

*Stevens Forestry Service, Inc.*  
*Forestry Consultants*  
*& Appraisers*  
*P. O. Drawer 1994*  
*El Dorado, Arkansas 71731*

*Telephone (870) 863-5068*  
*Fax # (870) 863-5156*

September 13, 2022

## **NOTICE OF LAND SALE**

### **Columbia 70**

Stevens Forestry Service, Inc., acting as agent for the Seller, is offering for sale the following described property.

**Legal Description** - S $\frac{1}{4}$  SE $\frac{1}{4}$  SE $\frac{1}{4}$  Section 24, NE $\frac{1}{4}$  NE $\frac{1}{4}$  and N $\frac{1}{2}$  SE $\frac{1}{4}$  NE $\frac{1}{4}$  Section 25; all being located in Township 16 South, Range 19 West, Columbia County, Arkansas; containing 70 acres (Tax Records), more or less.

**Listing Price** - **\$160,000.00**

**Tract Description:** This property is best accessed from the west via a power line right-of-way. The majority of the topography is gently rolling and well drained. Based on the USDA Web Soil Survey the various soils have an average site index for Loblolly Pine of 85 feet (base age 50).

**Timber Volume:** Our firm has recently completed a 10% timber inventory covering this property using 1/10<sup>th</sup> acre sample plots. The advertised timber volumes are Doyle Scale (BF) and Standard Cords and are as follows:

Pine Sawtimber	319,030 BF	2,115 Tons
Pine Pulpwood	14 Cords	38 Tons
Oak Sawtimber	73,110 BF	576 Tons
Misc. Hardwood ST	8,420 BF	68 Tons
Hardwood Pulpwood	311 Cords	933 Tons

A more detailed analysis of the cruise results is attached.

#### **Conditions of Sale:**

1. The property is being offered for sale at the Listing Price of **\$160,000.00**. The owner reserves the right to accept or reject any offers on the property. Offers will be accepted at the office of Stevens Forestry Service, Inc., 100 West Sharp, El Dorado, AR 71730 and can be mailed, hand delivered, faxed to (870) 863-5156, or emailed to [ryan@stevensforestry.com](mailto:ryan@stevensforestry.com).
2. Offers will remain valid until 5:00 P.M. five business days after the offer has been submitted. The offer will be subject to all terms and conditions as advertised in this land sale prospectus. The company/individual submitting the offer will be contacted at or before the time the offer expires concerning the acceptance or rejection of the offer.

3. If an offer is contingent on terms, conditions, etc. that are not advertised in this sale prospectus then those terms, conditions, etc. must be in writing.
4. Offers must be submitted on a lump sum basis. No per acre offers will be accepted. The advertised acreage is believed to be correct, but is not guaranteed. The seller will not provide a survey.
5. Upon acceptance of an offer, a more formal Contract of Sale will be executed between the buyer and seller, with earnest money in the amount of 10% of the purchase price.
6. The advertised timber volumes have been estimated by our firm using 1/10<sup>th</sup> acre sample plots, and may be more or less. The advertised timber volumes are not guaranteed in any way; therefore all potential buyers should make their own estimate as to the volume of timber actually present.
7. No mineral rights will be conveyed.
8. The information contained on the attached location map, topography map, and aerial photograph is intended for general location of the property only. The information is believed to be accurate, however is not warranted or guaranteed in any way.
9. The property will be conveyed by warranty deed, subject to all previous mineral conveyances and all existing easements and right-of-ways situated on any part of said lands.
10. The seller will pay the fees associated with the title search and cost of providing a standard owner's title insurance policy. Seller will pay pro-rated property taxes (to date of closing), deed preparation, and one-half of revenue stamps. The buyer will pay one-half of revenue stamps and the cost of recording the deed. A local title company will conduct the closing and this cost will be shared equally between seller and buyer.
11. Total consideration will be due when a Warranty Deed is transferred to the Buyer from the Seller.
12. Personal property including but not limited to deer stands, wildlife feeders, game cameras, etc. located on the subject property is not for sale.
13. The property is being sold "as is" in its present condition, and Seller and Seller's agent, Stevens Forestry Service, Inc., makes no representation, guarantee, or warranty as to the Property, including, but not limited to, the acreage of the Property or any part thereof, access to the Property, or as to the volume or value of any timber located on the Property.

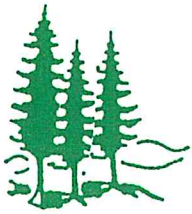
Land Sale – Columbia 70  
September 13, 2022  
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Attached are a bid sheet, location map, aerial photograph, topography map, and the timber inventory data. If you have any questions, please do not hesitate to contact our office.

Respectfully,

STEVENS FORESTRY SERVICE, INC.

  
C. Ryan Jackson, Principal Broker



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**Land Sale – Columbia 70**  
OFFER FORM

**Listing Price - \$160,000.00**

**Legal Description:** S¼ SE¼ SE¼ Section 24, NE¼ NE¼ and N½ SE¼ NE¼ Section 25; all being located in Township 16 South, Range 19 West, Columbia County, Arkansas; containing 70 acres (Tax Records), more or less.

OFFER \$ \_\_\_\_\_

BY: \_\_\_\_\_  
Company Name/Authorized Signature

Date: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

PHONE: \_\_\_\_\_

FAX: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

This offer is subject to all terms and conditions as stated in the attached land sale prospectus and remains valid until 5:00 P.M. five business days following the date written above. The company/individual submitting the offer will be contacted at or before this time, concerning the acceptance or rejection of the offer.

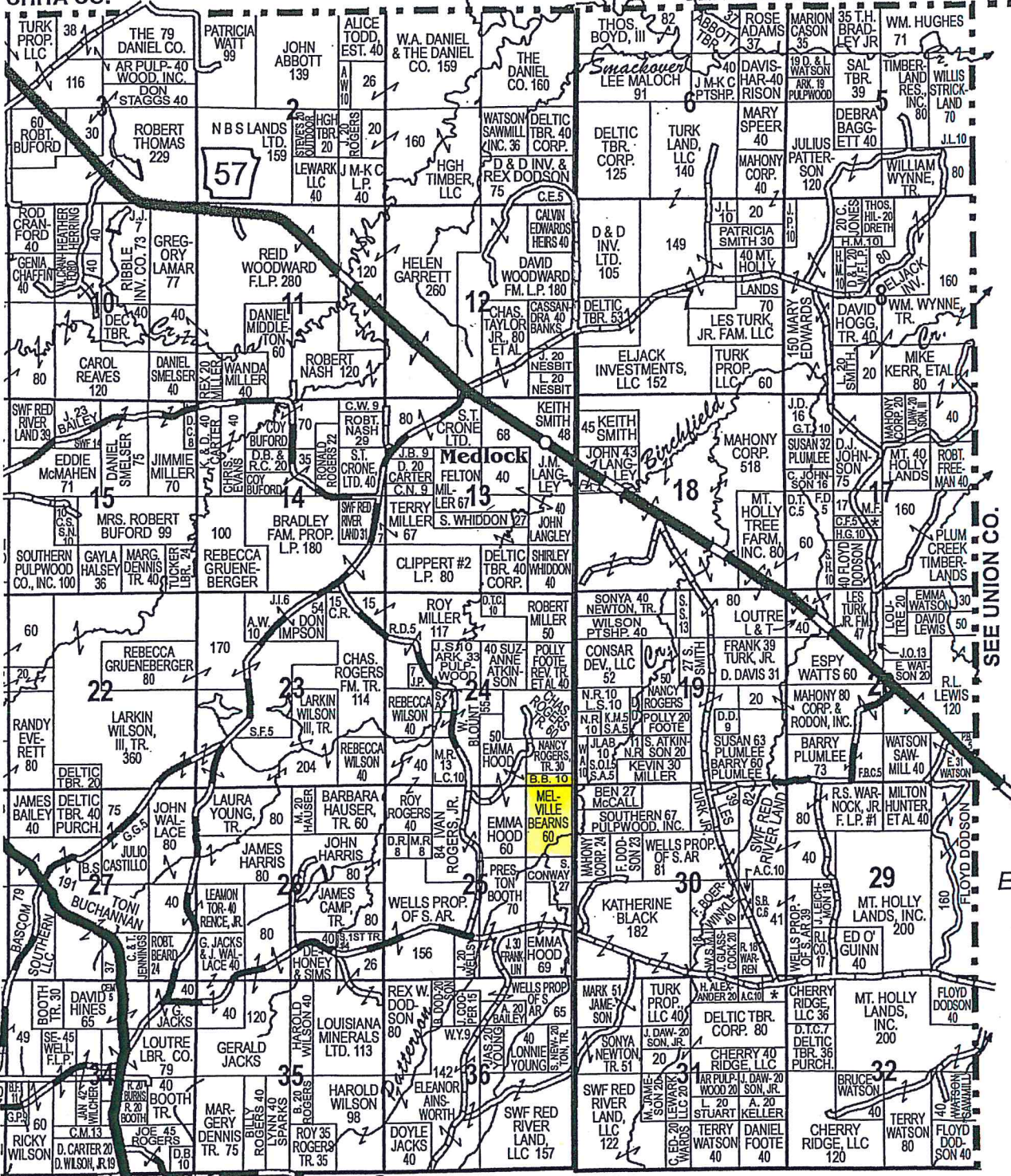


# H RANGE 19 WEST

# 7 TWP. 16 S RGE. 18 W

CHITA CO.

SEE OUACHITA CO.



SEE UNION CO.

To El Dorado



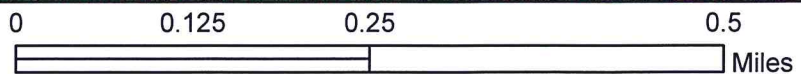


# Land Sale - Columbia 70

Pt. Sections 24 & 25, Township 16S, Range 19W  
Columbia County, Arkansas



**70 Acres**

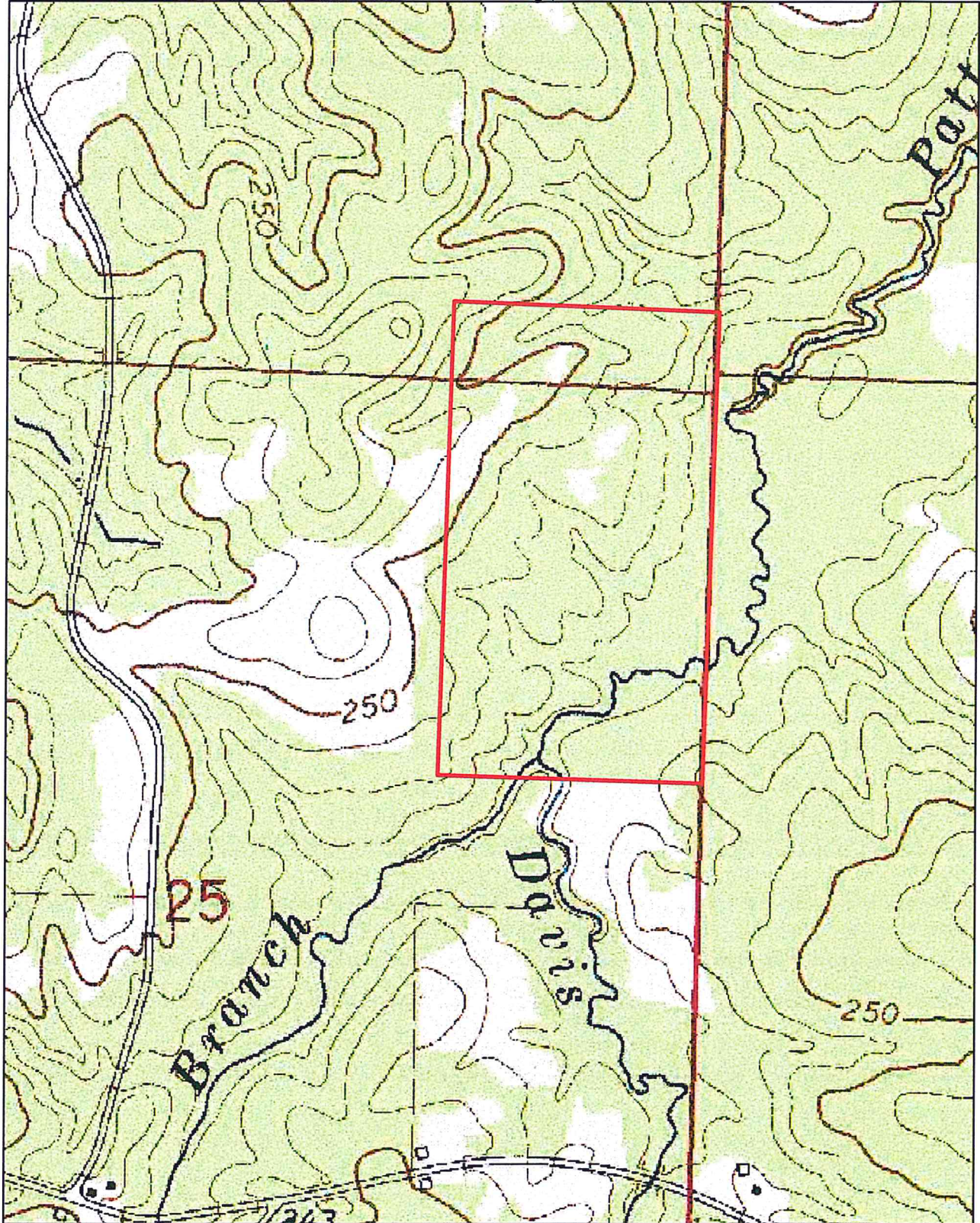




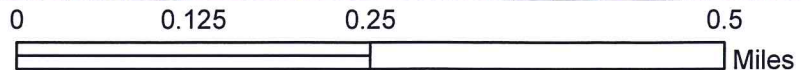


# Land Sale - Columbia 70

Pt. Sections 24 & 25, Township 16S, Range 19W  
Columbia County, Arkansas



**70 Acres**





Client>  
 Page> 1 COMPARTMENT NUMBER> 7

SHORT DESCRIPTION	S	T	R	ACRES	PINE	PPU	GUM	HPU	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	HARDWOOD	TOTAL
S1/4 SE1/4 SE1/4	24	16S	19W	10.00	49400	1	0	61	7510	2520	0	480	0	0	10510	59910
NE1/4 NE1/4	25	16S	19W	40.00	215260	12	4560	171	24600	10540	1000	2280	0	0	42980	258240
N1/2 SE1/4 NE1/4	25	16S	19W	20.00	54370	1	620	79	6120	20100	720	0	0	480	28040	82410
Total>	70.00			319030	14	5180	311	38230	33160	1720	2760	0	480	81530	400560	

Total Volume	
Pine Sawtimber	319,030 BF
Pine Pulpwood	14 Cords
Oak Sawtimber	73,110 BF
Misc. Hardwood ST	8,420 BF
Hardwood Pulpwood	311 Cords
	2,115 Tons
	38 Tons
	576 Tons
	68 Tons
	933 Tons

Tree Count covering 70 acres more or less; based on 10% inventory (1/10th acre plots)

Sawtimber Tree Count

DBH	Pine	Oak	Misc.
10	70	0	0
12	180	0	0
14	220	260	100
16	240	180	20
18	250	160	10
20	210	60	0
22	150	40	0
24	20	10	0
26	0	0	0
28	0	0	0
30	0	0	0
Total	1340	710	130

Pulpwood Tree Count

DBH	Pine	Hardwood
6	160	920
8	60	680
10	0	480
12	0	410
14	0	90
16	0	40
18	0	20
20	0	0
22	0	0
24	0	0
26	0	10
28	0	0
Total	220	2650



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 100 West Sharp P.O. Drawer 1994  
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 CONSULTING FORESTERS

Client Code> 0003 Short Description>S1/4 SE1/4 SE1/4 County>COLUMBIA Date of Cruise> 1/11/22  
 Sec>24 Twp>16S Rng>19W  
 Compartment> 7 Acres> 10.00

TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES (doyle scale)

DBH	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	TOTAL
10	0	0	0	0	0	0	0	0	0
12	680	0	0	0	0	0	0	0	680
14	3720	0	960	1580	0	480	0	0	6740
16	11610	0	1660	940	0	0	0	0	14210
18	13400	0	2640	0	0	0	0	0	16040
20	15290	0	2250	0	0	0	0	0	17540
22	4700	0	0	0	0	0	0	0	4700
24	0	0	0	0	0	0	0	0	0
26	0	0	0	0	0	0	0	0	0
28	0	0	0	0	0	0	0	0	0
30	0	0	0	0	0	0	0	0	0
32	0	0	0	0	0	0	0	0	0
34	0	0	0	0	0	0	0	0	0
36	0	0	0	0	0	0	0	0	0
38	0	0	0	0	0	0	0	0	0

Total> 49400 0 7510 2520 0 480 0 0 0  
 Pine Pulpwood> 1 Hardwood Pulpwood> 61 Total Volume> 59910



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Client Code> 0003 Short Description>NE1/4 NE1/4 Sec>25 Twp>16S Rng>19W  
 County>COLUMBIA Compartment> 7  
 Date of Cruise> 1/11/22 Acres> 40.00

TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES (doyle scale)

DBH	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	TOTAL
10	1920	0	0	0	0	0	0	0	1920
12	10170	0	0	0	0	0	0	0	10170
14	18200	2680	3640	1580	0	960	0	0	27060
16	32490	1880	4260	4040	0	0	0	0	42670
18	37490	0	6960	1320	1000	1320	0	0	48090
20	48390	0	1350	3600	0	0	0	0	53340
22	53650	0	4690	0	0	0	0	0	58340
24	12950	0	3700	0	0	0	0	0	16650
26	0	0	0	0	0	0	0	0	0
28	0	0	0	0	0	0	0	0	0
30	0	0	0	0	0	0	0	0	0
32	0	0	0	0	0	0	0	0	0
34	0	0	0	0	0	0	0	0	0
36	0	0	0	0	0	0	0	0	0
38	0	0	0	0	0	0	0	0	0
Total>	215260	4560	24600	10540	1000	2280	0	0	258240

Pine Pulpwood> 12 Hardwood Pulpwood> 171 Total Volume> 258240



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 CONSULTING FORESTERS

Client Code> 0003 Short Description>N1/2 SE1/4 NE1/4 Sec>25 Twp>16S Rng>19W  
 County>COLUMBIA Compartment> 7  
 Date of Cruise> 1/11/22 Acres> 20.00

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES (doyle scale)							TOTAL	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS		MISC.
10	320	0	0	0	0	0	0	0	320
12	1230	0	0	0	0	0	0	0	1230
14	4700	620	2540	3160	0	0	0	480	11500
16	1840	0	940	2600	720	0	0	0	6100
18	16450	0	2640	5600	0	0	0	0	24690
20	14530	0	0	4050	0	0	0	0	18580
22	15300	0	0	4690	0	0	0	0	19990
24	0	0	0	0	0	0	0	0	0
26	0	0	0	0	0	0	0	0	0
28	0	0	0	0	0	0	0	0	0
30	0	0	0	0	0	0	0	0	0
32	0	0	0	0	0	0	0	0	0
34	0	0	0	0	0	0	0	0	0
36	0	0	0	0	0	0	0	0	0
38	0	0	0	0	0	0	0	0	0
Total>	54370	620	6120	20100	720	0	0	480	

Pine Pulpwood> 1 Hardwood Pulpwood> 79 Total Volume> 82410