

Stevens Forestry Service, Inc. Forestry Consultants

Fax # (870) 863-5068

P. O. Drawer 1994 El Dorado, Arkansas 71731

November 3, 2022

### NOTICE OF LAND SALE

### Columbia-80

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

Legal Description: S½ SE¼ Section 19, Township 17 South, Range 18 West, Columbia County, Arkansas; containing 80 acres (Tax Records), more or less.

### **Listing Price - \$120,000.00**

Tract Description: The property can be accessed near the northeast corner via a woods/logging road. The topography varies from gently rolling too generally flat. Based on the USDA Web Soil Survey the various soils have an average site index for loblolly pine of 85 feet (base age 50). An estimated 54 acres were planted with loblolly pine in the 1st Q 2019. The remaining 26 acres, more or less, contain mature pine and hardwood timber.

Timber Volume: Our firm has recently completed a 10% timber inventory covering 26 acres, more or less, of 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	92,580 BF	647 Tons
Pine Pulpwood	17 Cords	46 Tons
Oak Sawtimber	30,180 BF	222 Tons
Misc. Hardwood ST	11,080 BF	86 Tons
Hardwood Pulpwood	221 Cords	663 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 \$120,000.00. The Seller 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.
- 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.

Columbia-80 (Land Sale) November 3, 2022 Page 3

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



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

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

### Columbia-80 Land Sale

OFFER FORM

### **Listing Price - \$120,000.00**

<u>Legal Description:</u> S½ SE¼ Section 19, Township 17 South, Range 18 West, Columbia County, Arkansas; containing 80 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.

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Columbia-80 (Land Sale)
Pt. Section 19, Township 17S, Range 18W
Columbia County, Arkansas



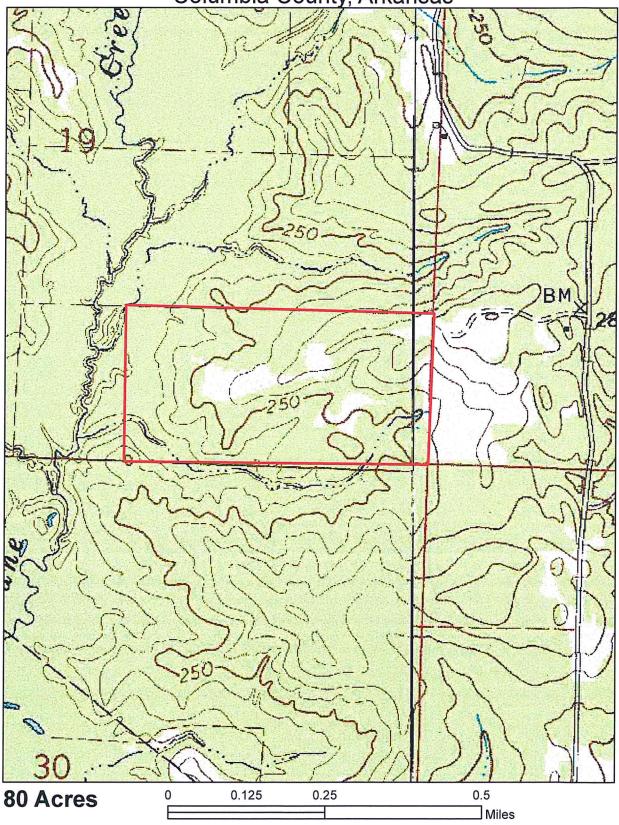
80 Acres

0	0.125	0.25	0.5
			Miles





Columbia-80 (Land Sale)
Pt. Section 19, Township 17S, Range 18W
Columbia County, Arkansas



### STEVENS FORESTRY SERVICE, Inc. RECAPITULATION SHEET

11/01/22

	TOTAL	VOLUMN		133840		133840	
	TOTAL	HARDWOOD		41260		41260	
		MISC.		480	1 1 1 1 1	480	
		YPRESS		0		0	
		CKORY C		480	1	480	
		P.OAK HICKORY CYPRESS		0		0	
		R.OAK		23120		23120	
		W.OAK		7060		7060	
		HPU	H	221		221	
		GUM		10120		10120	
		PPU		17	-	17	
		PINE		92580		92580	
	52	ACRES		26.00		26.00	
Client> Wilson Properties, Inc.	Page> 1 COMPARIMENT NUMBER>	SHORT DESCRIPTION S T R		S1/2 SE1/4 19 17S 18W		Total>	
บ	P	S	ii	Ś			

	647 Tons	46 Tons	222 Tons	86 Tons	663 Tons
	92,580 BF	17 Cords	30,180 BF	11,080 BF	221 Cords
Total Volume	Pine Sawtimber	Pine Pulpwood	Oak Sawtimber	Misc. Hardwood ST	Hardwood Pulpwood

Tree Count covering 26 acres, more or less; based on 10% inventory (1/10th acre plots)

Sawtimber Tree Count

130	210	530	Total
0	0	0	24
0	30	10	22
0	40	80	20
20	40	100	18
50	09	140	16
09	40	110	14
0	0	09	12
0	0	30	10
Misc.	Oak	Pine	DBH

<del>-</del> 1	Har
1 Tree Count	Dine
Pulpwood	nan

DBH	Pine	Hardwood
9	40	390
8	09	480
10	20	330
12	30	390
14	0	70
16	0	20
18	0	10
20	0	10
22	0	0
Total	150	1730

# STEVENS FORESTRY SERVICE, Inc. 100 West Sharp P.O. Drawer 1994 El Dorado, Arkansas 71730 CONSULTING FORESTERS

Client Code> 0321 Showilson Properties, Inc.

Rng>18W Compartment>52 Acres> 26.00 Twp>17SSec>19 Short Description>S1/2 SE1/4
County>COLUMBIA
Date of Cruise> 8/10/22

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AND OAK	 	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Hardwood Pulpwood>
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GUM	0	0	2340		64	0	0	0	0	0	0	0	0	0	0	10120	Pine Pulpwood>
PINE	720	3230	04	26	50	733	0	0	0	0	0	0	0	0		92580	Pin
DBH =====	10	12	14	16	18	20	22	24	26	28	30	32	34	36	ω	Total>	