



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 containing approximately 57.82 acres (per Tax Records) located in Ouachita County on the west side of Camden, AR. This property is being offered through a lump sum sealed bid sale. Bids will be received until **Thursday, March 28th, 2024 at 10:00am.** Contact us for any combination lock codes or access details. Whether you are looking for a diversified timberland investment or a recreational retreat with quick access to town, this tract can be a fit for you! More detailed information can be found on our website at: www.UCNeeleyForestry.com

Neeley Forestry conducted an inventory of this tract during July of 2021. The inventory was conducted using a 10-factor prism for variable radius sample points. The table below provides a summary of the timber cruise results. More detailed timber information is available upon request.

<i>West Camden Tracts</i>	#03726 (+/- 8.2 ac)		#03729 (+/- 19.7 ac)		#03730 (+/- 20.7 ac)		TOTAL (+/- 48.5 ac)	
	TONS	MBF	TONS	MBF	TONS	MBF	TONS	MBF
Pine Sawlogs	176.0	22.491	237.1	29.478	371.57	44.150	<u>784.7</u>	<u>96.118</u>
Pine Chip-n-Saw	-	-	275.7	23.631	141.03	12.010	<u>416.7</u>	<u>35.641</u>
Pine Pulpwood	12.2	N/A	423.1	N/A	451.82	N/A	<u>887.1</u>	<u>N/A</u>
Pine Topwood	70.0	N/A	316.1	N/A	374.07	N/A	<u>760.1</u>	<u>N/A</u>
Red Oak Sawlogs	64.1	8.444	73.1	8.518	19.86	2.821	<u>157.1</u>	<u>19.783</u>
White Oak Sawlogs	-	-	-	-	17.01	2.619	<u>17.0</u>	<u>2.619</u>
Misc. Hardwood Sawlogs	30.5	3.816	-	-	13.74	1.962	<u>44.2</u>	<u>5.777</u>
Hardwood Pulpwood	192.7	N/A	298.8	N/A	288.34	N/A	<u>779.8</u>	<u>N/A</u>
TOTAL	<u>545.5</u>	<u>34.750</u>	<u>1,623.8</u>	<u>61.626</u>	<u>1,677.4</u>	<u>63.562</u>	<u>3,846.7</u>	<u>159.938</u>

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.

The West Camden Tract is a +/- 57.82 acre (per Tax Records) tract of timberland located in Ouachita County on the western edge of the Camden, AR city limits. The parcel is divided into three proposed lots which can be packaged together. Some utilities exist allowing for camp/home site potential within the Camden Fairview School District. According to the USDA NRCS web soil survey, the soils for the entire property consist of predominately Kirvin-Sacul association and other fine sandy loams which give a weighted average site index of 83.4 feet for Loblolly Pine (base age 50) for the portion rated.



West Camden Tract (#03019-03726, 03729,03730)

Legal Description: Part of the W/2, SW/4, NE/4; Part of the S/2, E/2, SW/4, SW/4, NE/4; E 20ac Frl. NE/4, SW/4; Part of the W 10ac Frl. NE/4, SE/4 lying N of RD; Part of the Frl. NW/4, SE/4; Part of the Frl. NW/4, SE/4; Part of the NWC of SE/4, SE/4 all within Section 17 of Township 13 South / Range 17 West, Ouachita County, Arkansas, containing +/- 57.82 acres (per tax records: 013-00238-000R, 013-00239-000R, 013-00242-000R, 013-00269-000R, 013-00274-000R, 013-00276-000R, 013-00285-000R). *[Containing an aggregate total of 57.82 acres]*

The West Camden - Parcel 01 (#03019-03726) contains +/- 8.2 acre (per GIS Estimate) with a central location of North 33.600428°, West 92.872678°. The topography is well drained sloping downwards towards the southwest. Access is excellent with Woodcrest Drive, a paved residential street, running along the northeastern edge of the parcel. The parcel features about 8 acres of merchantable Pine /Hardwood timber. Contact us today if you are looking for a small, wooded lot capable of being developed into your very own country retreat with nearby access to the city of Camden, AR.

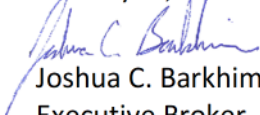
The West Camden - Parcel 2 (#03019-03729) contains +/- 21.1 acre (per GIS Estimate) with a central location of North 33.601005°, West 92.875323°. The topography is well drained sloping downwards towards the northeast. Access is excellent with County Road 598 running to the southwestern corner of the parcel. A powerline right-of-way about 50 feet in width runs along the southwestern border of the parcel for nearly 400 yards. The parcel features about 20 acres of merchantable Pine /Hardwood timber. Contact us today if you are looking for a small, wooded lot capable of being developed into your very own country retreat with nearby access to the city of Camden, AR.

The West Camden – Parcel 03 (#03019-03730) contains +/- 22.9 acre (per GIS Estimate) with a central location of North 33.599624°, West 92.877386°. The topography is well drained sloping downwards towards the southwest where an intermittent creek runs along the southwestern corner. Access is excellent with County Road 598 running to the southeastern corner of the parcel. A powerline right-of-way about 50 feet in width runs along the northeastern border of the parcel for nearly 400 yards. The parcel features over 20 acres of merchantable Pine /Hardwood timber. Contact us today if you are looking for a small, wooded lot capable of being developed into your very own country retreat with nearby access to the city of Camden, AR.

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, March 28th, 2024** and at that time publicly opened. If your bid is mailed, please indicate on the outside of the envelope "**BID ON 'West Camden' 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 April 2nd, 2024. 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,



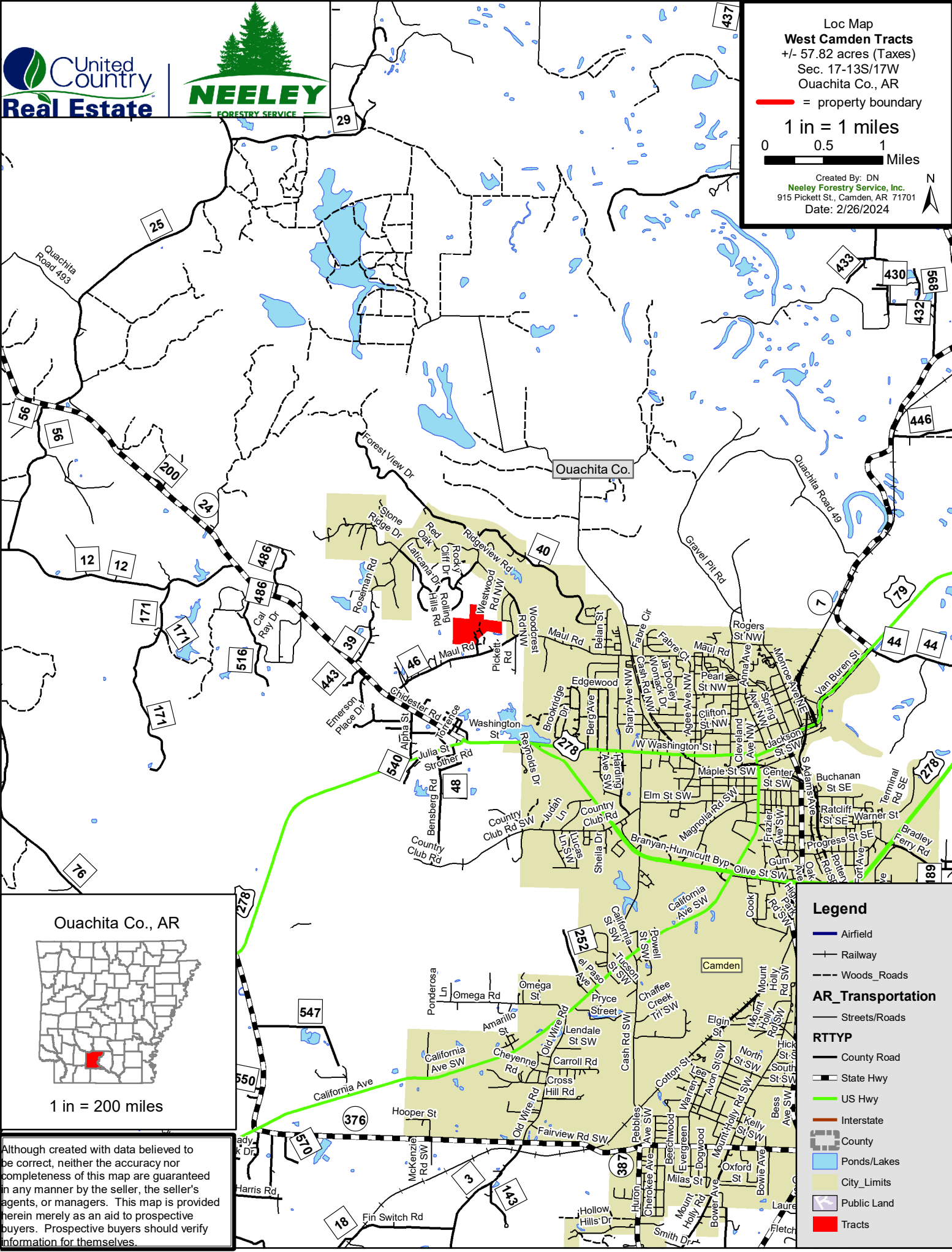
Joshua C. Barkhimer
Executive Broker

United Country – Neeley Forestry Service, Inc.

Loc Map
West Camden Tracts
+/- 57.82 acres (Taxes)
Sec. 17-13S/17W
Ouachita 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
Date: 2/26/2024



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
- Streets/Roads

AR_Transportation

- County Road
- State Hwy
- US Hwy
- Interstate

RTTYP

- County
- Ponds/Lakes
- City_Limits
- Public Land
- Tracts

LandTec

SURVEYING

James Brenton Newton PS 1842
 JBNorton@LandTecSurveying.com
 Office: 870-444-4678 • Cell: 870-608-9071
www.landtecsurveying.com

OFFICE LOCATIONS

203 West Main St.
 El Dorado, AR 71730

213 Hwy 332
 Stephens, AR 71764

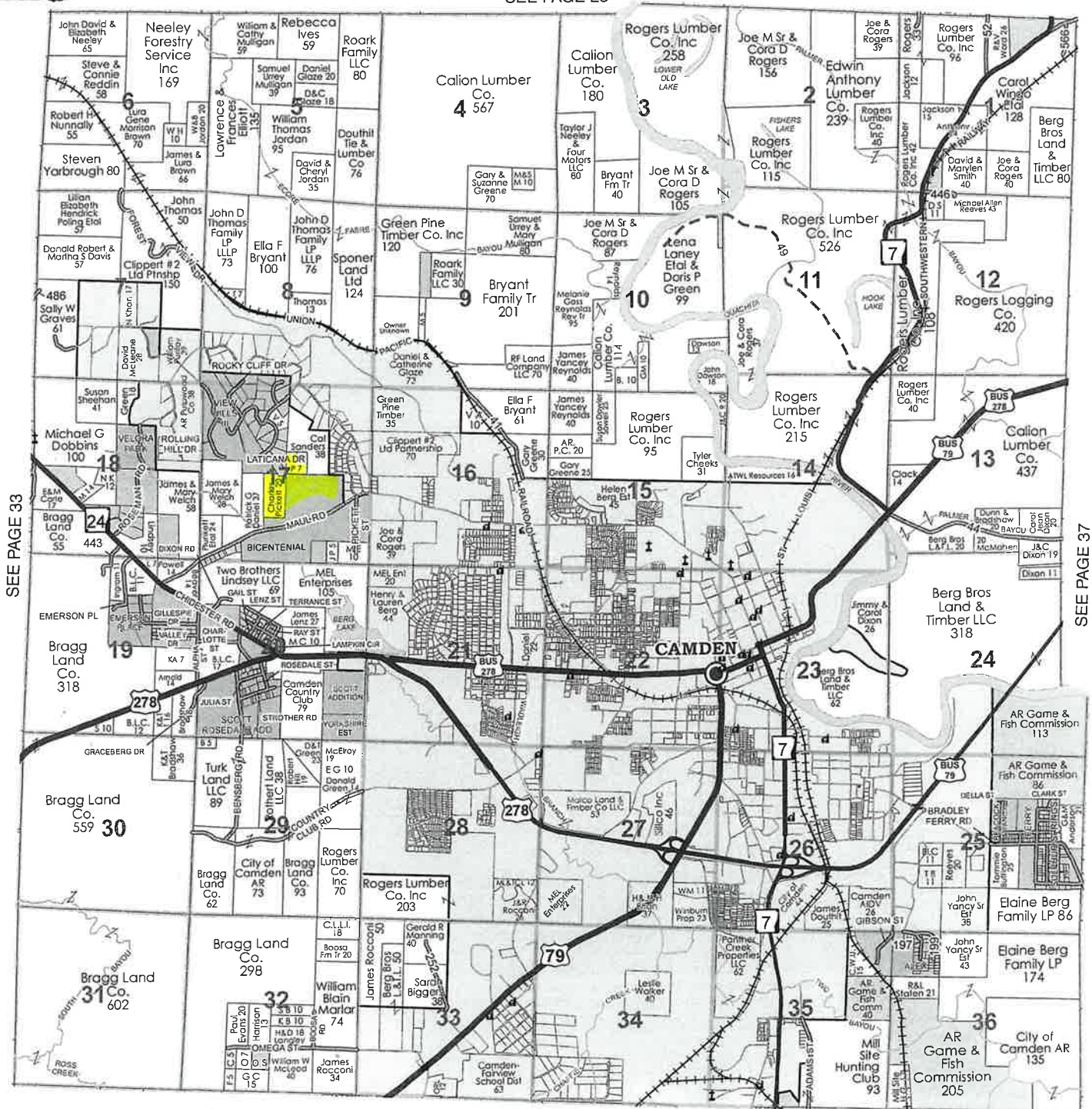
Boundary Surveys • Topographic Surveys • ALTA/ACSM Surveys • Elevation Certificates • Subdivision Surveys • Construction Layout • Engineering Support
 Plot Plans • Oil & Gas Field Surveys • Well Location Surveys • Geodetic Surveys • GIS Mapping • Property Line Marking & Maintenance



Township 13S - Range 17W

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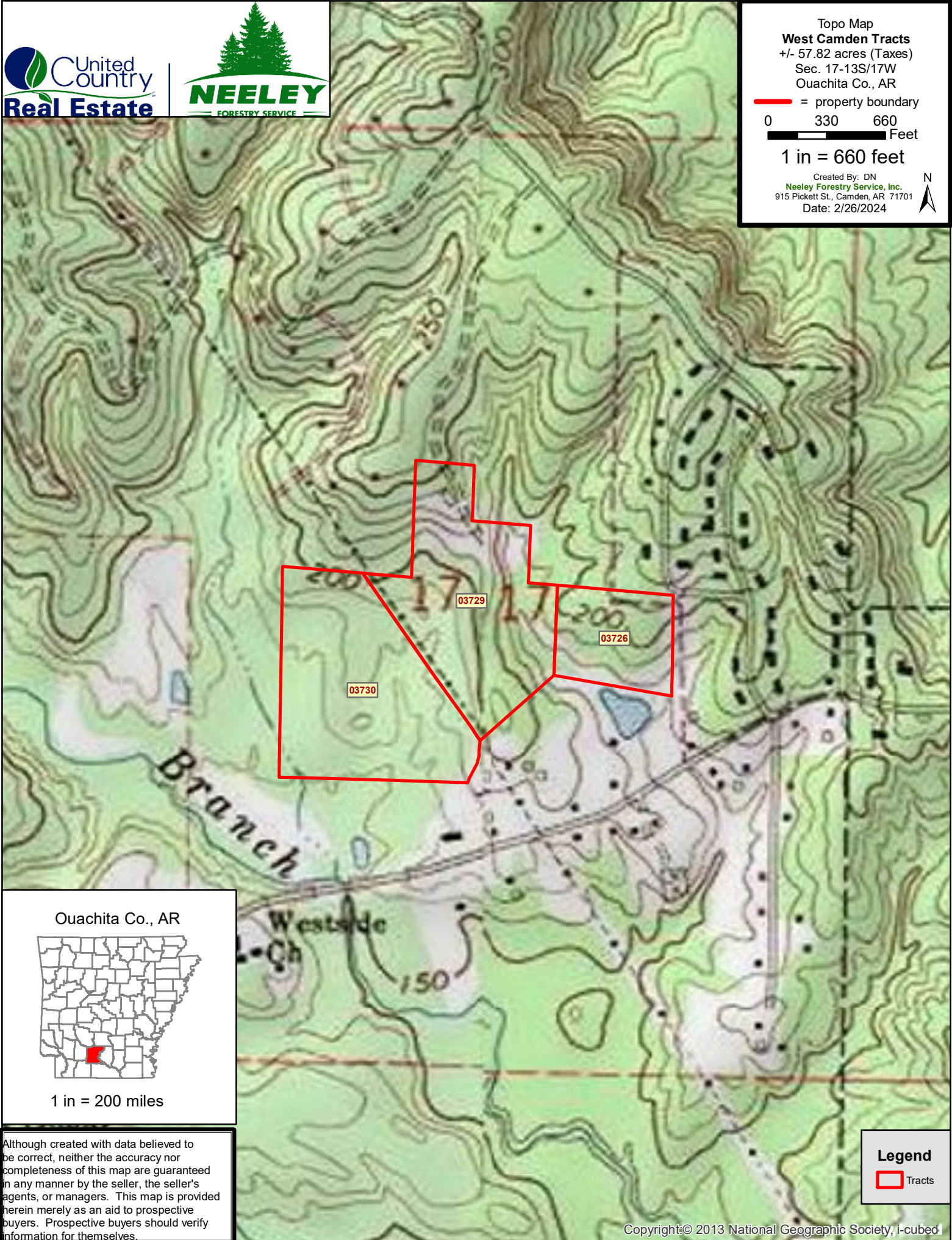
Topo Map
West Camden Tracts
 +/- 57.82 acres (Taxes)
 Sec. 17-13S/17W
 Ouachita Co., AR

— = property boundary

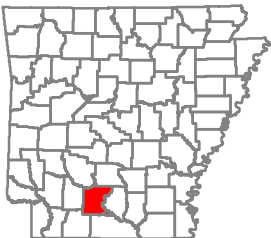
0 330 660
 Feet

1 in = 660 feet

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Ouachita Co., AR



1 in = 200 miles

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Legend





Sec.008

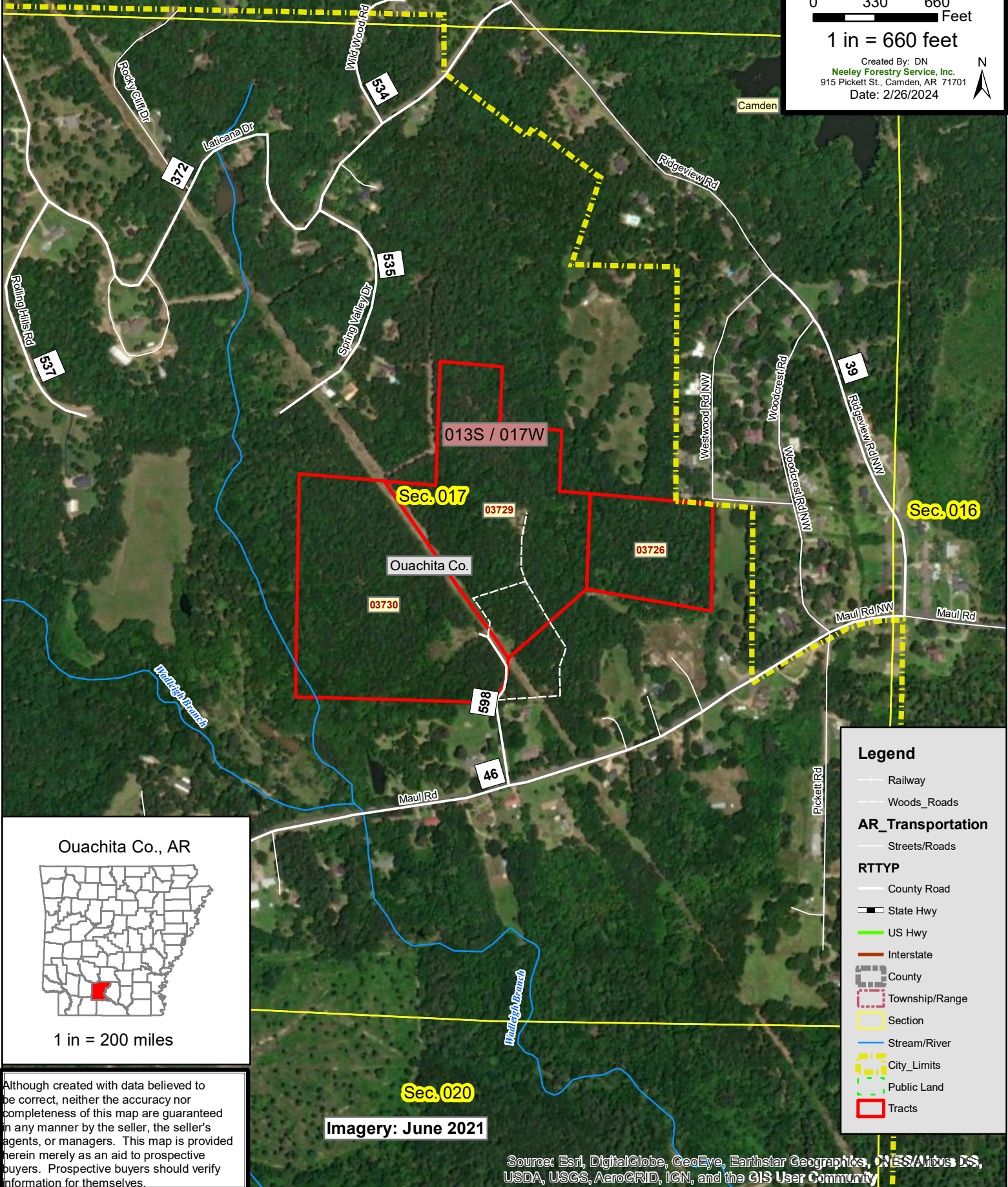
Aerial Map
West Camden Tracts
 +/- 57.82 acres (Taxes)
 Sec. 17-13S/17W
 Ouachita Co., AR

— = property boundary

0 330 660 Feet

1 in = 660 feet

Created By: DN
 Neeley Forestry Service, Inc.
 915 Pickett St., Camden, AR 71701
 Date: 2/26/2024



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
- Tracts

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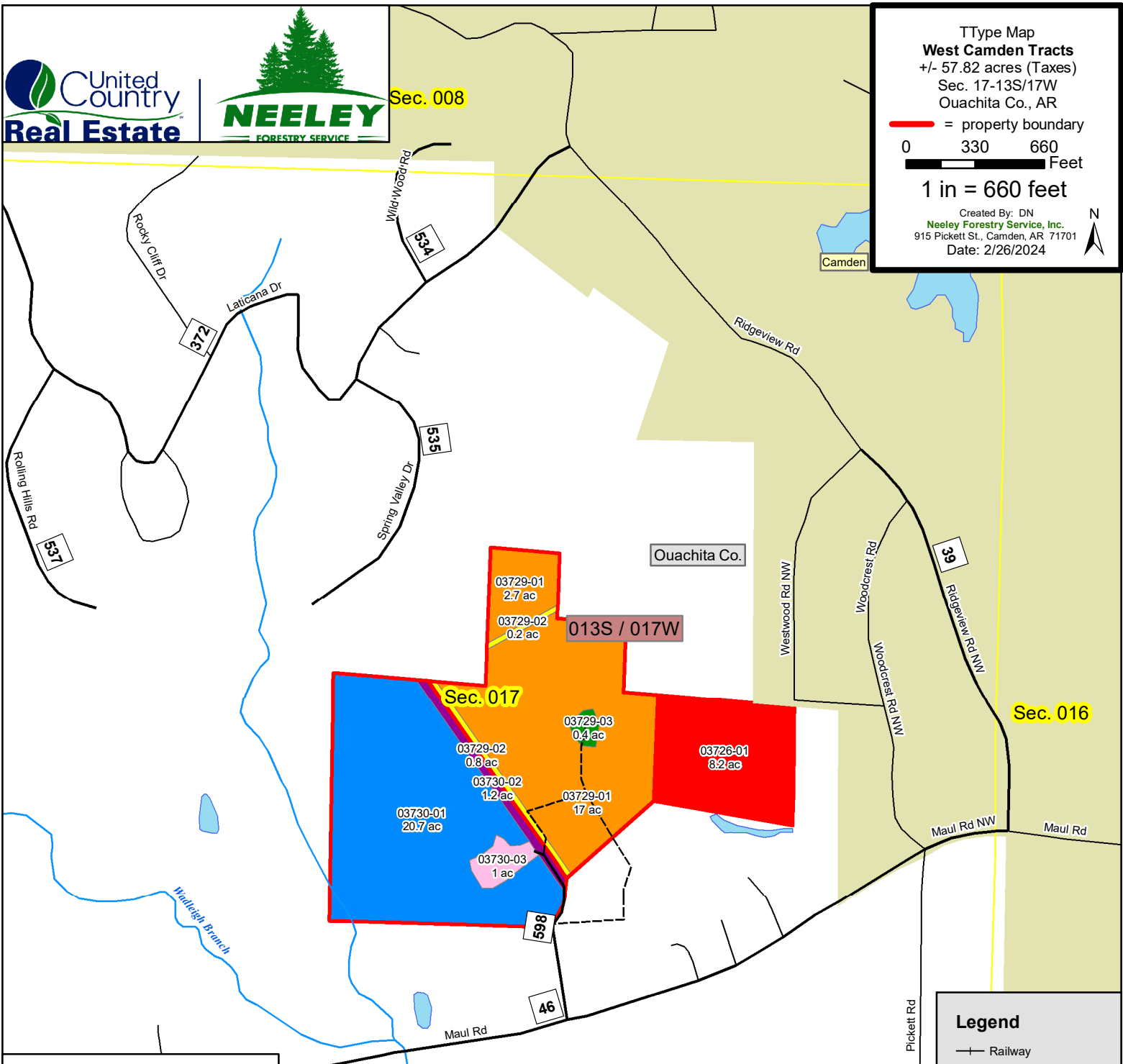
Imagery: June 2021

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Sec. 008

TType Map
West Camden Tracts
+/- 57.82 acres (Taxes)
Sec. 17-13S/17W
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: 2/26/2024



Stands

Stand_ID	Description
03726-01	Mostly Pine, Upland (+/- 8.2 ac)
03729-01	Mostly Pine, Upland (+/- 19.7 ac)
03729-02	Utility Line RoW (+/- 1.0 ac)
03729-03	NonTimbered, Other (+/- 0.4 ac)
03730-01	Mostly Pine, Upland (+/- 20.7 ac)
03730-02	Utility Line RoW (+/- 1.2 ac)
03730-03	NonTimbered, Other (+/- 1.0 ac)

Legend

- Railway
- Woods_Roads
- AR_Transportation**
- Streets/Roads
- RTTYP**
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BID/OFFER FORM
'WEST CAMDEN TRACT' LAND SALE
BID DATE: THURSDAY, MARCH 28TH, 2024, 10:00 am

West Camden – Parcel 01 (#03019-03726) ±8.2 acres (Per GIS Estimate).....\$ _____

West Camden – Parcel 02 (#03019-03729) ±21.1 acres (Per GIS Estimate).....\$ _____

West Camden – Parcel 03 (#03019-03730) ±22.9 acres (Per GIS Estimate).....\$ _____

OR

CUSTOM SELECTION (#03019-03727, 03729, 03730) ±_____ acres (Per GIS Estimate).....\$ _____

*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, April 2nd, 2024. 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