

106 East Columbia Street
P.O. Box 458
Magnolia, AR 71754-0458



March 28, 2024

Phone: 870-234-0700
Fax: 870-234-0105
Email: vicki@neilltimber.com
www.neilltimber.com

Dear Sir:

SOUTHERN OAKS REALTY, LLC, acting as Agent for the Seller, offers for sale THE BAKER ESTATE TRACT located in Columbia County, Arkansas, and more particularly described as follows:

Legal Description:

The west 67.73 acres of the N1/2 NW1/4 Section 19, Township 18 South, Range 19 West; and the East 14 acres of the NENE Section 24, Township 18 South, Range 20 West, Columbia County, Arkansas. Being 81.73 acres, more or less.

Tract Description:

This property is located approximately five miles south of Calhoun and is accessible via a paved county road. The tract joins the Bureson/Aldridge tract also being offered for sale. The property is supporting an excellent stocking of pine and hardwood and would make an excellent timberland investment and/or a recreational retreat.

Estimated Timber Volumes:

Pine Sawtimber	4,061 Tons
Pine Chip-n-Saw	378 Tons
Pine Pulpwood	977 Tons
Pine Topwood	822 Tons
White Oak Sawtimber	62 Tons
Red Oak Sawtimber	457 Tons
Misc Hardwood Sawtimber	156 Tons
Hardwood Pulpwood	1,509 Tons

Estimated timber volumes for this property were obtained from a timber cruise conducted by Kingwood Forestry Services, Inc. in November 2023. These volumes are not guaranteed and each bidder should obtain their own volume estimates.

We have included a topographical map showing the location of the property being offered for sale.

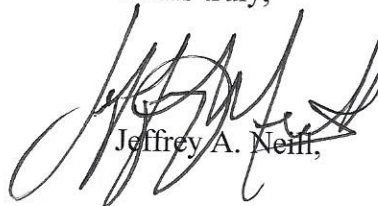
Prospective Buyers have the right to enter onto the property for the purpose of inspecting the property, with these inspections being conducted during daylight hours prior to the bid date. Prospective Buyers or their Agents understand and acknowledge that while on the subject property, they will assume all liability and shall indemnify Seller, or its Agents/Managers from and against all claims, demands, or causes of action of every kind, nature, and description relating access to or presence on the property.

TERMS OF SALE:

- 1) Sealed bids will be accepted at the office of Southern Oaks Realty, LLC, 106 East Columbia Street, Magnolia, Arkansas, until **10:00 A.M. on Tuesday, April 30, 2024**, or by mail at P. O. Box 458, also in Magnolia, by email to vicki@neilltimber.com, or by Fax at 870/234-0105. All bids must be submitted on the attached bid form and the envelope should be marked "Land Sale." No verbal telephone bids will be accepted for this sale.
- 2) Acreage is believed to be correct but is not guaranteed.
- 3) Seller will provide the title insurance for this tract and will pay prorated taxes up to the date of the sale. All other closing costs will be divided equally between Buyer and Seller.
- 4) A **Commissioners Deed** will be prepared by Seller
- 5) **Seller reserves all mineral and royalty interests.**
- 6) All offers will be valid until 3:00 P.M., May 7, 2024.
- 7) If a satisfactory bid is received, Buyer and Seller will execute a formal Contract of Sale, with a non-refundable deposit of five percent (5%) being required from Buyer. This deposit will be placed in an escrow account with a local title company secured by Southern Oaks Realty, LLC. This deposit will be applied to the purchase price at time of closing. A tentative closing date should occur within 45 days of acceptance of offer.
- 8) Total consideration for this property will be due upon signing of the Commissioner Deed.
- 9) Owner reserves the right to reject any and all bids.
- 10) No survey is being provided by Seller for this property.
- 11) No environmental inspection or representation will be provided by Seller

With kindest regards, I am

Yours truly,



Jeffrey A. Neff,

SOUTHERN OAKS REALTY, LLC

Jeffrey A. Neill, Broker

106 East Columbia

P. O. Box 458

Magnolia, AR 71754-0458

vicki@neilltimber.com

Phone: (870) 234-0700

Fax: (870) 234-0105

BID FORM

BAKER ESTATE TRACT

+/-81.73 Acres - Columbia County, Arkansas

DATE OF SALE: Tuesday – April 30, 2024

ALL BIDS MUST BE RECEIVED BY 10:00 A.M.

The west 67.73 acres of the N1/2 NW1/4 Section 19, Township 18 South, Range 19 West; and the East 14 acres of the NENE Section 24, Township 18 South, Range 20 West, Columbia County, Arkansas. Being 81.73 acres, more or less.

BID AMOUNT: _____

NAME: _____

ADDRESS: _____

PHONE: _____ **FAX:** _____

EMAIL: _____

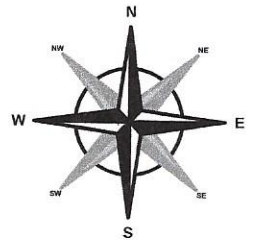
AUTHORIZED SIGNATURE:

(By signing this form, you are agreeing to the terms and conditions in the Notice of Sale attached.)

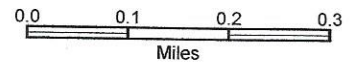
Baker Est. and Burleson/ Aldridge Tracts



Sec. 20-18S-19 and
Sec. 24-18s-20W
Columbia County,
AR

033° 09' 46.7720" N,
093° 07' 12.3852" W

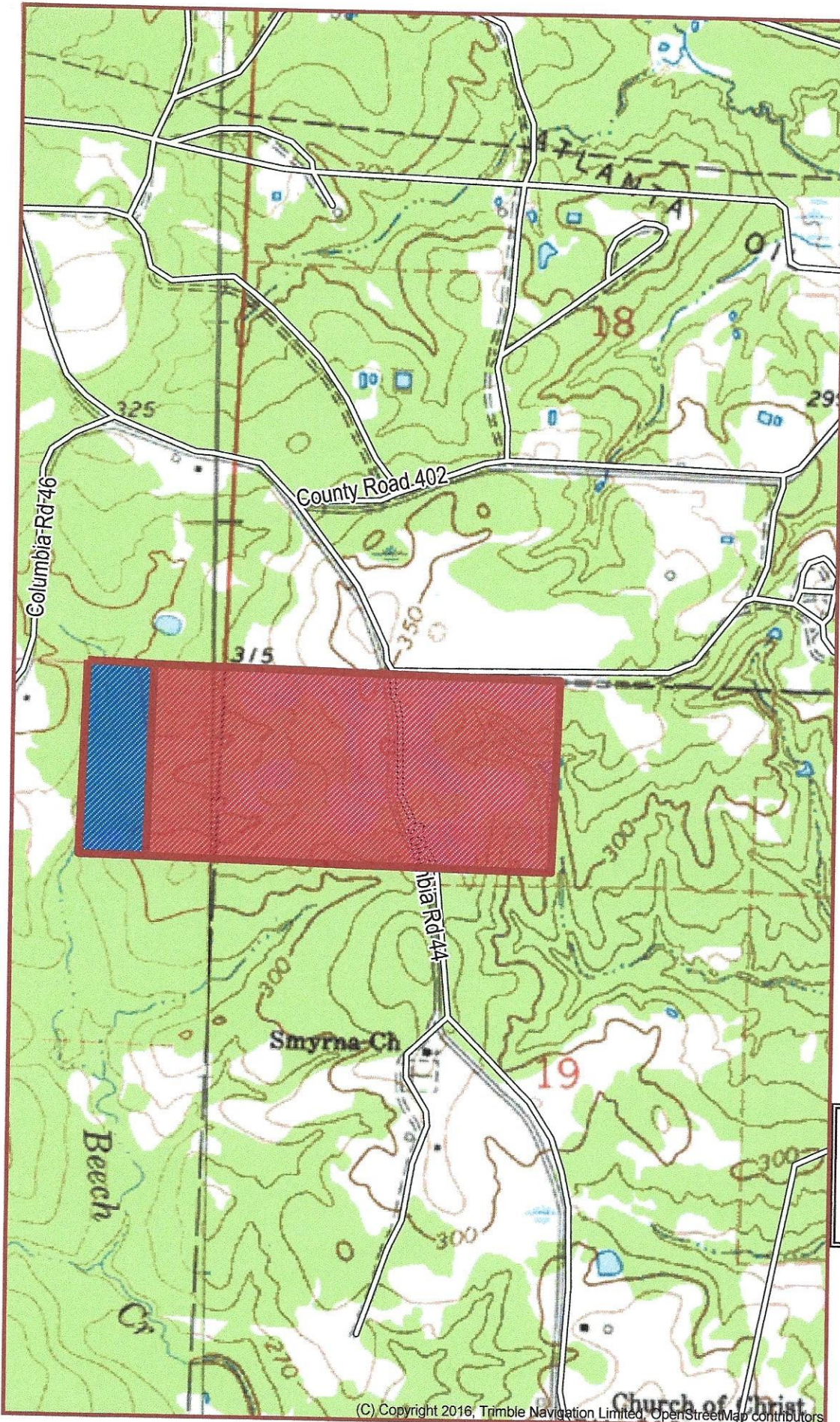


Map Scale: 1:12,000



	Baker Estate
	Burleson/Aldridge

Neill Timberland
Management, Inc.
870-234-0700
jeff@neilltimber.com



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Please Note: While all information is deemed reliable, none is guaranteed.