

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



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

March 28, 2024

Dear Sir:

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

**Legal Description:**

**Part of the NENE Section 24, Township 18 South, Range 20  
West, Columbia County, Arkansas. Being 13.98 acres,  
more or less.**

**Tract Description:**

This property is located approximately five miles south of the Calhoun Community and adjacent to the Baker Estate tract also being offered for sale. This tract is supporting a good stocking of pine and hardwood and also offers recreational opportunities.

**Estimated Timber Volumes:**

Pine Sawtimber	158 Tons
Pine Chip-n-Saw	296 Tons
Pine Pulpwood	254 Tons
Misc Hardwood Sawtimber	34 Tons
Sweetgum Sawtimber	192 Tons
Hardwood Pulpwood	584 Tons

Estimated timber volumes for this property were obtained from a timber cruise conducted by Jeff Neill Timberland Management in March of 2022 with volumes being updated for growth since that time. 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](mailto: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 **Warranty 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 Warranty 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

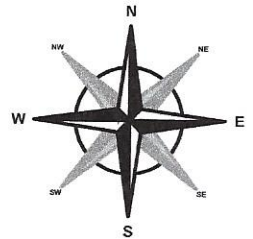
Yours truly,

  
Jeffrey A. Neill,

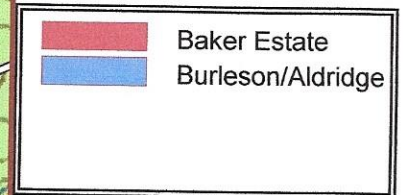
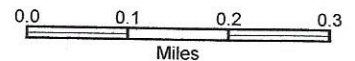
# Baker Est. and Burleson/ Aldridge Tracts

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

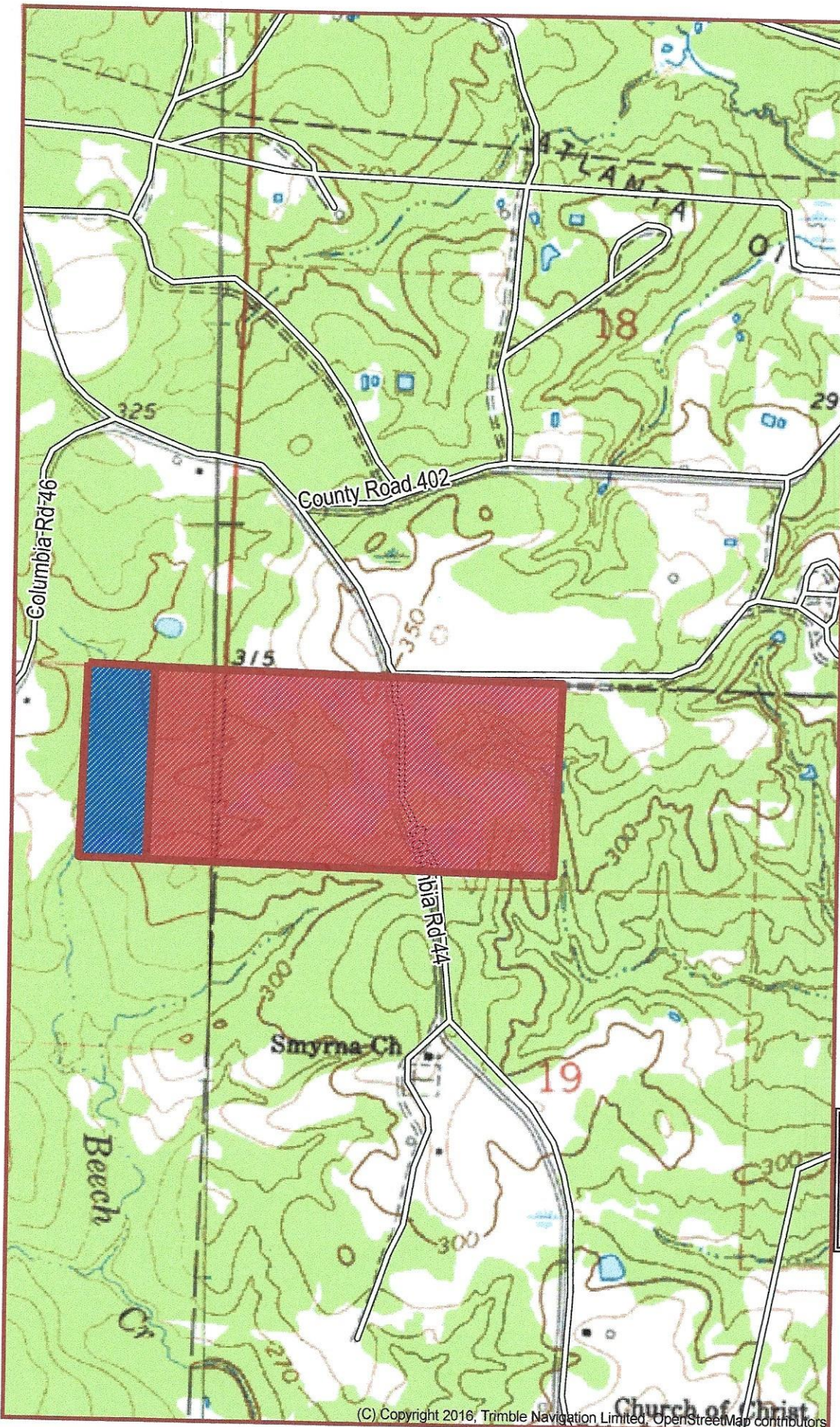
033° 09' 46.7720" N,  
093° 07' 12.3852" W



Map Scale: 1:12,000



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.*

**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

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**BID FORM**

**BURLESON/ALDRIDGE TRACT**

**+/-13.98 Acres - Columbia County, Arkansas**

**DATE OF SALE: Tuesday – April 30, 2024**

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

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**Part of the NENE Section 24, Township 18 South, Range 20 West,  
Columbia County, Arkansas. Being 13.98 acres, more or less.**

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**BID AMOUNT:** \_\_\_\_\_

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**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.)*