



Stevens Forestry Service, Inc.
Forestry Consultants
& Appraisers
P. O. Drawer 1994
El Dorado, Arkansas 71731
May 31, 2023

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

NOTICE OF LAND SALE

“North of Lions Club Golf Course”

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

Legal Description: Pt. Section 15, Township 17 South, Range 15 West, Union County, Arkansas; containing 67 acres (GPS Acres), more or less; and being more particularly on the attached Exhibit “A”.

Listing Price - \$450,000.00

Tract Description: This beautiful property is located north of the Lions Club Golf Course! The land has approximately 3,539’ frontage along the Lions Club and approximately 1,982’ of frontage along the US Highway #167 By-Pass. In addition, the property contains a 20’ wide easement that was conveyed to the City of El Dorado, Arkansas for the sole purpose of a biking and jogging trail. The land contains mature pine and hardwood timber and this timber stand was last selectively cut around 2006. The tract can be accessed via a gated easement, which provides access at the SW corner (contact our office for combination).

Timber Volume: Our firm completed a 10% timber inventory (August 6, 2019) covering 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	497,420 BF	3,245 Tons
Pine Pulpwood	29 Cords	78 Tons
Oak Sawtimber	88,340 BF	670 Tons
Misc. Hardwood Sawtimber	7,520 BF	61 Tons
Hardwood Pulpwood	410 Cords	1,230 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 \$450,000.00. 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.
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. 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.

Attached are an offer form, 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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"North of Lions Club Golf Course"

OFFER FORM

Listing Price - \$450,000.00

Legal Description: Pt. Section 15, Township 17 South, Range 15 West, Union County, Arkansas; containing 67 acres (GPS Acres), more or less; and being more particularly on the attached Exhibit "A".

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.

North of Lions Club Golf Course

EXHIBIT A

The Land is described as follows:

LEGAL DESCRIPTION AS SHOWN IN VESTING DEEDS:

That portion of Section 15, Township 17 South, Range 15 West, Union County, Arkansas, hereinafter described as follows:

Commencing at the Southwest corner of said Section 15 and running on and along the West boundary line of said Section 15, N 00° 14' E, 2640.6 feet to the POINT OF BEGINNING PROPER and an iron pipe;

THENCE N 00° 14' E, 660 feet to an iron pipe and the point of intersection with the South boundary of lands of the City of El Dorado, Arkansas;

THENCE on and along the common boundary, N 61° 24' E, 1475.81 feet to an iron pipe and the point of intersection of the North-South and East-West centerline of the Northwest Quarter (NW ¼) of said Section 15;

THENCE on and along the common boundary, N 64° 39' E, 737.91 feet to an iron pipe and the point of intersection with the Southwestern right-of-way line of Highway #167 By-Pass;

THENCE on and along the Southwestern right-of-way line of Highway #167 By-Pass to an iron pipe and the point of intersection with the boundary line of lands of Lions Club, as follows:

THENCE S 47° 38' E, 63.26 feet to a Right-of-Way Marker;

THENCE S 39° 43' E, 100.5 feet to a Right-of-Way Marker;

THENCE S 46° 23' E, 600 feet to a Right-of-Way Marker;

THENCE S 42° 34' E, 200.3 feet to a Right-of-Way Marker;

THENCE S 45° 26' E, 400 feet to a Right-of-Way Marker;

THENCE S 42° 08' E, 521.2 feet to a Right-of-Way Marker;

THENCE S 45° 27' E, 96.9 feet to an iron pipe and the point of intersection with the boundary line of lands of Lions Club;

THENCE on an along the common boundary line to the Point of Beginning Proper, as follows:

THENCE N 69° 51' W, 491.1 feet to an iron pipe;

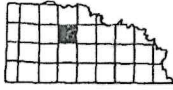
THENCE N 74° 20' W, 362.19 feet to an iron pipe;

THENCE S 50° 26' W, 338.46 feet to an iron pipe;

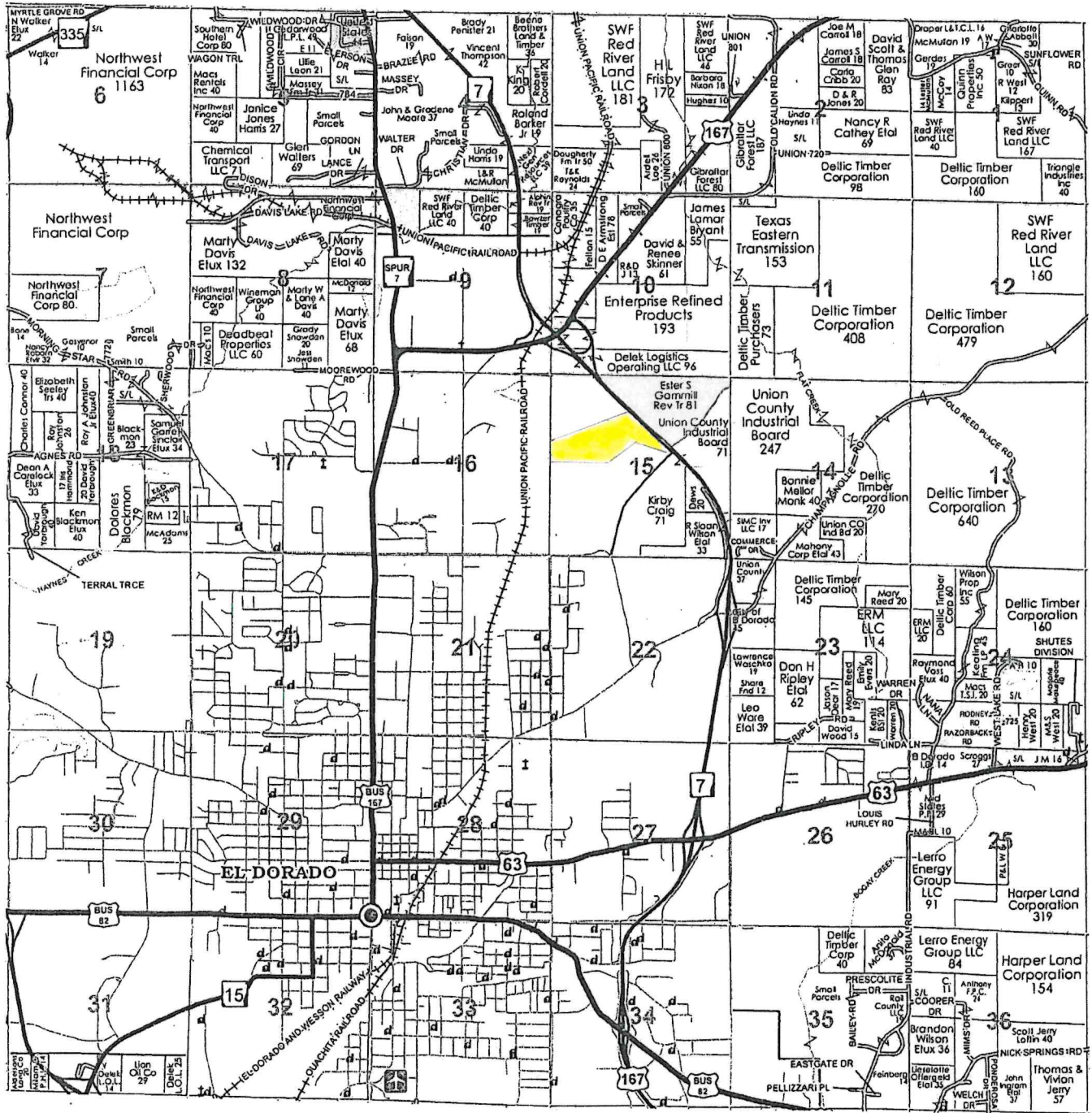
THENCE S 47° 49' W, 438.4 feet to an iron pipe;

THENCE S 00° 31' E, 25.7 feet to an iron pipe;

THENCE S 89° 28' W, 1883.2 feet, more or less, to an iron pipe and the POINT OF BEGINNING PROPER.



Township 17S - Range 15W

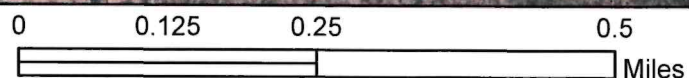




Land For Sale - "North of Lions Club Golf Course"
Pt. Section 15, Township 17 South, Range 15 West
Union County, Arkansas

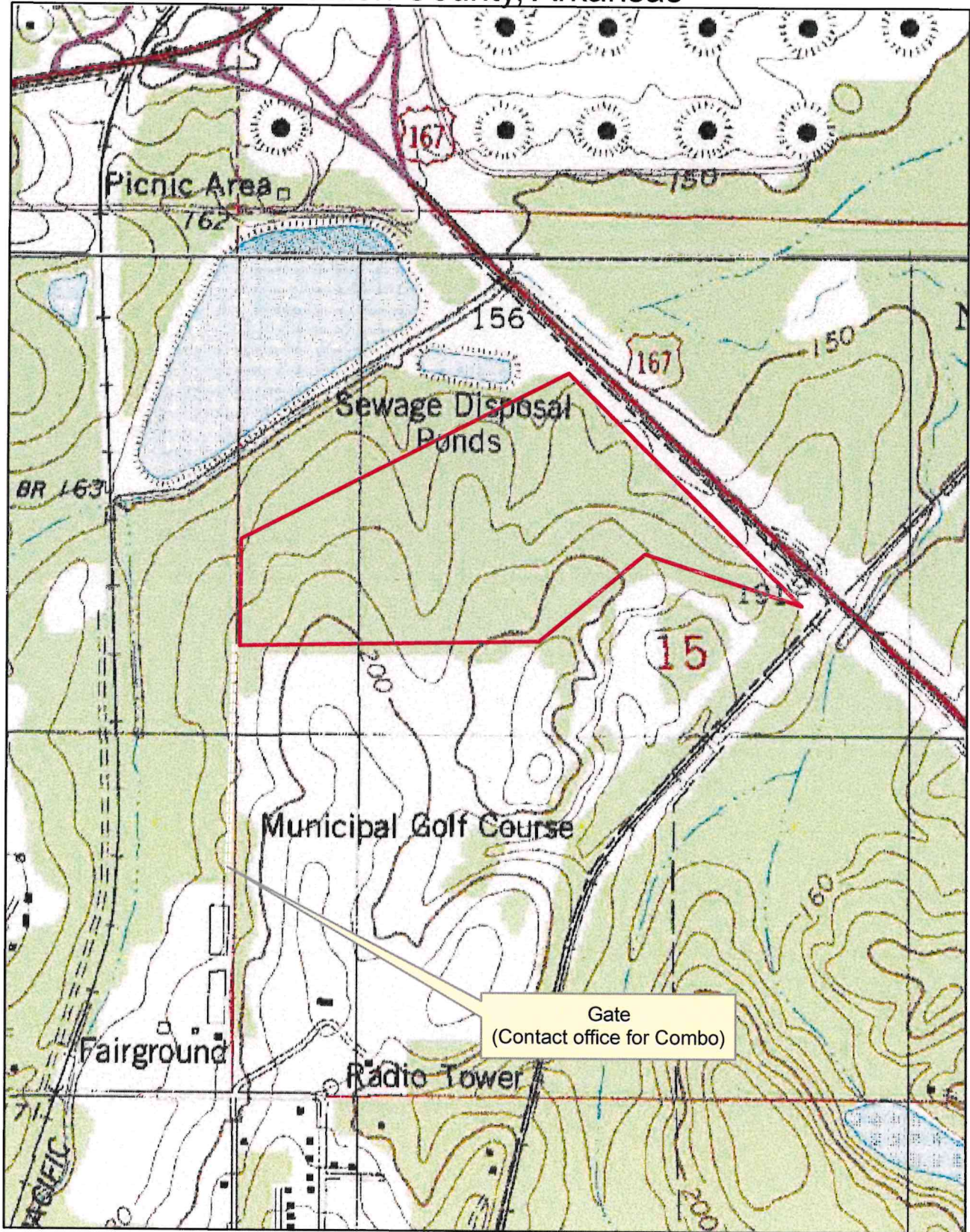


67 (GPS Acres)

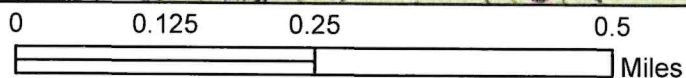




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Union County, Arkansas



67 (GPS Acres)



6/30/22

Page> 1 COMPARTMENT NUMBER> 55

Page>	1	COMPARTMENT NUMBER> 55													TOTAL	TOTAL
SHORT DESCRIPTION	S	T	R	ACRES	PINE	PPU	GUM	HPU	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	HARDWOOD	VOLUME
PT SECTION 15	15	17S	15W	67.00	497420	29	3320	410	2640	82550	3150	3240	0	960	95860	593280

Tree Count covering 67 acres, more or less; based on 10% inventory (1/10th acre plots)

Pulpwood Tree Count

DBH	Pine	Oak	Misc.
10	210	0	0
12	300	0	0
14	280	150	70
16	330	170	30
18	400	220	10
20	380	110	0
22	240	50	0
24	50	10	0
26	10	0	0
28	0	0	0
30	0	0	0
Total	2200	710	110

DBH	Pine	Hardwood
6	50	920
8	170	1120
10	40	770
12	10	480
14	0	130
16	0	50
18	0	30
20	0	30
22	0	0
24	0	10
26	0	0
28	0	0
Total	270	3540

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

Client Code> 1130 Short Description>PT SECTION 15 Sec>15 Twp>17S Rng>15W
 Gammill, Et Al, Glen County>UNION Compartment>55
 Date of Cruise> 8/19/19 Acres> 67.00

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES							(doyle scale)	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	TOTAL
10	5440	0	0	0	0	0	0	0	5440
12	17150	0	0	0	0	0	0	0	17150
14	30130	960	0	8040	0	1580	0	960	41670
16	58720	720	0	15100	0	1660	0	0	76200
18	104710	1640	2640	27360	0	0	0	0	136350
20	136010	0	0	16200	3150	0	0	0	155360
22	109710	0	0	12920	0	0	0	0	122630
24	26730	0	0	2930	0	0	0	0	29660
26	8820	0	0	0	0	0	0	0	8820
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> 497420 3320 2640 82550 3150 3240 0 960
 Pine Pulpwood> 29 Hardwood Pulpwood> 410 Total Volume> 593280