

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



Jeffrey A. Neill, Broker
Email: jeff@neilltimber.com
Website: neilltimber.com

Dear Sir:

SOUTHERN OAKS REALTY, LLC, acting as Agent for the Seller, offers for sale **THE WIMETT TRACTS** in Columbia County, Arkansas, and more particularly described as follows:

TRACT NO. 1: **SESW Section 21, Township 15 South, Range 20 West.**
Being 40 acres, more or less.

SALE PENDING

This 40-acre property is located near the College Hill Community and is accessible only by a logging road off of County Road 62 West. The property is supporting an excellent stocking of pine sawtimber and also offers excellent habitat for deer and other wildlife.

Estimated Timber Volumes (Tract No. 1):

| | |
|---------------------|------------|
| Pine Sawtimber | 1,957 Tons |
| Pine Chip-n-Saw | 120 Tons |
| White Oak Sawtimber | 59 Tons |
| Sweetgum Sawtimber | 103 Tons |
| Hardwood Pulpwood | 265 Tons |

TRACT NO. 2: **NWNW Section 23, Township 16 South, Range 20 West.**
Being 40 acres, more or less.

SALE PENDING

This 40-acre property is accessible by logging roads and is supporting a good stocking of pine and hardwood timber. The tract would provide excellent recreational opportunities and good returns from timber production.

Estimated Timber Volumes (Tract No. 2):

| | |
|--------------------------|------------|
| Pine Sawtimber | 2,096 Tons |
| Pine Chip-n-Saw | 157 Tons |
| Red Oak Sawtimber | 60 Tons |
| White Oak Sawtimber | 86 Tons |
| Sweetgum Sawtimber | 122 Tons |
| Misc. Hardwood Sawtimber | 108 Tons |
| Pine Pulpwood | 221 Tons |
| Hardwood Pulpwood | 461 Tons |

**TRACT NO. 3: SESW Section 27, Township 16 South, Range 20 West.
Being 40 acres, more or less.**

SALE PENDING

This 40-acre property is supporting an excellent stocking of pine and hardwood timber and offers excellent habitat for deer and turkeys. Access is limited to logging roads.

Estimated Timber Volumes (Tract No. 3):

| | |
|--------------------|------------|
| Pine Sawtimber | 3,627 Tons |
| Pine Chip-n-Saw | 116 Tons |
| Red Oak Sawtimber | 236 Tons |
| Sweetgum Sawtimber | 377 Tons |
| Pine Pulpwood | 63 Tons |
| Hardwood Pulpwood | 531 Tons |

**TRACT NO. 4: South 25.96 acres of the SWSW Section 5, Township 17
South, Range 22 West. Being 25.96 acres, more or less.**

This property is adjacent to the dam of Lake Columbia and is supporting a mixture of pine and hardwood sawtimber. Access is via logging roads and the property offers excellent opportunities for hunting.

Estimated Timber Volumes (Tract No. 4):

| | |
|-------------------|----------|
| Pine Sawtimber | 333 Tons |
| Pine Chip-n-Saw | 28 Tons |
| Pine Pulpwood | 137 Tons |
| Hardwood Pulpwood | 43 Tons |

**TRACT NO. 5: N/2 SE/4 Section 25, Township 18 South, Range 23 West.
Being 80 acres, more or less.**

All merchantable timber was harvested from this property in 2018 followed by replanting with improved pine seedlings and herbaceous chemical application in 2019. Access is via a logging road that enters at the southeast corner of the property.

**TRACT NO. 6: W/2 NWSW Section 13; NESE, E/2 NWSE, and W/2 E/2 SWSE
Section 14, Township 19 South, Range 20 West. Being 90 acres,
more or less.**

This property is located four miles southeast of Emerson, Arkansas and is readily accessible via a paved county road. The pine sawtimber was recently harvested from this tract and it is currently supporting a good stocking of pine pulpwood and regeneration.

Estimated timber volumes for the properties supporting merchantable timber were obtained from a timber cruise conducted by Jeff Neill Timberland Management, Inc. in **May 2020**. These volumes are not guaranteed and each bidder should obtain their own volume estimates.

We have included maps showing the location of the properties being offered for sale. Additional information may be obtained from **Jeff Neill, Broker, at 870/234-0700 or 870/904-0103**.

Prospective Buyers have the right to enter onto the properties for the purpose of inspecting them, 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 properties, 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 properties.

TERMS OF SALE:

- 1) Acreage is believed to be correct but is not guaranteed.
- 2) Seller will provide the title insurance for these tracts and will pay prorated taxes up to the date of the sale. All other closing costs will be divided equally between Buyer and Seller.
- 3) A Warranty Deed will be prepared by Seller.
- 4) **Seller reserves all mineral and royalty interests.**
- 5) If a satisfactory offer is received, Buyer and Seller will execute a formal Contract of Sale, with a five percent (5%) earnest money deposit 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.
- 6) Total consideration for these properties will be due upon signing of the Warranty Deed.
- 7) No survey is being provided by Seller for these properties.
- 8) No environmental inspection or representation will be provided by Seller.
- 9) Hunting rights are currently leased on Tracts 3, 4, 5 & 6 through July 31, 2021. Hunting equipment such as deer stands, game cameras, feeders, etc. do not convey with this sale.