



NOTICE OF LAND SALE

West Hamburg Tract (03019-03888)

United Country – Neeley Forestry Service, Inc., acting as agent for the seller, has been authorized to sell a tract of land containing approximately 160 acres (per Tax Records) located in Ashley County, Arkansas. This property is being offered through a lump sum sealed-bid sale. Bids will be received until **Thursday, March 14, 2024 at 10:00am** at which time they will be privately opened. Whether you are looking for a great timberland investment, large homesite acreage or all of the above, 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 in February of 2024. 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.

140.0 Timbered Acres / 71 sample points (10BAF)	Totals		
Product	Tons	MBF	# Trees
Pine sawtimber	3,533.8	451.6	3,320
Pine chip-n-saw	733.4	63.0	2,402
Pine pulpwood	1,269.6	--	7,800
Pine topwood	740.7	--	--
Red Oak sawtimber	142.3	16.8	178
White Oak sawtimber	33.7	4.1	36
Misc. Hardwood sawtimber	0.0	0.0	0
Hardwood pulpwood	2,227.7	--	6,048

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.

West Hamburg Tract (#03019-03888)

Legal Description: *The East Half of the Northeast Quarter (E½ NE¼) of Section 23 & the North Half of the Northwest Quarter (N½ NW¼) of Section 24; all in Township 17 South, Range 8 West, Ashley County, Arkansas; containing 160 acres, more or less. (see tax records: 001-07129-000 & 001-07150-000).*



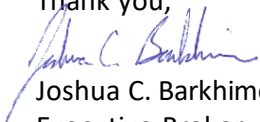
The '**West Hamburg Tract**' (#03019-03888) is a ±160-acre tract located in the central part of Ashley County about four (4) miles west of the town of Hamburg. Ashley County Road #423 runs along the west boundary of this tract providing one-half mile of gravel road frontage. Typical rural utilities exist along the county road making great homesite potential. Most of the tract contains a stand of native pine with a scattering of hardwood throughout. These areas provide opportunity for immediate income. There are about 18 acres along Big Brushy Creek that contains some scattered hardwood that provides added recreational opportunities. The USDA-NRCS web soil survey shows the tract to have a mixture of mostly fine sandy loam soils that boast a weighted site-index of 88.5' at base age 50 for loblolly pine. Looking for a timberland investment that offers numerous opportunities including home site potential and great hunting...then check out the West Hamburg Tract! Contact the Neeley Team with United Country – Neeley Forestry Service, Inc. at 870-836-5981 and ask about the West Hamburg Tract or check this property out online at UCNeeleyForestry.com!



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 14, 2024** and at that time privately opened. If your bid is mailed, please indicate on the outside of the envelope **"BID ON 'WEST HAMBURG' 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 March 19, 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 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 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.

Send bid/offer form to: United County – Neeley Forestry Service, Inc.
915 Pickett Street Camden, AR 71701
Or Fax to: (870) 836-7432

Location Map

West Hamburg Tract

(03019-03888)

160 Acres

Ashley County, AR

— US Highway

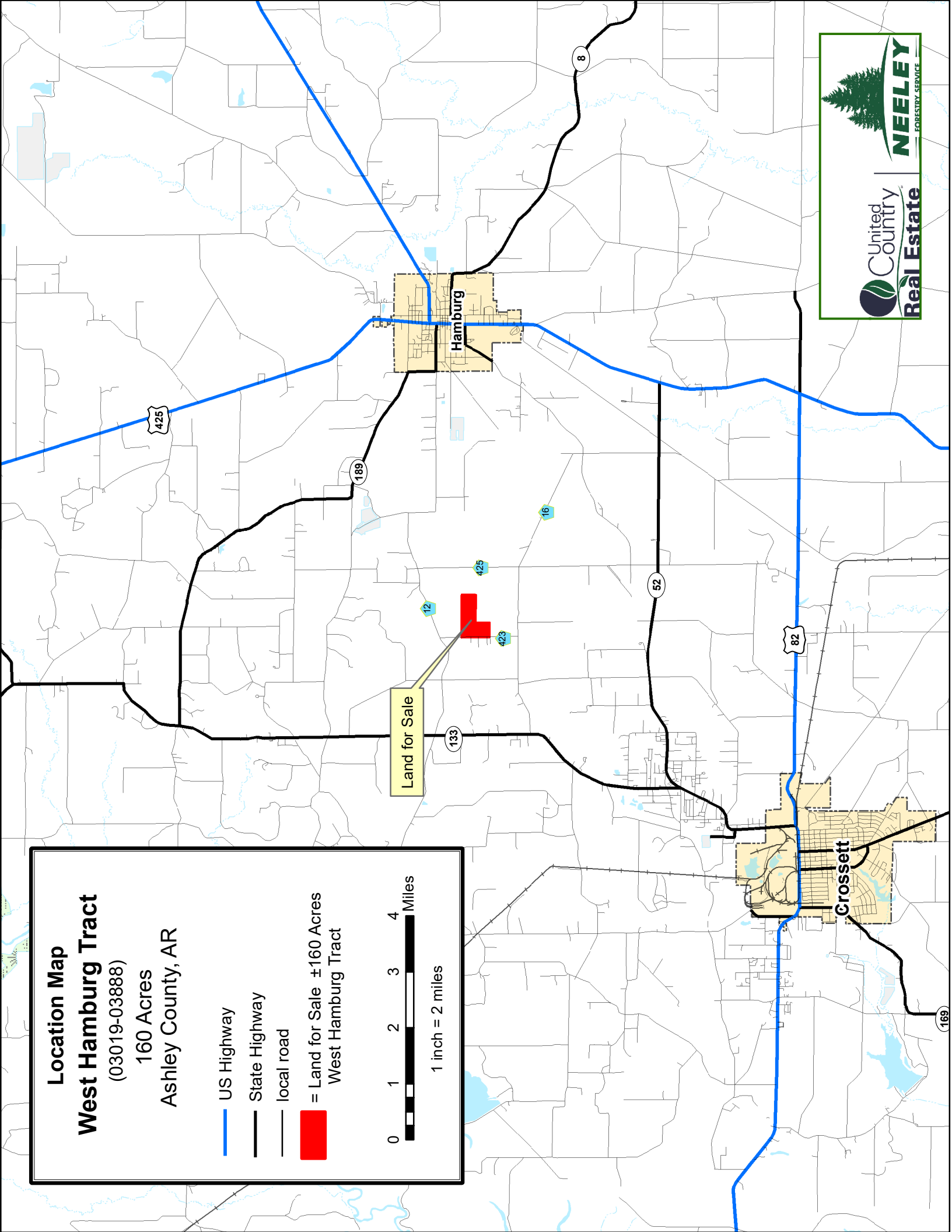
— State Highway

— local road

■ = Land for Sale ±160 Acres
West Hamburg Tract

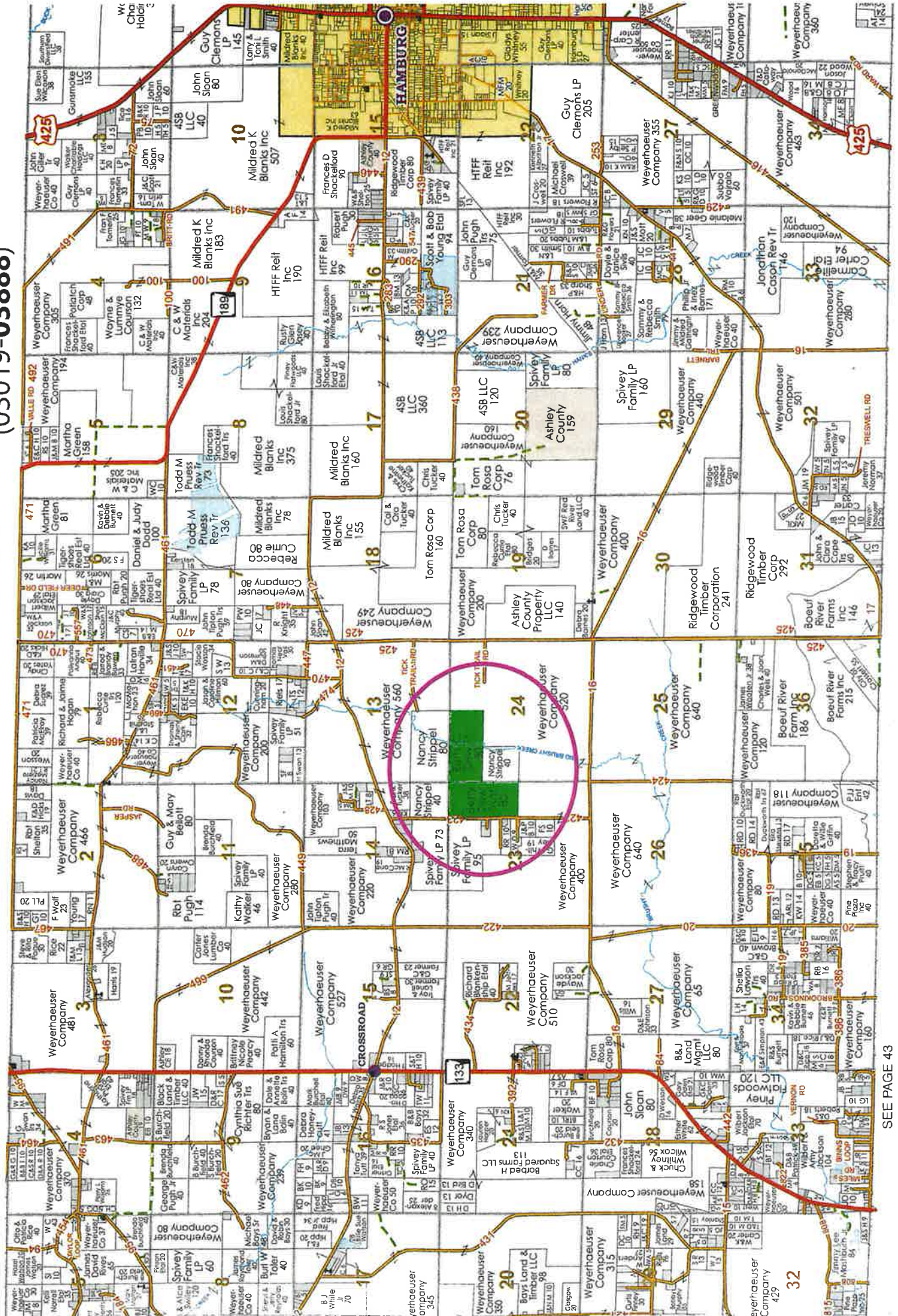
0 1 2 3 4 Miles

1 inch = 2 miles



West Hamburg Tract

= (03019-03888)

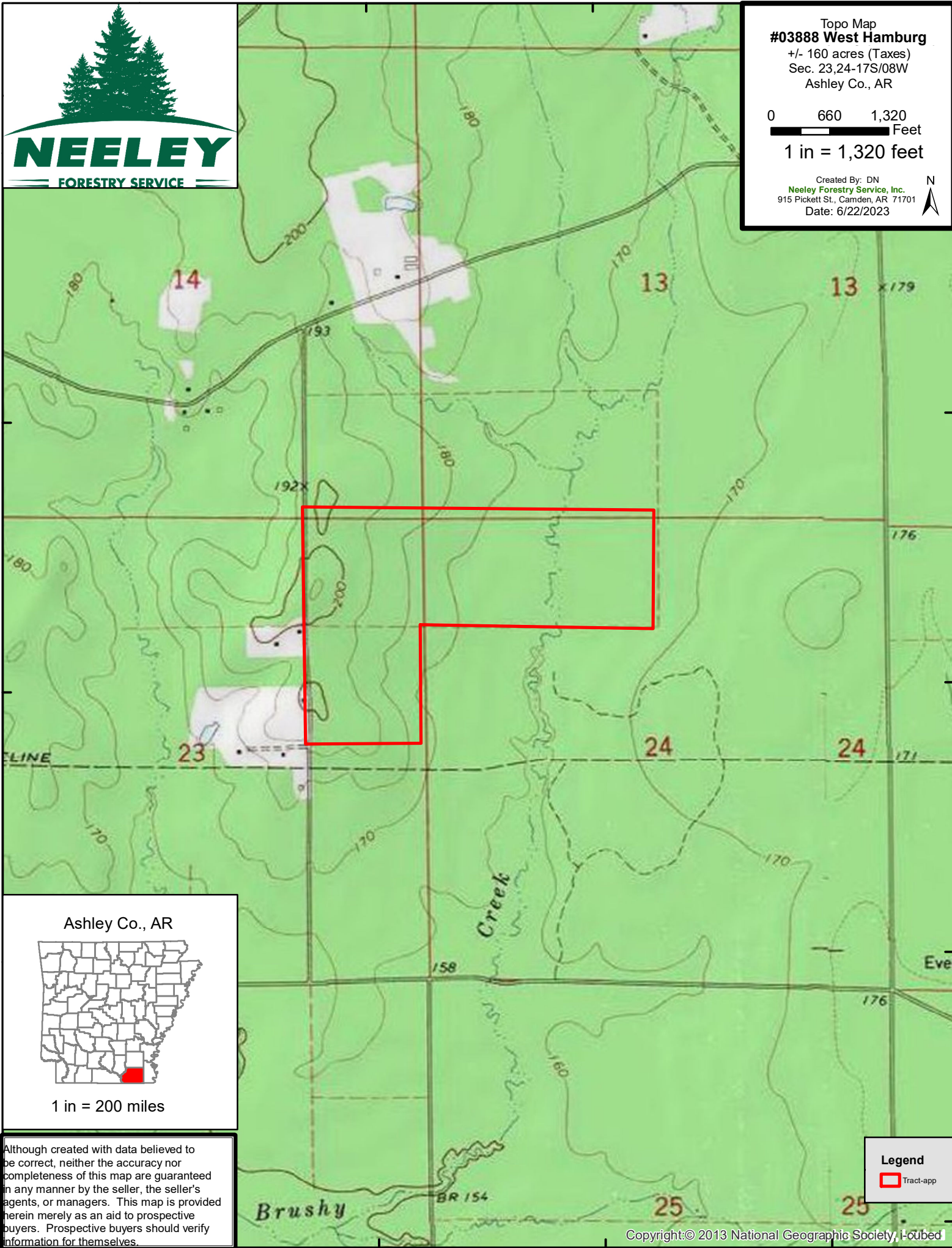




Topo Map
#03888 West Hamburg
+/- 160 acres (Taxes)
Sec. 23,24-17S/08W
Ashley Co., AR

0 660 1,320 Feet
1 in = 1,320 feet

Created By: DN
Neeley Forestry Service, Inc.
915 Pickett St., Camden, AR 71701
Date: 6/22/2023



Ashley 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

 Tract-app

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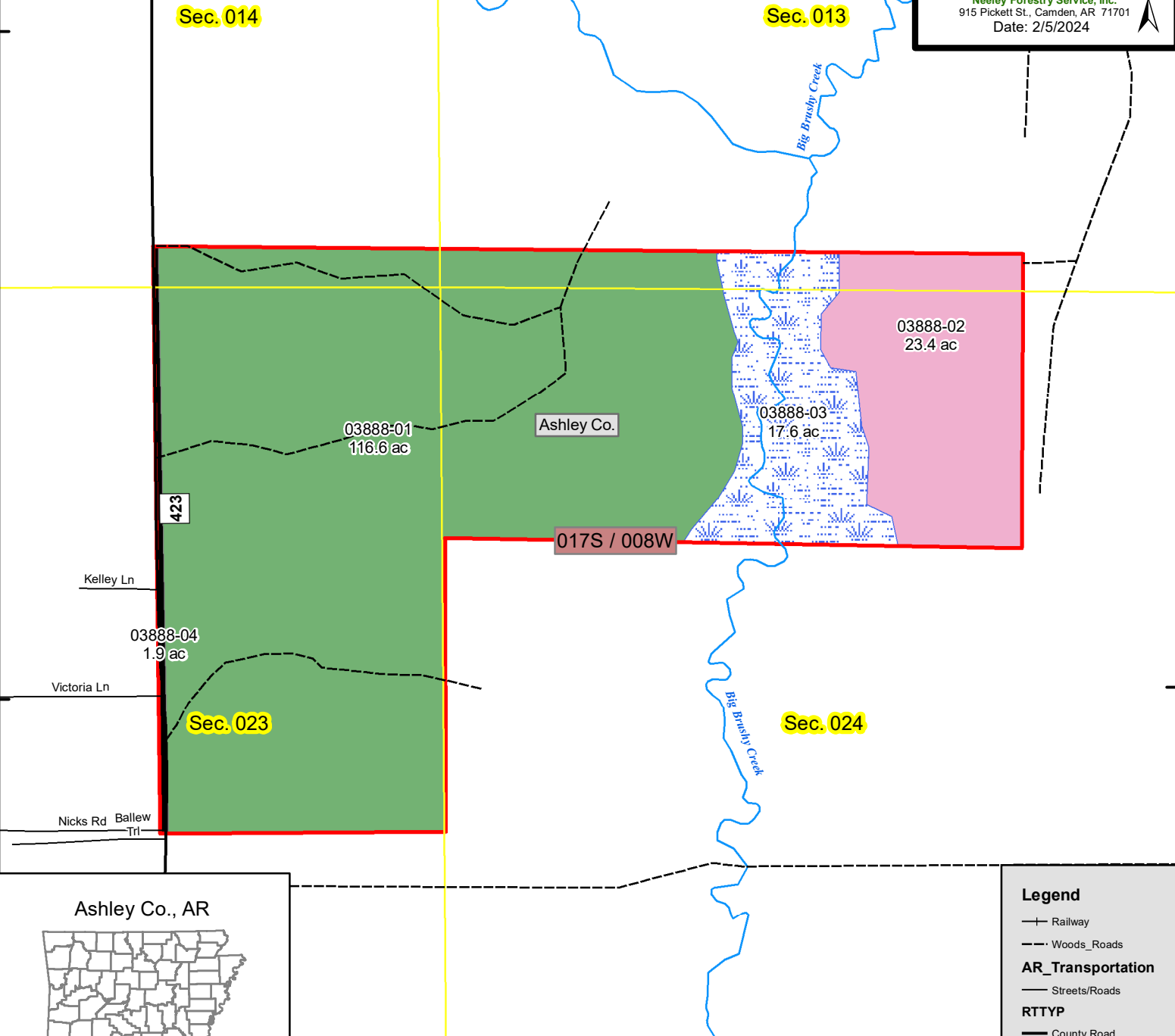
TType Map
#03888 West Hamburg
Sec. 23,24-17S/08W
+/- 160 acres (per Taxes)
Ashley Co., AR

— = property boundary

0 330 660 Feet

1 in = 660 feet

Created By: DN
Neeley Forestry Service, Inc.
915 Pickett St., Camden, AR 71701
Date: 2/5/2024



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Stands_RE	
Stand_ID	
	01-Natural Pine, Upland (+/- 116.6 ac)
	02-Mostly Pine, Flats (+/- 23.4 ac)
	03-Swamp/Wetland (+/- 17.6 ac)
	04-Public Road (+/- 1.9 ac)

Legend	
	Railway
	Woods_Roads
AR_Transportation	
	Streets/Roads
RTTYP	
	County Road
	State Hwy
	US Hwy
	Interstate
	County
	Township Range
	Section
	Stream/River
	Ponds/Lakes
	City_Limits
	Public Land
	Tract