



**NOTICE OF TIMBERLAND SALE
BY SEALED BID IN ASHLEY COUNTY, AR**

SEC LAND COMPANY SALE

BIDS DUE: WEDNESDAY, JULY 21ST, 2021 by 2:00 PM

McKiever Land Company LLC has been authorized to sell nine (9) timberland tracts which total approximately 2,019 acres, more or less, located in Ashley County, Arkansas. Offers are being accepted on individual tracts or on all tracts.

Tract Description and Location

Tract 1-SEC North 160: The tract consists of approximately 53 acres of 20yr old pine plantation. The remainder of the acreage consist of natural pine and hardwood, being predominately pine, and hardwood bottom along Chemin-A-Haut Creek. Ashley County Road 131 runs along the south line for ½ mile. Utilities are nearby.

East ½ Southwest ¼, Southwest ¼ of the Southeast ¼, Southeast ¼ of the Northwest ¼, Section 30, Township 16 South, Range 6 West.

Tract 2-SEC 268: The tract consists of approximately 175 acres of 13yr old pine plantation. The remainder of the acreage consist of natural hardwood bottom along Chemin-A-Haut Creek. Ashley County Road 130 runs through the tract with Ashley County Road 71 and Ashley County Road 131 along the northern boundary. Utilities are nearby.

Southwest ¼, West ½ of the Northwest ¼, West ½ of the Northwest ¼ of the Southeast ¼, Section 31, Township 16 South, Range 6 West.

Tract 3-SEC 400: The tract consists of approximately 55 acres of 13yr old pine plantation, 75 acres of 20yr old pine plantation, and 130 acres of pine and hardwood mixture, being predominately pine logs. The remainder of the acreage consist of natural hardwood bottom along Chemin-A-Haut Creek. The tract has access from Ashley County Road 71 and the unmaintained county road continues through the tract.

East ½ Southeast ¼, Section 36, Township 16 South, Range 7 West, West ½ of the Northeast ¼, Southeast ¼ of the Northwest ¼, Southwest of the Northeast ¼, East ½ of the Southwest ¼, West ½ of the Southeast ¼, Section 1, Township 17 South, Range 7 West.



Tract 4-SEC 106: The tract consists of approximately 53 acres of 13yr old pine plantation and the remaining acreage being 20yr old pine plantation. Ashley County Road 70 runs along the east line for ¼ mile. Utilities are nearby.

North ½ of the Northwest ¼, Northwest ¼ of the Northeast ¼, lying west of county rd, Section 6, Township 17 South, Range 6 West.

Tract 5-SEC 430: The tract consists of approximately 30 acres of 20yr old pine plantation and 317 acres of pine and hardwood mixture, being predominately pine logs. The remainder of the acreage consist of natural hardwood bottom along Chemin-A-Haut Creek. The tract has access from Ashley County Road 71 from Hamburg and HWY 82 frontage along the south boundary.

Northwest ¼, West ½ of the Northeast ¼, North ½ of the Southwest ¼, Southeast ¼ of the Southwest ¼, West ½ of the Southeast ¼, Section 12, Township 17 South, Range 7 West.

Tract 6-SEC 240: The tract consists of approximately 100 acres of natural pine and 105 acres of 20yr old pine plantation. The remainder of the acreage consist of natural hardwood bottom along Chemin-A-Haut Creek. The tract has access from HWY 82 along the south boundary.

East ½ Northeast ¼, Northeast ¼ of the Southeast ¼, Section 12, Township 17 South, Range 7 West, West ½ of the Northwest ¼, Northwest ¼ of the Southwest ¼, lying north of HWY 82, Section 7, Township 17 South, Range 6 West.

Tract 7-SEC 55: The tract consists of approximately 55 acres pine and hardwood mixture, being predominately hardwood along Chemin-A-Haut Creek. The tract has frontage along HWY 82.

Part of the South ½ of the Southeast ¼, lying south of HWY 82, Section 12, Township 17 South, Range 7 West, West ¾ of the Northeast ¼ of the Northeast ¼, Section 13, Township 17 South, Range 7 West.

Tract 8-SEC 200: The tract consists of approximately 68 acres of 13yr old pine plantation. The remainder of the acreage consist of natural pine and hardwood with a bottom along Chemin-A-Haut Creek. The tract has access from Gwin Rd along the north boundary and Bennett Rd along the south boundary.

Southeast ¼ of the Northwest ¼, Southwest ¼, Section 18, Township 17 South, Range 6 West.

Tract 9-SEC South 160: The tract consists of approximately 50 acres of 13yr old pine plantation. The remainder of the acreage consist of natural pine and hardwood with a bottom along Chemin-A-Haut Creek. The tract has access from Gwin Rd along the north boundary and Ashley County Rd 28 from the south.

Southeast ¼, Section 18, Township 17 South, Range 6 West.



Terms and Conditions of the Sale

1. Seller reserves the right to accept or reject any or all bids. The bidder will be advised if the seller accepts his or her bid. The successful bidder will be obligated to execute an offer and acceptance contract, to be supplied by the seller, within 10 business days and at that time deposit 10% of the purchase price as earnest money. The successful bidder will be expected to close within 30 days of bid closing.
2. Bids must be submitted using the enclosed form. Only bids for specific dollar amount will be accepted. Tracts are being sold in its entirety for a single sum, not a per acre basis. Neither the seller nor his agents make any warranty as to the number of acres, timber volumes, ingress/egress, or access to utilities. Prospective buyers are advised to verify information presented in this notice.
3. Bids should be emailed to jmckiever@mckieverlandcompany.com or mailed to

MCKIEVER LAND COMPANY LLC
295 AIRPORT RD.
MONTICELLO, AR 71655

Mark the lower left corner of the envelope with “SEC Land Sale”. No verbal bids will be accepted.

4. Bids will be received at the office of McKiever Land Company LLC until 2:00 p.m. Wednesday, July 21, 2021. All bids will be considered at this time. A bid may not be withdrawn after the bid opening.
5. Conveyance will be made by Warranty Deed. The Seller will furnish an owner’s policy of title insurance in the amount allocated to the property. If a mortgagee’s policy is required by the buyer’s lender, the aggregate cost of all the title policies shall be borne one half (1/2) by the seller and one half (1/2) by the buyer. The buyer will be responsible for customary closing cost.
6. Boundary lines represent what the current landowner has used as the traditional boundaries of the property and to the best of our knowledge are not under dispute with the adjacent landowners. The Seller is not obligated to furnish a survey. If the buyer requires a survey, the cost will be the responsibility of the buyer. The attached maps should not be considered as survey plats.
7. Questions regarding the Sale should be directed to Arkansas Licensed Broker Josh McKiever 870-723-0685. Additional maps are available on our website www.mckieverlandcompany.com under SEC Land Company Bid Sale.



BID FORM: SEC LAND COMPANY SALE

BID DUE DATE: Wednesday, July 21, 2021

BIDS RECEIVED UNTIL 2:00 P.M.

In reference to “SEC Land Company Bid Sale” prepared by McKiever Land Company LLC, I submit the following bid for the purchase of the following tract(s):

My bid is valid through 5:00 p.m. on the second business day following the bid opening. If my bid is accepted, I am willing to execute an Offer and Acceptance contract with earnest money in the amount of 10% of the purchase price within seven (7) business days after Seller’s acceptance.

Tract 1-SEC North 160:	160 acres, more or less	Tract 6-SEC 240:	240 acres, more or less
Bid Amount:	_____	Bid Amount:	_____
Tract 2-SEC 268:	268 acres, more or less	Tract 7-SEC 55:	55 acres, more or less
Bid Amount:	_____	Bid Amount:	_____
Tract 3-SEC 400:	400 acres, more or less	Tract 8-SEC 200:	200 acres, more or less
Bid Amount:	_____	Bid Amount:	_____
Tract 4-SEC 106:	106 acres, more or less	Tract 9-SEC South 160:	160 acres, more or less
Bid Amount:	_____	Bid Amount:	_____
Tract 5-SEC 430:	430 acres, more or less	ALL TRACTS:	2019 acres, more or less
Bid Amount:	_____	Bid Amount:	_____

Bidder Name: _____

Address: _____

City: _____ State: _____ ZIP: _____

Phone #: _____ FAX#: _____

Email: _____

Bidder’s Signature: _____ Date: _____

The Seller and his agent make no guarantee as to timber volumes and/or total acreage, timber stand information, ingress/egress agreements, location of boundary lines, and utilities. It is suggested that Buyers make their own estimates on acreage, timber volumes, access, boundary lines, and utilities.

Bids should be emailed to jmckiever@mckieverlandcompany.com or mailed to MCKIEVER LAND COMPANY LLC, 295 AIRPORT RD. MONTICELLO, AR 71655 Mark the lower left corner of the envelope with “SEC Land Sale”. Bids must be received prior to 2:00 p.m., Wednesday, July 21, 2021.

