

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

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

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 to 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 1/10th 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.

Timber Cruising • Timber Land Management • Timber Land Improvement

Members: Association of Consulting Foresters

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 1/10th 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

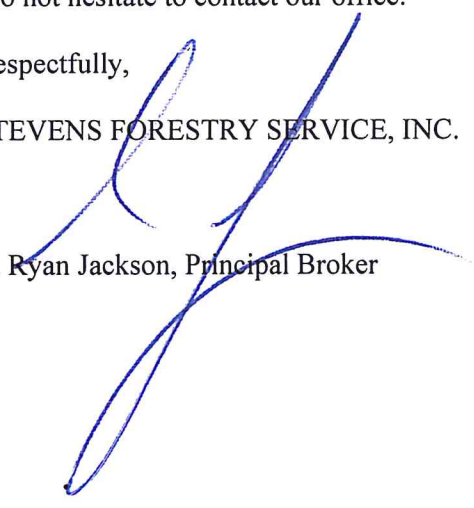
Page 3

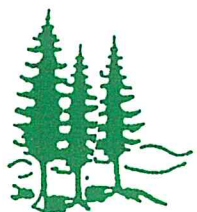
Attached are a bid sheet, location map, aerial photograph, topography map, and the timber inventory data. If you have any questions, please do not hesitate to contact our office.

Respectfully,

STEVENS FORESTRY SERVICE, INC.

C. Ryan Jackson, Principal Broker





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& Appraisers
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Columbia-80 Land Sale

OFFER FORM

Listing Price - \$120,000.00

Legal Description: 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: _____

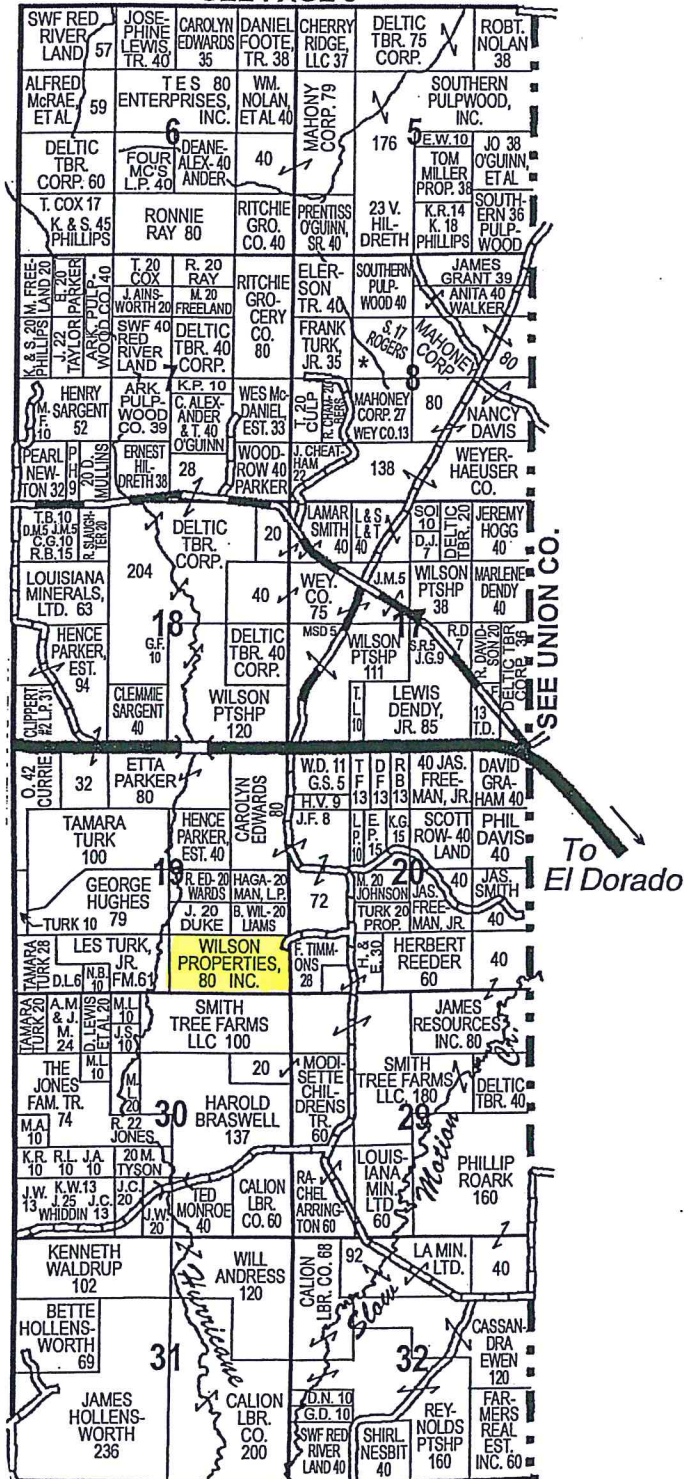
This offer is subject to all terms and conditions as stated in the attached land sale prospectus and remains valid until 5:00 P.M. five business days following the date written above. The company/individual submitting the offer will be contacted at or before this time, concerning the acceptance or rejection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

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TWP 17 S RGE 18 W

SEE PAGE 8



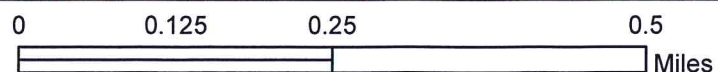


Columbia-80 (Land Sale)

Pt. Section 19, Township 17S, Range 18W
Columbia County, Arkansas



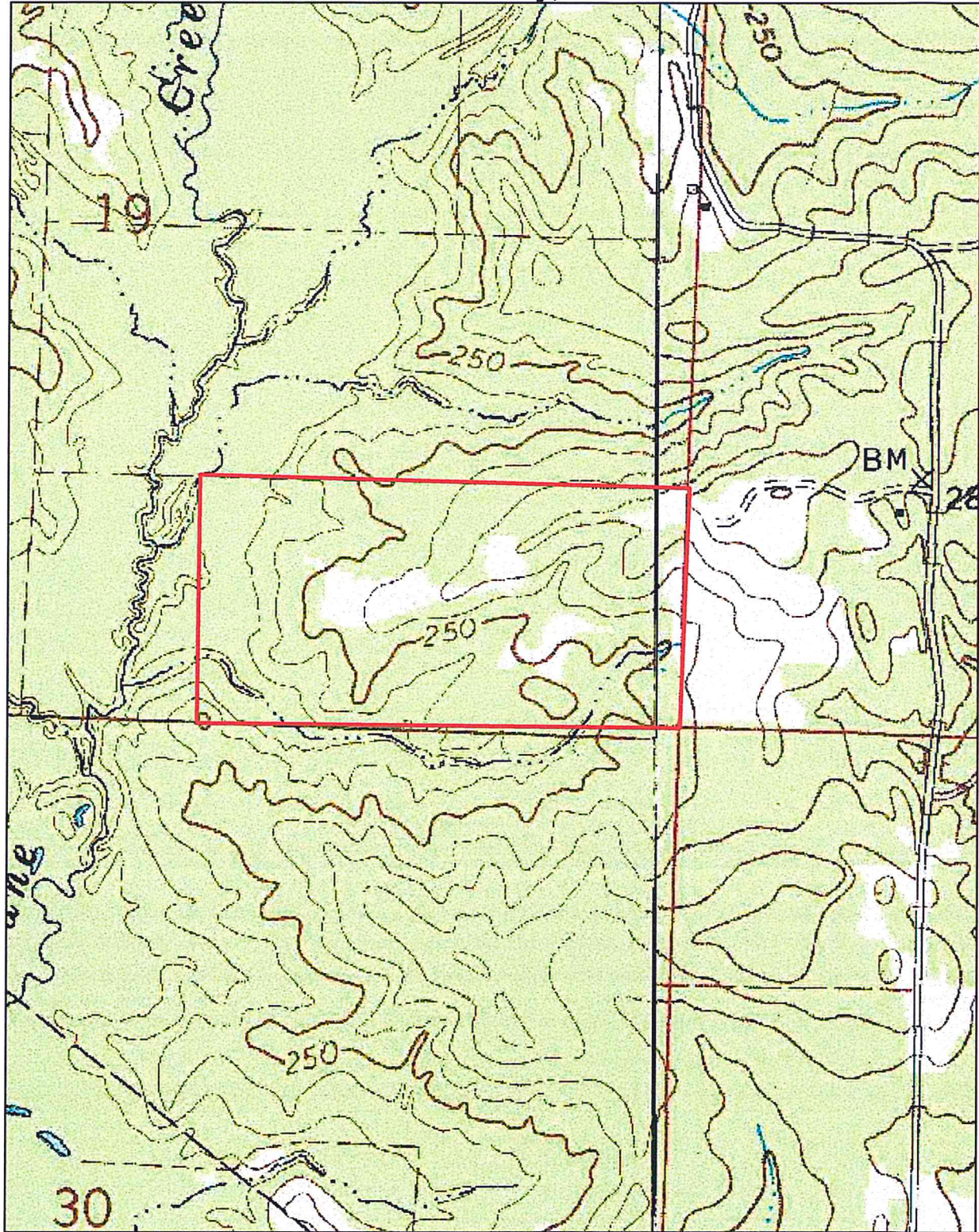
80 Acres



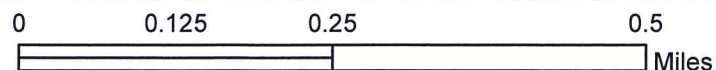


Columbia-80 (Land Sale)

Pt. Section 19, Township 17S, Range 18W
Columbia County, Arkansas



80 Acres



STEVENS FORESTRY SERVICE, Inc.
 RECAPITULATION SHEET
 11/01/22

Client> Wilson Properties, Inc.

Page> 1 COMPARTMENT NUMBER> 52

SHORT DESCRIPTION	S	T	R	ACRES	PINE	PPU	GUM	HPU	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	HARDWOOD	TOTAL	TOTAL VOLUME
SL/2 SE1/4	19	17S	18W	26.00	92580	17	10120	221	7060	23120	0	480	0	480	41260	133840	
Total>	26.00	92580	17	10120	221	7060	23120	0	480	41260	133840						

Total Volume

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

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

Sawtimber Tree Count

DBH	Pine	Oak	Misc.
10	30	0	0
12	60	0	0
14	110	40	60
16	140	60	50
18	100	40	20
20	80	40	0
22	10	30	0
24	0	0	0
Total	530	210	130

Pulpwood Tree Count

DBH	Pine	Hardwood
6	40	390
8	60	480
10	20	330
12	30	390
14	0	70
16	0	50
18	0	10
20	0	10
22	0	0
Total	150	1730

Client Code> 0321 Short Description>S1/2 SE1/4 Sec>19 Twp>17S Rng>18W
Wilson Properties, Inc. County>COLUMBIA Compartment>52
 Date of Cruise> 8/10/22 Acres> 26.00

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES							(doyle scale)	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	TOTAL
10	720	0	0	0	0	0	0	0	720
12	3230	0	0	0	0	0	0	0	3230
14	10490	2340	960	1240	0	480	0	480	15990
16	22610	5140	1660	3760	0	0	0	0	33170
18	23500	2640	2640	3540	0	0	0	0	32320
20	27330	0	1800	5850	0	0	0	0	34980
22	4700	0	0	8730	0	0	0	0	13430
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>	92580	10120	7060	23120	0	480	0	480	

Pine Pulpwood>		17		Hardwood Pulpwood>		221		Total Volume> 133840	