



## NEELEY FORESTRY SERVICE, INC.

*Jim Neeley, Consulting Forester, R.F., A.C.F.*  
*John David Neeley, Consulting Forester, R.F., A.C.F.*

915 Pickett Street  
Camden, Arkansas 71701

"MANAGING FORESTS FROM ONE GENERATION TO THE NEXT."

*Since 1972*

OFFICE - 870-836-5981

FAX - 870-836-7432

J.N. HOME - 870-836-8744

J.D.N. HOME - 870-836-6970

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

## NOTICE OF LAND SALE



United Country – Neeley Forestry Service, Inc., acting as agent for the seller, has been authorized to sell a tract of land located in central Grant County, Arkansas containing +/- 237.06 acres. Are you looking for a prime Arkansas timberland investment with the perks of being utilized for recreational hunting and/or development?!! Look no further! The South Sheridan tracts feature a combined sum of  $\pm 237.06$  acres in the central part of Grant County just southwest of the city limits of Sheridan, AR. Access to the property is very good with frontage on state highway #46 along with a private gravel woods road. According to USDA soil survey information, the tract consists of an assortment of gravelly / fine sandy-loam soils. This property is being offered through a sealed bid sale. Bids will be received until Thursday, October 20th, 2016 at 10:00am. The tract is being offered as three separate parcels and as a whole. The various parcels offer recreational and timberland investment opportunities as well as development opportunities! Below is a summary of the three tracts that are being offered. More detailed information about each tract as well as conditions of the sale can be found throughout this sale notice.

**Tract A (#03019-03359)  $\pm 205.06$  acres**

**Tract B (#03019-03360)  $\pm 16.28$  acres**

**Tract C (#03019-03361)  $\pm 15.72$  acres**

**TOTAL =  $\pm 237.06$  acre**

The advertised acreage for each tract is based upon GIS calculations for parcels B and C with tract A containing the residual acreage as indicated by tax assessment records. Sellers will provide a survey as needed to partition the property should the bid sale call for it. The division line between parcels A and B shall be a line lying 15 feet south and west of the centerline of the main access road to a point where said line intersects the east line of the SW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 29, Township 5 South, Range 13 West. Utilities exist on or near the tracts allowing for use as a home / camp site within the Sheridan School District! Call United Country – Neeley Forestry Service, Inc. today at (870) 836-5981 for more information!

Neeley Forestry Service, Inc. conducted a timber inventory of the property in August 2016. The inventory for the merchantable stands was a variable-radius plot (prism) inventory using a 10-factor prism at a sample intensity of approximately one sample point per 2½ acres. Those stands that are not yet merchantable were inventoried with 1/100<sup>th</sup>-acre fixed radius plots at a sample intensity of one plot per four acres.

COMPLETE FOREST MANAGEMENT SERVICE, TIMBER SALES, TIMBERLAND SALES,  
CERTIFIED APPRAISALS, INVENTORIES

**Legal Description**  
(Total Acreage ±237.06 acres)

The East Half of the Southwest Quarter (E½ SW¼), and Part of the Southwest Quarter of the Southwest Quarter (Pt. SW¼ SW¼) in Section 20; The Northeast Quarter of the Northwest Quarter (NE¼ NW¼) and the West Half of the Northeast Quarter (W½ NE¼) in Section 29 – All within Township 5 South / Range 13 West, Grant County, Arkansas, containing 237.06 acres, more or less.

**Tract Descriptions**

The **South Sheridan Tract A (#03019-03359)** is a roughly 205.06 acre parcel available to be subdivided from the entire tract. The property has been utilized as a tree farm for timber production. An extensive road network exists throughout the entire property allowing easy access for both recreational and timber harvest operations. The following tables show a breakdown of the silvicultural practices applied to this parcel, a summary of the estimated merchantable timber, and a summary of the estimated premerchantable stocking levels:

South Sheridan A #03359 - Silvicultural Practices			
STAND ID	ACRES	YEAR EST.	OPERATIONAL NOTES
122	38.8	2003-2005	Planted Pine, No Pine Release Spray
112-01	37.8	2001	Pine Plantation, Unthinned
112-04	40.5	2004	Pine Plantation, Unthinned
412-96	19.2	1996	Pine Plantation, 2010 First-Thinning
412-01a	40.2	2001	Pine Plantation, 2010 First-Thinning
412-01b	17.2	2001	Pine Plantation, 2011 First-Thinning
822	3.2	N/A	Natural Hardwood
162	1.9	N/A	Utility R-o-W
982	4.8	N/A	Private Road
992	0.4	N/A	Camp Site

Merchantable Stands: 117.5 acres, 49 Ten-factor variable plots												
PRODUCT	#03359-112-01		#03359-412-01a		#03359-412-01b		#03359-412-96		#03359-822		#03359-Total	
	TONS	MBF	TONS	MBF	TONS	MBF	TONS	MBF	TONS	MBF	TONS	MBF
Pine Saw	15.0	1.677	453.0	50.691	-	-	77.0	8.512	35.0	6.400	580.0	67.280
Pine Chip-n-Saw	276.0	24.954	1,154.0	98.771	80.0	7.067	399.0	34.331	-	-	1,909.0	165.123
Pine Pulpwood	4,792.0	N/A	2,015.0	N/A	1,020.0	N/A	695.0	N/A	-	N/A	8,522.0	-
Pine Topwood	179.0	N/A	811.0	N/A	45.0	N/A	245.0	N/A	10.0	N/A	1,290.0	-
Oak Saw	-	-	-	-	-	-	-	-	74.0	10.867	74.0	10.867
Misc. Hardwood Saw	-	-	-	-	-	-	-	-	73.0	9.082	73.0	9.082
Hardwood Pulpwood	15.0	N/A	15.0	N/A	13.0	N/A	-	N/A	122.0	N/A	165.0	-
Hardwood Topwood	-	N/A	-	N/A	-	N/A	-	N/A	53.0	N/A	53.0	-
	5,277.0	26.631	4,448.0	149.462	1,158.0	7.067	1,416.0	42.843	367.0	26.349	12,666.0	252.352

Reproduction Stands: 79.3 acres 19 one-hundredth acre fixed radius plots						
SPECIES	#03359-112-04			#03359-122		
	Avg. DBH	BA	TPA	Avg. DBH	BA	TPA
Pine	7.3	132	430	5.4	100.1	556
Oak	0	0	0	2.5	5.1	133
Misc. Hardwood	4	3.6	40	2.6	14.1	311

**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. Cruised timber acres were calculated on the computer using GIS spatial mapping – they are not guaranteed in any manner by the seller, the seller's agents, or managers. Prospective buyers should verify information for themselves.

The **South Sheridan Tract B (#03019-03360)** is a roughly 16.28-acre parcel available to be subdivided from the entire tract. This parcel is being offered as a potential home site lot with extended acres of 11-13 year old planted pine. This stand has not been sprayed against hardwood regeneration and no timber evaluation was conducted due to its young age. A timbered SMZ and utility right-of-way covers nearly an acre of the parcel. Direct frontage exists to State Highway 46 for a potential driveway to be constructed into the parcel. A new survey will be provided by the seller(s) to subdivide off this parcel should the sealed bid date show the sale of the three tracts individually be more acceptable to the seller(s).

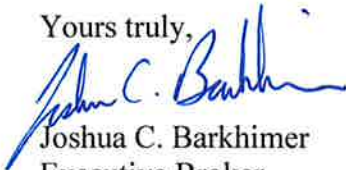
The **South Sheridan Tract C (#03019-03361)** is a roughly 15.72-acre parcel available to be subdivided from the entire tract. This parcel is being offered as a potential home site lot with extended acres of 11-13 year old planted pine. This stand has not been sprayed against hardwood regeneration and no timber evaluation was conducted due to its young age. A timbered SMZ and utility right-of-way covers practically 2.5 acres of the parcel. Direct frontage exists to State Highway 46 for a potential driveway to be constructed into the parcel. A new survey will be provided by the seller(s) to subdivide off this parcel should the sealed bid date show the sale of the three tracts individually be more acceptable to the seller(s).

#### **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, OCTOBER 20TH, 2016.** At that time the bids will be privately opened. If your bid is mailed, please indicate on the outside of the envelope “**BID ON SOUTH SHERIDAN LAND SALE**”. Bids may be faxed to (870) 836-7432. No telephone bids will be accepted; bids must be faxed, mailed, or hand delivered. Please call to verify receipt of your bid.
2. Bids on the entirety (±237.06 acres) or Tract A should be made for a specific dollar amount - No per acre bids. If the buyer wishes to bid on tract B or C, the offer can be submitted as a PER ACRE bid. Should tract B and/or C be sold individually, the final sales price will be dependent upon a new survey provided by the Seller.
3. The owner reserves the right to accept any bid or reject all bids.
4. Bids shall remain valid through 3:00 p.m. Tuesday, October 25th, 2016. The successful Bidder shall be notified at or before this time. Upon notification of acceptance of the offer, a formal contract of sale between the Buyer and Seller shall be executed within seven business days. Earnest money in the amount of 10% of the bid amount shall be due upon execution of the sale contract. The 10% earnest money funds for parcels B & C shall be based upon the bid amount at the advertised estimated acreage.
5. The Seller shall convey title to the property via Warranty Deed.
6. Acreage is believed to be correct, but is not guaranteed. Advertised total acreage is as shown on the tax assessment, individual parcel acreage were estimated using GIS software. Survey to be provided by the Seller for parcels B & C.

7. The Seller's interests in all rights pertaining to interests in oil, gas, and other fugacious minerals in, on, or under the property shall convey without warranty.
8. The Seller will pay for deed preparation and costs associated with title search and title commitment along with ONE-HALF (1/2) of the closing fee and revenue stamps. The Buyer shall pay for deed recording and any additional closing costs increase caused by Buyer, such as those costs associated with financing, along with ONE-HALF (1/2) of the closing fee and revenue stamps.
9. Property taxes shall be prorated to the day of closing.
10. Closing shall occur within 45 days of contract execution or within 20 days of the delivery of a survey a completed survey, whichever is later.
11. The property is being offered "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 Bidders/Buyers should verify themselves all information pertaining to the property to their satisfaction; including but not limited to acres, timber, and access.
12. If you have received this notice, you are considered a prospective Buyer/Bidder. Prospective Buyers/Bidders have the right to enter onto the property for the purpose of inspecting the 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 the Seller, its agents, and property managers from and against all claims, demands, or causes of action of every kind, nature, and description relating to access to or presence on the property.
13. Any personal property items such as hunting blinds, game feeders, wildlife cameras, or other man-made items do not convey with the property unless otherwise stated.

Yours truly,



Joshua C. Barkhimer  
Executive Broker

United Country – Neeley Forestry Service, Inc.

**BID/OFFER FORM**  
**SOUTH SHERIDAN LAND SALE**  
**BID DATE: THURSDAY, OCTOBER 20TH, 2016, 10:00 am**

\*\*\*Choose one of the following two options\*\*\*

OPTION #1: Individual Parcel Bids

**South Sheridan Tract A (#03019-03359)** ±205.06 GIS acres...\$ \_\_\_\_\_ Total

**South Sheridan Tract B (#03019-03360)** ±16.28 GIS acres.....\$ \_\_\_\_\_ per acre

**South Sheridan Tract C (#03019-03361)** ±15.72 GIS acres.....\$ \_\_\_\_\_ per acre

OPTION #2: Cumulative Total Bid

**Total South Sheridan Tract (All Parcels)** ±237.06 Tax acres..\$ \_\_\_\_\_ Total

\*\*\*Total\*\*\* Offers should be made for a specific dollar amount. Parcel 'A' and the Total are being offered in their entirety for a single sum and not on a per acre basis. Advertised acreage is not guaranteed.

\*\*My offer will remain valid through 3:00 p.m. Tuesday, October 25th, 2016. Successful bidder will be notified at or before that time by telephone, fax, or email. If my 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 or Individual

**BY:** \_\_\_\_\_  
Signature of Authorized Buyer

**Address:** \_\_\_\_\_  
\_\_\_\_\_

**Email Address:** \_\_\_\_\_

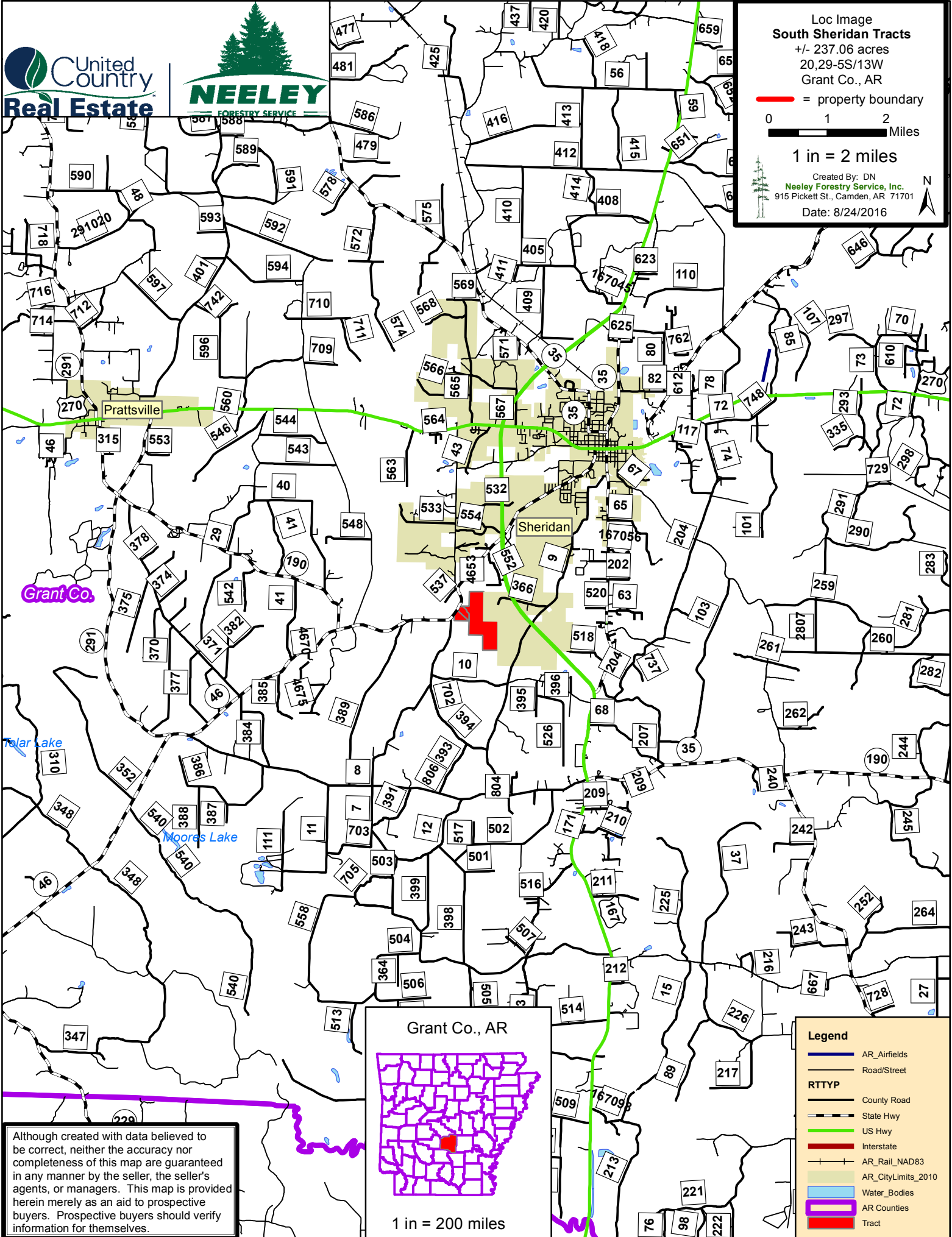
**Phone:** \_\_\_\_\_

**Fax:** \_\_\_\_\_

**Send bid/offer form to: United Country – Neeley Forestry Service, Inc.**  
**915 Pickett Street**  
**Camden, AR 71701**

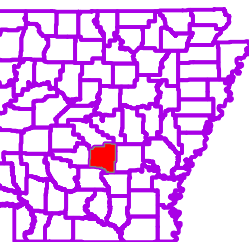
**Or Fax to: (870) 836-7432**





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.

Grant Co., AR



1 in = 200 miles

Legend

- AR\_Airfields
- Road/Street
- RTTYP
- County Road
- State Hwy
- US Hwy
- Interstate
- AR\_Rail\_NAD83
- AR\_CityLimits\_2010
- Water Bodies
- AR Counties
- Tract



Topo Image  
**South Sheridan Tracts**  
20,29-5S/13W  
in Grant Co., AR  
+/- 237.06 acres

0 660 1,320  
Feet

1 in = 1,320 feet

Created By: DN  
Neeley Forestry Service, Inc.  
915 Pickett St., Camden, AR 71701  
Date: 9/12/2016

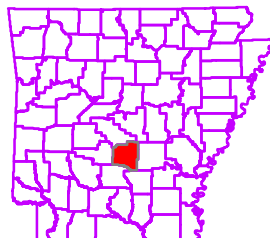


**South Sheridan B**  
(#03019-03360)  
+/- 16.28 ac

**South Sheridan A**  
(#03019-03359)  
+/- 205.06 ac

**South Sheridan C**  
(#03019-03361)  
+/- 15.72 ac

Grant Co., AR



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**Legend**

Tract

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Aerial Image  
**South Sheridan Tracts**  
20,29-5S/13W  
in Grant Co., AR  
+/- 237.06 acres

0 330 660  
Feet

1 in = 660 feet

Created By: DN  
Neeley Forestry Service, Inc.  
915 Pickett St., Camden, AR 71701  
Date: 9/12/2016



**South Sheridan B**  
(#03019-03360)  
+/- 16.28 ac

**South Sheridan A**  
(#03019-03359)  
+/- 205.06 ac

**South Sheridan C**  
(#03019-03361)  
+/- 15.72 ac

Grant Co.

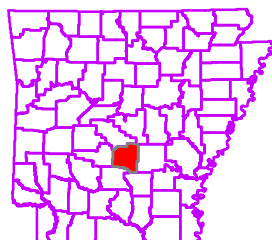
Sheridan

5 S/13 W

Google Earth:  
December 2015

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Grant Co., AR



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### Legend

— Road/Street

#### RTTYP

— Interstate

— US Hwy

— State Hwy

— County Road

— Railroad

— Airfield

— Streams

— County

— PLSS\_Township

— PLSS\_Section

— CityLimits\_2010

— Woodsroad

— Tract





**South Sheridan B**  
**(#03019-03360)**  
**+/- 16.28 ac**

**South Sheridan A**  
**(#03019-03359)**  
**+/- 205.06 ac**

**South Sheridan C**  
**(#03019-03361)**  
**+/- 15.72 ac**

Grant Co.

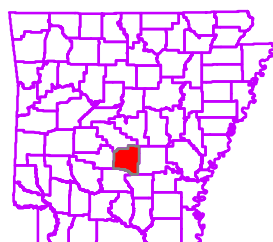
5 S / 13 W

**Comment**

- 122 (2003-5 Planted Pine, No Spray)
- 112-01 (2001 Plantation, Unthinned)
- 112-04 (2004 Plantation, Unthinned)
- 412-96 (1996 Plantation, 2010 1st Thin)
- 412-01a (2001 Plantation, 2010 1st Thin)
- 412-01b (2001 Plantation, 2011 1st Thin)
- 822 (Mostly Hardwood)
- 892 (Timbered SMZ)
- 162 (Utility RoW)
- 982 (Private Road)
- 992 (Non-Timbered / Camp Site)

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Grant Co., AR



1 in = 200 miles

**Legend**

— Road/Street

**RTTYP**

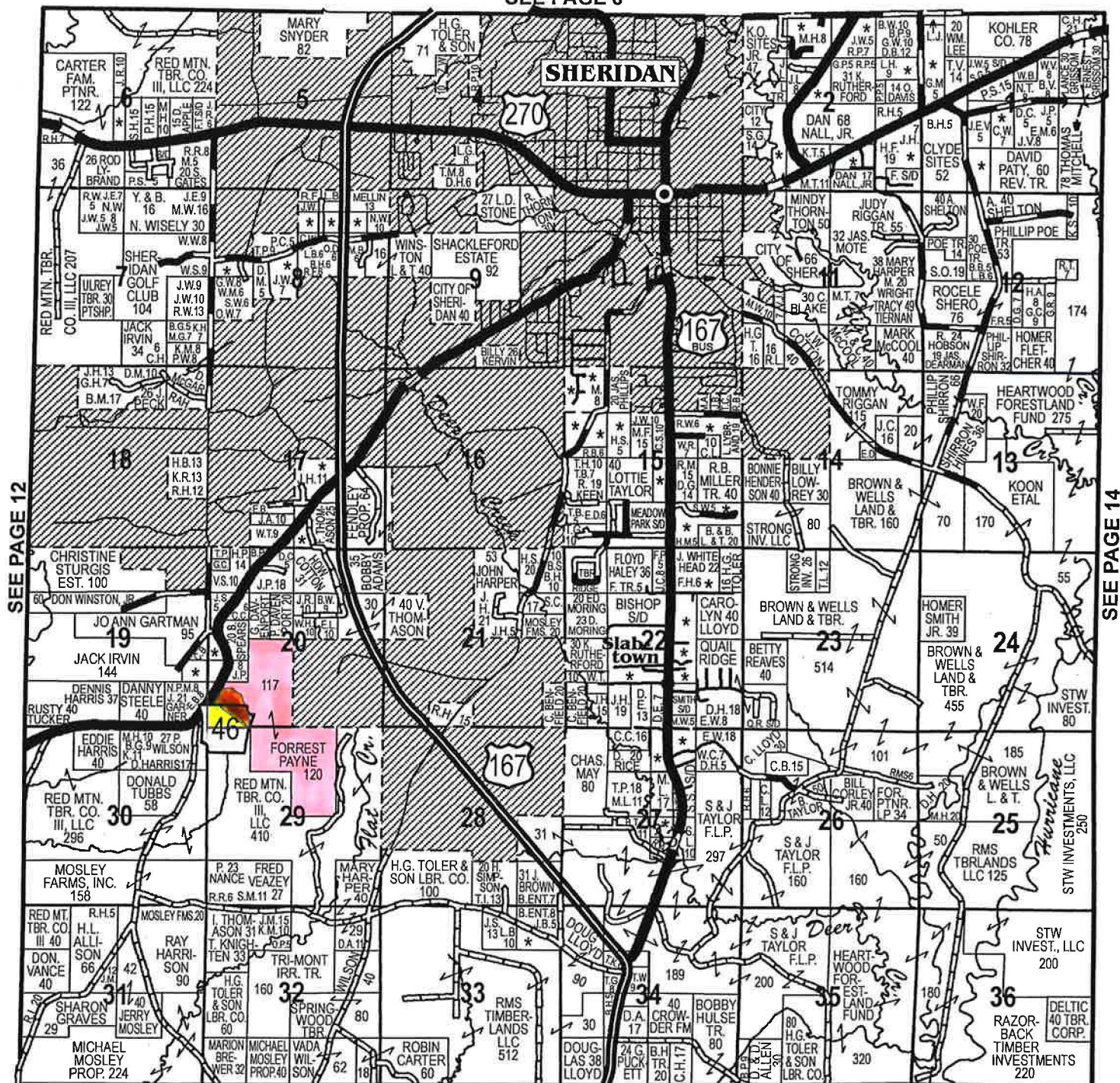
- Interstate
- US Hwy
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- PLSS\_Section
- Water\_Bodies
- Woodsroad
- Tract
- CityLimits\_2010



# TOWNSHIP 5 SOUTH RANGE 13 WEST


13

SEE PAGE 8




SEE PAGE 18

© SMITH MAPPING SERVICE

Land for Sale  
 = South Sheridan Tract A  
 (#03019-03359)

Land for Sale  
 = South Sheridan Tract B  
 (#03019-03360)

Land for Sale  
 = South Sheridan Tract C  
 (#03019-03361)