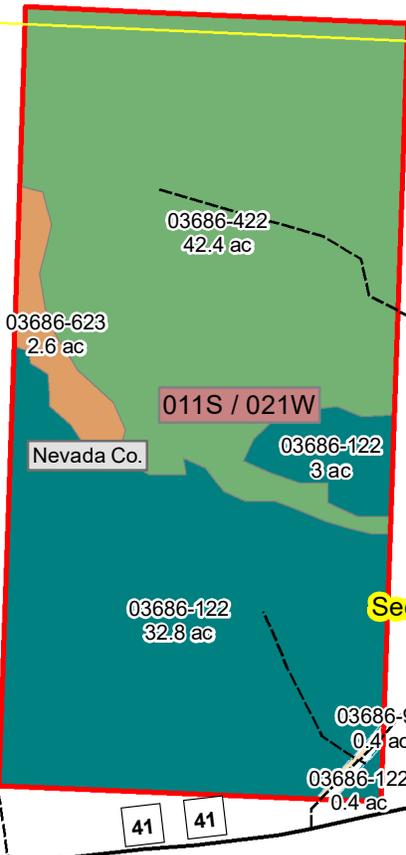
TType Map  
**03686 Lackland 80 Tract**  
 +/- 80 ac (Taxes)  
 Sec. 27-11S/21W  
 Nevada Co., AR  
 = property boundary  
 0 330 660 Feet  
 1 in = 660 feet  
 Created By: DN  
 Neeley Forestry Service, Inc.  
 915 Pickett St., Camden, AR 71701  
 Date: 6/17/2021

Sec. 021

Sec. 022

Sec. 028

Sec. 027



41 41

Nevada Co., AR



1 in = 200 miles



Other McKenzie Stands

### StandID



2021 CC/Harvest Area, Upland (+/- 36.3 ac)



Natural Pine, Upland (+/- 42.4 ac)



Mostly Hardwood, Bottoms (+/- 2.6 ac)



Utility Line RoW (+/- 0.4 ac)

### Legend

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

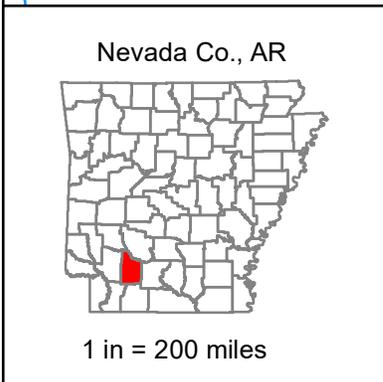
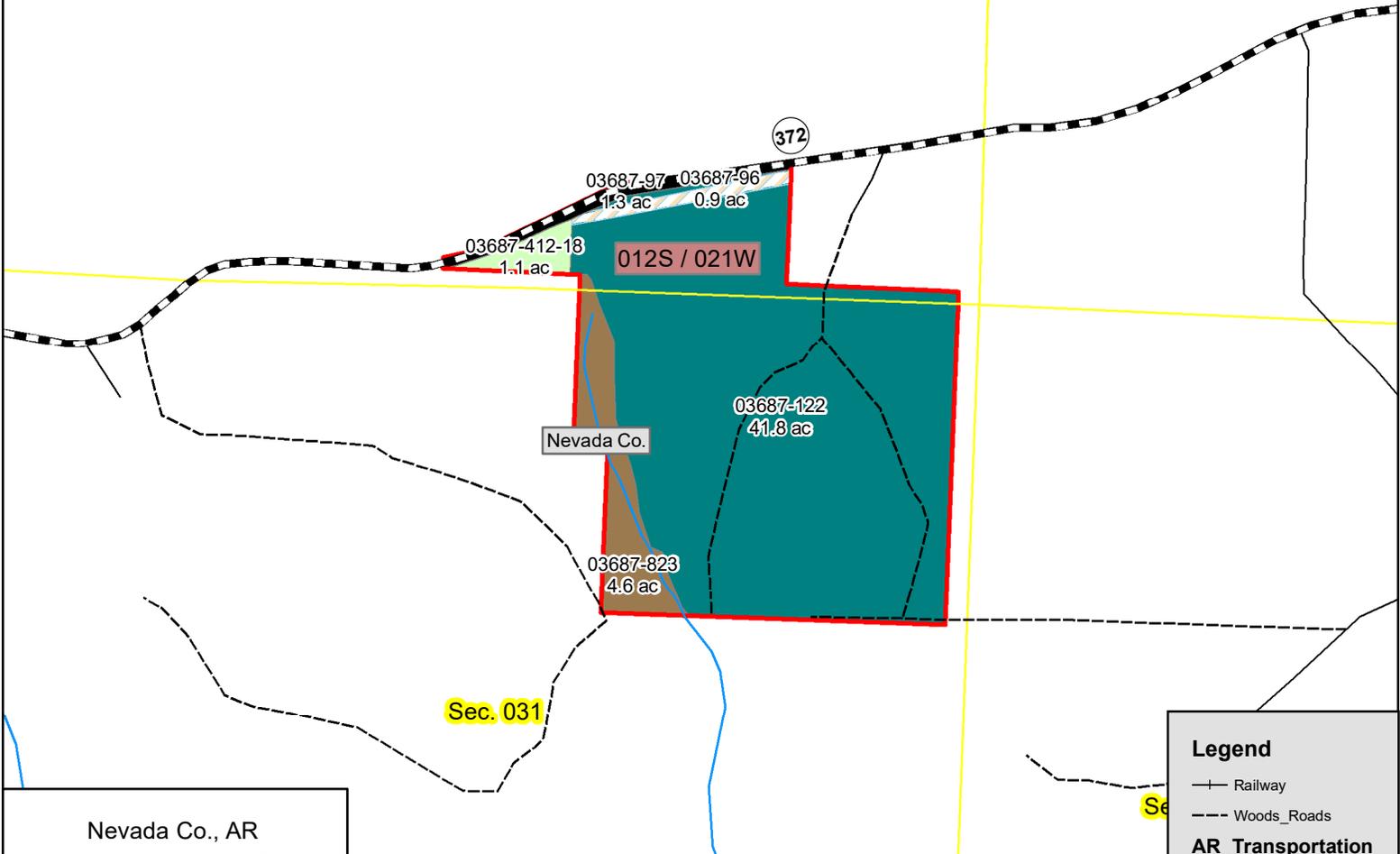
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TType Map  
**03687 Cross West Tract**  
 +/- 51.17 ac (Taxes)  
 Sec. 30,31-12S/21W  
 Nevada Co., AR  
 = property boundary  
 0 330 660 Feet  
 1 in = 660 feet  
 Created By: DN  
 Neeley Forestry Service, Inc.  
 915 Pickett St., Camden, AR 71701  
 Date: 6/17/2021

Sec. 030

Sec. 029



**StandID**

- Other McKenzie Stands
- 2021 CC/Harvest Area, Upland (+/- 42.1 ac)
- ~2018 Planted Pine, Upland (+/- 1.1 ac)
- Hardwood, Bottoms (+/- 4.6 ac)
- Utility Line RoW (+/- 0.9 ac)
- Public Road (+/- 1.3 ac)

**Legend**

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

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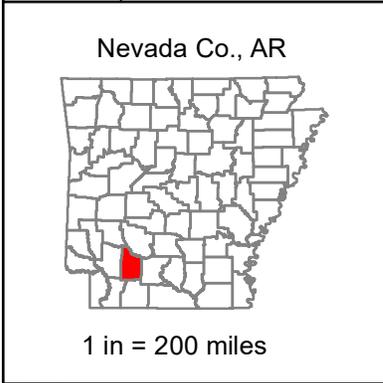
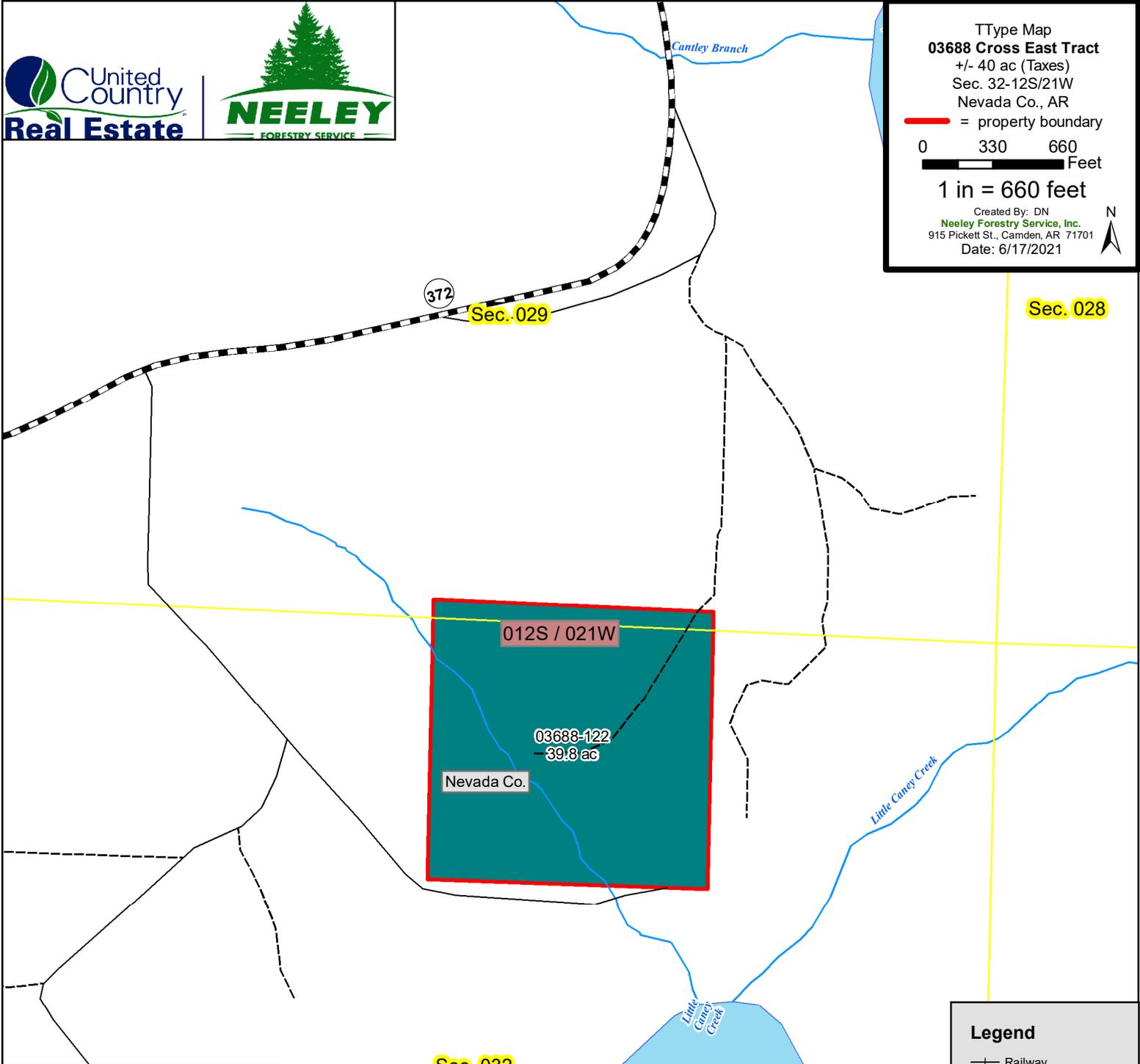
TType Map  
**03688 Cross East Tract**  
 +/- 40 ac (Taxes)  
 Sec. 32-12S/21W  
 Nevada Co., AR

— = property boundary

0 330 660 Feet

1 in = 660 feet

Created By: DN  
 Neeley Forestry Service, Inc.  
 915 Pickett St., Camden, AR 71701  
 Date: 6/17/2021



**Legend**

- +— Railway
- - - Woods\_Roads
- AR\_Transportation
- Streets/Roads
- RTTYP**
- County Road
- State Hwy
- US Hwy
- Interstate
- County
- Township/Range
- Section
- Ponds/Lakes
- Stream/River
- City\_Limits
- Public Land
- McKenzie\_Tracts

Other McKenzie Stands

**StandID**

2021 CC/Harvest (+/- 39.8 ac)

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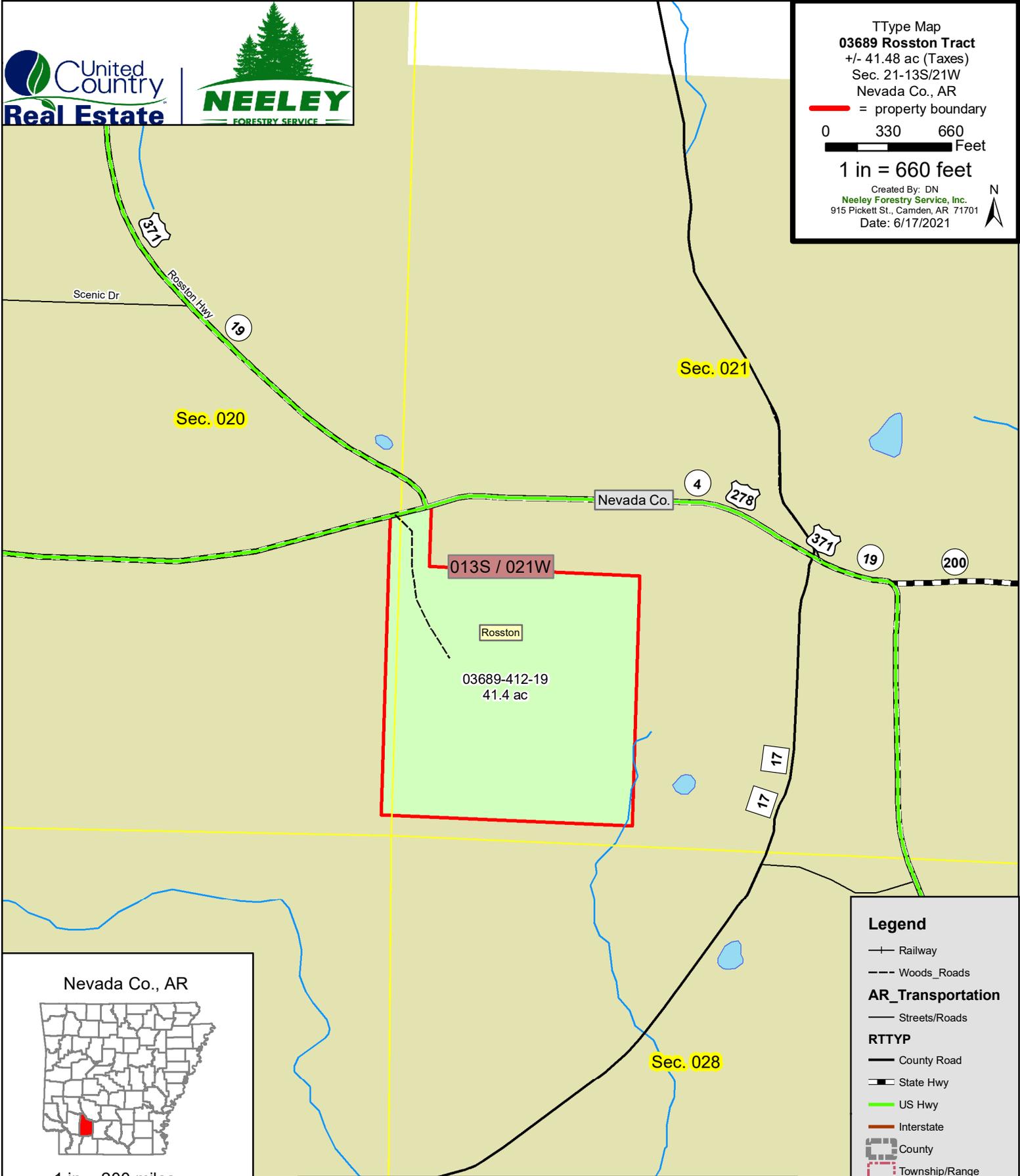
TType Map  
**03689 Rosston Tract**  
 +/- 41.48 ac (Taxes)  
 Sec. 21-13S/21W  
 Nevada Co., AR

— = property boundary

0 330 660 Feet

1 in = 660 feet

Created By: DN  
 Neeley Forestry Service, Inc.  
 915 Pickett St., Camden, AR 71701  
 Date: 6/17/2021

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.

 Other McKenzie Stands

**StandID**

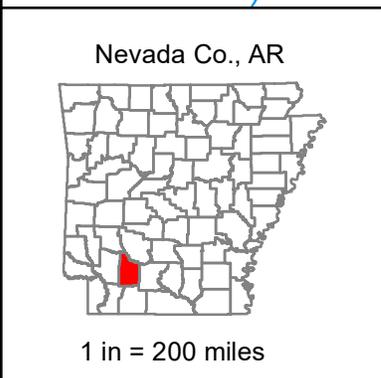
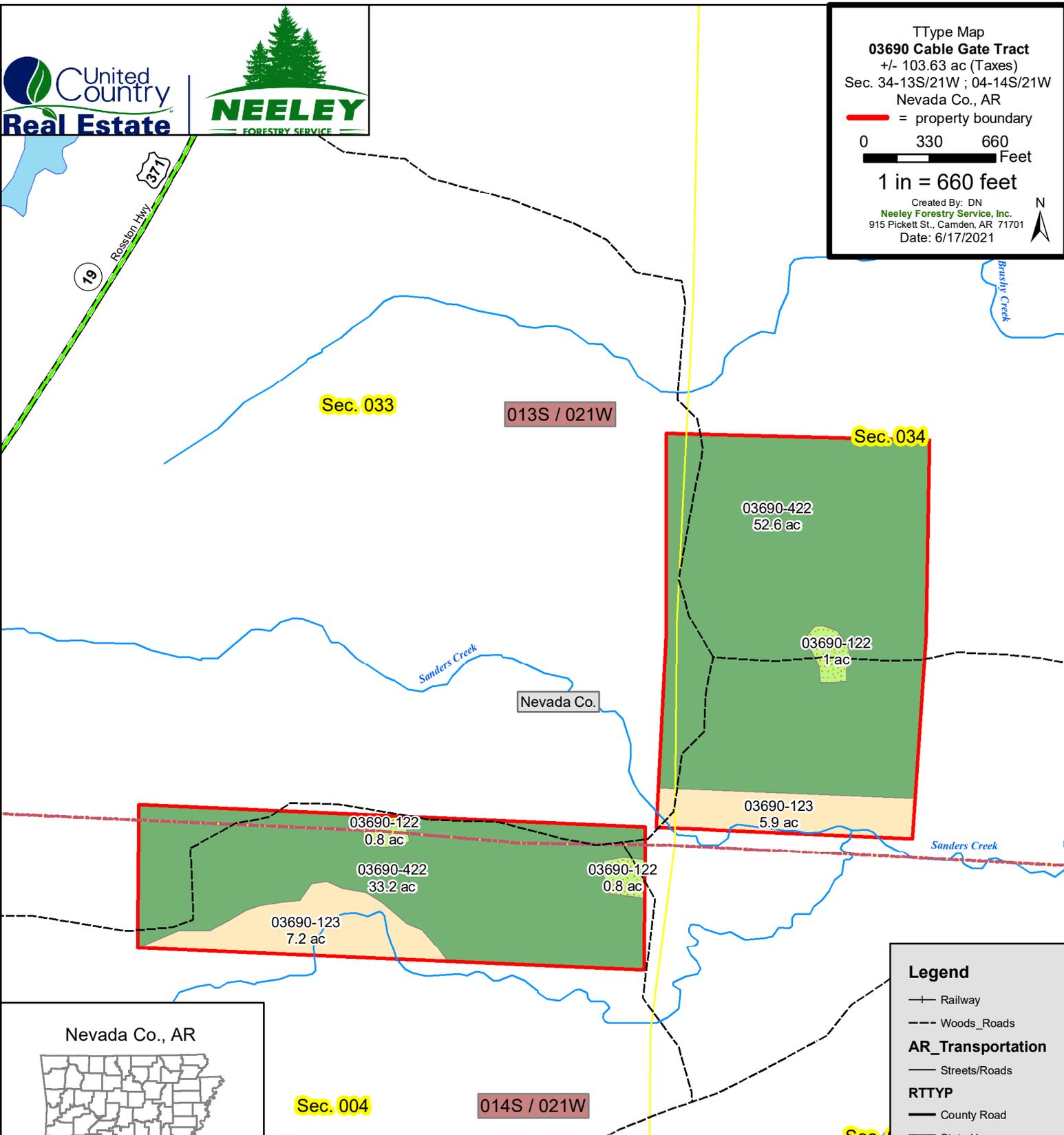
 2019 Planted Pine, Upland (+/- 41.4 ac)

**Legend**

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



TType Map  
**03690 Cable Gate Tract**  
 +/- 103.63 ac (Taxes)  
 Sec. 34-13S/21W ; 04-14S/21W  
 Nevada 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: 6/17/2021



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**StandID**

- Other McKenzie Stands
- 2017 Open/Logging Deck (+/- 2.6 ac)
- 2017 Natural Regen, Bottoms (+/- 13.1 ac)
- Natural Pine, Upland (+/- 85.9 ac)

**Legend**

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



**BID/OFFER FORM**  
**'McKENZIE TIMBERLAND PROPERTIES' LAND SALE**  
**BID DATE: THURSDAY, JULY 29<sup>TH</sup>, 2021, 10:00 am**

<b>Beard Tract (#03019-03679)</b>	±196.020 acres (Taxes).....	\$ _____
<b>Flat 80 Tract (#03019-03680)</b>	±80.000 acres (Taxes).....	\$ _____
<b>5-Way Market Tract (#03019-03682)</b>	±33.540 acres (Taxes).....	\$ _____
<b>Langley Tract (#03019-03683)</b>	±91.080 acres (Taxes).....	\$ _____
<b>Britt Boughton Tract (#03019-03684)</b>	±50.263 acres (Taxes).....	\$ _____
<b>DeWoody Tract (#03019-03685)</b>	±40.000 acres (Taxes).....	\$ _____
<b>Lackland 80 Tract (#03019-03686)</b>	±80.000 acres (Taxes).....	\$ _____
<b>Cross West Tract (#03019-03687)</b>	±51.170 acres (Taxes).....	\$ _____
<b>Cross East Tract (#03019-03688)</b>	±40.000 acres (Taxes).....	\$ _____
<b>Rosston Tract (#03019-03689)</b>	±41.480 acres (Taxes).....	\$ _____
<b>Cable Gate Tract (#03019-03690)</b>	±103.630 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. Thursday, August 3<sup>rd</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:** \_\_\_\_\_  
**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**