

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

Dear Sir:

SOUTHERN OAKS REALTY, LLC, acting as Agent for the Seller, offers for sale THE BUDDY BROWN LAND COMPANY TRACT located in Ouachita County, Arkansas, and more particularly described as follows:

Legal Description:

NESW Section 32, Township 15 South, Range 18 West, Ouachita County, Arkansas. Being 40.00 acres, more or less.

Tract Description:

This property is located approximately five miles east of Stephens, Arkansas and is accessible by an improved logging road. The tract is supporting a well stocked stand of merchantable pine ready for a selective thinning. The property also provides excellent recreational opportunities.

Estimated Timber Volumes:

Pine Sawtimber	1,192 Tons
Pine Chip-n-Saw	572 Tons
Pine Pulpwood	547 Tons
Hardwood Pulpwood	594 Tons

Estimated timber volumes for this property were obtained from a timber cruise conducted by Jeff Neill Timberland Management, Inc. in January 2025. These volumes are not guaranteed and each bidder should obtain their own volume estimates.

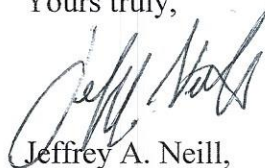
We have included a topographical map and aerial photo showing the location of the property being offered for sale. Prospective Buyers have the right to enter onto the property for the purpose of inspecting the property, with these inspections being conducted during daylight hours prior to the bid date. 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) Offers will be accepted at the office of Southern Oaks Realty, LLC, 106 East Columbia Street, Magnolia, Arkansas, by mail at P. O. Box 458, also in Magnolia, by email to vicki@neilltimber.com, or by Fax at 870/234-0105.
- 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) If a satisfactory offer 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
- 7) 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 accept or reject any and all offers.
- 10) No survey is being provided by Seller for this property.
- 11) No environmental inspection or representation will be provided by Seller.
- 12) Personal property including but not limited to wildlife feeders, game cameras, deer stands, etc. located on the property do not convey with the sale.
- 13) If a submitted offer is contingent on terms or special conditions, those terms, conditions, etc. must be submitted in writing on the attached "Offer Form".

With kindest regards, I am

Yours truly,



Jeffrey A. Neill,

JAN:vr

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

OFFER FORM

BUDDY BROWN LAND COMPANY TRACT

+/-40.00 Acres - Ouachita County, Arkansas

**NESW Section 32, Township 15 South, Range 18 West,
Ouachita County, Arkansas. Being 40.00 acres, more or
less.**

OFFER 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.)*

OFFER CONTINGENCIES OR CONDITIONS, IF ANY:
