



NOTICE OF LAND SALE

Gaston - McCulloch

United Country – Neeley Forestry Service, Inc., acting as agent for the sellers, has been authorized to sell five (5) tracts of land totaling approximately 256.5 acres, per tax records. Three tracts are in Dallas County and two are in Hempstead County. These properties are being offered through a lump sum sealed-bid sale. **Bids will be received until Thursday, June 6th, 2024 at 10:00am.** A timber inventory was conducted in February 2024 over the merchantable timber on tracts #03892 and #03893. Whether you are looking for large acreage home site, investment timberland, recreational opportunities, or all of the above, these parcels offer a lot! More detailed information can be found on our website at: www.NeeleyForestryService.com or www.UCNeeleyForestry.com

Gaston-McCulloch Family	#03889	#03890	#03891	#03892	#03893
PRODUCT (TOTAL TONS)	N/A	N/A	N/A	26 points; 35.9 timber acres	20 points; 40 timber acres
Pine sawtimber	N/A	N/A	N/A	359.3	574.4
Pine chip-n-saw	N/A	N/A	N/A	392.0	1,319.5
Pine pulpwood	N/A	N/A	N/A	552.9	2,605.7
Pine Topwood	N/A	N/A	N/A	176.1	510.2
Red Oak sawtimber	N/A	N/A	N/A	62.6	32.8
White Oak sawtimber	N/A	N/A	N/A	42.3	0.0
Misc. Hardwood sawtimber	N/A	N/A	N/A	31.5	0.0
Hardwood pulpwood	N/A	N/A	N/A	174.7	358.4
TOTAL	N/A	N/A	N/A	1,791.4	5,400.9



Highway 7 East (#03019-03889)

Legal Description: *The Southeast Quarter of the Southwest Quarter (SE¼ SW¼) and the Southern 208 ½ feet of the Eastern 625 feet of the Southwest Quarter of the Southwest Quarter lying East of the centerline of Highway #7 (Pt. SW¼ SW¼ E of Hwy) in Section 33 of Township 09 South, Range 17 West; and all of that part of the Fractional North Half of the Northwest Quarter lying East of the centerline of Highway #7 (Frl. N½ NW¼ E of Hwy) in Section 04 of Township 10 South, Range 17 West; Dallas County, Arkansas; containing ±69.4 acres (per GIS estimate).* [Aggregate total of #03889 "Hwy 7 East" and #03890 "Hwy 7 West" containing +/- 134.21 acres per tax assessor records]

The Highway 7 East Tract (#03019-03889) is a ±69-acre tract located in southwestern Dallas County about one mile south of the town of Sparkman, AR. (North 33.895404°, West 92.855531°). Access to the tract is excellent with state highway #7 providing over 2,000 feet of frontage along the west side of the tract. All merchantable timber was harvested from the property in 2020. The property is ready to be reforested or converted to pasture. The topography is flat to gently sloping. According to the USDA NRCS web soil survey, the property consists of mostly silt loam (Amy 76%) but also some fine sandy loams (Ruston & Savannah 23%, 1%). These soils give the tract a weighted average site index of 88.5 feet for Loblolly Pine (base age 50). Some rural utilities, electric & water, are available along the highway allowing for camp/home site potential within the Harmony Grove (Camden) School District. Looking for a timberland investment with a fresh start, more pasture or a blank canvas with numerous possibilities, then take a look at the Highway 7 East Tract!

Highway 7 West (#03019-03890)

Legal Description: *The Southern 208 ½ feet of the Eastern 625 feet of the Southwest Quarter of the Southwest Quarter lying West of the centerline of Highway #7 (Pt. SW¼ SW¼ W of Hwy) in Section 33 of Township 09 South, Range 17 West; and all of that part of the Fractional North Half of the Northwest Quarter lying West of the centerline of Highway #7 (Frl. N½ NW¼ W of Hwy) in Section 04 of Township 10 South, Range 17 West; Dallas County, Arkansas; containing ±65.6 acres (per GIS estimate).* [Aggregate total of #03889 "Hwy 7 East" and #03890 "Hwy 7 West" containing +/- 134.21 acres per tax assessor records]

The Highway 7 West Tract (#03019-03890) is a ±66-acre tract of land in the southwestern part of Dallas County a little over one mile south of the town of Sparkman, AR. (North 33.893209°, West 92.860214°). Access to the tract is excellent with state highway #7 providing over 1,700 feet of frontage along the east side of the tract. All merchantable timber was harvested from the property in 2020. The property is ready to be reforested or converted to pasture. The topography is flat to gently sloping. According to the USDA NRCS web soil survey, the property consists of mostly silt loam (Amy 63.5%, Guyton 6.4%) but also fine sandy loam (Savannah 30%). These soils give the tract a weighted average site index of 87.2 feet for Loblolly Pine (base age 50). Some rural utilities, electric & water, are available along the highway allowing for camp/home site potential within the Harmony Grove (Camden) School District. Looking for a timberland investment with a fresh start, more pasture or a blank canvas with numerous possibilities, then take a look at the Highway 7 West Tract!

Dallas 253 Tract (#03019-03891)

Legal Description: *The Northeast Quarter of the Southwest Quarter (NE¼ SW¼) in Section 05 of Township 10 South, Range 17 West, Dallas County, Arkansas, containing 40 acres, more or less.*

The Dallas 253 Tract (#03019-03755) is a +/- 40-acre tract of timberland located in southwestern Dallas County about two miles southwest of Sparkman, AR (North 33.886142°, West 92.874477°). Access is very good with Dallas 253, a gravel county road, running along the southern portion of the east boundary. All merchantable timber was harvested from the property in 2020. The property is ready to be reforested or converted to pasture. The topography is flat to gently sloping. According to the USDA NRCS web soil survey, the property consists of mostly silt loams (Amy 74.0%, Guyton 5.6%) but also fine sandy loam (Savannah 20.3%). These soils give the tract a weighted average site index of 88.1 feet for Loblolly Pine (base age 50).

Northwest McCaskill Tract (#03019-03892)

Legal Description: *Part of the Northeast Quarter lying northeast of US-Hwy 371 (Pt. NE¼) in Section 29 of Township 09 South, Range 25 West, Hempstead County, Arkansas, containing ±42.29 acres*

The Northwest McCaskill Tract (#03019-03892) is a ±42.29-acre tract (per tax record) tract of timberland located in northwestern part of Hempstead County about three miles northwest of McCaskill, AR. (North 33.945501°, West 93.687484°) The topography is generally flat to gently sloping. Access is excellent with Hempstead 29, a paved county road, running along the north boundary of the property. Typical rural utilities are available along the county road allowing for home site potential within the Blevins School District run along this county road. The tract was once an old pasture/field area that had the majority of it planted back with loblolly pine around the year 1990. About 3 acres along the county road remain as a natural hardwood/pine area along with an old home site. A small pond and an intermittent creek drain are also featured on the property! According to the USDA NRCS web soil survey, the property is based upon an Amy silt loam and Norfolk fine sandy loam soils which give the tract a weighted average site index of 88.9 feet for Loblolly Pine (base age 50) for the portion rated.

Hunting Club RD Tract (#03019-03893)

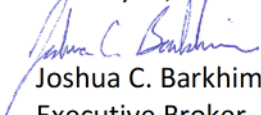
Legal Description: *The Northwest Quarter of the Southeast Quarter (NW¼, SE¼) in Section 36 of Township 09 South, Range 26 West, Hempstead County, Arkansas, containing ±40 acres*

The Hunting Club RD Tract (#03019-03893) is a ±40-acre tract (per tax record) tract of timberland located in northwestern part of Hempstead County about five miles west of McCaskill, AR. (North 33.924256°, West 93.726681°) The topography is generally well-drained gently sloping downwards to the east and west. Access is from the southwest via Hunting Club Road, a gated timber road, which runs for about 1.8 miles to the intersection of Hempstead Roads #25 and #20. Virtually all of the tract was planted with loblolly pine circa 1999 and remains unthinned. According to the USDA NRCS web soil survey, the property is based upon an Amy silt loam and Norfolk fine sandy loam soils which give the tract a weighted average site index of 88.9 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, June 6th, 2024** and at that time privately opened. If your bid is mailed, please indicate on the outside of the envelope **"BID ON 'GASTON-McCULLOCH FAMILY' 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 June 11th, 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.

Location Map: Dallas Co., AR

Gaston Land Sale



= Land for Sale

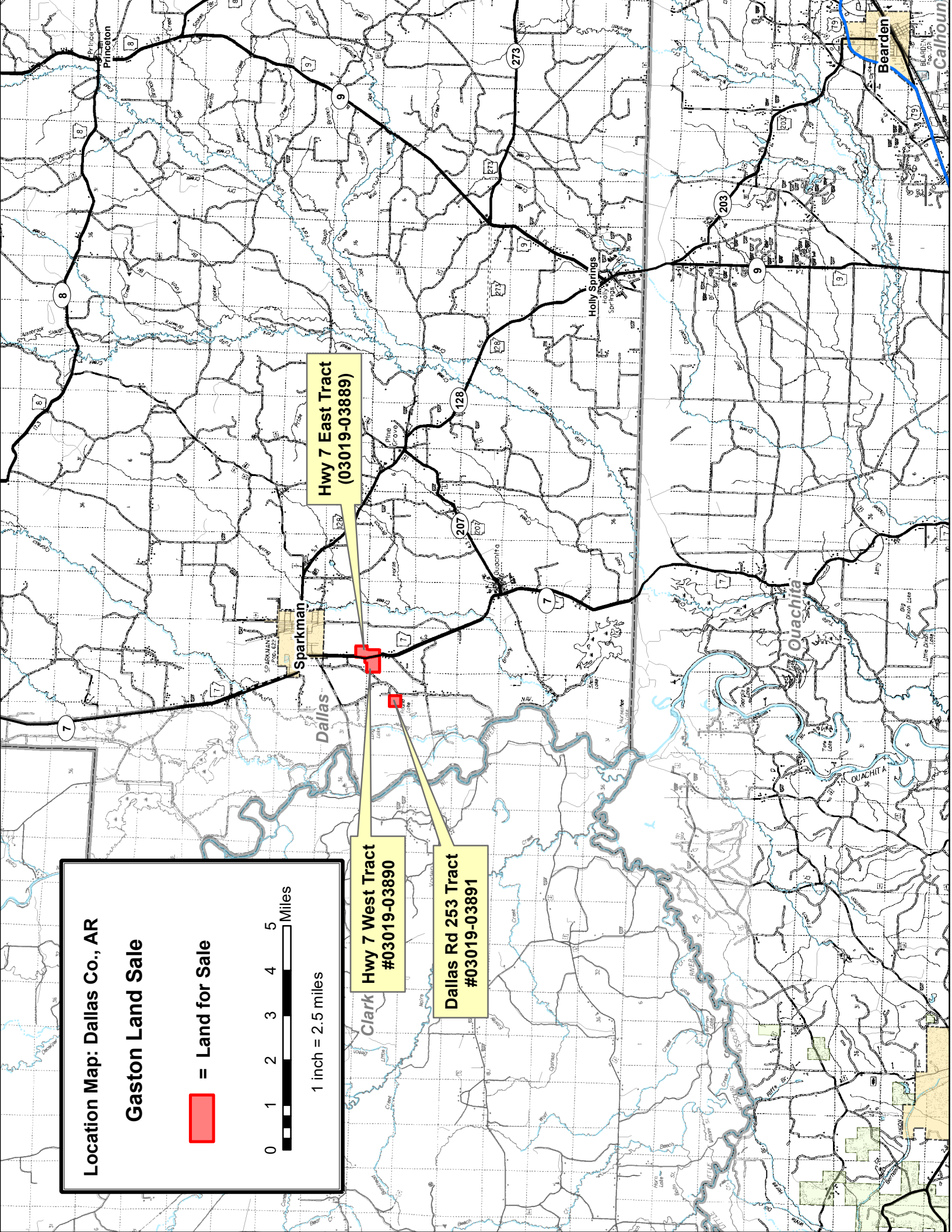


1 inch = 2.5 miles

Hwy 7 West Tract
#03019-03890

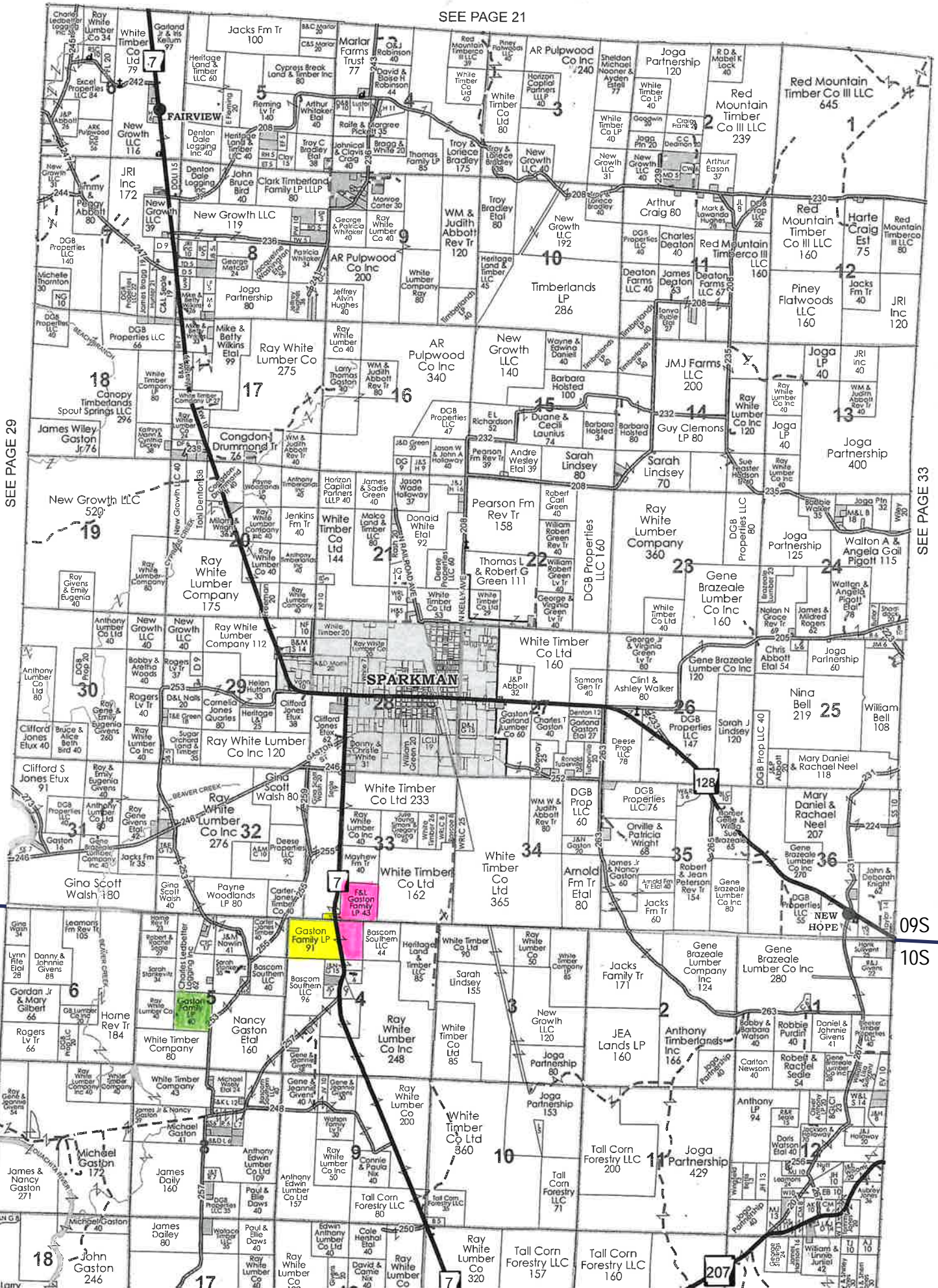
Dallas Rd 253 Tract
#03019-03891

Hwy 7 East Tract
(03019-03889)





SEE PAGE 21



SEE PAGE 29

SEE PAGE 33

09S

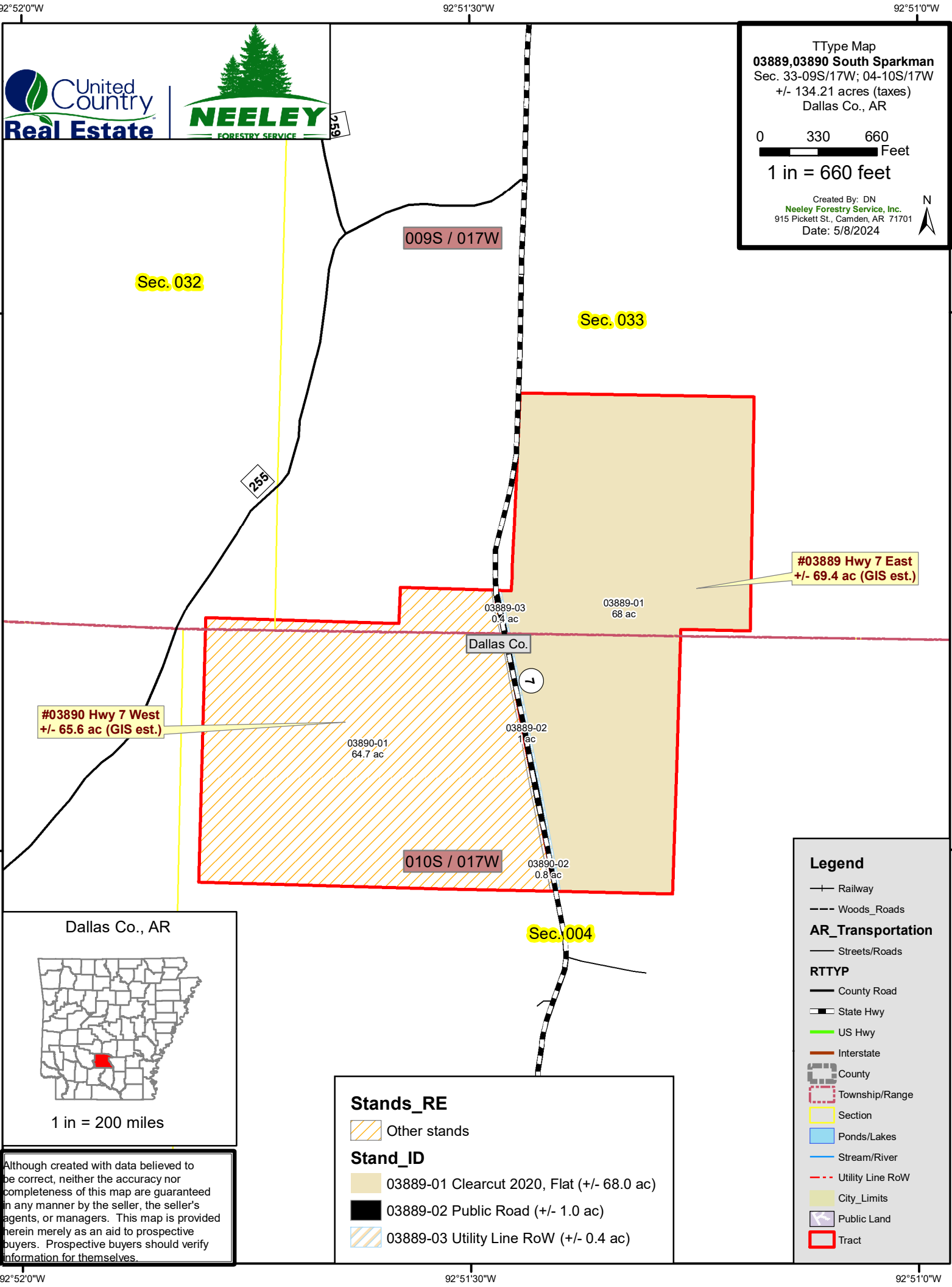
10S

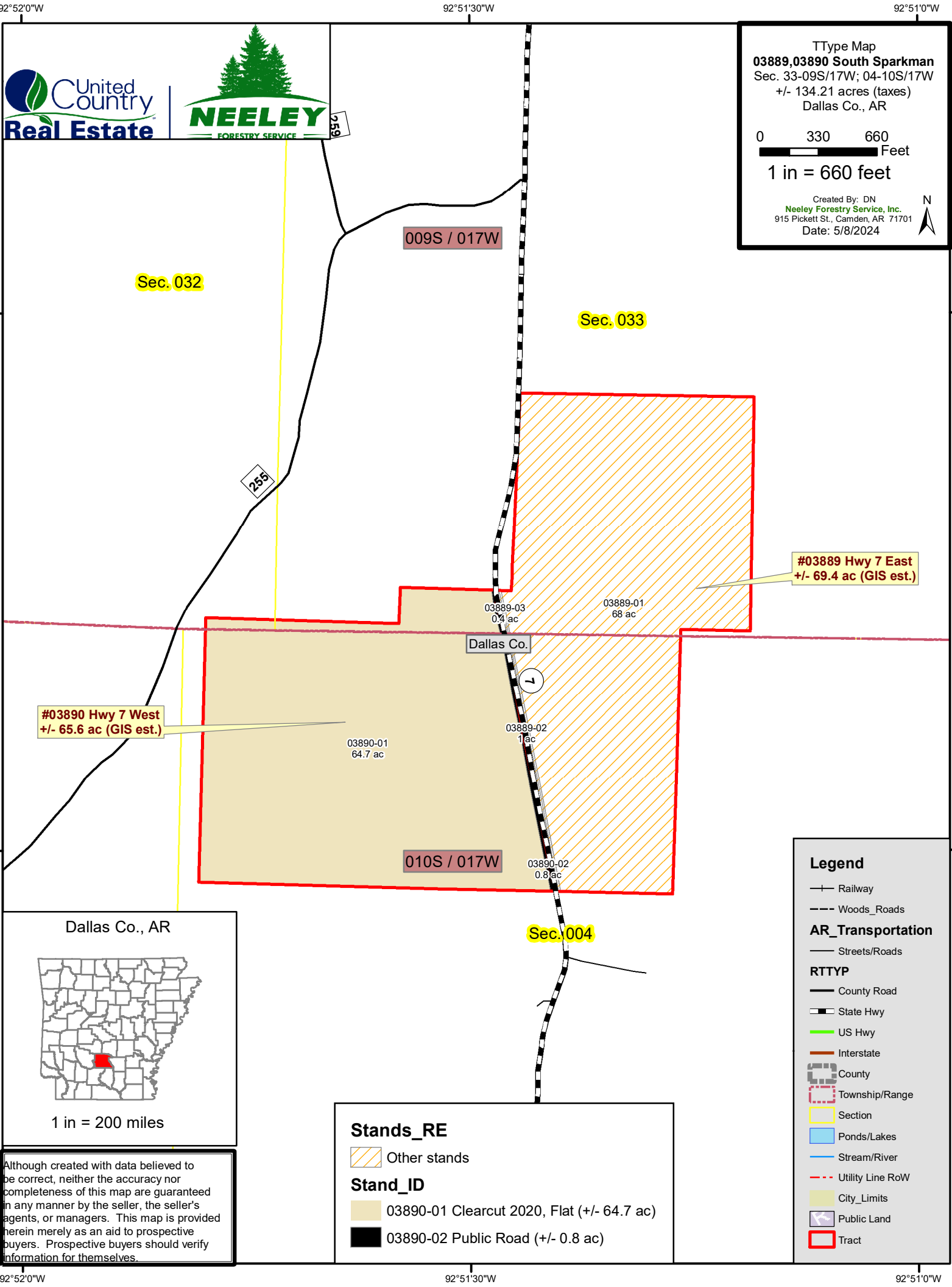
09S

10S

SEE PAGE 29

207







TType Map
03891 Dallas RD 253
Sec. 05-10S/17W
+/- 40 acres (taxes)
Dallas Co., AR

0 330 660 Feet
1 in = 660 feet

Created By: DN
Neeley Forestry Service, Inc.
915 Pickett St., Camden, AR 71701
Date: 5/8/2024



33°53'30"N

92°52'30"W

92°52'0"W

33°53'30"N

Sec. 006

Sec. 005

010S / 017W

03891-01
39.1 ac

Dallas Co.

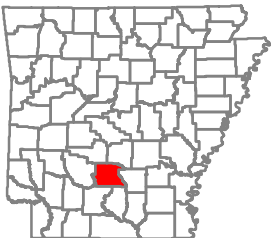
253

255

33°53'0"N

33°53'0"N

Dallas 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.

Stands_RE

Other stands

Stand_ID

03891-01 Clearcut 2020, Flat (+/- 39.1 ac)

Sec. 008

Legend

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

92°53'0"W

92°52'30"W

92°52'0"W

Location Map: Hempstead Co., AR

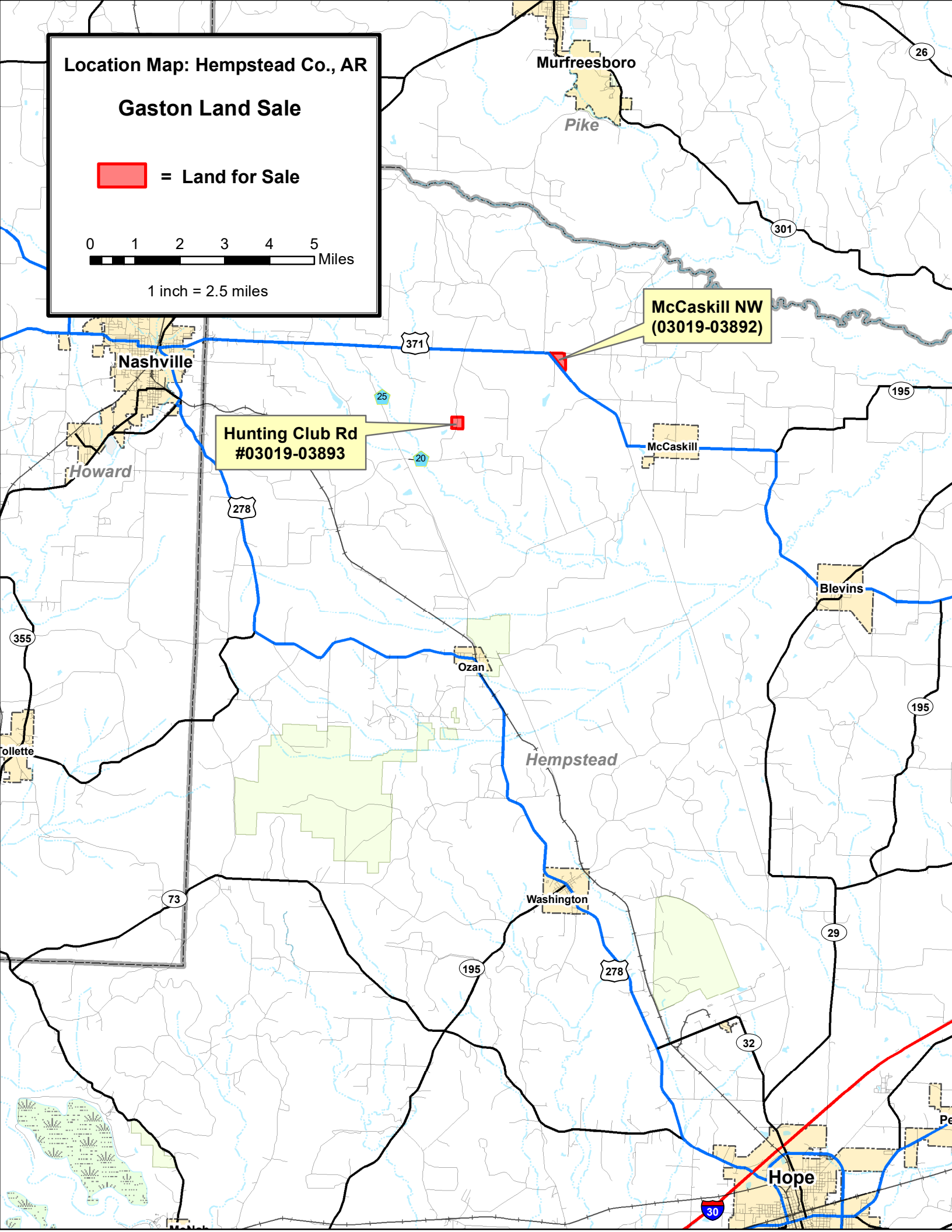
Gaston Land Sale

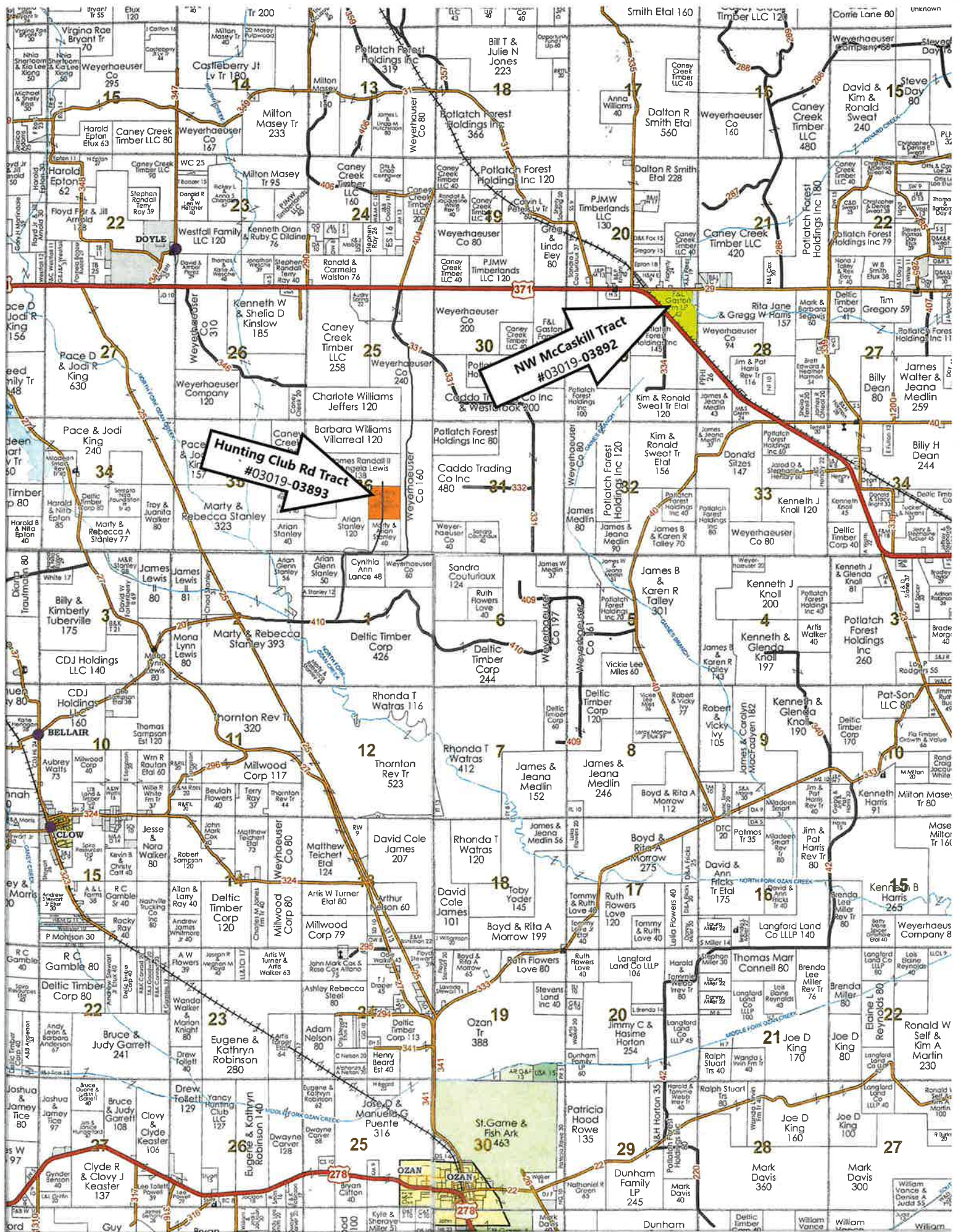


= Land for Sale

0 1 2 3 4 5 Miles

1 inch = 2.5 miles







Sec. 020

TType Map
#03892 Hempstead RD 29
29-09S/25W
+/- 42.29 acres (taxes)
Hempstead Co., AR
0 330 660 Feet
1 in = 660 feet

Created By: DN
Neeley Forestry Service, Inc.
915 Pickett St., Camden, AR 71701
Date: 4/25/2024



Tower Rd
Gated
P.M. Rd

Howard Creek

03892-02
2.4 ac

03892-08
0.4 ac

29

29

03892-02
2.4 ac

03892-05
2.8 ac

03892-03
2.7 ac

03892-01
21.1 ac

03892-06
1 ac

009S / 025W

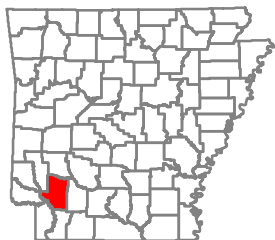
03892-04
5.6 ac

03892-07
6.6 ac

Sec. 028

Sec. 029

Hempstead Co., AR



1 in = 200 miles

Hempstead Co.

Stands_RE

Stand_ID

- 01-Planted Pine 2007, Upland (+/- 21.1 ac)
- 02-Mostly Hardwood, Old Field (+/- 2.4 ac)
- 03-Mostly Hardwood, Drain (+/- 2.7 ac)
- 04-Clearcut 2020/Natural Regen (+/- 5.6 ac)
- 05-Wildlife Opening (+/- 2.8 ac)
- 06-Pond/Water (+/- 1.0 ac)
- 07-Mostly Pine, Upland (+/- 6.6 ac)
- 08-Mostly Hardwood, Old Home Site (+/- 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
- Tract

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.



Stands_RE

Stand_ID

- 01-Planted Pine 1999, Upland (+/- 40.0 ac)
- 02-Wildlife Opening (+/- 0.2 ac)

TType Map
03893 Hunting Club RD
+/- 40 acres (Taxes)
Sec. 36-09S/26W
Hempstead 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: 2/16/2024



009S / 026W

Sec. 036

Sec. 031

03893-01
40 ac

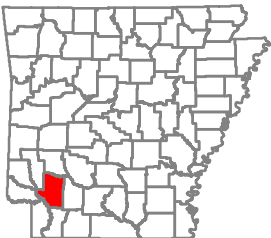
Hempstead Co.

03893-02
0.2 ac

Hunting Club Rd

Timber Rd

Hempstead Co., AR



1 in = 200 miles

Sec. 001

010S / 026W

410

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
- 03893_tract

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.

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