

Land Sale Notice

SEALED-BID SALE: Bids Due September 13, 2018

The Airport Tract

±3,454 Acres

Grant County, Arkansas

Located around the Sheridan Municipal Airport in Grant County, Arkansas, the **Airport Tract** is ±3,454 acres of diverse timberland that contains various ages of pine plantations and bottomland hardwood. With an older age profile for the pine plantations and mature natural stands and excellent proximity to various timber markets, this tract is an excellent timber investment. With its proximity to Little Rock (22 miles), excellent road system, hardwood creek bottoms and a wide diversity of habitat, the **Airport Tract** also offers plenty of recreational opportunities! The **Airport Tract** is being offered through a sealed-bid sale. **Bids are due September 13, 2018.**



www.UCNeeleyForestry.com

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Offering Overview

United Country—Neeley Forestry Service, Inc. is pleased to offer the 'Airport Tract' via sealed-bid sale. The Airport Tract is an approximately 3,454-acre contiguous block of timberland located in Grant County, Arkansas. The property is being offered as three parcels and in its entirety. Parcel sizes are as follows:

Parcel A:	±806 Acres
Parcel B:	±860 Acres
Parcel C:	±1,788 Acres
TOTAL:	±3,454 Acres

Property Location & History

The **Airport Tract** is located in the central part of Grant County less than two miles northeast of Sheridan, approximately 22 miles south of Little Rock and about 15 miles west of Pine Bluff. Previously owned and managed for several decades for timber production by a large integrated forest products company, the Airport Tract was purchased by the current private owner approximately 15 years ago. Conservative timber harvests have the property poised to be a great timberland and /or recreational investment opportunity.

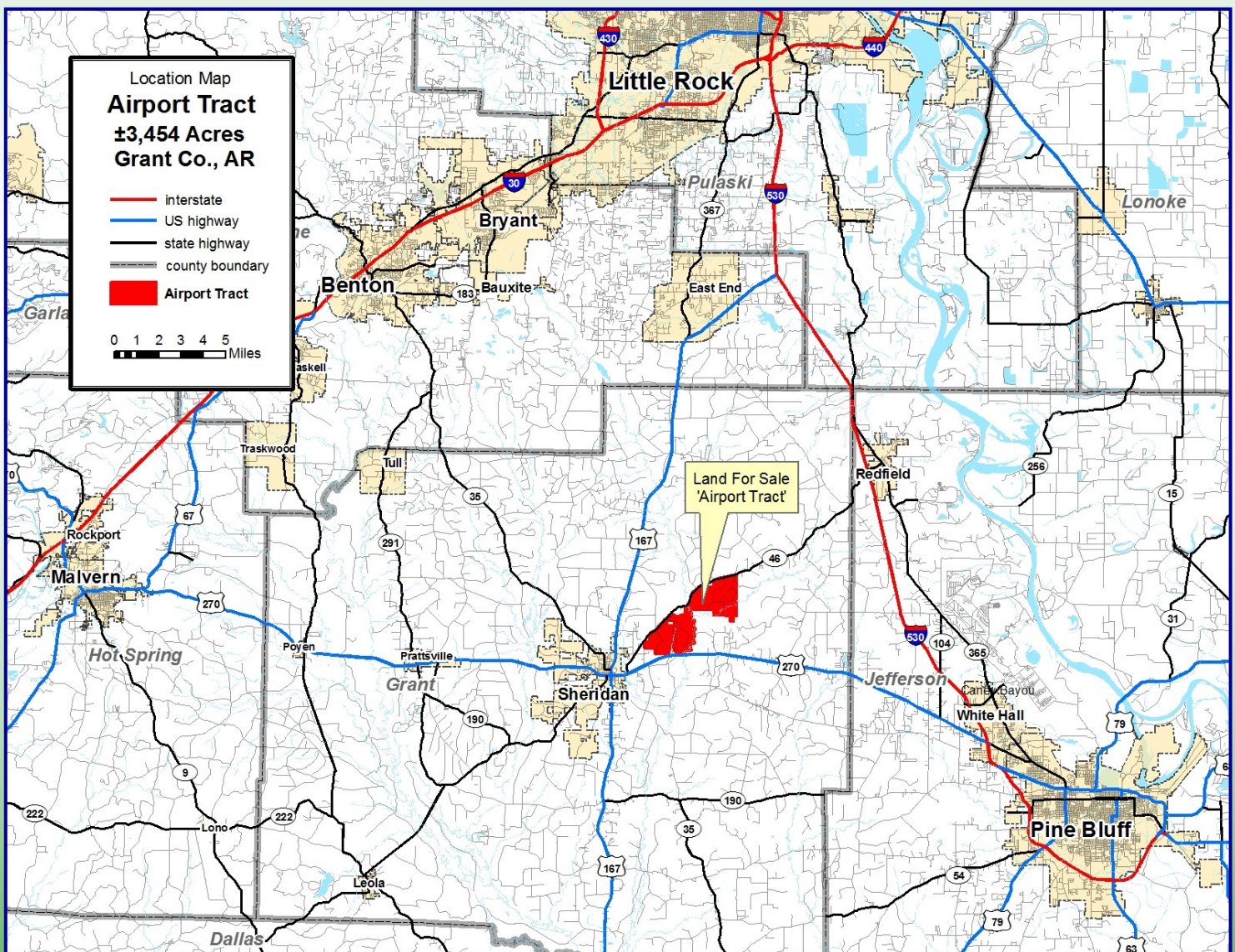


Figure 1 - General location map.

Land Overview

The **Airport Tract** is located in central Grant County, about two miles northeast of Sheridan. State highway #46 runs along the northwestern part of the property while US highway 270 is just south of the property. With nine miles of gated, improved (all-weather) roads and numerous seasonal unimproved logging roads the property not only has great access to it but also throughout.

The property has an excellent mixture of both upland and bottomland sites. Table #1 below provides a summary of the upland (convertible), bottomland, and nonforested acreage for each of the three parcels that make up the Airport Tract. Parcel A contains more upland acreage (78%) while Parcel B contains more bottomland acreage (77%). Parcel C is between the two at 56.4% upland and is more representative of the Airport Tract as a whole. Most of the bottomland acreage is along Hurricane Creek and Simpson Creek, both of which flow through the property.



Picture 1. Gated improved road off county road #4627.

Land Classification	Parcel A		Parcel B		Parcel C		TOTAL	
	Acres	% of Total	Acres	% of Total	Acres	% of Total	Acres	% of Total
Native Pine	12.2	1.5%	0.0	0.0%	43.4	2.4%	55.7	1.6%
Pine Plantation	616.3	76.4%	191.8	22.3%	964.2	53.9%	1,772.2	51.3%
Other Convertible	0.6	0.1%	0.9	0.1%	0.3	0.0%	1.8	0.1%
Subtotal Upland (convertible)	629.1	78.0%	192.7	22.4%	1,007.9	56.4%	1,829.7	53.0%
Bottomland & SMZ	166.4	20.6%	658.5	76.6%	737.0	41.2%	1,561.9	45.2%
Nonforested	10.7	1.3%	8.4	1.0%	43.4	2.4%	62.5	1.8%
TOTALS	806.2	100.0%	859.6	100.0%	1,788.3	100.0%	3,454.1	100.0%

Table 1 - Airport Tract acreage by land class and parcels.

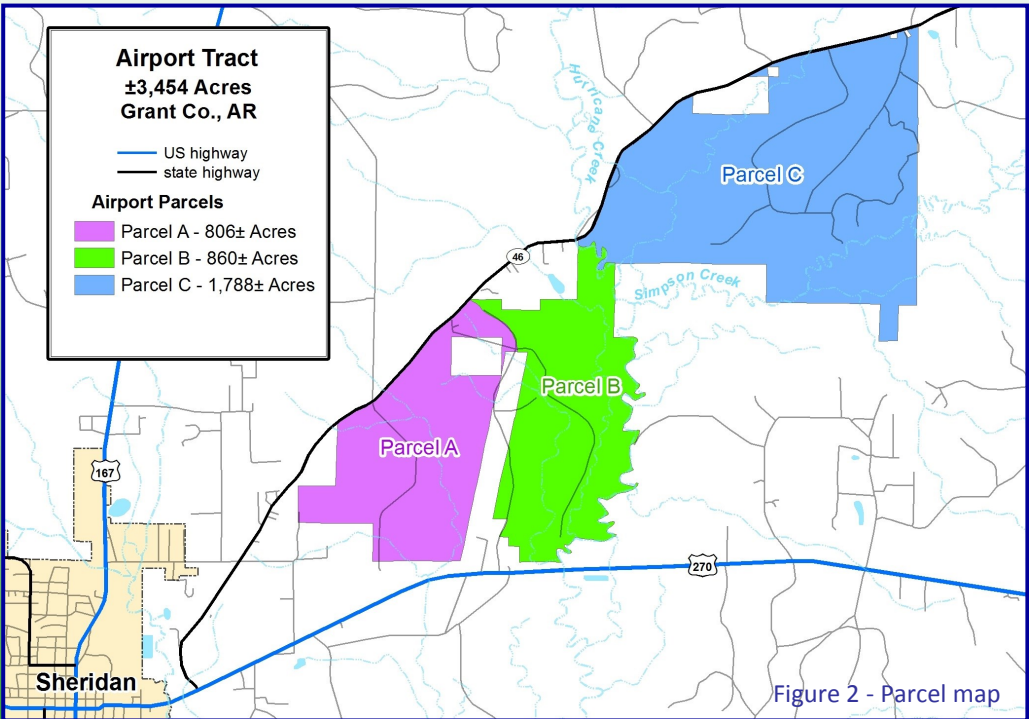


Figure 2 - Parcel map

Timber Resources

Neeley Forestry Service, Inc. conducted a timber inventory on the Airport Tract during the 4th quarter of 2017. The acreage for the forest stands inventoried total $\pm 3,249$ acres. With recent harvests being conservative the inventory reflects timber volumes that indicate significant revenue potential. The $\pm 1,614$ acres of natural stands inventoried reflected average per acre estimates of 72.6 tons/acre while the $\pm 1,635$ acres of inventoried pine plantations reflected 91.9 tons/acre. Table #2 provides a summary of total tons by product for each parcel of the Airport Tract. Complete inventory information can be obtained by contacting United Country-Neeley Forestry Service, Inc.

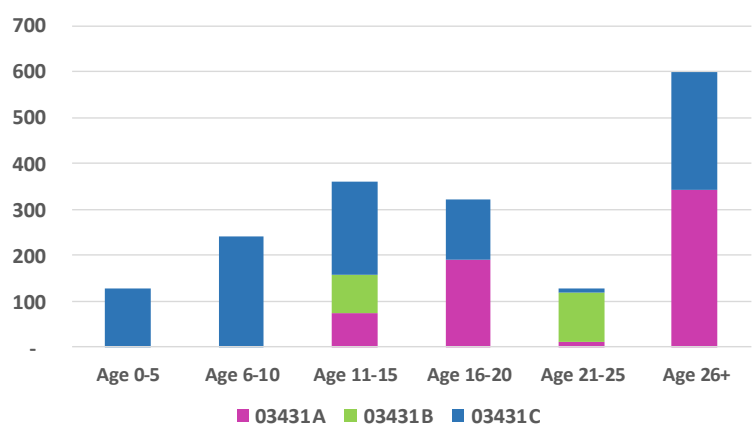
While there are $\pm 1,635$ acres of pine plantation that were inventoried, the **Airport Tract** contains an additional ± 137 acres for a total of 1,772 acres of pine plantations. These pine plantations have a weighted mean age of 20.4 years. Figure #3 provides an overview of the age distribution for the 1,772 acres of pine plantations. (See disclaimer in this brochure.)

Product	Total Tons			Product TOTALS
	Parcel A	Parcel B	Parcel C	
Pine sawtimber	20,564	4,435	20,862	45,861
Pine chip-n-saw	14,681	4,673	6,267	25,622
Pine pulpwood	30,669	8,672	48,470	87,811
Hardwood sawtimber	4,410	20,135	18,717	43,263
Hardwood pulpwood	5,432	23,753	35,648	64,833
GRAND TOTAL TONS	75,756	61,669	129,965	267,390

Table #2 - Estimated tons by product and parcel.

Figure #3

Planted Pine Classes (Acres)



Timber Markets

The Airport Tract's location to various markets for all forest products also make this property an attractive timberland investment. Whether pine or hardwood, sawtimber or pulpwood, there are multiple outlets for each product. New mills and restarts of idle mills in the immediate market and surround areas have occurred over the past two years.

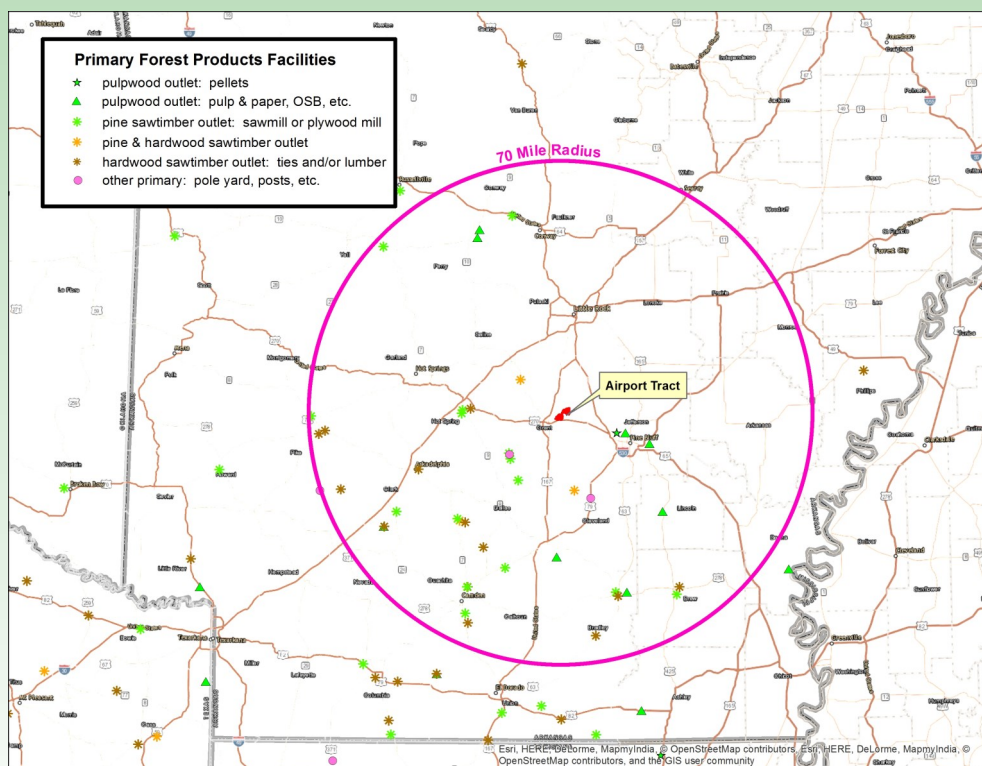


Figure 4 - Forest products market map..

Recreational Leases

From small game such as rabbit and squirrel to larger game such as turkey and deer, the Airport Tract provides excellent hunting opportunities. Whether you are looking to take advantage of those opportunities directly or you are looking for additional revenue potential, being located just 22 miles south Little Rock the Airport Tract is well positioned to take advantage of those opportunities. The property is currently under recreational leases through July 31, 2019.

Access

Most of the primary roads contain combination locks. See maps at www.UCNeeleyForestry.com or contact United Country - Neeley Forestry Service.

(See disclaimer in this brochure.)

Bidding Process

The Airport Tract is being offered for purchase through a sealed-bid sale. Bids may be submitted on one of three parcels, on the entire acreage or any combination of parcels. Full sale conditions and bid forms can be obtained online at www.UCNeeleyForestry.com or by calling United Country - Neeley Forestry Service, Inc. at 870-836-5981. **Bids are due September 13, 2018.**

DISCLAIMER: The property is being offered for sale 'AS IS'. All information provided herein or other sources such as websites by the Seller, United Country - Neeley Forestry Service, Inc. or its agents, employees, or representatives is being provided solely for the convenience of prospective buyers. While believed to be reliable the information provided including but not limited to maps, acreages, and timber volume estimates are not warranted or guaranteed in any manner. The timber volumes and tree counts are estimates derived from sampling methods deemed reliable however due to variations associated with sampling, wood utilization, etc. these estimates are not guaranteed. Any and all maps, plats, or other representations of the property are intended for illustrative purposes only and are based upon GIS-derived estimates and not upon boundary surveys or deed acres. Prospective buyers should verify themselves to their satisfaction all information about the offering. No warranty is made as to the value, access, fitness for any particular use or quality of any land.



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