



NOTICE OF LAND SALE

United Country – Neeley Forestry Service, Inc., acting as agent for the seller, has been authorized to sell three (3) tracts of land located within Union County, Arkansas summing up to approximately 96.45 acre (tax records show #03766 “Hill 170” contains 37.51 acres while #03767 and #03768 Moro Bay Hwy tracts contain 58.94 acres combined). These properties are being offered through a lump sum sealed bid sale. **Bids will be received until Thursday, April 20th, 2023 at 10:00am.** Whether you are looking for investment pine timberland or a recreational country retreat with potential of converting into open pastureland, these parcels offer a range of timber types to experience. With frontage to US-Hwy 63 aka “Moro Bay Highway”, some utilities can be found along this highway to allow for camp /home site potential within the El Dorado School District. More detailed information can be found on our website at: www.NeeleyForestryService.com or www.UCNeeleyForestry.com

Neeley Forestry conducted an inventory of this tract during January 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.

STAND INFO				VOLUME (TOTAL TONS)				
StandID	TType	GIS Acres	Plots	Pine Sawlogs	Pine Chip-n-Saw	Pine Pulpwood	Hardwood Pulpwood	TOTAL (No Topwood)
03766-122	CC/Open, Upland	28.9	-	-	-	-	-	-
03766-623	Mostly Hardwood, Bottoms	1.7	-	-	-	-	-	-
#03766 Hill 170 Tract	N/A	30.6	-	-	-	-	-	-
03767-122	CC/Open, Upland	31.0	-	-	-	-	-	-
03767-523	Mostly Pine, SMZ Drain	9.0	-	-	-	-	-	-
03767-96	Pipe Line RoW	0.5	N/A	-	-	-	-	-
#03767 North Moro Bay Hwy	N/A	40.5	-	-	-	-	-	-
03768-422	Natural Pine, Upland	7.8	6	385.6	101.1	113.7	38.0	638.4
03768-523	Mostly Pine, Bottoms	7.9	9	229.7	130.6	321.8	100.7	782.8
03768-96	Pipe Line RoW	0.4	N/A	-	-	-	-	-
#03768 South Moro Bay Hwy	N/A	16.1	15	615.3	231.6	435.5	138.7	1,421.2
TOTAL	N/A	87.2	15	615.3	231.6	435.5	138.7	1,421.2

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.



Hill 170 Tract (#03019-03766)

Legal Description: The South Half of the Southwest Quarter of the Fractional Southwest Quarter LESS & EXCEPT 0.094 hectare more or less to Hwy (Pt. S/2, SW/4, FRL SW/4) of Section 18; The North Half of the Northwest Quarter of the Fractional Northwest Quarter (N/2, NW/4, FRL NW/4) of Section 19 – all within Township 17 South / Range 13 West, Union County, Arkansas, containing +/- 37.51 tax acres (per tax parcels: 00000-12436-0000; 00000-12448-0300).

The Hill 170 Tract (#03019-03766) is a +/- 31-acre (per GIS Estimation) tract of timberland located in northeastern Union County about eleven miles east of El Dorado, AR (North 33.233058°, West 92.491077°). The property was completely cleared/harvested in late 2022; only about 1-2 acres of hardwood bottomland remain. The topography consists well-drained rolling hills sloping. Access to the property is excellent with frontage to the southern side of US-Hwy 63 “Moro Bay Hwy”. According to the USDA NRCS web soil survey, the property is based upon an assortment of sandy loam soils which give the tract an excellent weighted average site index of 90 feet for Loblolly Pine (base age 50).

North Moro Bay Hwy (#03019-03767)

Legal Description: The West Three-Quarters of the South Half of the Southeast Quarter lying north of Moro Bay Highway (W3/4 , S/2 , SE/4 lying North of Hwy) within Section 18 – Township 17 South / Range 13 West, Union County, Arkansas, containing +/- 40.5 GIS Estimated Acres (part of Tax Parcel: 00000-12439-0000)

The North Moro Bay Hwy (#03019-03767) is a +/- 41-acre (per GIS Estimation) tract of timberland located in northeastern Union County about twelve miles east of El Dorado, AR (North 33.235422°, West 92.481565°). Most of the property was completely cleared/harvested in early 2023; only about 9 acres of hardwood SMZ drain remain. The topography consists well-drained rolling hills. An intermittent stream/creek flows through the property in a westerly direction. Access to the property is excellent with frontage to the northern side of US-Hwy 63 “Moro Bay Hwy”. A pipeline right-of-way about 40 feet in width bisects the land. According to the USDA NRCS web soil survey, the property is based upon an assortment of sandy loam soils which give the tract a weighted average site index of 89.7 feet for Loblolly Pine (base age 50).

South Moro Bay Hwy (#03019-03768)

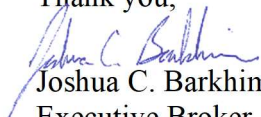
Legal Description: The West Three-Quarters of the South Half of the Southeast Quarter lying south of Moro Bay Highway (W3/4 , S/2 , SE/4 lying South of Hwy) within Section 18 – Township 17 South / Range 13 West, Union County, Arkansas, containing +/- 16.1 GIS Estimated Acres (part of Tax Parcel: 00000-12439-0000)

The South Moro Bay Hwy (#03019-03768) is a +/- 16-acre (per GIS Estimation) tract of timberland located in northeastern Union County about twelve miles east of El Dorado, AR (North 33.233717°, West 92.483129°). Roughly half of the property consists of upland merchantable natural pine timber while the other half features a stand of mostly pine bottoms. Most of the topography consists well-drained rolling hills with a creek drain flowing through the property in a northwesterly direction. Access to the property is excellent with frontage to the southern side of US-Hwy 63 “Moro Bay Hwy”. A pipeline right-of-way about 40 feet in width bisects the land. According to the USDA NRCS web soil survey, the property is based upon an assortment of sandy loam soils which give the tract an excellent weighted average site index of 90 feet for Loblolly Pine (base age 50).

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 20th, 2023** and at that time publicly opened. If your bid is mailed, please indicate on the outside of the envelope “**BID ON ‘BENNETT ARKANSAS PROPERTIES, LLC’ 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 25th, 2023. 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
Bennett AR Properties, LLC
+/- 96.45 acres (Taxes)
Sec. 18,19-17S/13W
Union Co., AR

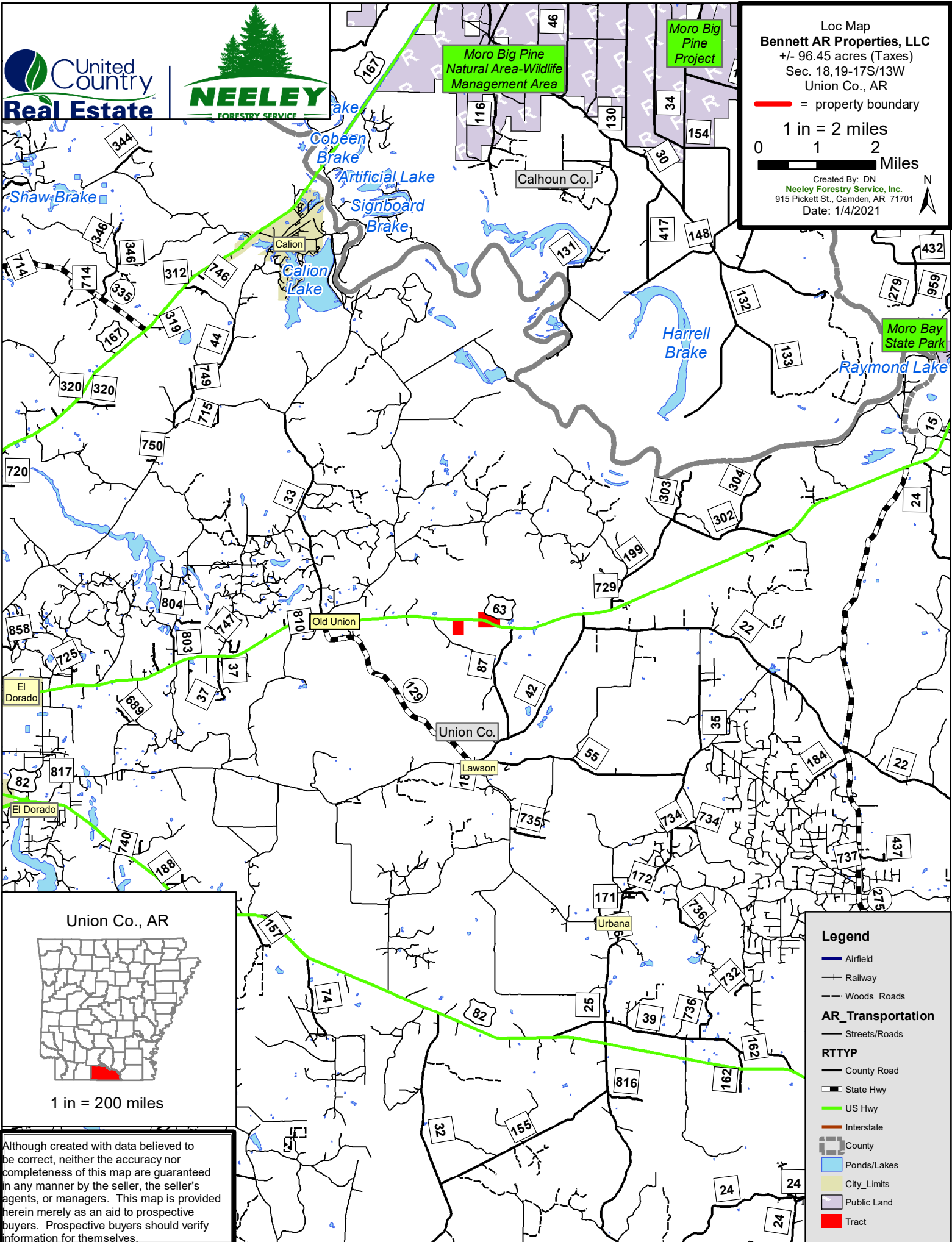
— = property boundary

1 in = 2 miles

0 1 2 Miles

Created By: DN
Neeley Forestry Service, Inc.
915 Pickett St., Camden, AR 71701
Date: 1/4/2021

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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

SEE PAGE 29

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Land for Sale

"Hill 170 Tract"

#03019-03766

Land for Sale

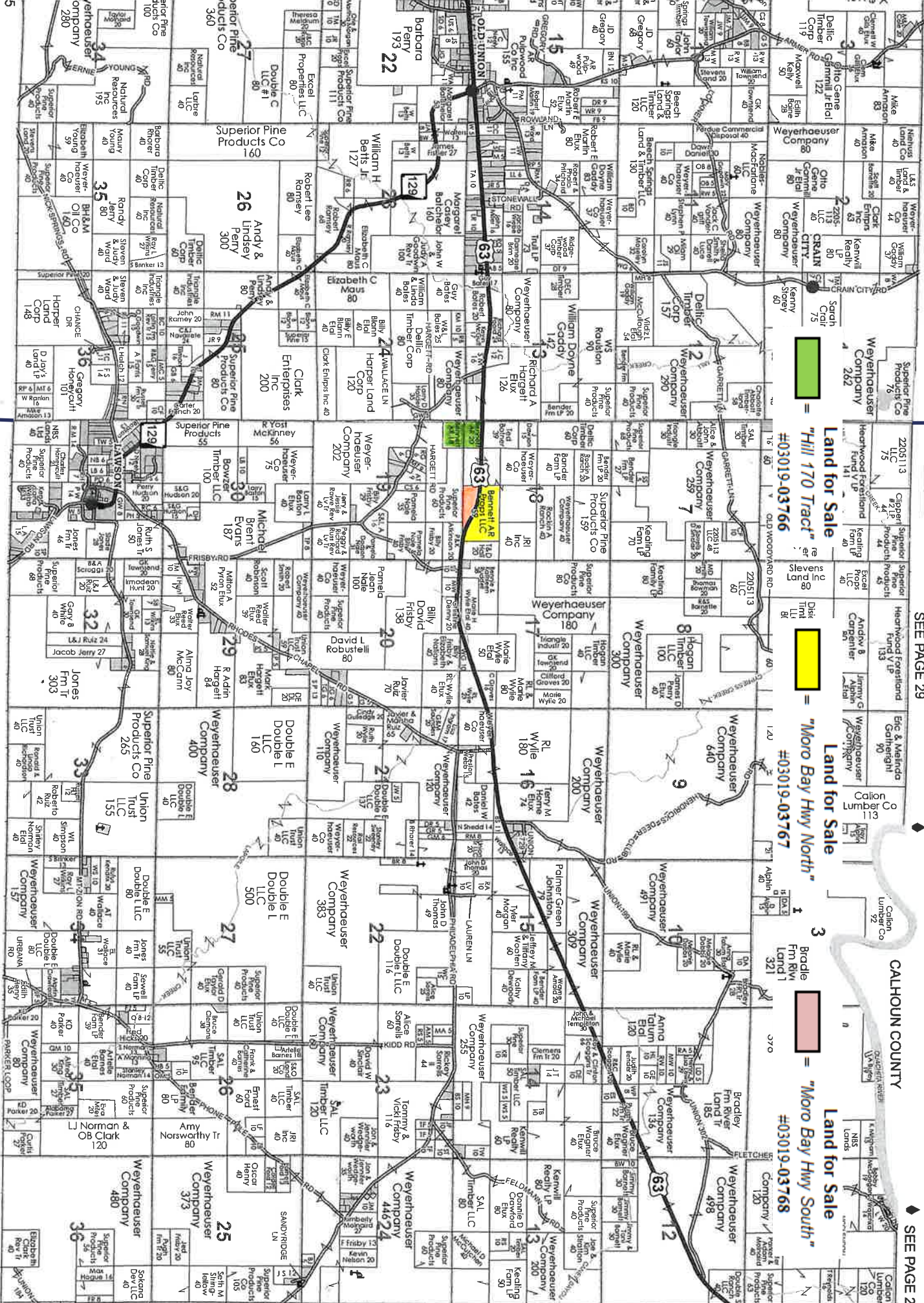
"Moro Bay Hwy North"

#03019-03767

Land for Sale

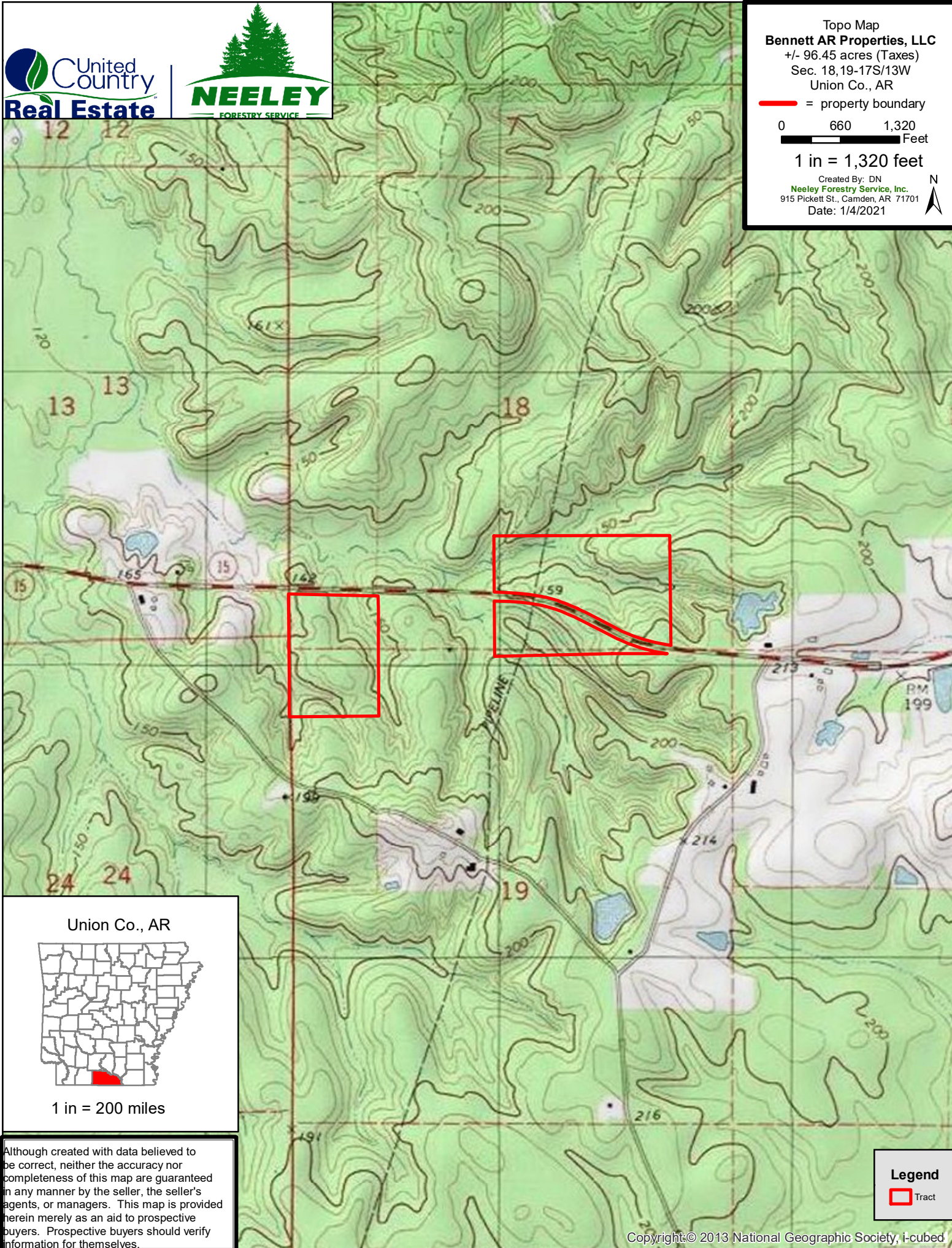
"Moro Bay Hwy South"

#03019-03768

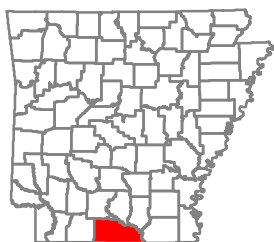




Topo Map
Bennett AR Properties, LLC
+/- 96.45 acres (Taxes)
Sec. 18,19-17S/13W
Union Co., AR
— = property boundary
0 660 1,320 Feet
1 in = 1,320 feet
Created By: DN
Neeley Forestry Service, Inc.
915 Pickett St., Camden, AR 71701
Date: 1/4/2021



Union Co., AR



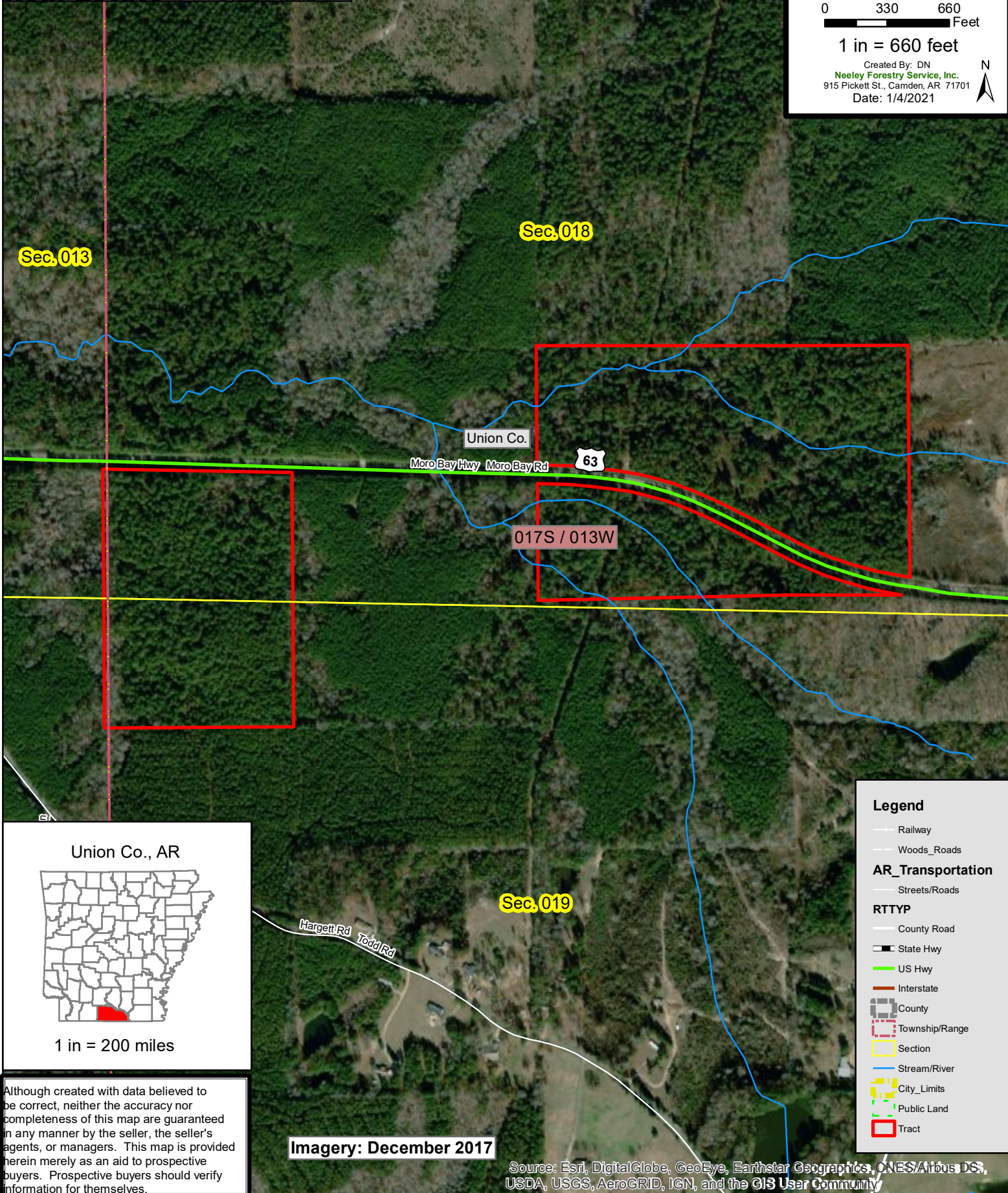
1 in = 200 miles

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Legend



Tract



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Imagery: December 2017

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

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

92°29'30"W

92°29'0"W

33°14'30"N



TType Map
Bennett AR Properties, LLC
 +/- 96.45 acres (taxes)
 Sec. 18,19-17S/13W
 Union 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: 3/1/2023

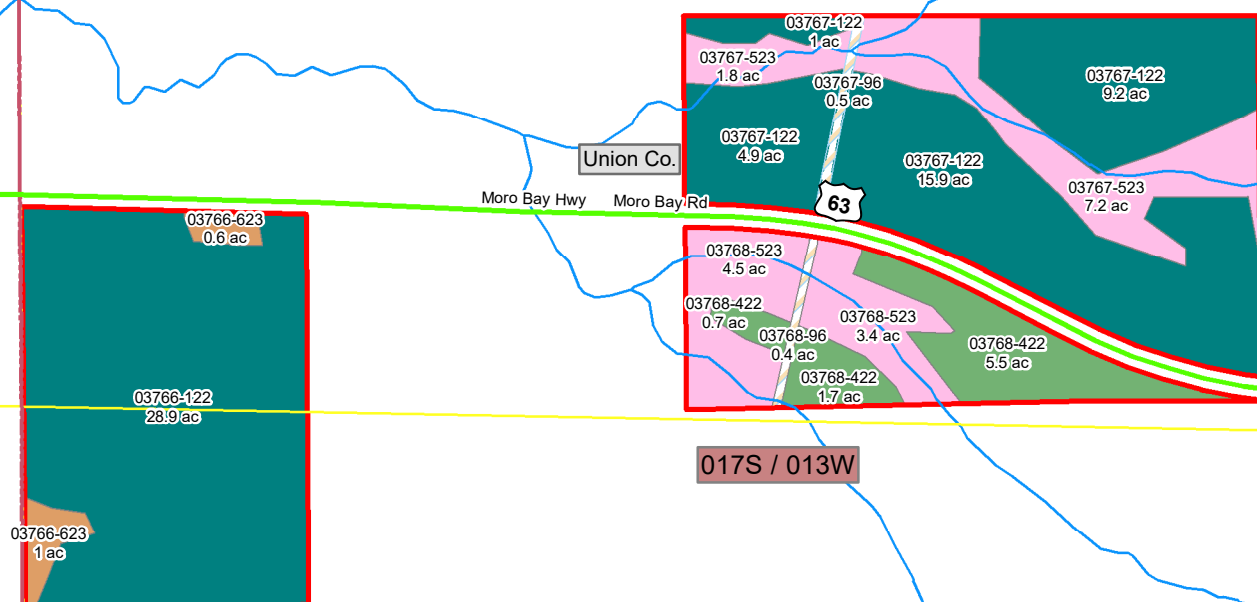


33°14'30"N

Sec. 013

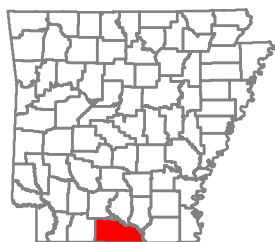
Sec. 018

33°14'0"N



33°14'0"N

Union Co., AR



1 in = 200 miles

StandID

- 03766-CC/Open, Upland (+/- 28.9 ac)
- 03766-Mostly Hardwood, Bottoms (+/- 1.7 ac)
- 03767-CC/Open, Upland (+/- 31.0 ac)
- 03767-Mostly Pine, Bottoms (+/- 9.0 ac)
- 03767-Utility Line RoW (+/- 0.5 ac)
- 03768-Natural Pine, Upland (+/- 7.8 ac)
- 03768-Mostly Pine, Bottoms (+/- 7.9 ac)
- 03768-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
- Bennett_Tracts

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92°29'30"W

92°29'0"W

33°13'30"N

BID/OFFER FORM
'BENNETT ARKANSAS PROPERTIES, LLC' LAND SALE
BID DATE: THURSDAY, APRIL 20TH, 2023, 10:00 am

Hill 170 Tract (#03019-03766)	±30.6 acres (Per GIS Estimate).....\$	_____
North Moro Bay Hwy (#03019-03767)	±40.6 acres (Per GIS Estimate).....\$	_____
South Moro Bay Hwy (#03019-03768)	±16.1 acres (Per GIS Estimate).....\$	_____

OR

Custom Bid (#03019-_____) ± _____ 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. Tuesday, April 25th, 2023. 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