



Jeffrey A. Neill, R.F.

P.O. Box 458
106 East Columbia Street
Magnolia, AR 71754-0458
Phone: 870-234-0700
Fax: : 870-234-0105

Email: vicki@neilltimber.com
Website: 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 Columbia County, Arkansas, and more particularly described as follows:

Legal Description:

Part of the SWSE Section 20; N1/2 NWNE Section 29, all in Township 17 South, Range 19 West, Columbia County, Arkansas. Being 55.43 acres, more or less.

List Price: \$159,600.00

Tract Description:

This property is located approximately eight miles east of Magnolia and is accessible by a deeded easement from a paved county road. The property is supporting a mixed stand of pine and hardwood timber and it also has a small pond. The property would provide an excellent site for a residence and offers excellent hunting opportunities.



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. 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.

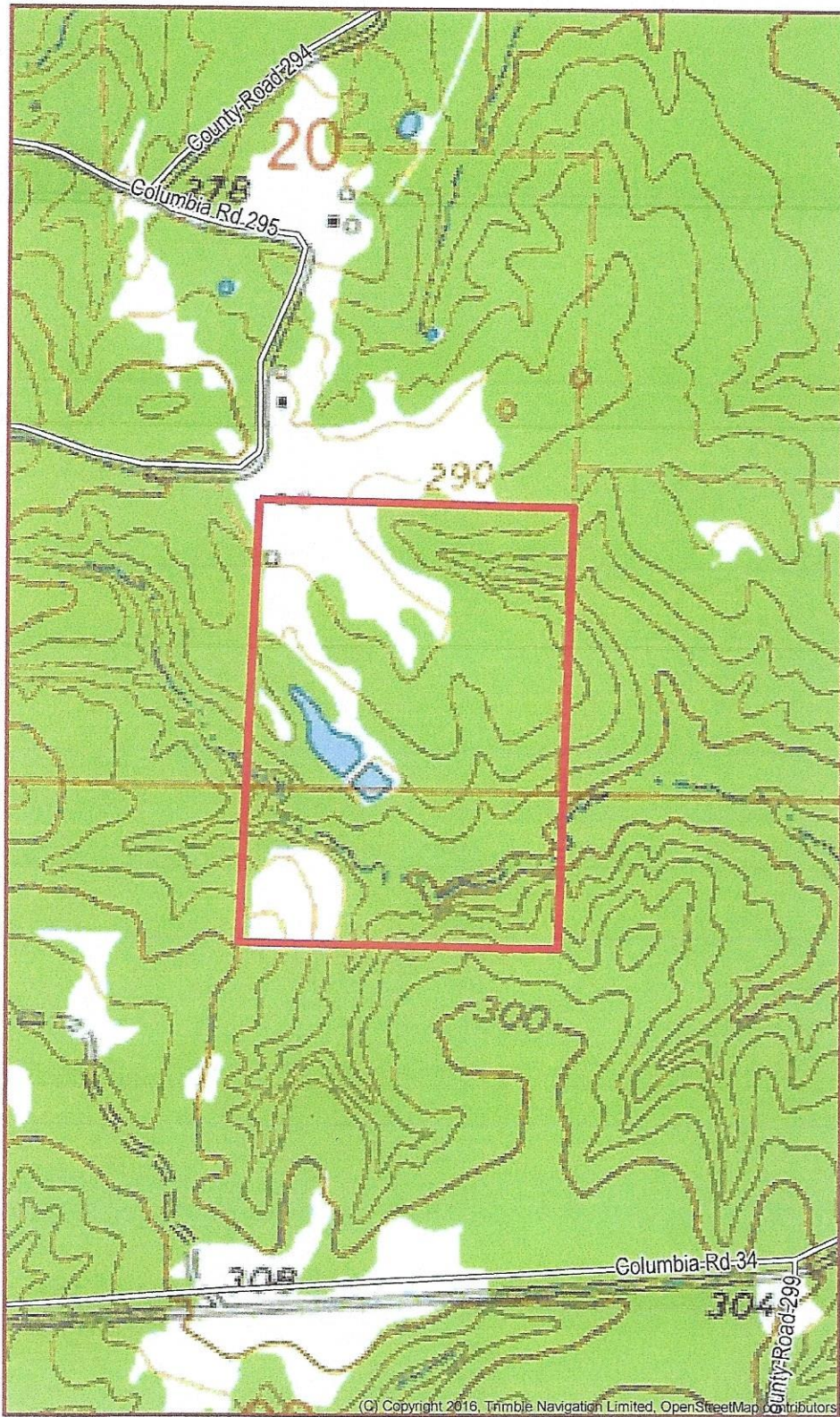
TERMS OF SALE:

- 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 subject to all previous mineral conveyances, reservations, exceptions, valid rights-of-way, easements, leaseholds, covenants or restrictions which may have been recorded and affect the property.
- 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) All offers will be presented to the Seller. Seller reserves the right to accept or reject any offer.
- 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, hunting blinds, 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,

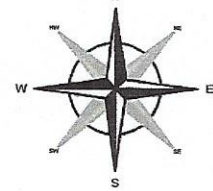

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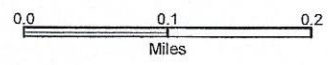
Buddy Brown Land Company

Pt. SWSE
SEC.20;N1/2NWNE
SEC. 29-17s-19w
55.43+/- Acres
Columbia County,
AR

033° 14' 10.8796" N,
000° 05' 40.8152" W



Map Scale: 1:7,200



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

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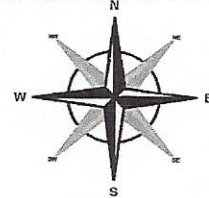
Please Note: While all information is deemed reliable, none is guaranteed.



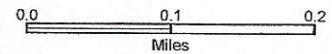
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033° 14' 10.8796" N,
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SOUTHERN OAKS REALTY, LLC

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OFFER FORM

BUDDY BROWN LAND COMPANY TRACT

+/-55.43 Acres - Columbia County, Arkansas

Part of the SWSE Section 20; N1/2 NWNE Section 29, all in Township 17 South, Range 19 West, Columbia County, Arkansas. Being 55.43 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:

Buyer acknowledges that Southern Oaks Realty, LLC is the agent of the Seller in this land sale transaction.