



Greg Rich & Associates

2053 N. Jackson Magnolia, AR 71753 (870)-234-1059

November 20, 2019

LAND SALE

Dear Sir:

NEILL FORESTRY CONSULTANTS AND GREG RICH & ASSOCIATES REAL ESTATE, in association, offers for sale the following tracts of land owned by the **DRAPER LAND AND TIMBER COMPANY, L.L.C.** and located in **Union County, Arkansas:**

**5,113.11 Acres, more or less
LEGAL DESCRIPTIONS
LISTED BY PACKAGE**

The estimated timber volumes are based on a timber inventory performed in August, September and October, 2019 and January and February 2016 by Neill Forestry Consultants. Appropriate growth has been added to the 2016 volumes to arrive at the estimated timber volumes shown:

**ESTIMATED TIMBER VOLUMES
LISTED BY TRACT AND PACKAGE**

These volumes cannot be guaranteed and each bidder is expected to make his own volume determination. Stock and Stand Tables are available upon request.

This sale consists of 48 separate tracts in five (5) separate Packages. The land has been managed for the production of pine sawtimber on the majority of the land, but there are approximately 403.23 acres of pure bottomland hardwood. The majority of the property is uneven-aged stands, along with a few tracts of pine plantation. Most of the pine tracts have had the hardwood removed and they have been sprayed with chemical herbicide to eliminate the hardwood competition.

The majority of these tracts are currently under hunting lease agreements. Lease fees will be prorated and paid to the new owners, if they wish to continue the leases. All information for the hunting leases will be provided to the new owners at the time of closing.

Package 1 is 1,100.71 acres, more or less. This property is located on the stateline approximately 6 miles southwest of the Three Creeks community.

Package 2 is comprised of 430 acres, more or less in five separate tracts. Three of the tracts are located north of Lisbon and two of the tracts are located east of Marysville and north of Hwy. 82.

Package 3 is comprised of 2,044.64 acres, more or less in 23 separate tracts. These tracts are located in the southwest portion of Union County, south of Hwy. 82 and west of Hwy. 167.

Package 4 is comprised of 1,152.99 acres, more or less in 13 separate tracts. These tracts are located in the east portion of Union County east of Hwy. 167.

Package 5 is comprised of 384.77 acres, more or less in 5 separate tracts. These tracts are located in the east portion of Union County north of Hwy. 82 and east of Hwy. 167.

Bidders will be allowed to bid on each Package separately and/or the entire 5,113.11 acres (5 Packages combined).

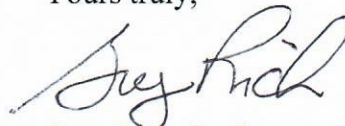
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1. Sealed bids will be accepted by mail, fax, or delivered to the Neill Forestry Consultants office located at 202 North Pine, Magnolia, Arkansas or at P.O. Box 519, Magnolia, Arkansas, 71754, until 10:00 a.m., on Thursday, **January 16, 2020**, at which time they will be opened. Bids may be faxed to (870) 234-7115. Seller reserves the right to reject any and all bids. **No verbal telephone bids will be accepted.**
 2. **If a bidder's offer is contingent on special considerations, these considerations must be listed along with the bid on the bid form submitted.**
 3. Offers submitted will be valid until 1:00 P.M., Monday, January 20, 2020. Upon acceptance of a bid, a formal Contract of Sale, with a deposit in the amount of 5% of the purchase price, will be executed between the successful bidder and the Sellers within seven business days. Terms are cash at closing. Closing date will be set upon completion of the title work.
 4. Acreage is believed to be correct but is not guaranteed.
 5. Seller will not provide a new survey on any of the tracts.
 6. Surface rights only are being sold, with all mineral rights owned by the Seller being reserved.
 7. Conveyance will be by Warranty Deed subject to all previous mineral conveyances, reservations and exceptions, to any valid rights-of-way, easements, leaseholds, and to any protective covenants or restrictions, which may have been recorded affecting this property. No environmental inspection or representation has been or will be made by Seller.
 8. All property taxes will be paid by the Seller up to the date of the sale.

9. The Seller will pay one-half of the cost of required revenue stamps.
- 10. Seller shall furnish, at Seller's cost, an owner's policy of title insurance in the amount of the purchase price of the property, Buyer agrees to pay mortgagee's portion of title policy. If Buyer elects to obtain enhanced title insurance coverage, Buyer shall pay for the increase in title insurance costs in excess of the cost of a standard owner's title policy The Seller will decide what Title and Closing Company will be used for this transaction.**
11. Upon acceptance of a bid, a formal contract, with a deposit in the amount of five percent (5%) of the purchase price, will be executed between the successful bidder(s) and the Seller.
12. Payment will be due upon signing of the deeds and approval of title by Buyer.
13. Bidders are invited to bid on each Package separately and/or a total bid for the entire 5,113.11 acres (5 Packages combined). A bid form is enclosed.

INFORMATION CAN ALSO BE FOUND
ON
www.neillforestry.com

For further information or if you have any questions, please call (870) 234-1167.

Yours truly,



Greg Rich, Broker
Greg Rich & Associates Real Estate

Mr. Greg Rich
Greg Rich & Associates Real Estate
c/o Neill Forestry Consultants
P.O. Box 519
Magnolia, Arkansas 71754-0519

Draper Land and Timber Company, L.L.C.
Land Sale
SALE DATE: January 16, 2020

Package 1 - 1,100.71 Acres, more or less
Union County, Arkansas

BID: _____

Package 2 - 430.00 Acres, more or less
Union County, Arkansas

BID: _____

Package 3 - 2,044.64 Acres, more or less
Union County, Arkansas

BID: _____

Package 4 - 1,152.99 Acres, more or less
Union County, Arkansas

BID: _____

Package 5 - 384.77 Acres, more or less
Ouachita and Union Counties, Arkansas

BID: _____

ALL FIVE PACKAGES COMBINED - 5,113.11 Acres, more or less

TOTAL BID: _____

By: _____
(Name of Company or authorized bidder)

Address: _____

