

*Stevens Forestry Service, Inc.*  
*Forestry Consultants*  
*& Appraisers*  
*P. O. Drawer 1994*  
*El Dorado, Arkansas 71731*  
*January 26, 2023*

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

## **NOTICE OF LAND SALE**

### **Highway #82-East EL Dorado**

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

**Legal Description:** East 2 chains of the SW $\frac{1}{4}$  SE $\frac{1}{4}$  NW $\frac{1}{4}$ ; East seven (7) acres of the SE $\frac{1}{4}$  SE $\frac{1}{4}$  NW $\frac{1}{4}$ ; SE $\frac{1}{4}$  NW $\frac{1}{4}$  SE $\frac{1}{4}$  less 0.30 acres to highway; all being located in Section 15, Township 18 South, Range 14 West, Union County, Arkansas; containing 18.70 acres (Tax Acres), more or less.

### **Listing Price - \$85,000.00**

**Tract Description:** This covers three separate tracts, which are approximately 9.7 acres, 7 acres, and 2 acres. The 9.7-acre tract has frontage along US Highway #82 and is suitable for development. The topography is gently rolling and well drained.

The remaining two tract are off-road. The majority of the 7-acre parcel contains topography and soils that are best suited for the long-term growth and production of loblolly pine. The topography varies from gently rolling too generally flat. The 2-acre parcel is generally flat and contains very little timber.

**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 (A more detailed analysis of the cruise results is attached).

Pine Sawtimber	142,325 BF	1,013 Tons
Pine Pulpwood	61 Cords	165 Tons
Oak Sawtimber	13,970 BF	107 Tons
Misc. Hardwood ST	940 BF	8 Tons
Hardwood Pulpwood	113 Cords	339 Tons

### **Conditions of Sale:**

1. The property is being offered for sale at the Listing Price of \$85,000.00. 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](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.

*Timber Cruising • Timber Land Management • Timber Land Improvement*

*Members: Association of Consulting Foresters*

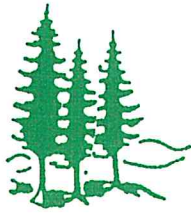
4. Offers must be submitted on a lump sum basis. No per acre offers will be accepted. The advertised acreage is believed to be correct, but is not guaranteed. The Seller will not provide a survey.
5. Upon acceptance of an offer, a more formal Contract of Sale will be executed between the Buyer and Seller, with earnest money in the amount of 10% of the purchase price.
6. No mineral rights will be conveyed.
7. 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.
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.

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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**Highway #82-East El Dorado**  
**OFFER FORM**

**Listing Price - \$85,000.00**

**Legal Description:** East 2 chains of the SW $\frac{1}{4}$  SE $\frac{1}{4}$  NW $\frac{1}{4}$ ; East seven (7) acres of the SE $\frac{1}{4}$  SE $\frac{1}{4}$  NW $\frac{1}{4}$ ; SE $\frac{1}{4}$  NW $\frac{1}{4}$  SE $\frac{1}{4}$  less 0.30 acres to highway; all being located in Section 15, Township 18 South, Range 14 West, Union County, Arkansas; containing 18.70 acres (Tax Acres), more or less.

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

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

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

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

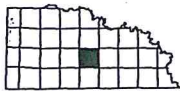
PHONE: \_\_\_\_\_

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

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

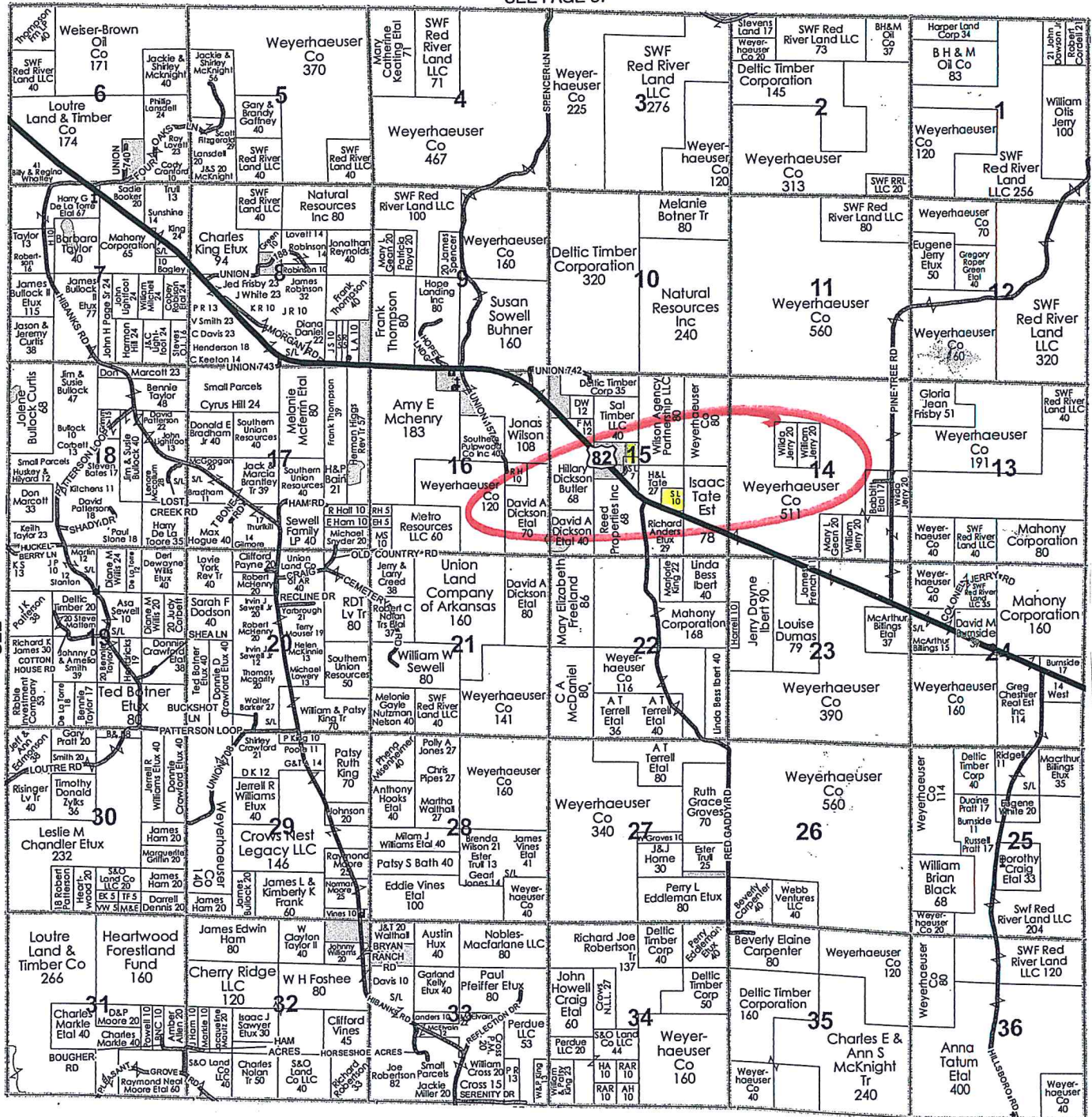
This offer is subject to all terms and conditions as stated in the attached land sale prospectus and remains valid until 5:00 P.M. five business days following the date written above. The company/individual submitting the offer will be contacted at or before this time, concerning the acceptance or rejection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





# Township 18S - Range 14W

SEE PAGE 37

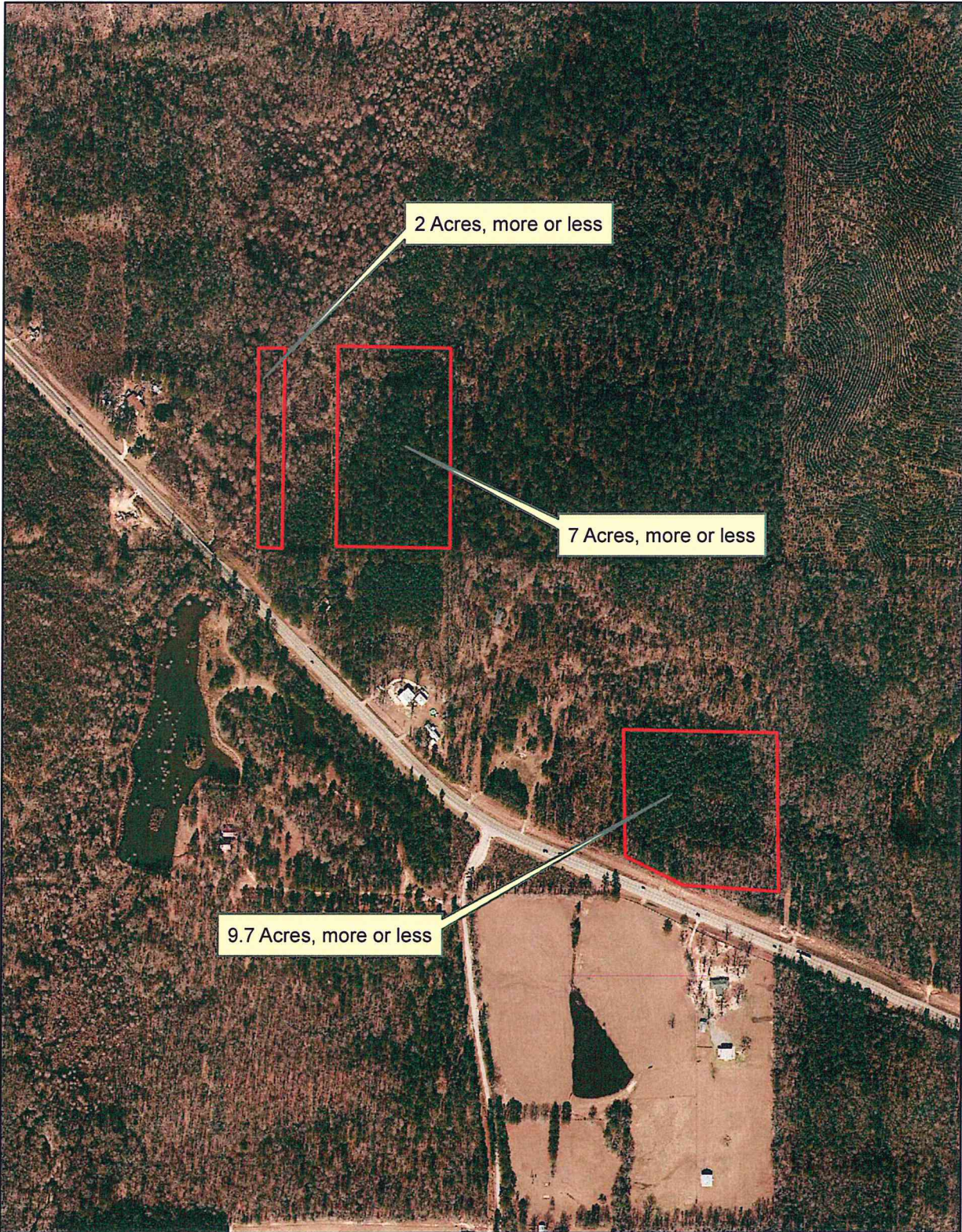




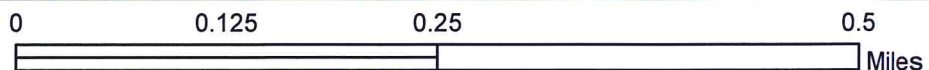


# Highway #82-East El Dorado

Pt. Section 15, Township 18 South, Range 14 West  
Union County, Arkansas



**18.7 Acres**

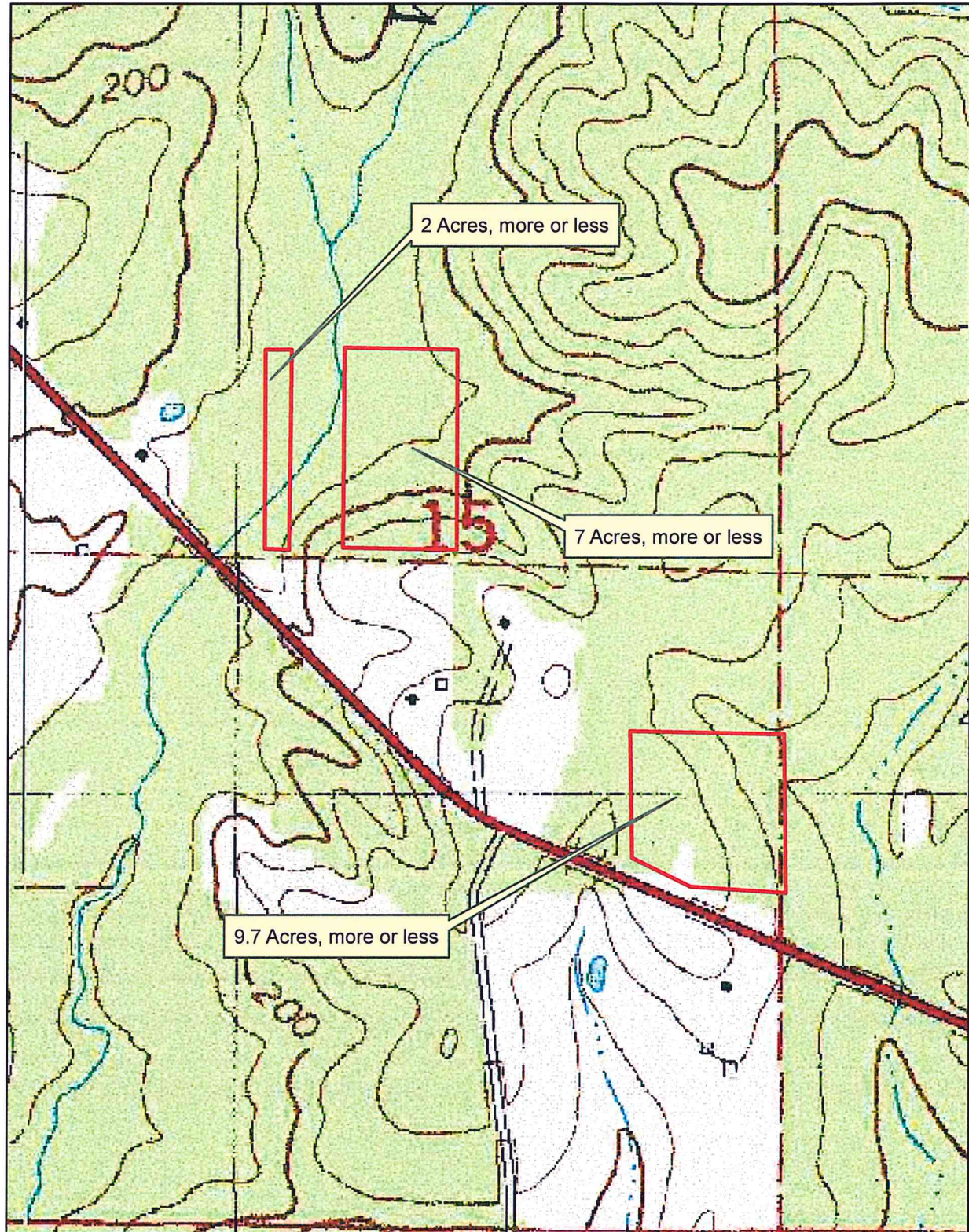




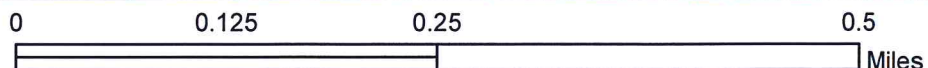


# Highway #82-East El Dorado

Pt. Section 15, Township 18 South, Range 14 West  
Union County, Arkansas



**18.7 Acres**





STEVENS FORESTRY SERVICE, Inc.  
 RECAPITULATION SHEET  
 9/01/22

Client>

Page>	1	COMPARTMENT NUMBER> 23																
SHORT DESCRIPTION		S	T	R	ACRES	PINE	PPU	GUM	HFU	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	HARDWOOD	TOTAL	TOTAL VOLUME
SE NW SE LESS .3AC 15 18S 14W					9.70	40460	56	0	42	3940	8210	940	0	0	0	13090	53550	
PT SW SE NW		15	18S	14W	2.00	314	0	940	29	0	0	0	0	0	0	940	1254	
PT SE SE NW		15	18S	14W	7.00	101551	5	0	42	0	880	0	0	0	0	880	102431	
Total>					18.70	142325	61	940	113	3940	9090	940	0	0	0	14910	157235	

Total Volume	
Pine Sawtimber	142,325 BF
Pine Pulpwood	61 Cords
Oak Sawtimber	13,970 BF
Misc. Hardwood ST	940 BF
Hardwood Pulpwood	113 Cords
	1,013 Tons
	165 Tons
	107 Tons
	8 Tons
	339 Tons

Client Code> 0193	Short Description>SE NW SE LESS .3AC	Sec>15	Twp>18S	Rng>14W
	County>UNION	Compartment>23		
	Date of Cruise> 6/09/22	Acres> 9.70		

DBH	PINE	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES					MISC.	TOTAL
		GUM	W.OAK	R.OAK	P.OAK	HICKORY		
10	6080	0	0	0	0	0	0	6080
12	11710	0	0	0	0	0	0	11710
14	9810	0	480	480	0	0	0	10770
16	0	0	1660	1660	940	0	0	4260
18	3050	0	0	1320	0	0	0	4370
20	4210	0	1800	1800	0	0	0	7810
22	5600	0	0	2950	0	0	0	8550
24	0	0	0	0	0	0	0	0
26	0	0	0	0	0	0	0	0
28	0	0	0	0	0	0	0	0
30	0	0	0	0	0	0	0	0
32	0	0	0	0	0	0	0	0
34	0	0	0	0	0	0	0	0
36	0	0	0	0	0	0	0	0
38	0	0	0	0	0	0	0	0
-----								
Total>	40460	0	3940	8210	940	0	0	53550





Client Code> 0193	Short Description>PT SE SE NW	Sec>15	Twp>18S	Rng>14W
	County>UNION	Compartment>23		
	Date of Cruise> 6/09/22	Acres> 7.00		

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES							(doyle scale) TOTAL
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	
10	373	0	0	0	0	0	0	373
12	3240	0	0	0	0	0	0	3240
14	4246	0	0	0	0	0	0	4246
16	12333	0	0	0	0	0	0	12333
18	18520	0	0	880	0	0	0	19400
20	19280	0	0	0	0	0	0	19280
22	19700	0	0	0	0	0	0	19700
24	18953	0	0	0	0	0	0	18953
26	4906	0	0	0	0	0	0	4906
28	0	0	0	0	0	0	0	0
30	0	0	0	0	0	0	0	0
32	0	0	0	0	0	0	0	0
34	0	0	0	0	0	0	0	0
36	0	0	0	0	0	0	0	0
38	0	0	0	0	0	0	0	0
Total>	101551	0	0	880	0	0	0	0
Pine Pulpwood>		5	Hardwood Pulpwood>		42	Total Volume>		102431