



NOTICE OF LAND SALE

Camp Creek 160

(#03019-04025)

United Country – Neeley Forestry Service, Inc., acting as agent for the seller, has been authorized to sell a tract of land in Union County, Arkansas that is approximately 160 acres (per tax assessor records). This property, **The Camp Creek 160**, is being offered through a lump sum sealed bid sale. Bids will be received until Thursday, March 13th, 2025 at 10:00 am. Summary information is provided in this notice. More detailed information can be found on our website at www.UCNeeleyForestry.com or call us at (870) 836-5981.

Legal Description: *The Southwest Quarter of the Southwest Quarter (SW ¼ SW ¼) of Section 17; the East Half of the Northeast Quarter (E½ NE¼) and the Northwest Quarter of the Northeast Quarter (NW¼ NE¼) in Section 19; all in Township 17 South, Range 17 West, Union County, Arkansas, containing 160 acres, more or less. (Tax Assessor Records: 00000-21559-0000, 00000-21583-0000, 00000-21584-0000, & 00000-21585-0200)*

Tract Description: **The Camp Creek 160 Tract (#03019-00425)** is a ±160-acre tract of timberland located in western Union County about 12 miles west of El Dorado, AR, five miles southeast of Mount Holly and four miles southwest of the Lisbon community (North 33.241943°, West 92.892957°). A woods road from Bethel Road runs southward to the north boundary. Additionally, a woods road extends from the west off an improved gravel road. The timber consists of three stands. Along Camp Creek is a natural stand of hardwood timber that covers about 49 acres. The west forty is a pine plantation that was established circa 1990 while the remaining acreage, about 73 acres, contains a loblolly pine plantation that was established in 2010. According to the USDA NRCS web soil survey, the upland soils where the stand of pine timber are located consist primarily of various fine sandy loam soils while the bottomland acreage has primarily Guyton silt loam soil. All soils on the property are reported to have a site index of 90 feet for loblolly pine at a base age of 50 years. With abundant game such as deer and turkey, this may be the timberland investment you've been looking for!

Note: A 70-ft wide right-of-way that will cross the property from east to west has been granted. The said right-of-way has not been constructed but is depicted on timber type map attached to this sale notice. A copy of the right-of-way instrument is available upon request.

Publication date: 2/12/2025

Neeley Forestry conducted an inventory of the property in September 2024. The inventory was a variable radius sample point inventory using a 10-factor prism in stand #03 (creek bottom) and a 15-factor prism in the pine stands. The table below provides a summary of the timber cruise results. More detailed timber information is available upon request.

Stand #:	04025-01		04025-02		04025-03		TOTALS	
Stand Description:	1990 pine plt		2010 pine plt		creek bottom		All Stands	
GIS Acres:	40.2		72.8		48.9		161.9	
<u>Product</u>	<u>Tons</u>	<u>#Trees</u>	<u>Tons</u>	<u>#Trees</u>	<u>Tons</u>	<u>#Trees</u>	<u>Tons</u>	<u>#Trees</u>
Pine sawtimber	1,923.2	2,274	779.2	1,690	31.9	30	2,734.3	3,993
Pine chip-n-saw	755.2	1,537	1,747.5	4,845	0.0	0	2,502.7	6,382
Pine pulpwood	2,632.8	7,039	5,834.7	23,268	0.0	0	8,467.5	30,307
Pine topwood	1,054.5	--	651.5	--	23.0	--	1,729.0	--
Red Oak sawtimber	66.5	99			748.3	356	814.8	455
White Oak sawtimber	0.0	0			111.7	84	111.7	84
Misc. Hdwd sawtimber	0.0	0			668.0	567	668.0	567
Hardwood pulpwood	268.1	595	83.8	483	1,067.9	2,324	1,419.8	3,401
TOTALS	6,700.3	11,543	9,096.7	30,285	2,650.8	3,360	18,447.8	45,189

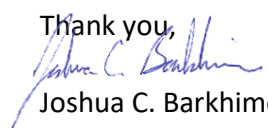
Note: The above timber volume estimates were derived from sampling methods deemed reliable, however due to variations associated with sampling, wood utilization, etc. these estimates are not guaranteed in any manner.



CONDITIONS OF SALE:

1. Sealed bids will be received at the office of United Country – Neeley Forestry Service, Inc., 915 Pickett Street, Camden, AR 71701, until **10:00 a.m. Thursday, March 13th, 2025** and at that time PRIVATELY opened. If your bid is mailed, please indicate on the outside of the envelope **“BID ON CAMP CREEK 160 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 3:00 pm March 18th, 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 they may possess.
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 for 2025 will be pro-rated up to the closing date and credited to the Buyer.
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 property is 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 shall enter onto the property for the purpose of inspecting said property. 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.

BID/OFFER FORM
'CAMP CREEK 160' LAND SALE
BID DATE: THURSDAY, MARCH 13TH, 2025, 10:00 am

Camp Creek 160 (#03019-04025) ±160 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. Tuesday, March 18th, 2025. 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 / Individual (PRINT)

BY: _____

Name of Authorized Buyer (PRINT)

SIGNATURE: _____

Address: _____

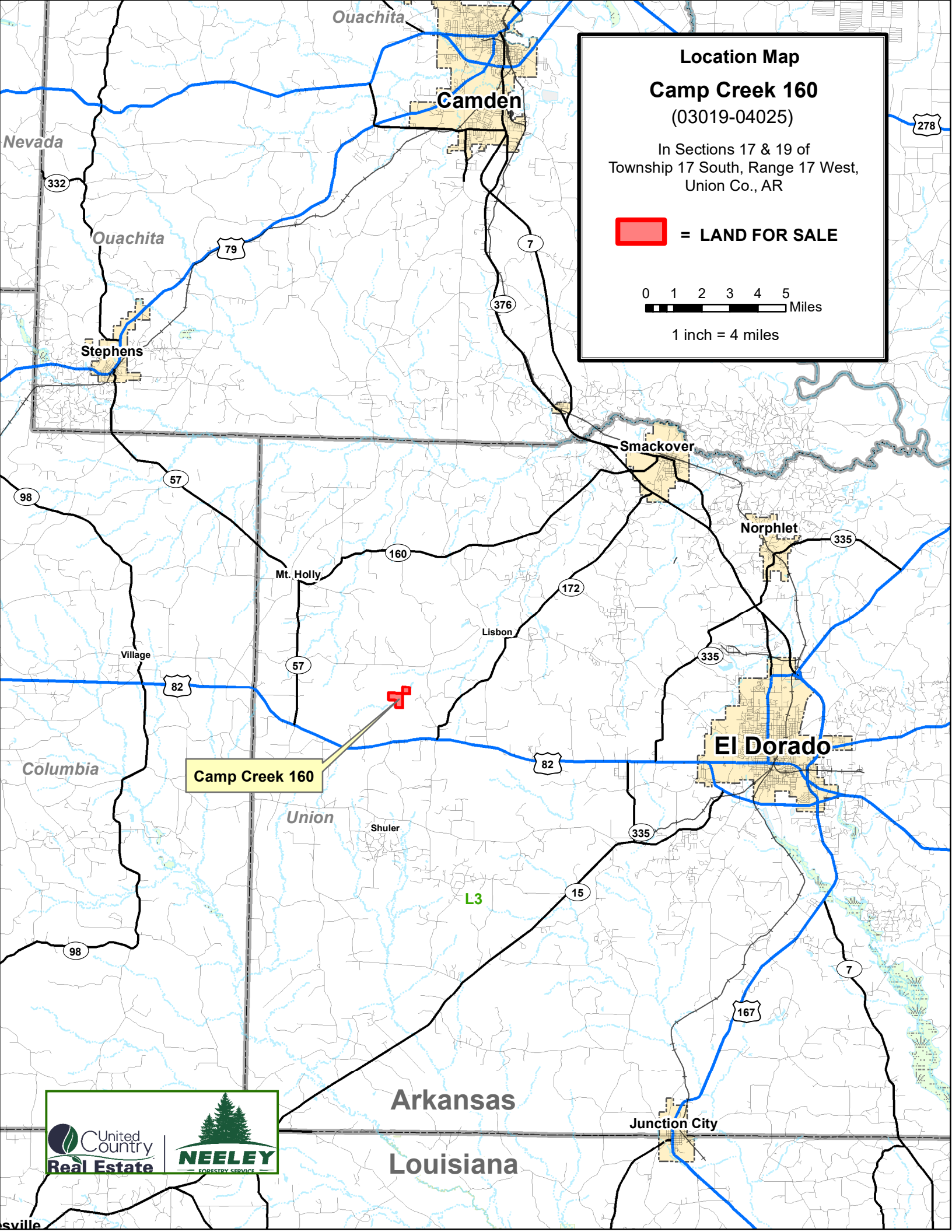
Email Address: _____

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



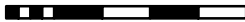
Location Map

Camp Creek 160

(03019-04025)

In Sections 17 & 19 of
Township 17 South, Range 17 West,
Union Co., AR

 = LAND FOR SALE

0 1 2 3 4 5
 Miles

1 inch = 4 miles



Township 17S - Range 18W

SEE PAGE 19

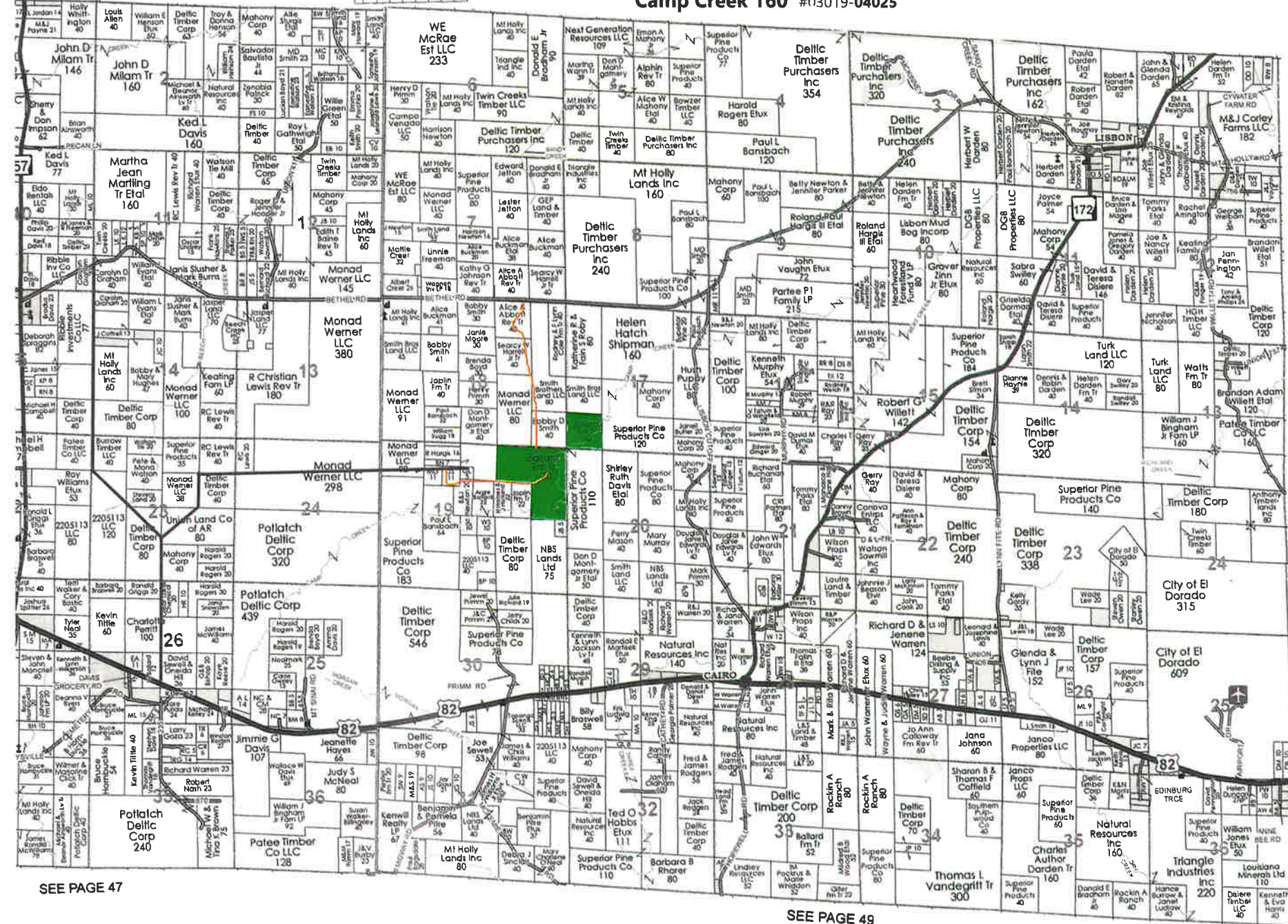


= Land for Sale

Camp Creek 160 #03019-04025

Township 17S - Range 17W

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Forest Type Map

Landowner: Ballard Family Limited Partnership

County: Union

S-T-R: 17,19 -17S-17W

Acres: 160 Acres per taxes (GIS: 161.9)

Legals: SW¼ SW¼ Section 17; E½ NE¼ & NW¼ NE¼ Section 19

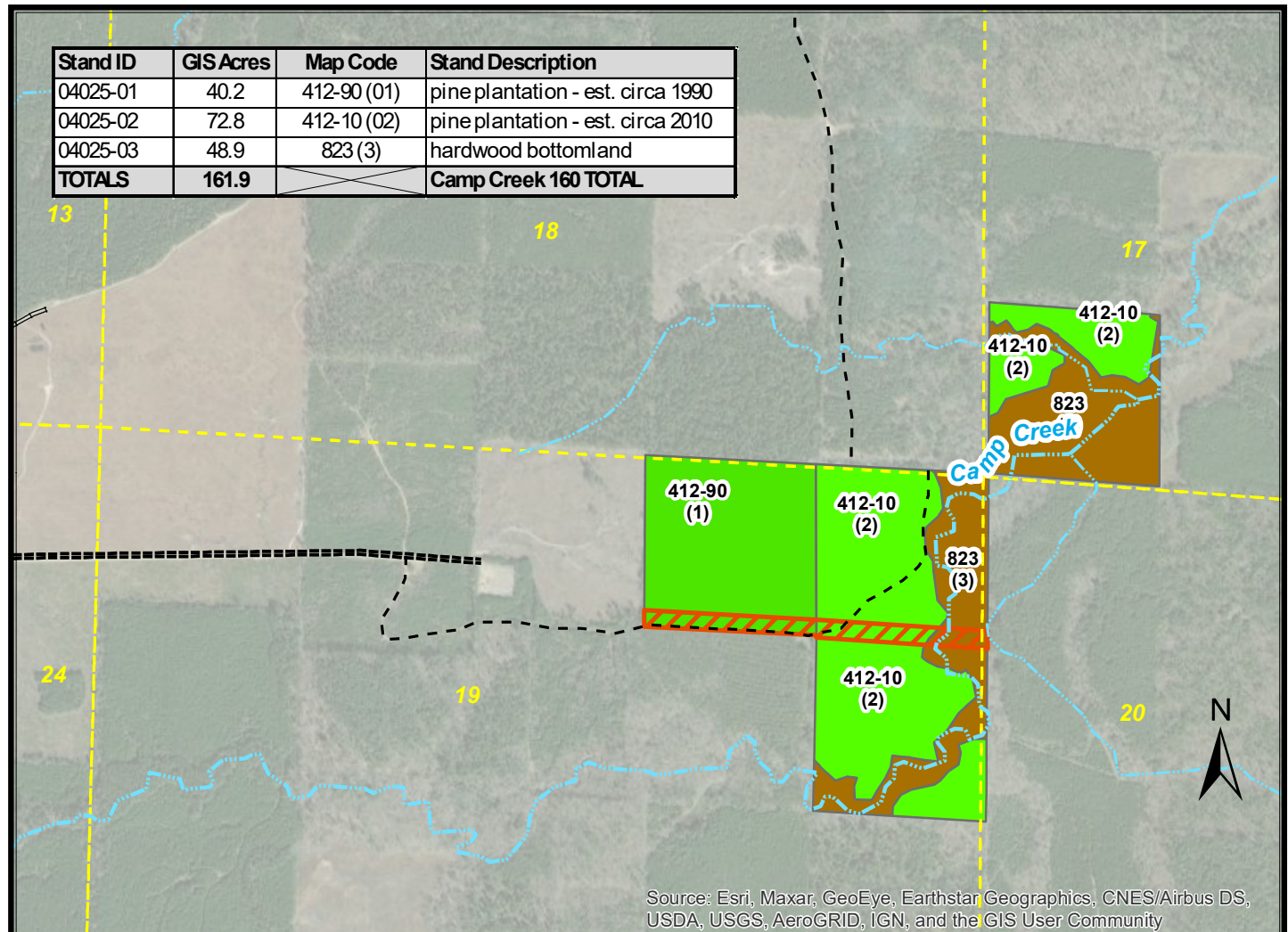
Tax ID(s): 00000-21559-0000, 00000-21583-0000, 00000-21584-0000, & 00000-21585-0200

Camp Creek 160

#03019-04025



0 0.25 Miles



Legend

- township boundary
- section boundary
- electrical right-of-way
- pipeline
- stream
- gate
- structure / dwelling
- interstate hwy
- US highway
- state highway
- improved local road
- woods road
- ATV trail

Forest Types

- 41#-## pine plantation premerch. - yr est.
- 41#-## pine plantation - yr est.
- 42# pine - natural
- 52# mixed pine & hardwood
- 52# mixed hardwood & pine
- 82# hardwood
- 93# NF - swamp / marsh
- 94# NF - water
- 95# NF - wildlife opening
- 99# NF - other
- = easement to be constructed

Land Lines: Yellow. Need to be painted

Reproduction:

Herbicide:

Logging Conditions: Semi-wet weather logging.

Last Thinning:

Next Thinning:

Other Comments: Lanxess salt water line easement conveyed in 2022. This 70' wide easement is not yet constructed. Survey shows it to cover 4.259 acres.

Staellite Image Map

Image Date: 2/24/24

Camp Creek 160

(03019-04025)

In Sections 17 & 19 of
Township 17 South, Range 17 West,
Union Co., AR



= property boundary

0 1,000 2,000
Feet

1 inch = 1,000 feet

