NOTICE OF LAND SALE

Sandy Bend Oilfield Forty

(#03019-**004083**)

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 40 acres (per Tax Records). This property, **Sandy Bend Oilfield Forty**, is being offered through a lump sum sealed bid sale. Bids will be received until **Thursday, December 4th, 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 Northeast Quarter of the Northeast Quarter (NE/4, NE/4) of Section 36 of Township 17 South / Range 13 West, Union County, Arkansas, containing +/- 40 acres (Tax Record: 00000-12808-0000)*

Tract Description: **The Sandy Bend Oilfield Forty** (#03019-**004083**) is a ±40-acre tract of timberland located in eastern Union County about five miles east of Lawson, AR and four miles northeast of Urbana, AR (North 33.201297°, West 92.392037°). Best access to the northwest corner of the property be found using a gravel oilfield road that runs for about a third of a mile to a gravel oilfield road known as "Sandy Ridge Lane" that then runs northerly for about a mile to the southern edge of "Philadelphia RD" (gate at the intersection of these two roads). About 31 acres were planted with pine roughly 30 years ago and were first-thinned around the year 2011; another ~6 acres remain unthinned within a small creek drain area. The remaining land is comprised of roads and oil field sites. According to the USDA NRCS web soil survey, the property is based upon an assortment of sandy-silt loam soils which give the land a weighted average soil site index of 89.5 feet (base age 50 years). If you are looking for a great timber investment parcel with room to hunt on, don't mis out!

Neeley Forestry conducted an inventory of the property in October 2025. The inventory was a variable radius sample point inventory using a 15-factor prism. The table below provides a summary of the timber cruise results. More detailed timber information is available upon request.

PRODUCT	MBF	TONS
Pine sawtimber	210.519	2,221.8
Pine chip-n-saw	36.524	434.2
Pine pulpwood	N/A	674.2
Pine topwood	N/A	494.2
Red Oak sawtimber	-	-
White Oak sawtimber	-	-
Misc. Hardwood sawtimber	-	-
Hardwood pulpwood	N/A	119.3
Total Contributory Value of Merch. Timber	**247.042**	**3,943.7**

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, December 4th, 2025** and at that time PRIVATELY opened. If your bid is mailed, please indicate on the outside of the envelope "**BID ON 'Sandy Bend Oilfield Forth' 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. A survey completed in April 2025 is available upon request.

3. The Sellers reserve the right to accept any bid or reject all bids. Bids shall remain valid through 3:00 pm December 9th, 2025. 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 CONVEY, without warranty 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.

Township 17 South / Range 13 West

Township 17 South / Range 12 West

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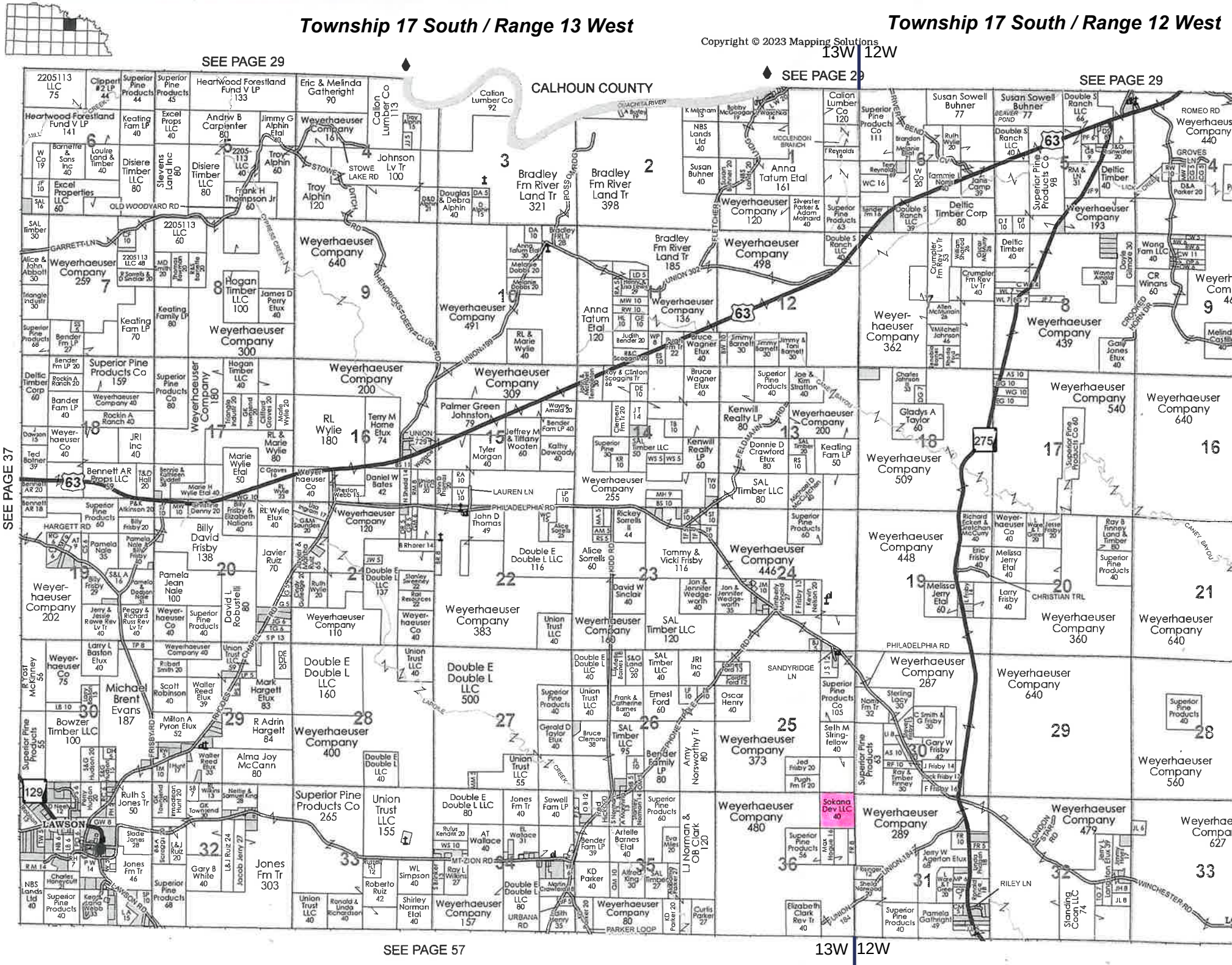
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13W 12W
LAWSON
Weyerhaeuser Company 640
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Weyerhaeuser Company 439
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Weyerhaeuser Company 200
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Weyerhaeuser Company 383
Weyerhaeuser Company 160
Double E Double L LLC 500
Double E Double L LLC 160
Weyerhaeuser Company 400
Weyerhaeuser Company 373
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Weyerhaeuser Company 202
Weyerhaeuser Company 110
Weyerhaeuser Company 157
Weyerhaeuser Company 136
Weyerhaeuser Company 120
Weyerhaeuser Company 200
Weyerhaeuser Company 193
Weyerhaeuser Company 440
Weyerhaeuser Company 373
Bradley Fm River Land Tr 321
Bradley Fm River Land Tr 398
Bradley Fm River Land Tr 185
Anna Tatum Etal 161
Anna Tatum Etal 120
Calion Lumber Co 92
Calion Lumber Co 113
Calion Lumber Co 120
Johnson Lv Tr 100
Troy Alphin 120
Troy Alphin 60
Hogan Timber LLC 100
Hogan Timber LLC 40
Superior Pine Products Co 159
Superior Pine Products Co 80
Superior Pine Products Co 111
Superior Pine Products Co 98
Superior Pine Products Co 105
Superior Pine Products Co 60
Superior Pine Products 265
Superior Pine Products 55
Superior Pine Products 68
Superior Pine Products 40
Superior Pine Products 63
Superior Pine Products 56
Superior Pine Products 60
Deltic Timber Corp 80
Deltic Timber 40
Deltic Timber 80
Deltic Timber Corp 60
Bowzer Timber LLC 100
Michael Brent Evans 187
Billy David Frisby 138
Pamela Jean Nale 100
Jones Fm Tr 303
Jones Fm Tr 46
Ruth S Jones Tr 50
Alma Joy McCann 80
R Adrin Hargett 84
Mark Hargett Etux 83
Bennett AR Props LLC 59
Keating Family LP 80
Keating Fam LP 70
Keating Fam LP 40
Keating Fam LP 50
Disiere Timber LLC 80
Disiere Timber LLC 80
Stevens Land Inc 80
Excel Properties LLC 60
Excel Props LLC 40
Heartwood Forestland Fund V LP 141
Heartwood Forestland Fund V LP 133
Clipper #2 LP 44
Superior Pine Products 44
Superior Pine Products 45
Andrew B Carpenter 80
Jimmy G Alphin Etal 40
Frank H Thompson Jr 60
Eric & Melinda Gatheright 90
Douglas & Debra Alphin 40
Anna Tatum Etal 30
Melanie Dobbs 20
Bradley Fm Tr 28
Bradley Fm Tr 29
Judith Bender 20
Bruce Wagner Etux 40
Jimmy Barnett 30
Jimmy & Toni Barnett 30
Roy & Clinton Scoggins Tr 66
Joe & Kim Stratton 40
Charles Johnson
Gladys A Taylor 60
Kenwill Realty LP 80
Kenwill Realty LP 60
Donnie D Crawford Etux 80
SAL Timber LLC 80
SAL Timber LLC 50
SAL Timber LLC 120
SAL Timber LLC 95
Tyler Morgan 40
Palmer Green Johnston 79
Jeffrey M & Tiffany Wooten 60
Kathy Dewoody 40
Daniel W Bates 42
RL Wylie 180
Terry M Home Etux 74
Marie Wylie Etal 50
RL & Marie Wylie 80
RL & Marie Wylie 40
Preston Webb 15
John D Thomas 49
Rickey Sorrells 44
Alice Sorrells 60
Double E Double L LLC 116
Double E Double L LLC 137
Tommy & Vicki Frisby 116
David W Sinclair 40
Jon & Jennifer Wedgeworth 40
Jon & Jennifer Wedgeworth 35
Kimberly Morgan
Melissa Jerry Etal 60
Melissa Jerry Etal 40
Larry Frisby 40
Eric Frisby 40
Richard Eckert & Gretchen McCurry 40
Ray & Finney Land & Timber 80
Superior Pine Products 40
Ernest Ford 60
Oscar Henry 40
Frank & Catherine Barnes 40
Gerald D Taylor Etux 40
Bruce Clemons 38
Bender Family LP 80
Amy Norsworthy Tr 80
Selh M Stringfellow 40
Sterling Locy 30
Gary W Frisby 42
Jed Frisby 20
Pugh Fm Tr 20
Sokana Dev LLC 40
Jerry W Agerton Etux 68
Pamela Gathright 49
Elizabeth Clark Rev Tr 40
Artelle Barnes Etal 40
Alfred King 30
KD Parker 40
Curtis Parker 27
LJ Norman & OB Clark 120
Roberto Ruiz 42
WL Simpson 40
Shirley Norman Etal 40
Ray L Williams 27
Gary B White 40
L & J Ruiz 24
Jacob Jerry 27
Slade Jones 28
Charles Honeycutt 21
Kenyatta Webb 13
NBS Lands Ltd 40
Michael D McCutchen 40
Susan Sowell Buhner 77
Double S Ranch LLC 66
Double S Ranch LLC 40
Double S Ranch LLC 39
Double S Ranch LLC 40
Anna Tatum Etal 161
Susan Buhner 40
NBS Lands Ltd 40
Silverster Parker & Adam Mainard 40
Crumpler Fm Rev Lv Tr 53
Crumpler Fm Rev Lv Tr 40
Allen McMunain 28
Mitchell Johnson 46
Wayne Arnold 30
Doyle Gilmore 30
Wong Fam LLC 40
CR Winans 60
Gary Jones Etux 40
Melinda Castillo 40
Ray L Williams 27
Jerry L Langston Etux 39
Jerry L Langston Etux 40
Ronald Hise
Slanding Coon LLC 74
Ruth Wylie 20
Tammie Norris 40
Jana Camp 39
Terry Reynolds
Brandon & Melanie Elliot
Susan Bowser 20
Susan Bowser 20
Melanie Dobbs 20
Anna Tatum Etal 30
Bobby McGoogan 19
Watchka 14
K Mitcham 13
T Reynolds 16
WC 16
Sender Fm 18
Bender Fm LP 40
Bender Fm LP 39
Bender Fm LP 27
Bender Fm LP 20
Bender Fm LP 30
Bender Fm LP 20
Rockin A Ranch 20
Rockin A Ranch 40
Bander Fam LP 40
Triangle Industr 30
Triangle Industr 20
Alice & John Abbott 30
Dawson 15
Ted Bolmer 39
Bennett AR 20
Bennett AR 18
Bennie & Kathleen Ruddell 36
Marie H Wylie Etal 40
Billy Frisby 20
Billy Frisby & Elizabeth Nations 40
Billy Frisby 29
Pamela Nale 35
Pamela Nale 31
Dayton Nale 31
Jerry & Jessie Rowe Rev Lv Tr 40
Peggy & Richard Russ Rev Lv Tr 40
Larry L Baston Etux 40
Robert Smith 20
Scott Robinson 40
Waller Reed Etux 39
Milton A Pyron Etux 52
Walter Reed Etux 35
Alma Joy McCann 80
Ruth S Jones Tr 50
Jones Fm Tr 46
Gary B White 40
Roberto Ruiz 42
Shirley Norman Etal 40
Ronald & Linda Richardson 40
Union Trust LLC 155
Union Trust LLC 40
Union Trust LLC 55
Union Trust LLC 59
Jones Fm Tr 40
Sewell Fam LP 40
Rulus Kendrick 20
AT Wallace 40
EL Wallace 31
Ruth Wylie 20
Jimmy Barnett 30
Jimmy & Toni Barnett 30
Joe & Kim Stratton 40
Bruce Wagner Etux 40
Wayne Arnold 20
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Aerial Map
004083 Sandy Bend Oifield Forty
+/- 40 acres (per Taxes)
Sec. 36-17S/13W
Union Co., AR

= property boundary

1 in = 1,320 feet

0 660 1,320 Feet

Created By: DN
Neeley Forestry Service, Inc.
915 Pickett St., Camden, AR 71701
Date: 10/27/2025

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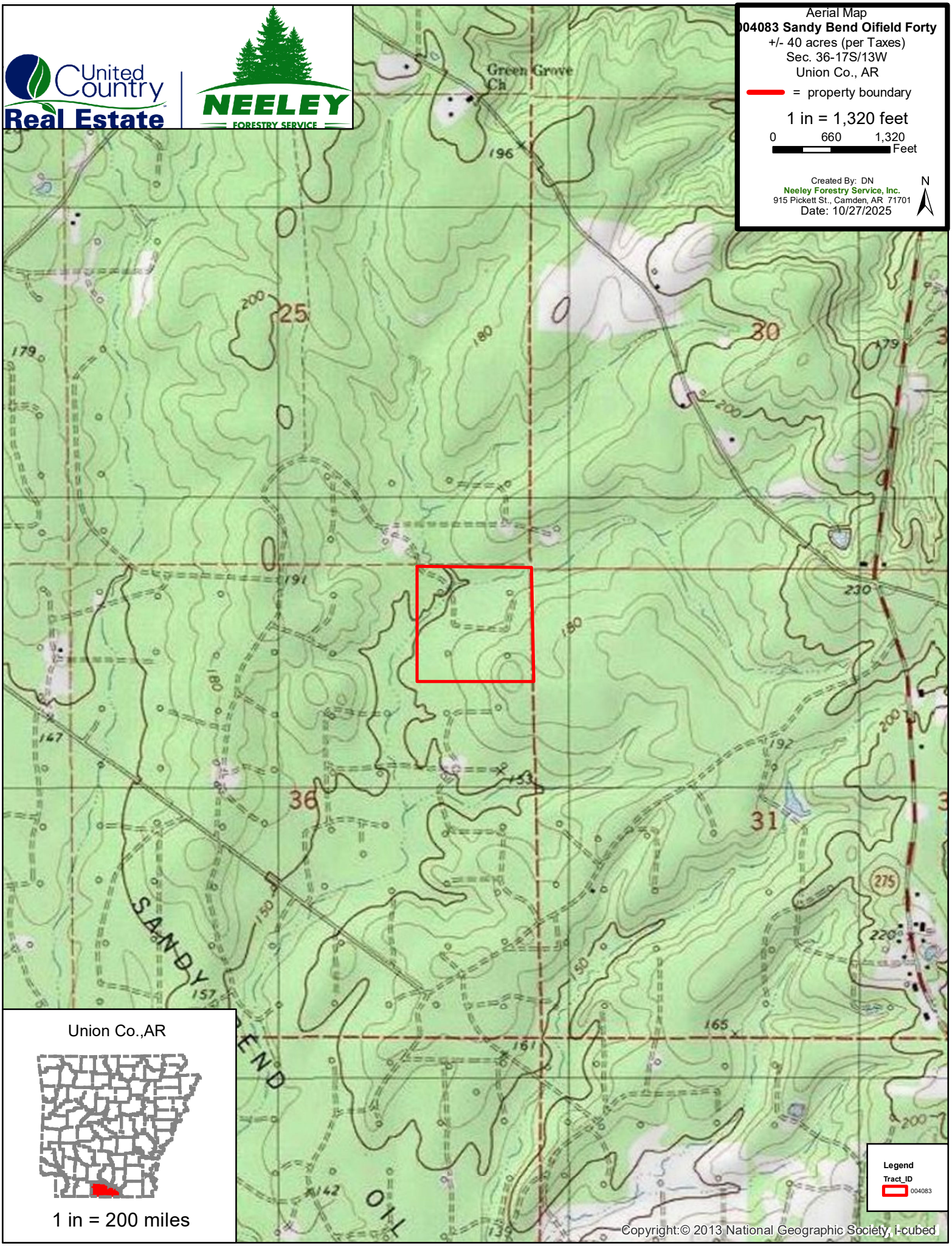

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Aerial Map
004083 Sandy Bend Oifield Forty
+/- 40 acres (per Taxes)
Sec. 36-17S/13W
Union Co., AR

= property boundary

1 in = 660 feet

0 330 660 Feet

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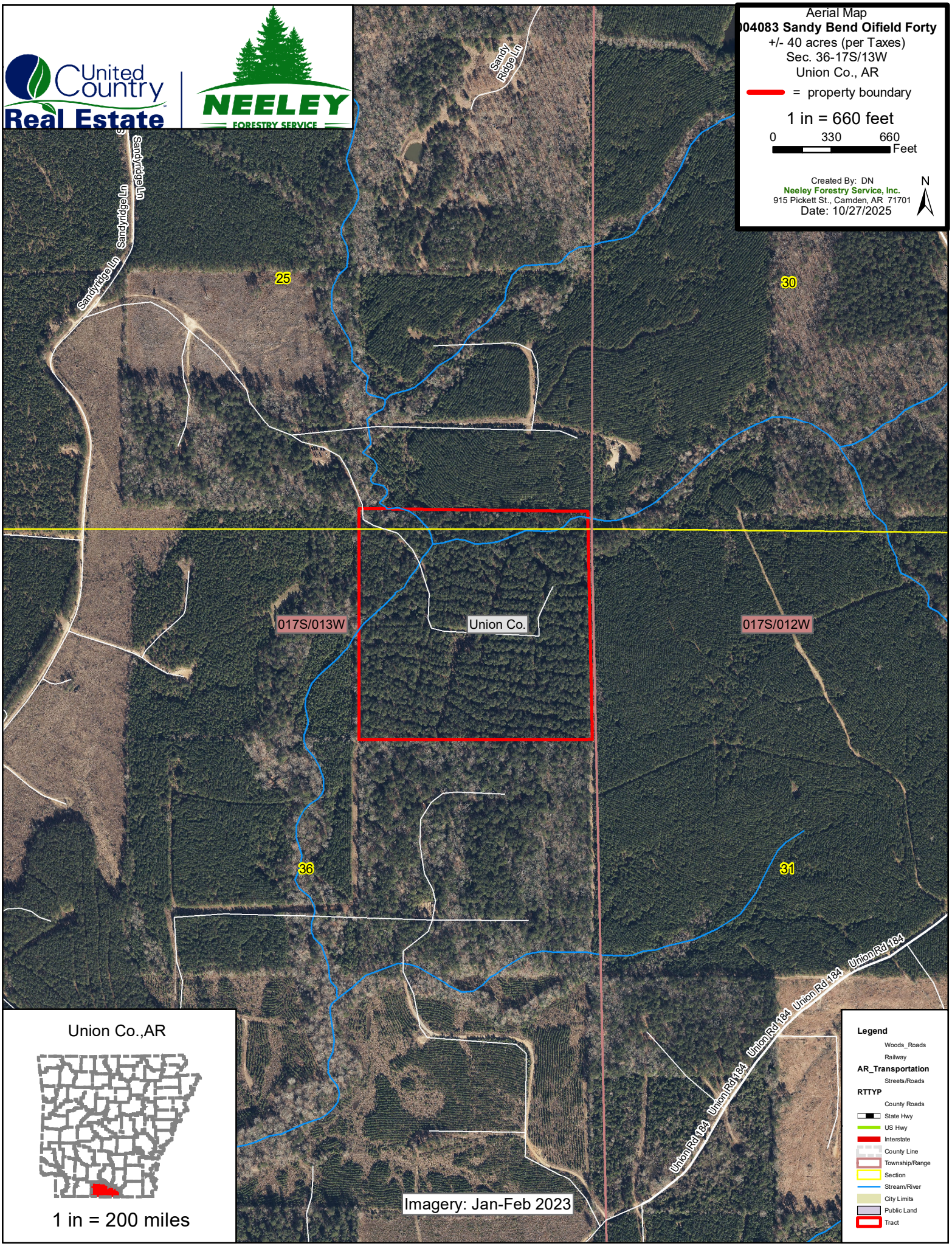

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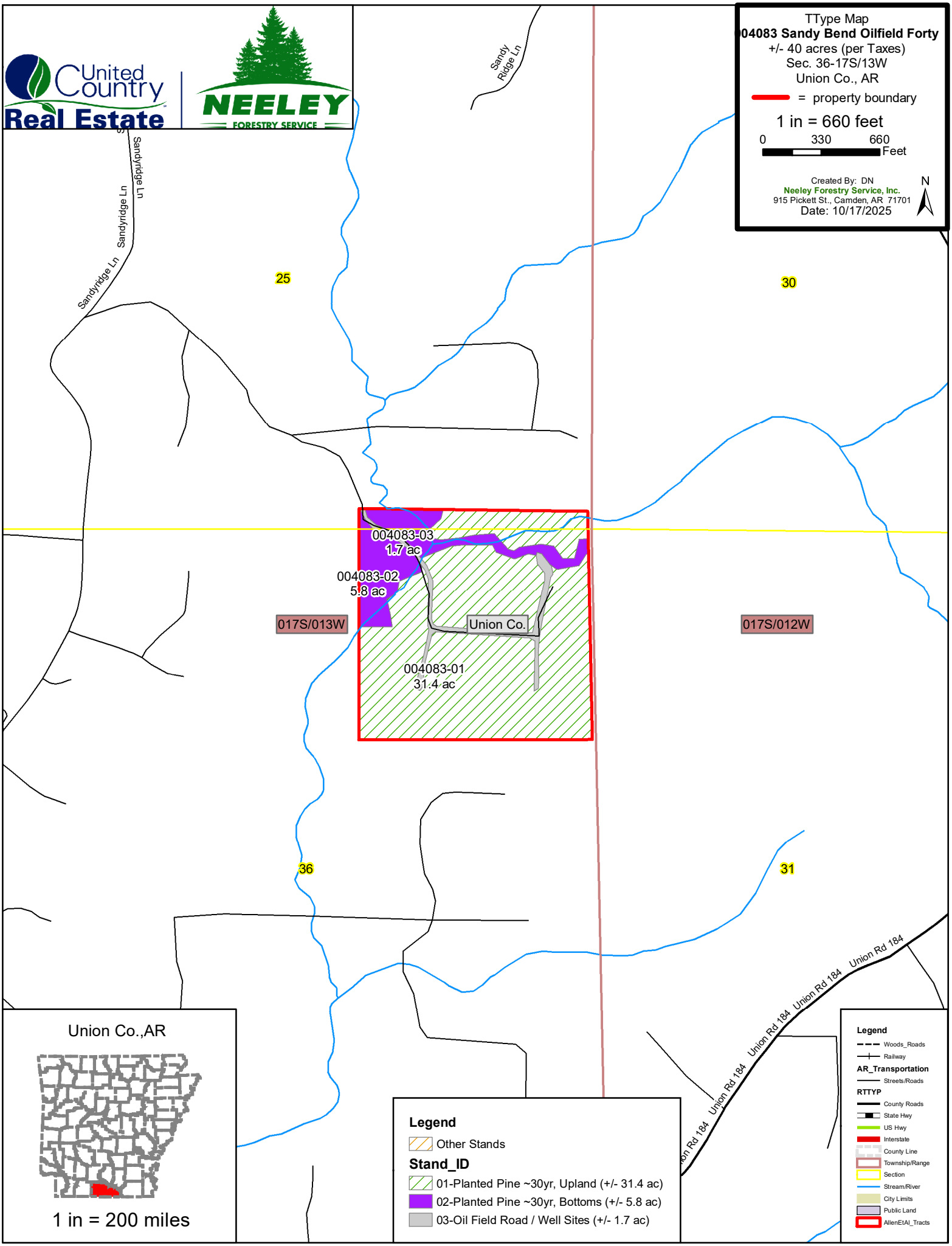

BID/OFFER FORM
'SANDY BEND OILFIELD FORTY' LAND SALE
BID DATE: THURSDAY, DECEMBER 4TH, 2025, 10:00 am

Sandy Bend Oilfield Forty (#03019-**004083**) ±40 acres (Per Taxes)..... **$** _____

*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, December 9th, 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