

## NOTICE OF LAND SALE

### DIXON & HEALY TIMBERLAND PROPERTIES

United Country – Neeley Forestry Service, Inc., acting as agent for the seller, has been authorized to sell 19 tracts of land containing nearly 1,500 acres (per Deed). These tracts are located in the Louisiana parishes of Allen, Avoyelles, Evangeline and Rapides. These tracts range from as small as 5 acres to over 250 acres in size. These properties are being offered through a lump sum sealed bid sale. **Bids will be received until Thursday, October 24<sup>th</sup>, 2024 at 10:00am.** Contact us for any combination lock codes or access details. Whether you are looking for a diversified timberland investment or potential to turn into your own rural homesite, this package can be a fit for you!

These offered tracts are owned by Dixon Family Timber, LLC and Betty J. Healy. 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 Dixon Family Timber, LLC & Healy 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.

Neeley Forestry conducted an inventory of these properties during August and September of 2024. The inventory was conducted using a 10-factor and 15-factor prisms for variable radius sample points. The table below provides a summary of the timber cruise results. More detailed timber information is available upon request.



Visit [www.UCNeeleyForestry.com](http://www.UCNeeleyForestry.com) more details including maps, pictures, timber inventory data and sales conditions.

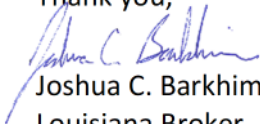
*\*Version 092320241513*



## 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. CDT, Thursday, October 24<sup>th</sup>, 2024** and at that time privately opened. If your bid is mailed, please indicate on the outside of the envelope "**BID ON 'DIXON FAMILY TIMBER, LLC & HEALY' 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 October 29<sup>th</sup>, 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. 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

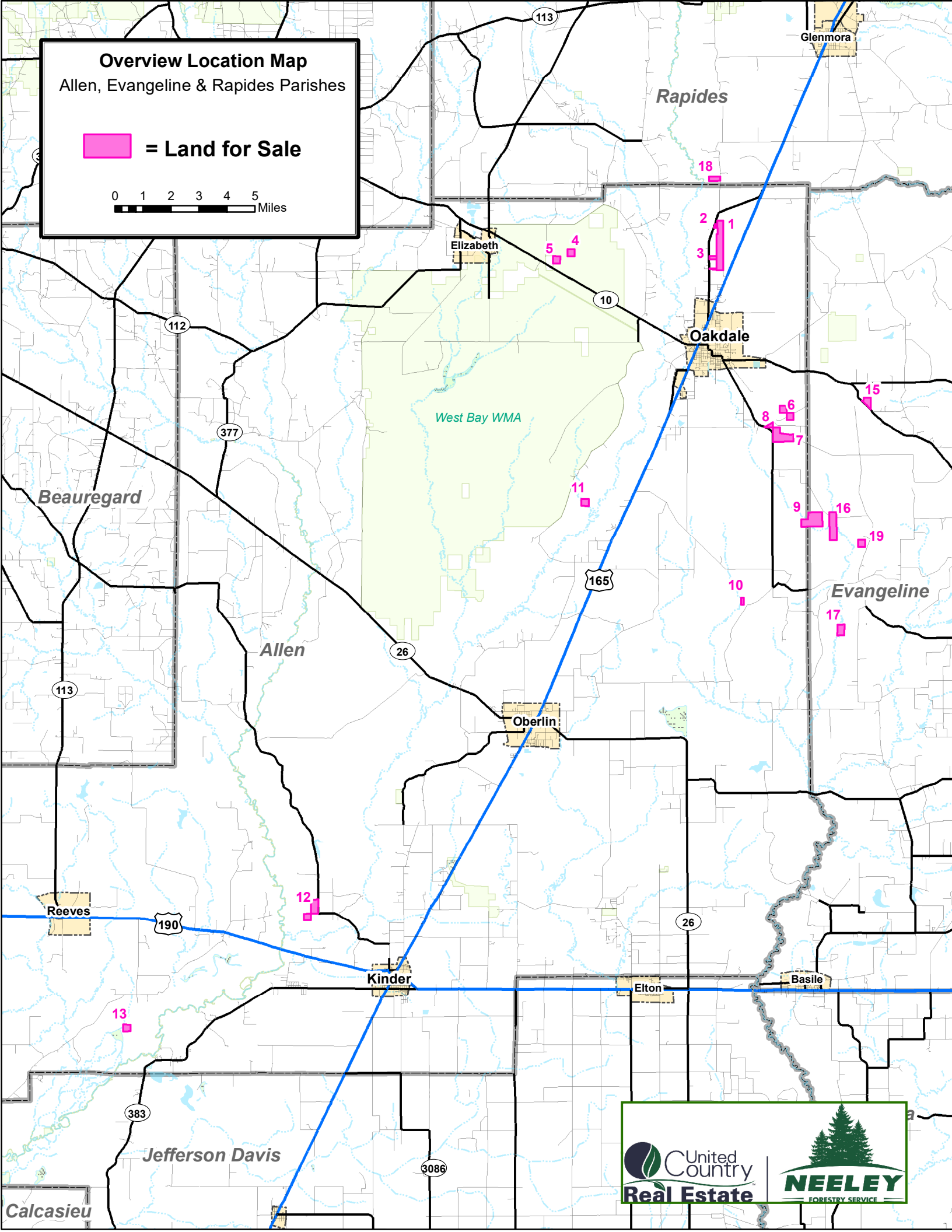

UC – Neeley Forestry Service, Inc.

# Overview Location Map

Allen, Evangeline & Rapides Parishes

 = Land for Sale

0 1 2 3 4 5 Miles

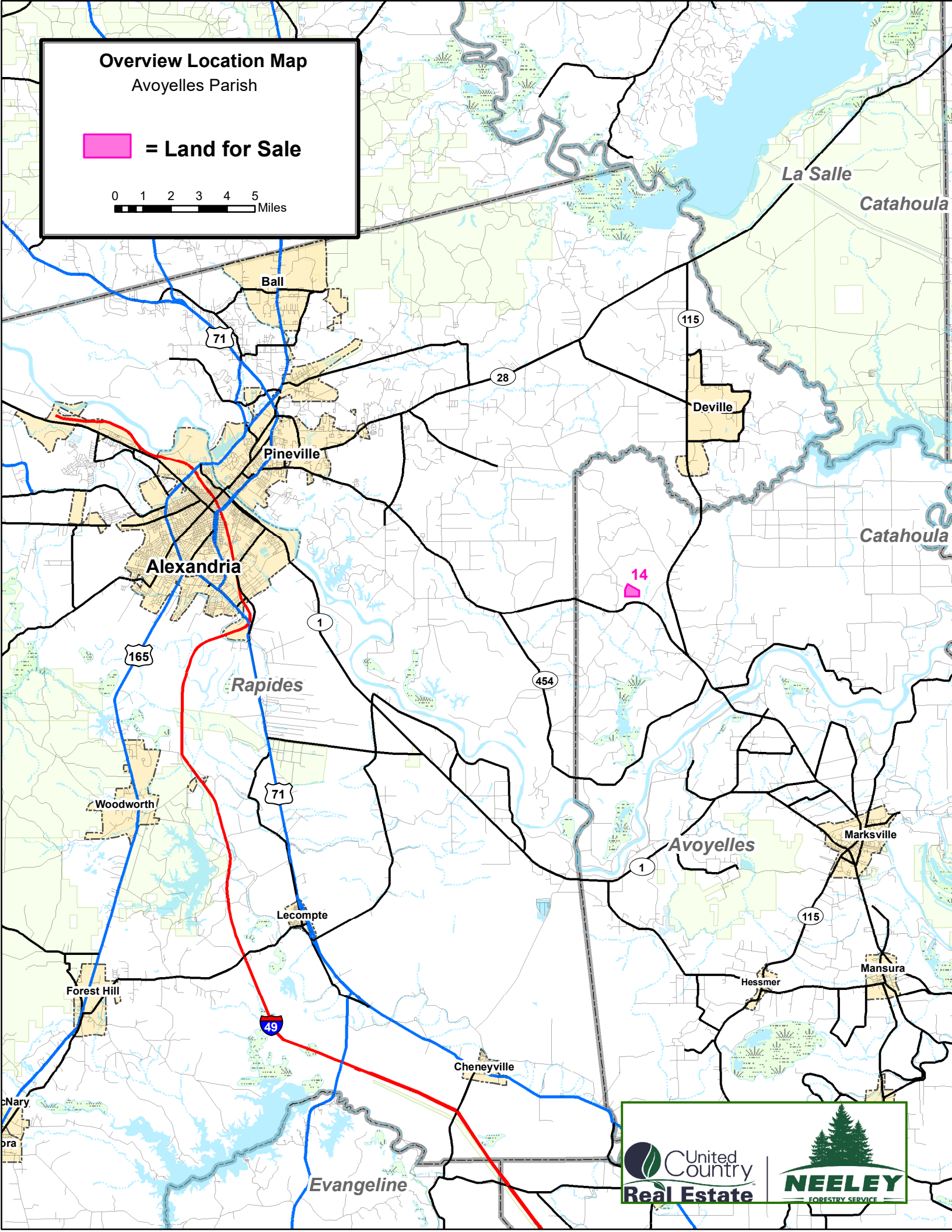
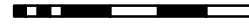


# Overview Location Map

Avoyelles Parish

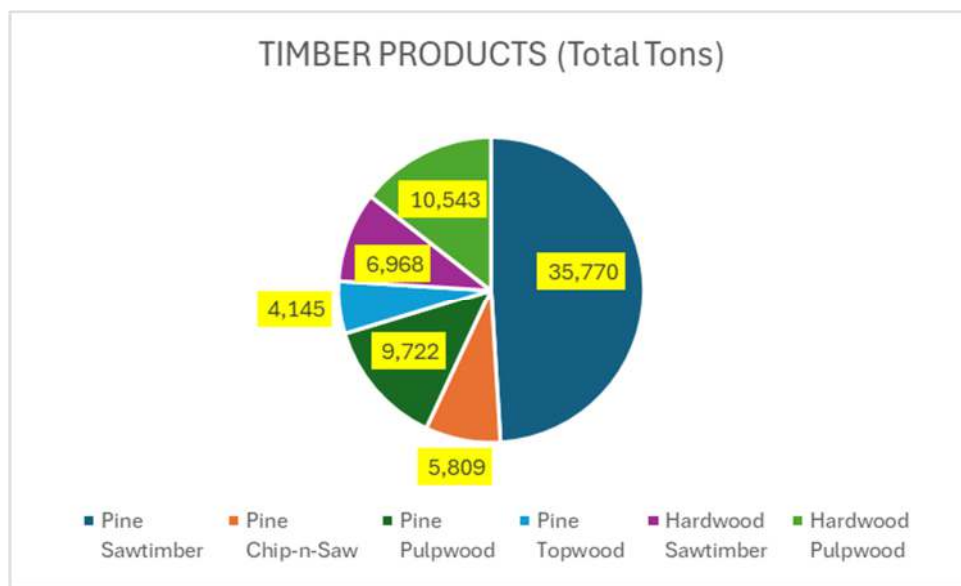
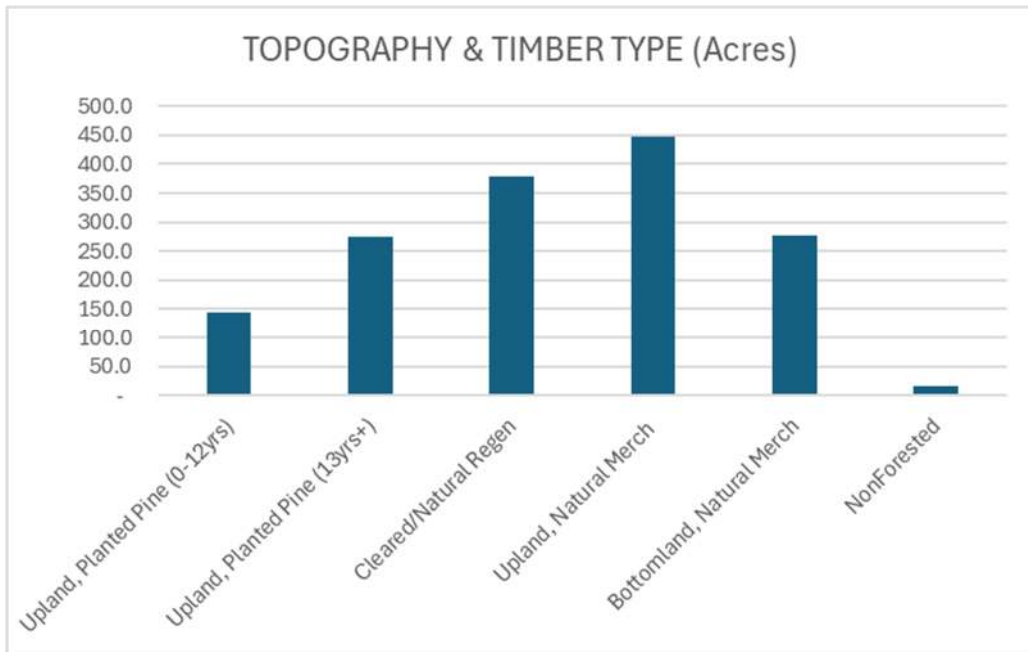
 = Land for Sale

0 1 2 3 4 5 Miles



STAND INFO					TIMBER INVENTORY (TOTAL TONS)						
Tract ID	Stand ID	Timber Type	Acres	# of Plots	Pine Sawtimber	Pine Chip-n-Saw	Pine Pulpwood	Pine Topwood	Hardwood Sawtimber	Hardwood Pulpwood	TOTAL
01	03962-01	Clearcut ~2019/Natural Regen, Flat	106.7	-	-	-	-	-	-	-	-
01	03962-02	Clearcut ~2023/Natural Regen, Flat	160.5	-	-	-	-	-	-	-	-
01	03962-03	Natural Pine, Flat	5.1	3	343.6	10.0	47.6	56.4	-	31.7	489.2
01	03962-04	Hardwood, SMZ Drain	2.7	-	-	-	-	-	-	-	-
01	03962-05	NonForested, Pond/Water	0.2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
01	TOTAL		275.2	3	343.6	10.0	47.6	56.4	-	31.7	489.2
02	03963-01	Natural Pine, Flat	4.9	2	327.4	-	16.9	17.0	-	67.9	429.3
02	TOTAL		4.9	2	327.4	-	16.9	17.0	-	67.9	429.3
03	03964-01	Clearcut ~2019/Natural Regen, Flat	20.2	-	-	-	-	-	-	-	-
03	03964-02	Mostly Hardwood, SMZ Drain	0.2	-	-	-	-	-	-	-	-
03	TOTAL		20.4	-	-	-	-	-	-	-	-
04	03965-01	Mostly Pine, Flat	41.8	21	397.2	11.7	103.4	26.9	226.3	246.9	1,012.5
04	TOTAL		41.8	21	397.2	11.7	103.4	26.9	226.3	246.9	1,012.5
05	03966-01	Planted Pine ~2019, Flat	39.8	-	-	-	-	-	-	-	-
05	03966-02	Hardwood, SMZ Drain	2.5	-	-	-	-	-	-	-	-
05	TOTAL		42.3	-	-	-	-	-	-	-	-
06	03967-01	Planted Pine ~35yr, Flat	31.6	8	3,758.6	159.4	344.4	424.3	-	436.5	5,123.3
06	03967-02	Planted Pine, Mixed ~35yr & ~2002, Flat	22.6	6	1,865.3	186.3	304.9	137.2	-	128.0	2,621.7
06	03967-03	Planted Pine ~2002, Flat	16.7	4	436.4	412.7	843.1	67.5	-	80.0	1,839.7
06	03967-04	Mostly Hardwood, Flat	7.8	4	67.2	-	-	7.7	395.2	212.5	682.6
06	03967-05	NonForested, Road, Private	1.3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
06	TOTAL		80.0	22.0	6,127.5	758.4	1,492.4	636.8	395.2	857.0	10,267.3
07	03968-01	Natural Pine ~30yr, Flat	28.5	7	1,926.0	198.5	406.2	380.0	-	629.8	3,540.5
07	03968-02	Planted Pine/Natural Pine ~2007, Flat	85.7	22	1,713.4	1,617.2	3,085.7	424.1	-	394.0	7,234.4
07	03968-03	Mostly Pine, Flat	14.1	7	1,097.1	-	9.0	98.6	146.4	171.1	1,522.2
07	03968-04	Mostly Hardwood, Bottoms	28.0	14	48.3	23.3	52.4	6.1	272.7	419.4	822.2
07	03968-05	NonForested, Pond/Swamp	7.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
07	03968-06	NonForested, Camp Site	1.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
07	TOTAL		165.8	50	4,784.8	1,839.0	3,553.3	908.9	419.1	1,614.2	13,119.3
08	03969-01	Mostly Pine, Flat	8.7	4	923.6	-	38.6	110.2	28.3	61.8	1,162.4
08	03969-02	Mostly Hardwood, Bottoms	8.0	4	126.5	-	-	7.3	130.9	353.4	618.2
08	03969-03	NonForested, Road, Public	0.3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
08	TOTAL		17.0	8	1,050.1	-	38.6	117.5	159.2	415.1	1,780.6
09	03970-01	Natural Pine, Upland	90.6	23	6,310.4	85.4	75.3	430.2	256.8	1,148.5	8,306.6
09	03970-02	Planted Pine ~2019, Upland	65.5	-	-	-	-	-	-	-	-
09	03970-03	Hardwood, SMZ Drain	0.8	-	-	-	-	-	-	-	-
09	03970-04	Mostly Hardwood, Bottoms	49.5	25	660.3	-	44.4	51.4	1,070.9	624.4	2,451.4
09	TOTAL		206.3	48	6,970.7	85.4	119.8	481.6	1,327.7	1,772.8	10,758.0
10	03971-01	Mostly Pine Regen ~2006, Upland	9.0	5	93.6	44.5	56.6	11.9	17.3	173.3	397.1
10	03971-02	Mostly Hardwood Regen ~2006, Bottoms	6.2	3	34.8	-	-	-	37.7	63.3	135.8
10	TOTAL		15.2	8	128.4	44.5	56.6	11.9	54.9	236.6	532.9
11	03972-01	Planted Pine ~2007, Flat	31.4	8	23.3	142.6	790.3	23.4	-	-	979.5
11	03972-02	Mostly Hardwood, Bottoms	9.2	5	36.0	-	-	1.9	120.6	189.3	347.8
11	TOTAL		40.6	13	59.3	142.6	790.3	25.3	120.6	189.3	1,327.3
12	03973-01	Old Field/Natural Pine, Flat	46.5	10	2,344.4	247.2	233.2	183.3	26.5	140.2	3,174.7
12	03973-02	Clearcut ~2012/Natural Regen, Flat	3.0	-	-	-	-	-	-	-	-
12	03973-03	Clearcut ~2021, Upland	34.9	-	-	-	-	-	-	-	-
12	03973-04	Mostly Hardwood, Bottoms	26.8	13	197.4	9.5	-	5.5	328.7	462.2	1,003.3
12	03973-05	Hardwood, SMZ Drain	8.7	-	-	-	-	-	-	-	-
12	03973-06	NonForested, Pipeline RoW	3.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
12	TOTAL		123.2	23	2,541.8	256.7	233.2	188.8	355.2	602.4	4,178.1
13	03974-01	Natural Pine, Flats	34.2	9	627.1	42.7	143.8	34.9	46.1	263.0	1,157.7
13	03974-02	Hardwood, Bottoms	7.1	4	-	-	-	-	79.8	189.6	269.4
13	TOTAL		41.3	13	627.1	42.7	143.8	34.9	126.0	452.5	1,427.1
14	03975-01	Mostly Pine, Flat	83.7	21	3,955.1	35.2	84.2	596.1	929.0	788.8	6,388.4
14	03975-02	Old Field Pine, Flat	23.9	3	779.7	43.9	-	243.9	-	362.4	1,429.9
14	TOTAL		107.6	24	4,734.7	79.1	84.2	840.0	929.0	1,151.2	7,818.3
15	03976-01	Mostly Hardwood, Bottoms	39.1	20	604.4	-	-	32.2	1,105.3	714.5	2,456.3
15	03976-02	Natural Pine, Flat	8.7	4	748.9	-	-	39.7	19.1	48.4	856.2
15	TOTAL		47.8	24	1,353.3	-	-	71.9	1,124.4	762.9	3,312.5
16	03977-01	Natural Pine, Upland	40.0	10	2,371.2	266.8	401.8	209.9	-	79.3	3,328.9
16	03977-02	Planted Pine ~2007, Upland	46.5	12	676.0	1,543.6	1,510.3	181.3	-	77.3	3,988.4
16	03977-03	Mostly Hardwood, Bottoms	78.1	39	2,416.6	-	81.2	141.7	1,730.5	1,685.4	6,055.4
16	03977-04	NonForested, Road, Public	1.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16	TOTAL		165.6	61	5,463.7	1,810.3	1,993.3	532.9	1,730.5	1,842.0	13,372.7
17	03978-01	Hardwood Regen ~2006, Flat	52.3	-	-	-	-	-	-	-	-
17	03978-02	Hardwood, SMZ Drain	8.9	-	-	-	-	-	-	-	-
17	TOTAL		61.2	-	-	-	-	-	-	-	-
18	03979-01	Planted Pine/Hdwd Regen ~2003, Flat	39.8	10	860.7	728.4	1,048.4	194.6	-	300.1	3,132.3
18	TOTAL		39.8	10.0	860.7	728.4	1,048.4	194.6	-	300.1	3,132.3
19	03980-01	Planted Pine ~2017, Upland	40.0	-	-	-	-	-	-	-	-
19	TOTAL		40.0	-	-	-	-	-	-	-	-
ALL	TOTAL		1,536.1	330	35,770.3	5,809.0	9,721.7	4,145.5	6,968.1	10,542.7	72,957.2

**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.



Neeley Forestry conducted an inventory of these properties during August and September of 2024. The inventory was conducted using a 10-factor and 15-factor prisms for variable radius sample points. The table below provides a summary of the timber cruise results. More detailed timber information is available upon request.

### **#03962 Payne Road Tract**

Legal Description: *Part of the Southwest Quarter of the Southwest Quarter (Pt. SW¼ SW¼) of Section 14; the West Half of the West Half (W½ W½) of Section 23; the West Half of the Northwest Quarter (W½ NW¼) of Section 26; and the North Half of the South Half of the South Half of the Southeast Quarter (N½ S½ S½ SE¼) of Section 27; all in Township 2 South, Range 3 West Allen Parish, Louisiana, containing ~259 acres (per Deed).*

The Payne Road Tract, tract #1, is reflected as 259 acres per the deed however GIS estimates reflect ±275.2 acres (30.866592°, -92.650900°). The tract is in the northeastern part of Allen Parish about one (1) mile north of the city limits of Oakdale. It has about 165 feet of frontage on state highway 1153, approximately one-half mile of frontage and access along Payne Road, and access via Myers Road along the south boundary. All merchantable timber was harvested from the northern portion of the property circa 2019 while the southern portion was harvested in 2023. The 5-acre strip between Payne Road and highway #1153 still has timber. This tract is ready to be reforested or possibly converted to pasture! With homes around the property and utilities available there is also residential use/development potential!

### **#03963 LA-Hwy 1153**

Legal Description: *That part of the South Half of the Southeast Quarter of the Southeast Quarter (Pt. S½ SE¼ SE¼) of Section 15 Township 2 South, Range 3 West, lying east of the black top road, Allen Parish, Louisiana, containing approximately five (5) acres per deed.*

The LA Hwy 1153 Tract, tract #2, is a ±5-acre tract per deed, located in the northeastern part of Allen Parish about 2-½ miles north of the city limits of Oakdale (30.877432°, -92.653593°). The tract has about 660 feet of frontage on state highway 1153. Mature pine timber with some hardwood covers this tract. With utilities available along the highway, this tract offers excellent home site potential!

### **#03964 North Oakdale 20**

Legal Description: *The North Half of the Northeast Quarter of the Northeast Quarter (N½ NE¼ NE¼) of Section 27, Township 2 South, Range 3 West, Allen Parish, Louisiana, containing ~20 acres per deed.*

The North Oakdale Twenty, tract #3, is a ±20-acre tract, located in the northeastern part of Allen Parish about 1-½ miles north of the city limits of Oakdale (30.860803°, -92.655134°). The tract has about 660 feet of frontage on state highway 1153. The merchantable timber was harvested from this tract circa 2019. With utilities available along the highway, this tract offers excellent home site potential, conversion to pasture, or reforest for a great timberland investment!

### **#0965 West Bay WMA Forty**

Legal Description: *The Southeast Quarter of the Southeast Quarter (SE¼ SE¼) of Section 23, Township 2 South, Range 4 West, Allen Parish, Louisiana, containing ~40 acres per deed.*

The West Bay WMA Tract, tract #4, is in the north-central portion of Allen Parish. The deed shows the property at 40 acres, while GIS estimates are at 41.8 acres (30.863493°, -92.740431°). The tract is surrounded by timberland that is part of the West Bay Wildlife Management Area. Access is via unimproved woods road across adjoining timberland. The timber consists of a mixture of pine and hardwood. Located within the West Bay WMA, this tract offers an excellent timberland and recreational investment opportunity!

### **#03966 East Elizabeth Tract**

*Legal Description: The Northeast Quarter of the Northwest Quarter (NE¼ NW¼) of Section 26, Township 2 South, Range 4 West, Allen Parish, Louisiana, containing ~40 acres per deed.*

While the deed shows 40 acres, GIS estimates for the East Elizabeth Tract, tract #5, show 42.3 acres. This tract is in the north-central portion of Allen Parish and is surrounded by timberland that is part of the West Bay Wildlife Management Area (30.859886°, -92.749067°). Access to the tract is via improved gravel road off B and N Road that accesses the property at its northwest corner and runs briefly along the north boundary. Most of the tract is a loblolly pine plantation that circa 2019. Located within the West Bay WMA, this tract offers an excellent timberland and recreational investment opportunity!

### **#03967 Southeast Oakdale Tract**

*Legal Description: The Southeast Quarter of the Northwest Quarter (SE¼ NW¼) and the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section 19, Township 3 South, Range 2 West, Allen Pa., LA, ~80ac deed.*

The Southeast Oakdale Tract, tract #6, is a ±80-acre tract that consists of two forties that share a common corner (30.780336°, -92.611149°). The southeast forty of the tract consists primarily of pine that was planted at various times. The northwest forty of the tract has about 32 acres of pine and about eight acres that is primarily hardwood. Both parcels of the tract are carrying excellent quantities of timber that have immediate income potential! Neeley Forestry Service, Inc. (NFS) recently conducted a timber cruise of the timber. Those volume estimates can be found online or by contacting NFS at 870-836-5981. Access is via gated timber road across adjoining timberland from the east off Burned Down Road.

### **#03968 LA-Hwy 372**

*Legal Description: The Northwest Quarter of the Northwest Quarter (NW¼ of NW¼) and The South Half of the Northwest Quarter (S/2 of NW¼) and the Southwest Quarter of the Northeast Quarter (SW¼ of NE¼) of Section 30, Township 03 South, Range 02 West, Allen Parish, Louisiana, containing ~160 acres (per Deed).*

The LA Highway 372 Tract, tract #7, is in the northeast portion of Allen Parish, about two miles southeast of the city limits of Oakdale on state highway #372, which provides access and approximately 0.3 feet of frontage (30.768387°, -92.614243°). The tract has further access via gated woods roads off highway #372. The deed describes the property as containing 160 acres, but the GIS estimated of what appears to be occupied is closer to 165.8. Of the 165.8 GIS acres, 156.3 acres contain merchantable timber. The other acres consist of ±7.8 acres of pond / wetland and 1.7 acres of camp site. Of the 156.3 timber acres, 85.7 contain a 2007 pine plantation that is mostly thinned, 28.5 acres of mature pine, 14.1 acres of mature mixed pine and hardwood, and 28.0 acres of hardwood located along creeks. Neeley Forestry Service, Inc. (NFS) recently conducted a timber cruise of this tract which is carrying a substantial amount of timber volume that presents immediate timber revenue opportunity! Those volume estimates can be found online or by contacting NFS at 870-836-5981.

### **#03969 Mount Hope Tract**

*Legal Description: Part of the Southeast Quarter of the Southeast Quarter (Pt. SE¼ SE¼) and Part of the East Half of the Southwest Quarter of the Southeast Quarter (Pt. E½ SW¼ SE¼) of Section 24, Township 3 South, Range 3 West, Allen Parish, Louisiana. This tract is further identified as Tract "A" on a survey plat prepared March 1991 by R.A. Fenstermaker, containing ~17 acres per deed.*

The Mount Hope Tract, tract #8, is a ±17-acre tract in the northeast portion of Allen Parish, about two miles southeast of the city limits of Oakdale on state highway #372 (30.773791°, -92.621184°). The highway provides access and approximately 170 feet of frontage. While some areas are primarily pine and others hardwood, the entire property is timbered with a mixture of mature pine and hardwood. Neeley Forestry Service, Inc. (NFS) recently conducted a timber cruise of this tract which is carrying a substantial amount of timber that presents immediate timber revenue opportunity! Those volume estimates can be found online or by contacting NFS at 870-836-5981.

### **#03970 West Fork Caney Creek Tract**

Legal Description: *The West Half of the Northeast Quarter (W $\frac{1}{2}$  NE $\frac{1}{4}$ ), the East Half of the Northwest Quarter (E $\frac{1}{2}$  NW $\frac{1}{4}$ ) of Section 8, Township 4 South, Range 2 West, Evangeline Parish, Louisiana AND the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$  NW $\frac{1}{4}$ ) of Section 8, Township 4 South, Range 2 West, Allen Parish, Louisiana; containing a total of ~200 acres per deed.*

The West Fork Caney Creek Tract, tract #9, is a ±200-acre tract that sits on the Allen-Evangline Parish line (30.724712°, -92.595450°). West Fork Caney Creek flows through the property with about 50 acres west of the creek and the remaining acreage east of the creek. Access west of the creek is via gated timber company road off state highway #372. Access east of the creek is via gated timber company road off Joe Soignier Road. Approximately 66 acres contain a 2019 loblolly pine plantation with the remaining ±141 acres contain mature timber. Along the creek there are about 50 acres of primarily hardwood while the other areas contain mostly mature pine. Neeley Forestry Service, Inc. (NFS) recently conducted a timber cruise of this tract which is carrying a substantial amount of timber that presents immediate timber revenue opportunity! Those volume estimates can be found online or by contacting NFS at 870-836-5981.

### **#03971 Mitchell Creek Tract**

Legal Description: *The east fifteen (15) acres of Northeast Quarter of the Northeast Quarter (E 15 Acs NE $\frac{1}{4}$  NE $\frac{1}{4}$ ) of Section 26, Township 4 South, Range 3 West, Allen Parish, Louisiana, containing ~15 acres per deed.*

The Mitchell Creek Tract, tract #10, is a 15-acre tract located on the east side of Allen Parish, about eight miles south of Oakdale, LA and about eight miles northeast of Oberlin, LA (30.682707°, -92.638019°). Access is via timber company road off Russell Manuel Road. Mitchell Creek runs along the west boundary of the tract. Most of the merchantable timber was harvested from this tract circa 2002. It now has a young stand of pine and hardwood timber that is mostly pulpwood but there is some residual mature timber scattered throughout the tract. Neeley Forestry Service, Inc. (NFS) recently conducted a timber cruise of this tract. Those volume estimates can be found online or by contacting NFS at 870-836-5981.

### **#03972 Curtis Creek Tract**

Legal Description: *The Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$  SW $\frac{1}{4}$ ) of Section 1, Township 4 South, Range 4 West, Allen Parish, Louisiana, containing ~40 acres per deed.*

The Curtis Creek Tract, tract #11, is in the central portion of Allen Parish, about seven miles southeast of Oakdale, LA (30.734157°, -92.732311°). This ±40-acre tract can be accessed via gated timber road off the South River Road. Curtis Creek flows through the property. Along Curtis Creek there are about nine (9) acres of hardwood timber. The other ±31 acres have a loblolly pine plantation that was established circa 2007. Neeley Forestry Service, Inc. (NFS) recently conducted a timber on this tract. Those volume estimates can be found online or by contacting NFS at 870-836-5981

### **#03973 Northwest Kinder Tract**

Legal Description: *The Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section 17; the Northeast Quarter of the Northeast Quarter (NE  $\frac{1}{4}$  NE  $\frac{1}{4}$ ) and the Southwest Quarter of the Northeast Quarter (SW  $\frac{1}{4}$  NE  $\frac{1}{4}$ ) of Section 20; all in Township 6 South, Range 5 West, Allen Parish, LA; containing ~120 acres per deed.*

The NW Kinder Tract, tract #12, is in the southwest portion of Allen Parish, about three miles southeast of the city limits of Kinder (30.523075°, -92.896271°). Per the deed, this tract is 120 acres however both tax acres and GIS estimates are 123.2 acres. The tract can be accessed via Carpenter Bridge Road, which provides one-half mile of frontage along the east boundary. All merchantable timber was harvested from approximately 35 acres in 2021 and currently consists of natural regeneration. There is about 27 acres on the southwest forty that has is mostly hardwood as much of this acreage in the edge of the Calcasieu River bottoms. There are approximately 47 acres on the 80-acre parcel that has a thick stand of mature pine.

### **#03974 Gilley Gulley Tract**

Legal Description: *The Southeast Quarter of the Northwest Quarter (SE¼ NW¼) of Section 8, Township 7 South, Range 6 West, Allen Parish, Louisiana; containing ~40 acres per deed.*

The Gilley Gulley Tract, tract #13, is in the southwest portion of Allen Parish, about five miles southeast of the town of Reeves (30.461727°, -93.007383°). Gilley Gulley Creek cuts across the northwest corner and southwest corners of the tract. This ±41.3-acre tract, per GIS estimates, is all timbered. While most of the tract, about 34 acres, is mostly pine, there is a strip of hardwood that runs along most of the south boundary. Neeley Forestry Service, Inc. (NFS) recently conducted a timber cruise of this tract. Those volume estimates can be found online or by contacting NFS at 870-836-5981.

### **#03975 Center Point Tract**

Legal Description: *Lots 5, 6, and 8 and the Southwest Quarter of the Southeast Quarter (SW¼ SE¼) of Section 8, in Township 3 North, Range 3 East, Avoyelles Parish, Louisiana, being ~111 acres per deed.*

The Center Point Tract, tract #14, is a 111-acre tract in the northwestern portion of Avoyelles Parish, LA, about 14 miles south-southeast of Pineville / Alexandria, LA and near the Center Point community (30.768387°, -92.614243°). Access is from the south via gated woods road off state highway #107. The tract consists of two stands of pine with some scattered hardwood. Most of the tract is an older stand of mature pine and hardwood that covers about 84 acres. The remaining acreage is a younger stand pine located in the northwestern portion of the tract. The younger stand is approximately 30 years of age. Neeley Forestry Service, Inc. (NFS) recently conducted a timber cruise of this tract which is carrying a substantial amount of timber volume that presents immediate timber revenue opportunity! Those volume estimates can be found online or by contacting NFS at 870-836-5981.

### **#03976 Beaver Creek Tract**

Legal Description: *All that part of the Northeast Quarter of the Northwest Quarter (Pt. NE¼ NW¼) and the Southeast Quarter of the Northwest Quarter (Pt. SE¼ NW¼) lying north of highway 10; being in Section 22, Township 3 South, Range 2 West, Evangeline Parish, Louisiana, ~44 acres per deed.*

The Beaver Creek Tract, tract #15, is shown to containing ~44 acres by the deed, but estimated by GIS to contain closer to 47.8 acres. It is located in the western portion of Evangeline Parish, about two miles southeast of the city limits of Oakdale, LA (30.785763°, -92.562499°). The property can be accessed by state highway #10, which serves as the southwest boundary of the property and provides approximately 2,300 feet of frontage. Most of the tract, an estimated 39 acres, is within the floodplain of Beaver Creek, which crosses the north end of the property. Most of this acreage contains a mixture of pine and hardwood timber but is predominantly hardwood. Approximately nine acres in the southern portion of the tract contain mostly mature pine sawtimber. An old home site is in this area just off the highway. With some utilities available, this area offers home site potential! Neeley Forestry Service, Inc. (NFS) recently conducted a timber cruise of this tract which is carrying a substantial amount of timber volume that presents immediate timber revenue opportunity! Those volume estimates can be found online or by contacting NFS at 870-836-5981.

### **#03977 Caney Creek 160**

Legal Description: *The West Half of the West Half (W<sup>1</sup>/<sub>2</sub> W<sup>1</sup>/<sub>2</sub>) of Section 9, Township 4 South, Range 2 West, Evangeline Parish, Louisiana; containing 160 acres per deed, more or less.*

The Caney Creek 160 Tract, tract #16, is a ±160-acre tract located in the western portion of Evangeline Parish, about seven miles southeast of the city limits of Oakdale, LA (30.721461°, -92.583557°). Access is via gated timber company road (Ella Smith Road) off Joe Soignier Road. Both West Fork Creek and Caney Creek flow through the property. There are approximately 78 acres of bottomland hardwood located along the creeks on northern portion of the property. The southern portion consists of about 47 acres of 2007 pine plantation and 40 acres of mature natural pine that is a mixture of both slash and loblolly pine. Neeley Forestry Service, Inc. (NFS) recently conducted a timber cruise of this tract which is carrying a substantial amount of timber volume that presents significant timber revenue opportunities! Those volume estimates can be found online or by contacting NFS at 870-836-5981.

### **#03978 Caney Creek 60**

Legal Description: *The Northeast Quarter of the Northwest Quarter (NE<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub>) and the North Half of the Southeast Quarter of the Northwest Quarter (N<sup>1</sup>/<sub>2</sub> SE<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub>) of Section 33, Township 4 South, Range 2 West, Evangeline Parish, Louisiana, containing ~160 acres per deed.*

The Caney Creek 60, tract #17, is a ±60-acre tract located in the western portion of Evangeline Parish, about ten miles southeast of Oakdale, LA and nine miles West of Reddell, LA (30.667403°, -92.579044°). Most of the timber was harvested from this tract in 2005. It now has a 19-year-old stand of mixed pine and hardwood natural regeneration but is primarily hardwood. Caney Creek flows through the tract.

### **#03979 East River Road Tract**

Legal Description: *The South Half of the South Half of the Northeast Quarter of the Northeast Quarter (S<sup>1</sup>/<sub>2</sub> S<sup>1</sup>/<sub>2</sub> NE<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub>) and the North 495 feet of the Southeast Quarter of the Northeast Quarter (Pt. SE/4 of NE/4) of Section 10; and those parts of the South Half of the South Half of the Northwest Quarter of the Northwest Quarter (Pt. S<sup>1</sup>/<sub>2</sub> S<sup>1</sup>/<sub>2</sub> NW<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub>) and the North 495 feet of the Southwest Quarter of the Northwest Quarter (Pt. SW <sup>1</sup>/<sub>4</sub> NW <sup>1</sup>/<sub>4</sub> ) of Section 11 lying west of the public road; in Township 2 South, Range 3 West, Rapides Parish, Louisiana, containing ~40 acres per deed.*

The East River Road Tract, tract #18, is in the southern portion of Rapides Parish, about six miles southwest of Glenmora, LA and five miles north of Oakdale, LA (30.901778°, -92.653992°). This ±40-acre tract, can be accessed by the East River Road, a paved parish road that runs along the east boundary of the property. The timber on this tract is a pine plantation that was established circa 2000. Neeley Forestry Service, Inc. (NFS) recently conducted a timber cruise of this tract which is carrying a substantial amount of timber volume that presents immediate timber revenue opportunity! Those volume estimates can be found online or by contacting NFS at 870-836-5981.

### **#03980 Northwest Burned Down Road Tract**

Legal Description: *The Northwest Quarter of the Northwest Quarter (NW<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub>) of Section 15, Township 4 South, Range 2 West, Evangeline Parish, Louisiana, containing ~40 acres per deed.*

The NW Burned Down Road Tract, tract #19, is a ±40-acre tract in the western portion of Evangeline Parish, about seven miles southeast of the city limits of Oakdale, LA (30.712315°, -92.566483°). The timber was harvested from this tract around 2015 and replanted circa 2017. It now has a well-stocked 7-year-old loblolly pine plantation.



**BID/OFFER FORM**  
**'DIXON FAMILY TIMBER, LLC & HEALY' LAND SALE**  
**BID DATE: THURSDAY, OCTOBER 24<sup>TH</sup>, 2024, 10:00 am**

Payne Road Tract (#03962)	±259.00 acres (Per Deed).....	\$ _____
LA Hwy 1153 Tract (#03963)	±5.00 acres (Per Deed).....	\$ _____
North Oakdale 20 Tract (#03964)	±20.00 acres (Per Deed).....	\$ _____
West Bay WMA 40 Tract (#03965)	±40.00 acres (Per Deed).....	\$ _____
East Elizabeth Tract (#03966)	±40.00 acres (Per Deed).....	\$ _____
Southeast Oakdale Tract (#03967)	±80.00 acres (Per Deed).....	\$ _____
LA Hwy 372 Tract (#03968)	±160.00 acres (Per Deed).....	\$ _____
Mount Hope Tract (#03969)	±17.00 acres (Per Deed).....	\$ _____
West Fork Caney Creek Tract (#03970)	±200.00 acres (Per Deed).....	\$ _____
Mitchell Creek Tract (#03971)	±15.00 acres (Per Deed).....	\$ _____
Curtis Creek Tract (#03972)	±40.00 acres (Per Deed).....	\$ _____
Northwest Kinder Tract (#03973)	±120 acres (Per Deed).....	\$ _____
Gilley Gulley Tract (#03974)	±40.00 acres (Per Deed).....	\$ _____
Center Point Tract (#03975)	±111.00 acres (Per Deed).....	\$ _____
Beaver Creek Tract (#03976)	±44.00 acres (Per Deed).....	\$ _____
Caney Creek 160 Tract (#03977)	±160.00 acres (Per Deed).....	\$ _____
Caney Creek 60 Tract (#03978)	±60.00 acres (Per Deed).....	\$ _____
East River Road Tract (#03979)	±40.00 acres (Per Deed).....	\$ _____
NW Burned Down RD Tract (#03980)	±40.00 acres (Per Deed).....	\$ _____

-OR-

**CUSTOM BID (Tracts: \_\_\_\_\_ ± \_\_\_\_\_ acres (Per Deed).....\$ \_\_\_\_\_**

\*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, October 29<sup>th</sup>, 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 Country – Neeley Forestry Service, Inc.  
 915 Pickett Street Camden, AR 71701

[daniel@neeleyforestry.com](mailto:daniel@neeleyforestry.com)

Fax: (870) 836-7432