



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 75 acres (per Tax Records) located within Union County near El Dorado, Arkansas. This property is being offered through a lump sum sealed bid sale. Bids will be received until **Thursday, November 9th, 2023 at 10:00am.** Contact us for any combination lock codes or access details. Whether you are looking for a diversified timberland investment or a countryside home site with acres to spread out on, 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 October of 2023. The inventory was conducted using a 15-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.

#03857 Philadelphia Road (~74 Timber Acres per GIS Estimate; 29 Sample Points)				
Stand ID	03857-01	03857-02	03857-03	All stands
Acres	35.2	3.0	35.8	<u>74.0</u>
Basal Area (Ft ²)	166.7	180.0	101.7	<u>135.7</u>
Trees Per Acre	526.6	335.4	256.5	<u>388.2</u>
Pine Sawlogs (Tons)	95.2	36.1	359.8	<u>491.0</u>
Pine Chip-n-Saw (Tons)	432.6	104.7	176.5	<u>713.8</u>
Pine Pulpwood (Tons)	2,807.8	185.8	1,230.4	<u>4,224.0</u>
Pine Topwood (Tons)	113.1	26.0	103.3	<u>242.5</u>
Red Oak Sawlogs (Tons)	-	-	37.5	<u>37.5</u>
White Oak Sawlogs (Tons)	-	-	-	<u>0.0</u>
Misc. Hardwood Sawlogs (Tons)	-	-	12.5	<u>12.5</u>
Hardwood Pulpwood (Tons)	82.0	-	184.5	<u>266.5</u>
TOTAL	<u>3,530.6</u>	<u>352.7</u>	<u>2,104.5</u>	<u>5,987.8</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.



Philadelphia Road 75 (#03019-03857)

Legal Description: The Northeast Quarter of the Southeast Quarter (NE/4, SE/4) within Section 23 AND The Northwest Quarter of the Southwest Quarter LESS & EXCEPT a Five Acre Square in the Northeast Corner (NW/4, SW/4 L&E 5ac in NEC) within Section 24 – All Within Township 17 South / Range 13 West, Union County, Arkansas, containing +/- 75 acres (per tax records: 00000-12527-0000; 00000-12544-0000).

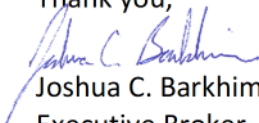
The Philadelphia RD 75 Tract (#03019-03857) is a +/- 75-acre (per tax records) tract of timberland located in northeastern Union County about 15 miles east of El Dorado, AR and nine miles north of Strong, AR (North 33.22317°, West 92.40718°). The topography of the tract consists of well-drained rolling upland hills. Access to the property is excellent with frontage to Union Road #22 aka “Philadelphia Road”, a paved county road. Some utilities run nearby along this county road allowing for camp/home site potential within the El Dorado School District. The property is bisected by a pipeline right-of-way creating an open wildlife observation corridor. An intermittent creek drain flows through the middle of the property in a southerly direction. East of this creek drain was planted with loblolly pine roughly 15 years ago and has yet to be thinned; west of the creek drain consists of scattered sawlogs and roughly 15 year-old natural pine. According to the USDA NRCS web soil survey, the property is based upon an assortment of sandy loam soils which give the land an excellent weighted average site index of 90.9 feet for Loblolly Pine (base age 50. If you are looking for a pine timberland investment piece with diverse timber types and variable topography with the potential of creating your own country retreat, then contact for more details now!



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, November 9th, 2023** and at that time publicly opened. If your bid is mailed, please indicate on the outside of the envelope **"BID ON 'PHILADELPHIA ROAD 75' 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 November 14th, 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.

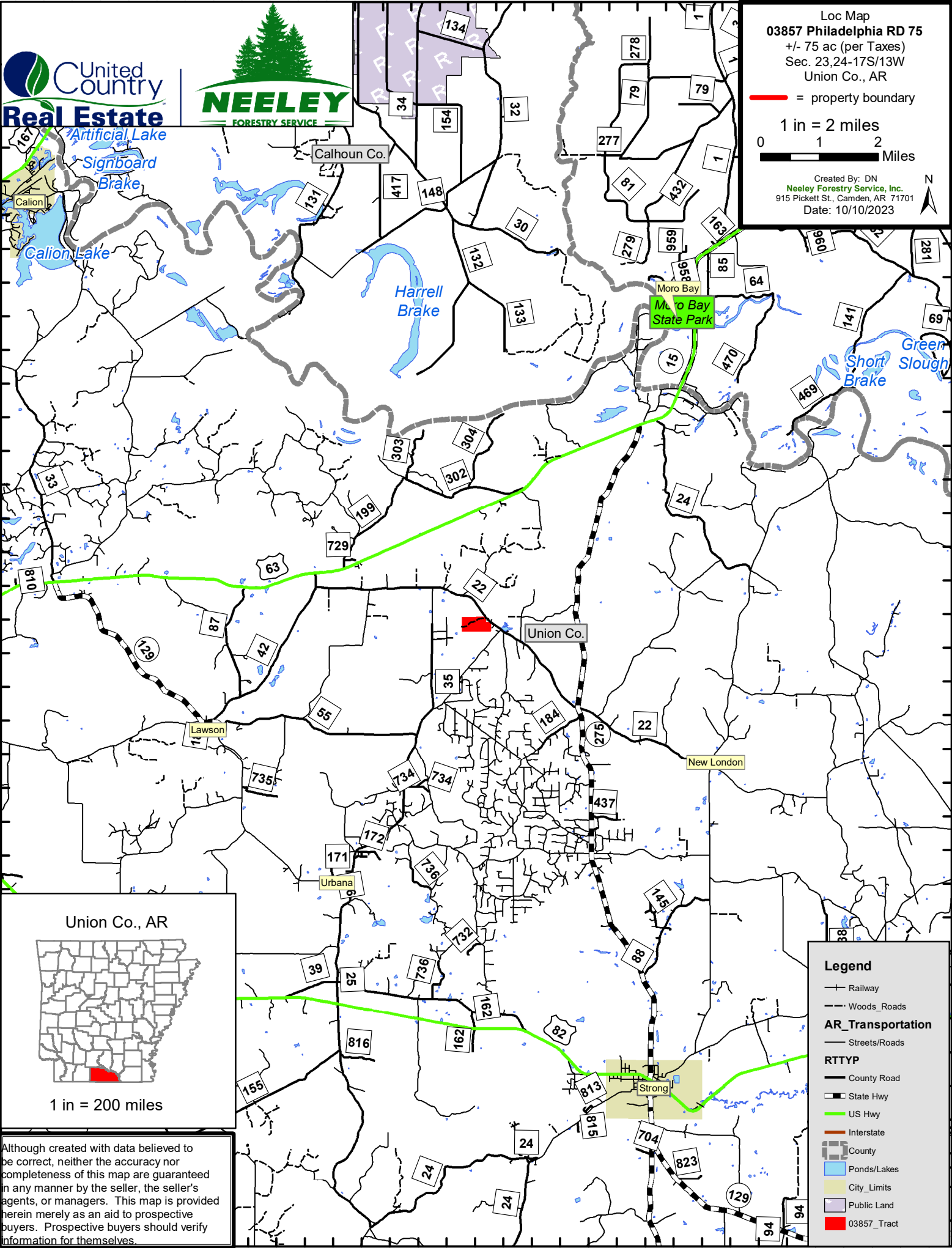


Loc Map
03857 Philadelphia RD 75
+/- 75 ac (per Taxes)
Sec. 23,24-17S/13W
Union Co., AR

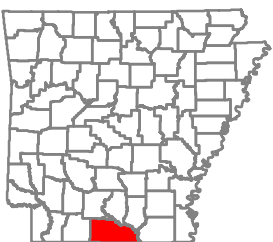
= property boundary

1 in = 2 miles
0 1 2 Miles

Created By: DN
Neeley Forestry Service, Inc.
915 Pickett St., Camden, AR 71701
Date: 10/10/2023



Union 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

- Railway
- Woods_Roads
- AR_Transportation
 - Streets/Roads
- RTTYP
 - County Road
 - State Hwy
 - US Hwy
 - Interstate
- County
- Ponds/Lakes
- City_Limits
- Public Land
- 03857_Tract

92°32'30"W 92°31'30"W 92°30'30"W 92°29'30"W 92°28'30"W 92°27'30"W 92°26'30"W 92°25'30"W 92°24'30"W 92°23'30"W 92°22'30"W 92°21'30"W 92°20'30"W 92°19'30"W 92°18'30"W 92°17'30"W 92°16'30"W

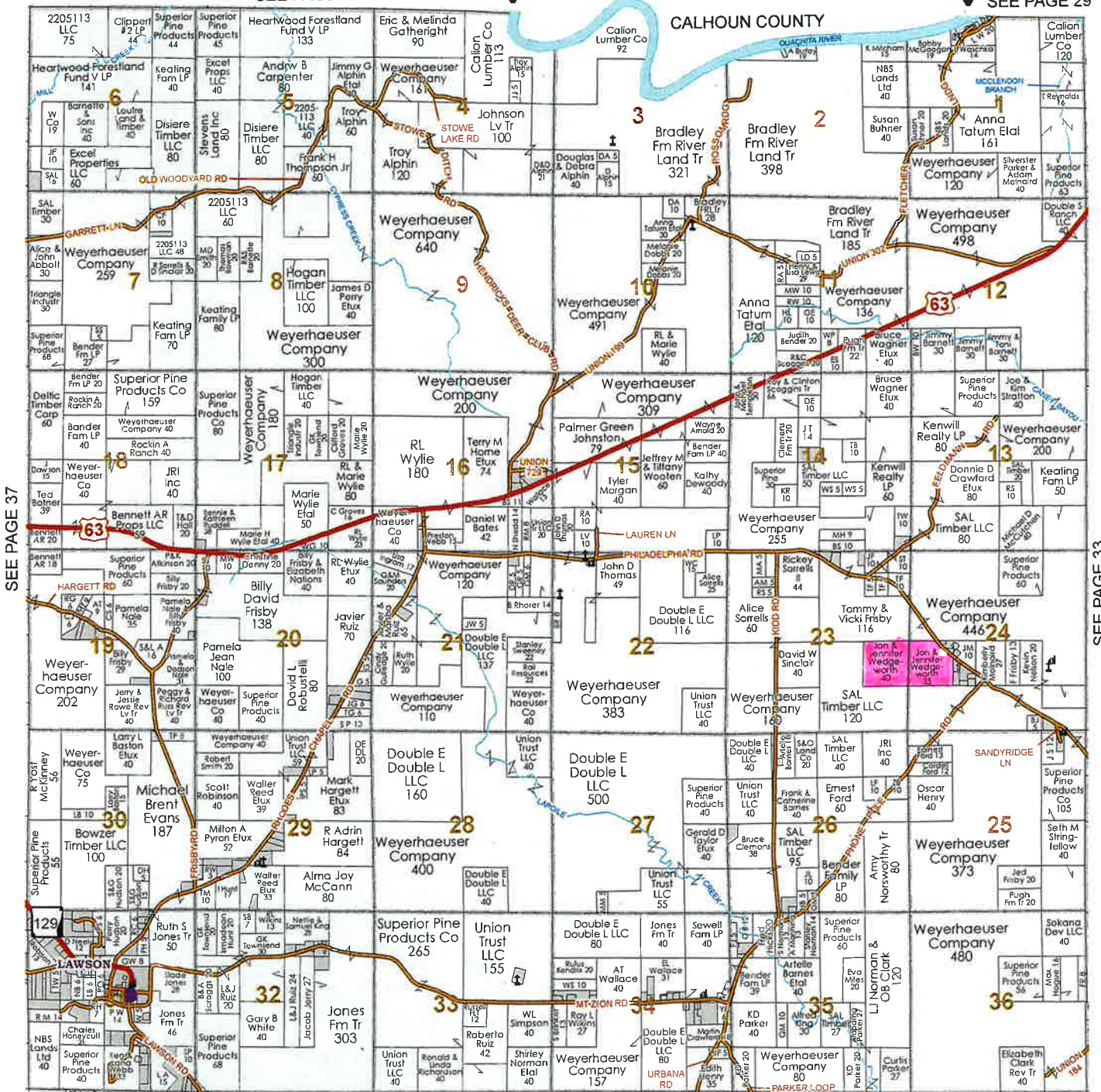
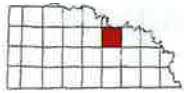
Land for Sale
"Philadelphia RD 75"
(#03019-03875)

Township 17S - Range 13W

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SEE PAGE 29

SEE PAGE 29



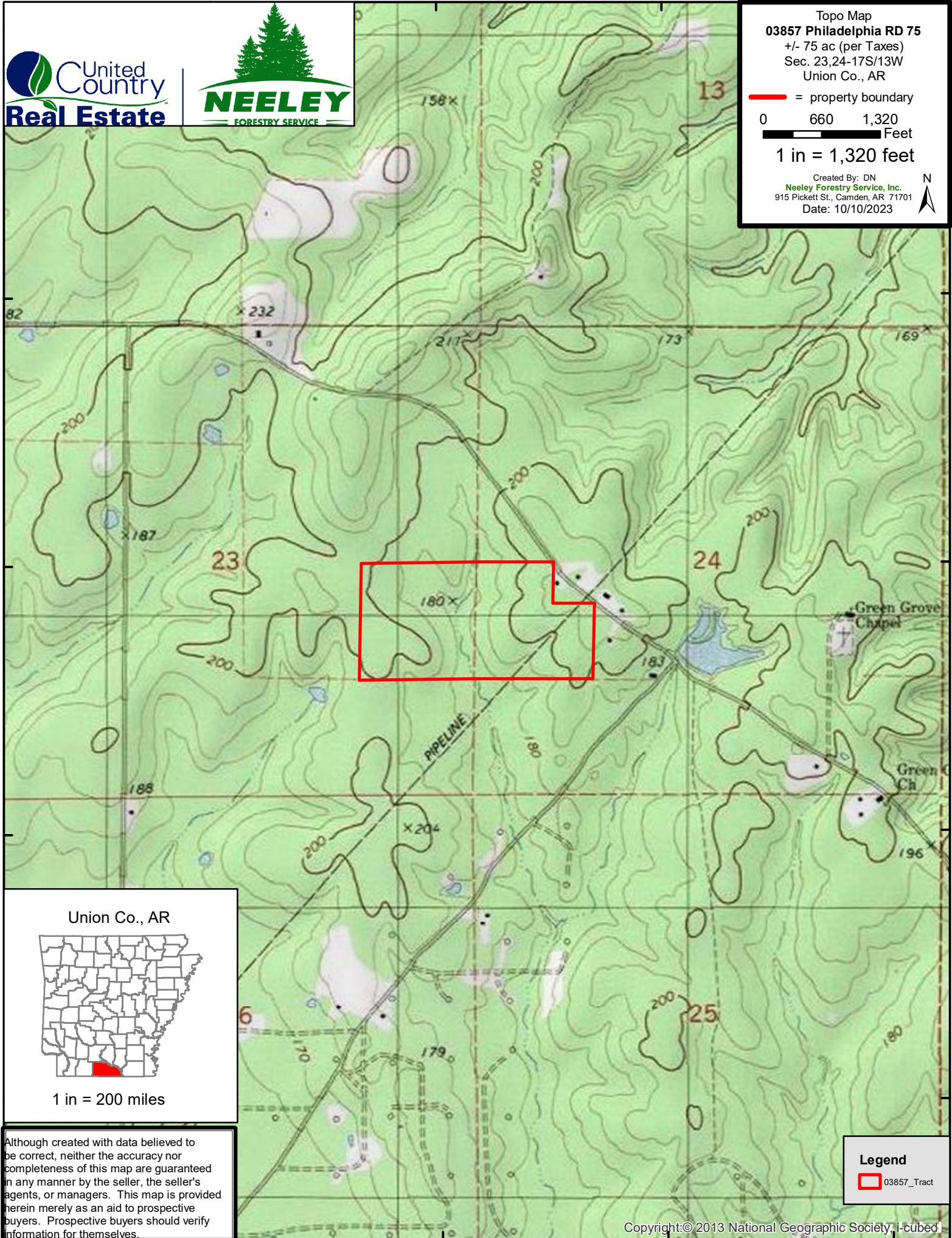
SEE PAGE 57



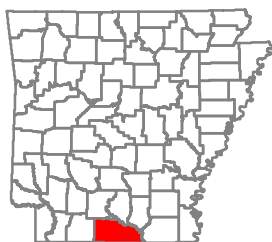
Topo Map
03857 Philadelphia RD 75
+/- 75 ac (per Taxes)
Sec. 23,24-17S/13W
Union Co., AR

— = property boundary
0 660 1,320 Feet
1 in = 1,320 feet

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Neeley Forestry Service, Inc.
915 Pickett St., Camden, AR 71701
Date: 10/10/2023



Union Co., AR



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Legend

03857_Tract

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Aerial Map
03857 Philadelphia RD 75
+/- 75 ac (per Taxes)
Sec. 23,24-17S/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: 10/10/2023



Sec. 023

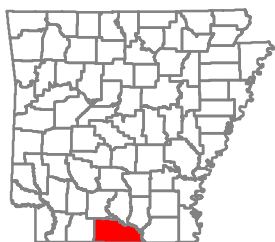
Sec. 013

Sec. 024

Union Co.

017S / 013W

Union Co., AR



1 in = 200 miles

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Imagery: March 2022

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

— Pipeline RoW

— City_Limits

— Public Land

— 03857_Tract



TType Map
03857 Philadelphia RD 75
+/- 75 ac (per Taxes)
Sec. 23,24-17S/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: 10/10/2023



Sec. 023

Sec. 024

017S / 013W

03857-03
35.7 ac

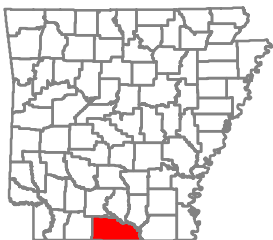
03857-01
35.1 ac

03857-02
3 ac

03857-04
1.1 ac

03857-05
0.1 ac

Union Co., AR



1 in = 200 miles

026

Stands_RE

Stand_TType

- 01-Planted Pine ~2008, Upland (+/- 35.1 ac)
- 02-Planted Pine ~2008, Drain (+/- 3.0 ac)
- 03-Scattered Logs/Natural Pine Regen ~2008 (+/- 35.7 ac)
- 04-Pipeline Right-of-Way (+/- 1.1 ac)
- 05-Public Road (+/- 0.1 ac)

Legend

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BID/OFFER FORM
'PHILADELPHIA ROAD 75' LAND SALE
BID DATE: THURSDAY, NOVEMBER 9th, 2023, 10:00 am

Philadelphia Road 75 Tract (#03019-03857)

±75 acres (Per Tax Record).....\$ _____

*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, November 14th, 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