

Neill Forestry Consultants

Bobby J. Neill 1934-2007

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October 29, 2018

RE: INVITATION FOR BIDS ON A PINE AND HARDWOOD SAWTIMBER SALE ON LAND OWNED BY THE GAYLORD L. WALKER TRUST AND VICTORIA LEE WALKER HUBER

Dear Sir:

You are invited to bid on the marked pine and hardwood sawlog timber on the following described land owned by the **GAYLORD L. WALKER TRUST and VICTORIA LEE WALKER HUBER** and located in **Columbia County, Arkansas:**

WALKER: SWNE (40 Acres), SENE LESS AND EXCEPT the following described two parcels of land: a) Commencing at the Southwest Corner of said forty, run East along the southern boundary line of said forty a distance of 528 feet to the point of beginning; thence North 330 feet; thence East 792 feet to the eastern boundary line of said forty; thence South 330 feet; thence West 792 feet to the point of beginning, containing 6 acres, more or less; b) Commencing at the Northeast Corner of the said forty, run south along the Eastern boundary line a distance of 990 feet; thence West 694 feet; thence North 990 feet; thence East 694 feet to the point of beginning, containing 15.8 acres, more or less; leaving 18.2 acres, more or less; S½ S½ NENW (10 Acres), N½ SENW (20 Acres) Section 19, all in Township 19 South, Range 21 West, Columbia County, Arkansas. Being 88.20 acres, more or less.

WALKER: A parcel of land in the NWSW of Section 18, described as follows: Commencing at the Southwest corner of said forty, run North along the western boundary a distance of 615 feet; thence East 1,320 feet to the eastern boundary; thence South 615 feet to the southern boundary; thence West along the southern boundary 1,320 feet to the point of beginning, containing 18.64 acres, more or less; SWSW (40 Acres), a parcel of land in the SESW of Section 18, described as follows: Commencing at the Northwest corner of said forty, run South 82.5 feet along the western boundary of said forty to the point of beginning; thence East 1,320 feet; thence South along the eastern boundary of said forty a distance of 247.5 feet; thence West 1,320 feet; thence North along the western boundary line 247.5 feet to the point of beginning, containing 7.5 acres, more or less, and a parcel of land in the SWSE of Section 18, described as follows: Commencing at the Southwest corner of said forty, run North along the western boundary a distance of 510 feet; thence Southeast 387 feet to the Northwest corner of the Stuart-Walkerville Cemetery; thence Southwest along the western boundary of said cemetery 286 feet; thence Southeast along the southern boundary of said cemetery 358 feet to public road; thence Southwest 132 feet along said road to the southern boundary of said forty; thence West 636 feet along the southern boundary to the point of beginning, containing 4.9 acres, more or less, Section 18, Township 19 South, Range 21 West, Columbia County, Arkansas. (approximately 89.04 acres marked, as shown on attached map)

HUBER: A parcel of land in the NWSE Section 18, described as follows: Commencing at the Northwest Corner of said forty, run East 998 feet; thence South 638 feet; thence West 990 feet, thence North 630 feet to the point of beginning, containing 14.5 acres, more or less.

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HUBER: A parcel of land in the SESE Section 18, described as follows: Commencing at the Southeast Corner of said forty, run North 1,320 feet; thence West 924 feet to the center of public road; thence Southwest along said road 594 feet to the western boundary of said forty, thence South 880 feet to the southern boundary of said forty; thence East 1,320 feet to the point of beginning (38 Acres, more or less); a parcel of land in the NESE of Section 18, described as follows: Commencing at the southeast corner of said forty, run North 165 feet; thence West 766 feet to the center of public road; thence Southwest 229 feet; thence East 924 feet to the point of beginning, containing 3.2 acres, more or less; A parcel of land in the SWSE of Section 18, described as follows: Commencing at the southeast corner of said forty, run North along the eastern boundary 880 feet to the center of public road; thence Southwest along said road 1,131 feet to the southern boundary of said forty; thence East 684 feet to the point of beginning, containing 6.9 acres, more or less. Being 48.10 acres, more or less.

This timber is marked with **blue** paint with one spot at ground level and one spot at eye level on all trees to be cut. The total marked pine sawtimber is estimated at **505,731** board feet, Doyle Scale, and the hardwood at **76,502** board feet, Doyle Scale. These estimated volumes are listed on the attached tally sheet.

This is to be a bulk sale with bids made in lump sums separately for pine and hardwood sawlogs and a total lump sum for the entire sale, as shown on the attached bid form. None of the timber will be sold separately. Payment will be due upon signing of the timber deed.

Severance tax will be paid by the purchaser.

The successful bidder will be allowed two years in which to cut and remove the timber conveyed in this sale.

Bids will be accepted by mail, fax, phone, or at my office located at 202 North Pine in Magnolia until 10:00 a.m., on Thursday, November 15, 2018, at which time they will be opened. The successful bidder will be notified within forty-eight hours. Vendor reserves the right to reject any and all bids.

Yours truly,

J. Scott Rowland

JSR/pa
Enclosures