



## NOTICE OF **ABSOLUTE** LAND SALE

United Country – Neeley Forestry Service, Inc., acting as agent for the seller, has been authorized to sell a vacant commercial lot containing approximately 2.2 acres (per Deed) located in Camden, AR. This property is being offered through a lump sum sealed bid sale. Bids will be received until **Thursday, October 10<sup>th</sup>, 2024 at 10:00am.** More detailed information can be found on our website at: [www.UCNeeleyForestry.com](http://www.UCNeeleyForestry.com)



### **Cash Road Lot (#03019-03731)**

Legal Description: Begin at the Northeast Corner of the NE1/4 of the NE1/4 of Section 33, Township 13 South, Range 17 West; thence run North 65 feet; thence south 68 degrees 35 minutes West 500 feet to the point of beginning for the land herein conveyed; thence North 23 degrees East 200 feet; thence South 89 degrees West 134 feet to the East right of way line of Cash Road; thence Southerly along said right of way 685 feet; thence North 89 degrees East 183 feet; thence North 0 degrees 10 minutes East 412 feet to the point of beginning, containing 2.2 acres, more or less (per Deed Book D244 – Page 00353)[Tax Parcel Record: 895-00005-001C]

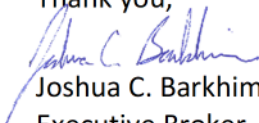
**The Cash Road Tract (#03019-03731)** is a +/- 2.2 acre (per GIS Estimate) tract of commercial/undeveloped timberland located in Ouachita County within city limits of Camden, AR (North 33.563926°, West 92.853332°). The lot is located about a quarter-mile north of the intersection of Cash Road / US-Hwy 79 “California Avenue” and just south of Two Bayou. The topography is flat to gently sloping. Access is excellent with Cash Road, a paved city street, running along the western edge of the parcel for about 200 yards; the southern edge is a little over 200 feet in length while the northern edge is just over 100 feet in length. Some utilities exist allowing for commercial development site potential (a commercial building featuring Sweet Donuts and Deluxe Barber Shop can be found neighboring the property to the south; River Rose Coffee sits across Cash Road from the property to the west). Contact us today if you are looking for a commercial lot capable of being developed into your own business!.



### CONDITIONS OF SALE:

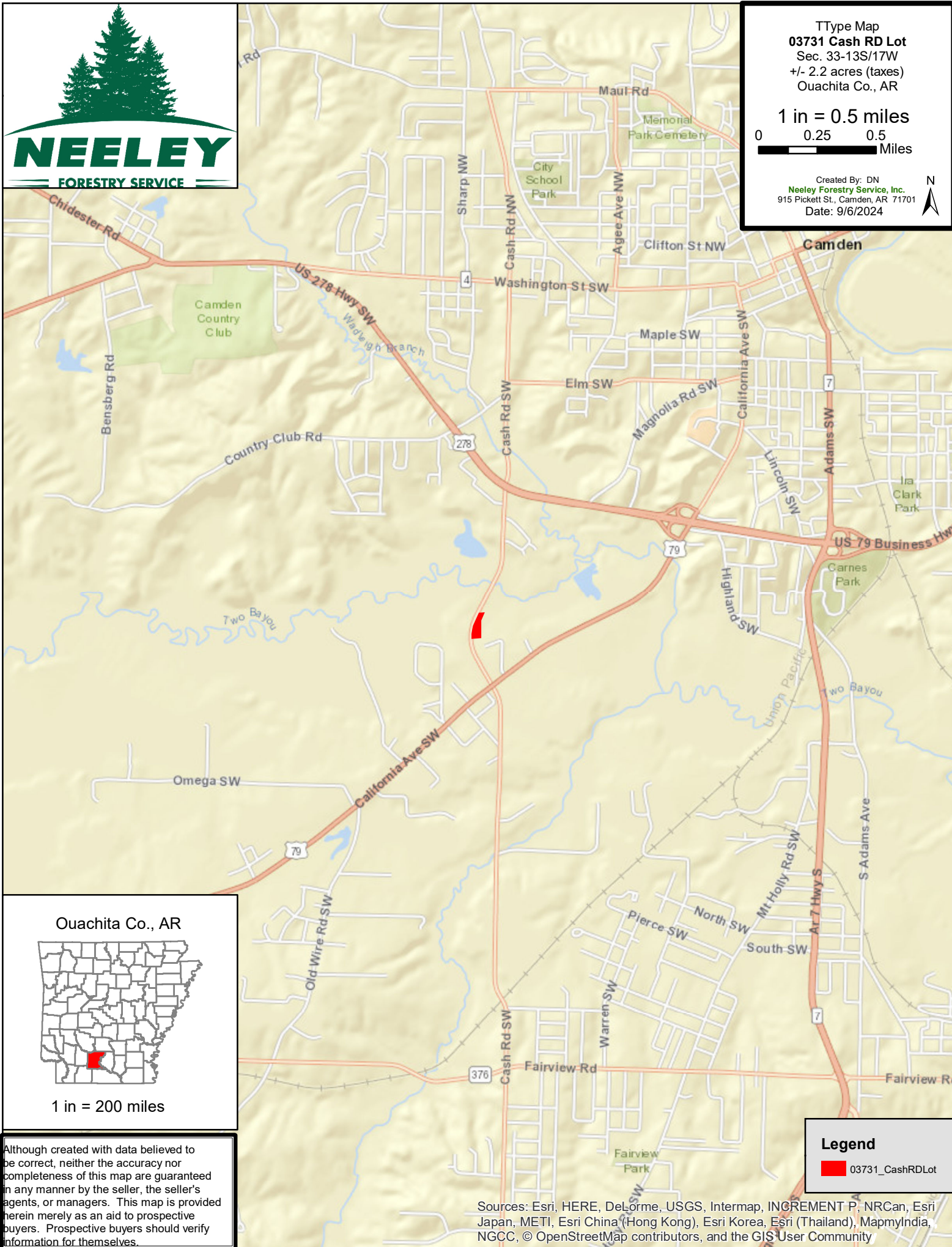
1. Sealed bids will be received at the office of UC-NEELEY FORESTRY SERVICE, INC., 915 Pickett Street, Camden, AR 71701, until **10:00 a.m. Thursday, October 10<sup>th</sup>, 2024** and at that time publicly opened. If your bid is mailed, please indicate on the outside of the envelope **"BID ON 'CASH ROAD LOT' 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. **This is an ABSOLUTE Sealed Bid Land Sale – Seller has no minimum.** Bids shall remain valid through 3:00pm October 15<sup>th</sup>, 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 owned.
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.





TType Map  
**03731 Cash RD Lot**  
Sec. 33-13S/17W  
+/- 2.2 acres (taxes)  
Ouachita Co., AR

1 in = 0.5 miles

0 0.25 0.5 Miles

Created By: DN  
Neeley Forestry Service, Inc.  
915 Pickett St., Camden, AR 71701  
Date: 9/6/2024

N


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**

 03731\_CashRDLot

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



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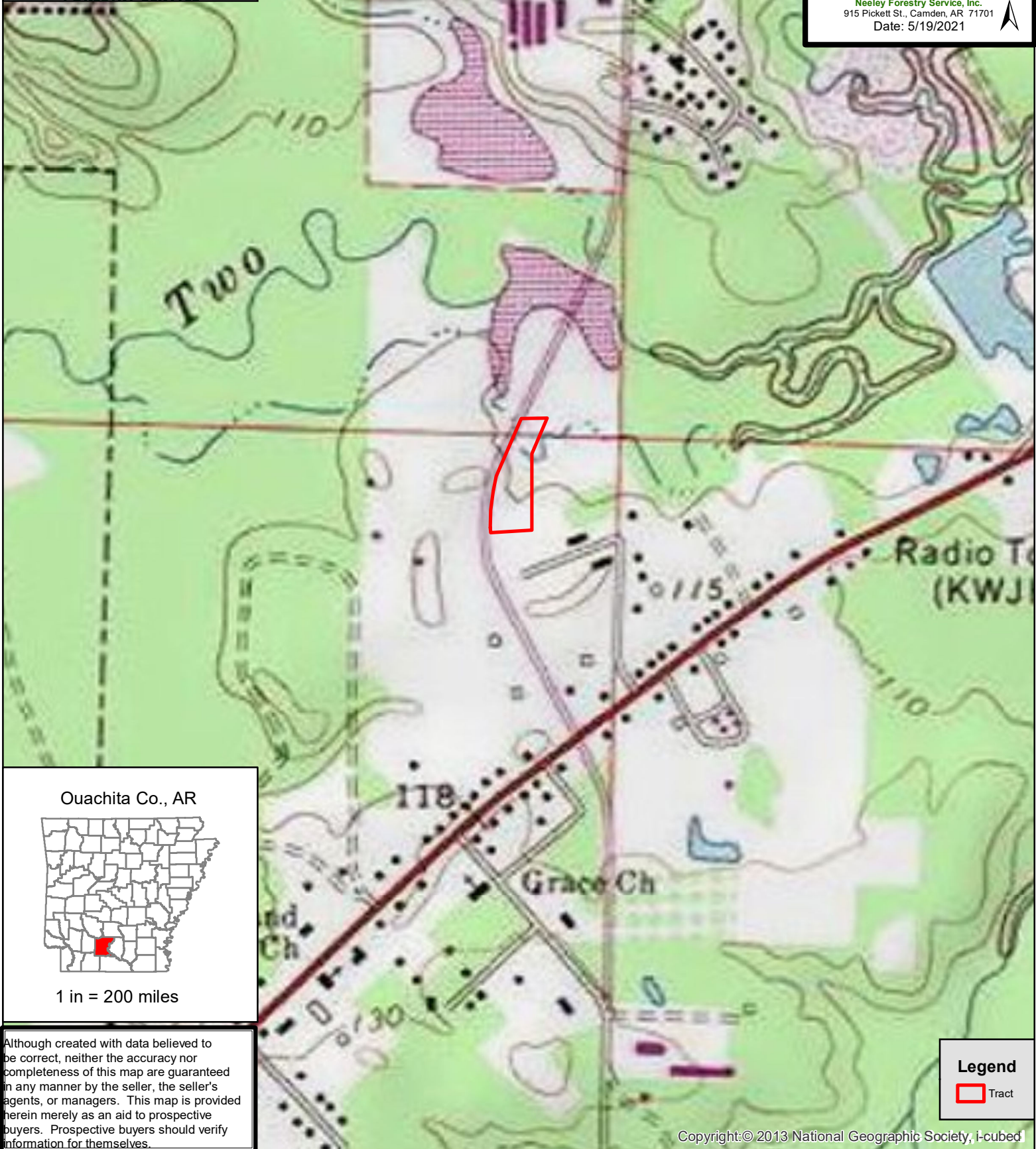
### Legend

☐ 03731\_CashRDLot





Topo Map  
**Charles E. Pickett**  
+/- 2.2 ac (Taxes)  
Sec. 33-13S/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: 5/19/2021




Ouachita Co., AR



1 in = 200 miles

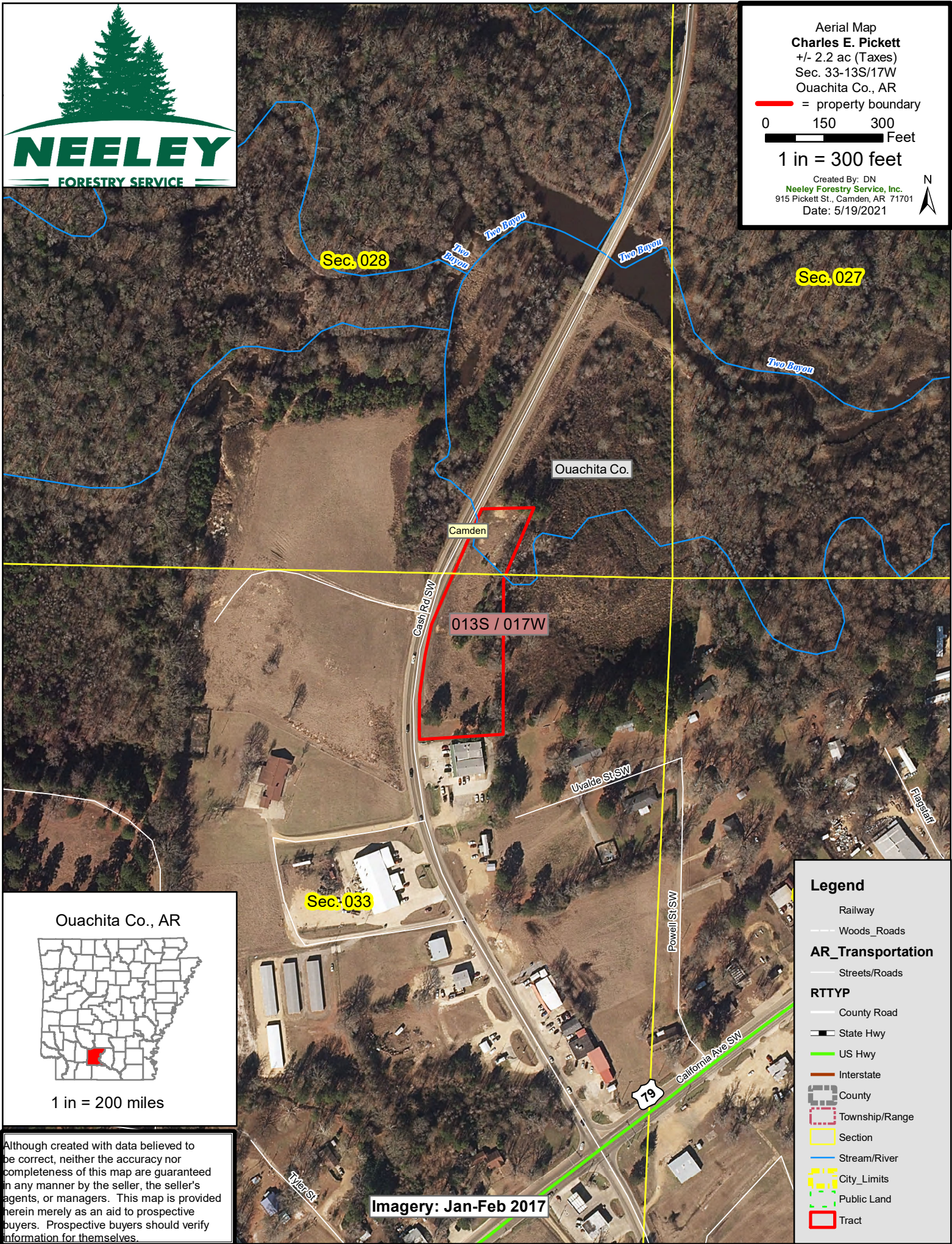
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**Legend**  
 Tract





Aerial Map  
**Charles E. Pickett**  
 +/- 2.2 ac (Taxes)  
 Sec. 33-13S/17W  
 Ouachita Co., AR  
 = property boundary  
 0 150 300 Feet  
 1 in = 300 feet  
 Created By: DN  
 Neeley Forestry Service, Inc.  
 915 Pickett St., Camden, AR 71701  
 Date: 5/19/2021



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**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

Imagery: Jan-Feb 2017



**BID/OFFER FORM**  
**'CASH RD LOT' LAND SALE**  
**BID DATE: THURSDAY, OCTOBER 10<sup>TH</sup>, 2024, 10:00 am**

**CASH ROAD LOT (#03019-03731) ±2.2 acres (Per DEED).....\$ \_\_\_\_\_**

\*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, October 15<sup>th</sup>, 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**