



NOTICE OF LAND SALE – ELDER TIMBERLAND PROPERTIES

United Country – Neeley Forestry Service, Inc. in partnership with United Country – Double Creek Land and Homes, acting as agent for the seller, has been authorized to sell 17 tracts of land containing approximately 6,759 acres (per GIS Estimate). The majority of these properties are located in Louisiana; only two lay within eastern Texas. These tracts range from less than 40 acres to over 750 acres in size. These properties are being offered through a lump sum sealed bid sale. Bids will be received until **Thursday, February 15th, 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 hardwood bottomland wildlife haven, this tract can be a fit for you!

These offered tracts are owned by Elder Properties, LLC. Historically managed for timber production, the composition of the stands offers both near- and long-term income opportunities. Recreational and hunting opportunities abound, too, with a significant number of the tracts containing a diverse range of timber-types including hardwood bottoms, creek/river frontage, well-drained natural pine areas and planted pine stands of various ages. All of these timber edges combine to give adequate food, water and shelter sources to wildlife such as deer, turkey, wild hogs and potentially ducks.

The Elder Package is being offered in a single-stage, private sealed-bid process. Bids may be submitted on individual tracts as listed on the bid form or for a one lump custom bid on a selection of tracts.



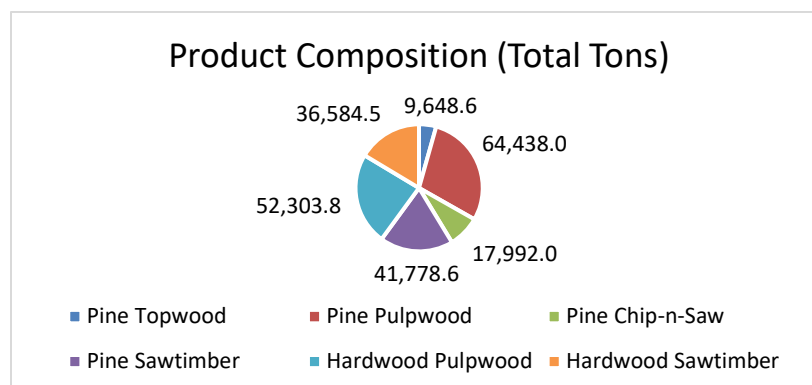
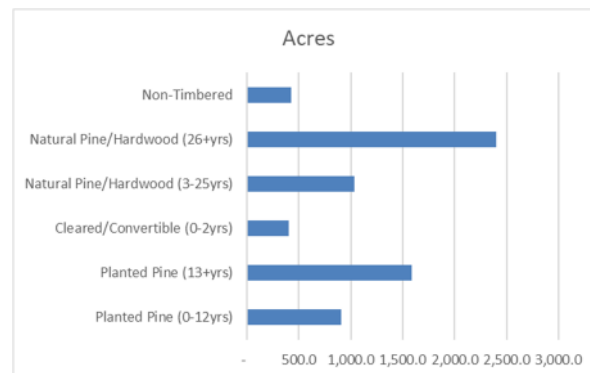
Visit <https://www.timberland-forsale.com/> OR www.UCNeeleyForestry.com OR www.doublecreekrealestate.com more details including maps, pictures, timber inventory data and sales conditions.



Neeley Forestry conducted an inventory of this tract during October of 2023. 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.

Products by Tract (Total Tons)							
Tract	Pine Topwood	Pine Pulpwood	Pine Chip-n-Saw	Pine Sawtimber	Hardwood Pulpwood	Hardwood Sawtimber	Tract
Union Parish-#01	1,365.9	6,156.0	3,021.4	2,726.9	11,353.3	13,914.3	38,537.9
Morehouse Parish-#02	828.6	10,058.6	2,391.3	4,065.6	2,196.6	2,136.5	21,677.2
Caldwell Parish-#03	89.8	17.8	78.9	329.4	2,356.1	2,286.1	5,158.1
Dugdemona River-#04	549.6	1,903.8	265.3	2,377.5	11,551.4	4,365.8	21,013.3
Leesville North-#05	168.8	112.9	201.3	803.1	815.9	1,101.5	3,203.6
Leesville (Section Line Road)-#06	-	-	-	-	-	-	-
Castor Creek-#07	429.3	2,044.2	2,481.5	1,726.0	639.9	340.2	7,661.2
Iron Bridge Road-#08	-	-	-	-	-	-	-
Rayonier Hwy 462-#09	-	-	-	-	-	-	-
Rayonier 263ac-#10	333.6	3,985.9	714.9	682.9	84.5	-	5,801.7
Rayonier Pollard Branch-#11	1,787.5	2,418.3	759.7	6,483.0	7,067.1	3,367.3	21,883.0
Rayonier Six Mile Creek-#12	598.4	245.7	277.3	2,145.3	3,146.1	1,367.9	7,780.8
Rayonier Arkadelphia Road-#13	784.8	3,611.2	1,080.5	2,684.2	7,096.6	3,393.5	18,650.6
Jefferson Davis Parish-#14	29.8	28,608.0	637.8	475.5	3,201.6	2,512.9	35,465.6
Rayonier Dido Loop-#15	29.6	243.7	338.0	61.0	42.4	-	714.7
Jasper 372-#16	36.3	58.9	62.0	330.0	1,451.2	1,277.6	3,216.1
Jasper 404-#17	2,616.6	4,973.0	5,682.0	16,888.0	1,301.1	521.0	31,981.8
Tract	9,648.6	64,438.0	17,992.0	41,778.6	52,303.8	36,584.5	222,745.4

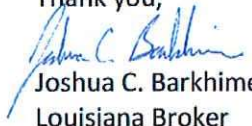
Note: The above timber volume estimates were derived from sampling methods deemed reliable however due to variations associated with sampling, wood utilization, etc. these estimates are not guaranteed in any manner.



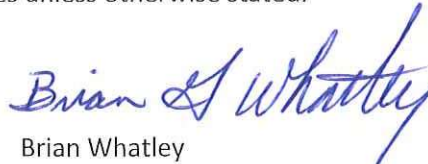
CONDITIONS OF SALE:

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, February 15th, 2024** and at that time privately opened. If your bid is mailed, please indicate on the outside of the envelope **"BID ON 'ELDER 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 February 20th, 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. A sample contract is available for review upon request.
4. Seller(s) shall RESERVE 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 closing agency fee. The Buyer will be responsible for the deed recording fee and one half (½) of the closing agency fee. 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. / United Country – Double Creek Land and Homes 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
Louisiana Broker

UC – Neeley Forestry Service, Inc.



Brian Whatley
Texas Broker

UC - Double Creek Land and Homes

BID/OFFER FORM
'ELDER PROPERTIES' LAND SALE
BID DATE: THURSDAY, FEBRUARY 15TH, 2024, 10:00 am

Union Parish Tract (#01)	±750.7 acres (Per GIS Estimate).....\$
Morehouse Parish Tract (#02)	±331.9 acres (Per GIS Estimate).....\$
Caldwell Parish Tract (#03)	±861.6 acres (Per GIS Estimate).....\$
Dugdemona River Tract (#04)	±734.1 acres (Per GIS Estimate).....\$
Leesville North Tract (#05)	±117.9 acres (Per GIS Estimate).....\$
Leesville (Section Line Road) Tract (#06)	±36.2 acres (Per GIS Estimate).....\$
Castor Creek Tract (#07)	±279.4 acres (Per GIS Estimate).....\$
Iron Bridge Road Tract (#08)	±159.0 acres (Per GIS Estimate).....\$
Rayonier Hwy 462 Tract (#09)	±174.1 acres (Per GIS Estimate).....\$
Rayonier 263ac Tract (#10)	±255.0 acres (Per GIS Estimate).....\$
Rayonier Pollard Branch Tract (#11)	±423.8 acres (Per GIS Estimate).....\$
Rayonier Six Mile Creek Tract (#12)	±244.6 acres (Per GIS Estimate).....\$
Rayonier Arkadelphia Road Tract (#13)	±546.8 acres (Per GIS Estimate).....\$
Jefferson Davis Parish Tract (#14)	±752.9 acres (Per GIS Estimate).....\$
Rayonier Dido Loop Tract (#15)	±314.1 acres (Per GIS Estimate).....\$
Jasper 372 Tract (#16)	±372.1 acres (Per GIS Estimate).....\$
Jasper 404 Tract (#17)	±403.9 acres (Per GIS Estimate).....\$
CUSTOM BID (Tracts:_____ _____ _____) ± _____ 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, February 20th, 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: _____

BY: _____

Name of Agency

PRINTED: _____

Agent/Broker Name

SIGNATURE: _____

Agent/Broker Name

Agent Email: _____

Agent Phone: _____

Send bid/offer form to:

United County – Neeley Forestry Service, Inc.
915 Pickett Street Camden, AR 71701

daniel@neeleyforestry.com

Fax: (870) 836-7432