

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

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

August 28, 2023

NOTICE OF LAND SALE

Giles Land Sale

Bid Date: Friday, October 13, 2023 at 11:00 A.M.

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

Legal Description:

Tract #1 – N½ SW¼ & N½ SE¼ Section 26; N½ SE¼ Section 27, all being located in Township 16 South, Range 14 West, Union County, Arkansas; containing 240 acres (Tax Records), more or less.

Tract #2 – NE¼ NW¼ & N½ SE¼ NW¼ Section 35, Township 16 South, Range 14 West, Union County, Arkansas; containing 60 acres (Tax Records), more or less.

Tract Description: **Tract #1** – This property has frontage along Champagnolle Road and Crain City Road. A woods haul/logging road provides additional internal access to the land. 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 88 feet (base age 50). This tract contains excellent pine and hardwood timber, which offers the potential for immediate returns. This multi-use property offers timber production, excellent hunting opportunities, and the potential for home site development in the El Dorado School District!

Tract #2 – This tract is accessed from the north via a woods haul/logging road. The topography is primarily 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). This property also contains an excellent stand of mature pine and hardwood timber, which offers the potential for immediate returns! *These tracts would be awesome additions to most timberland portfolios or perfect for first time timberland investors looking to diversify into tangible assets with the potential for excellent long-term returns!*

Timber Volume: Our firm has completed a timber inventory covering this land using 1/10th acre sample plots. The advertised timber volumes are Doyle Scale (BF) and standard cords and are as follows:

Forest Product	Pine Sawtimber	Red Oak Sawtimber	White Oak Sawtimber	Post Oak Sawtimber	Misc. Sawtimber	Pine Pulpwood	Hardwood Pulpwood
Tract #1	1,767,860 BF 11,709 Tons	296,590 BF 1,996 Tons	246,180 BF 1,701 Tons	11,670 BF 89 Tons	189,420 BF 1,388 Tons	216 Cords 583 Tons	1,207 Cords 3,621 Tons
Tract #2	742,400 BF 4,690 Tons	63,180 BF 459 Tons	7,140 BF 55 Tons	3,240 BF 28 Tons	24,200 BF 194 Tons	42 Cords 113 Tons	310 Cords 930 Tons

Timber Cruising • Timber Land Management • Timber Land Improvement
Members: Association of Consulting Foresters

Conditions of Sale:

1. The tracts will be sold on the basis of lump sum sealed bids. All bids shall be sealed and are due in the office of Stevens Forestry Service, Inc. on or before Friday, October 13, 2023 at 11:00 A.M. and at that time will be publicly opened. Bids will be accepted via fax, email, mail, or hand delivered. If mailed, please indicate on the outside of the envelope bid on "*Giles Land Sale.*" Fax bids will be accepted at **(870) 863-5156** and email at ryan@stevensforestry.com. Please call to confirm receipt of faxed, emailed, and mailed bids. **NO TELEPHONE BIDS WILL BE ACCEPTED.** Buyers submitting bids are welcome to attend the bid opening and all bidders will be provided with a summary of the results.
2. The Seller reserves the right to accept or reject any or all bids.
3. Bids must be submitted on a lump sum basis. No per acre bids will be accepted. A submitted bid may not be withdrawn and bidder is obligated to consummate the purchase of said land following acceptance of bid by Seller.
4. Bids will be accepted on each tract individually and/or on the two tracts combined.
5. If a submitted bid is contingent on terms, conditions, etc. that are not advertised in this sale prospectus then those terms, conditions, etc. must be in writing and on the attached "Bid Sheet."
6. Upon acceptance of a bid, a more formal Contract of Sale will be executed between the successful bidder and Seller, with earnest money in the amount of 10% of the purchase price. A "Blank" draft of the "Contract for Purchase and Sale of Real Estate" will be provided for review prior to bid date if requested.
7. 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 each bidder should make their own estimate as to the volume of timber actually present.
8. The advertised acreage is believed to be correct, but is not guaranteed. The Seller will not provide a survey.
9. No mineral rights will be conveyed.
10. The information contained on the attached location map, topography map, and 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.
11. 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.
12. 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 the Seller and Buyer.

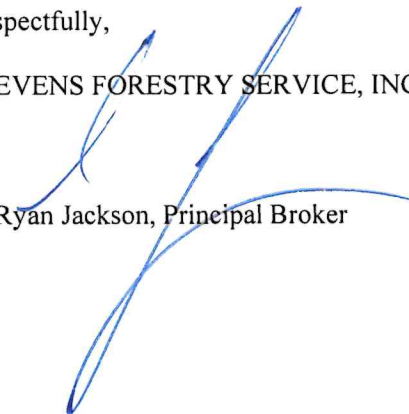
13. Total consideration will be due when a Warranty Deed is transferred to the Buyer from the Seller.
14. Personal property including but not limited to deer stands, wildlife feeders, game cameras, etc. located on the subject a property is not for sale.
15. The property is being sold "as is" in its present 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. Please do not hesitate to contact our office if you have any questions.

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

Giles Land Sale

BID SHEET

BID DUE DATE: Friday, October 13, 2023 on or before 11:00 A.M.

Tract #1 – N½ SW¼ & N½ SE¼ Section 26; N½ SE¼ Section 27, all being located in Township 16 South, Range 14 West, Union County, Arkansas; containing 240 acres (Tax Records), more or less.

BID AMOUNT \$ _____

Tract #2 – NE¼ NW¼ & N½ SE¼ NW¼ Section 35, Township 16 South, Range 14 West, Union County, Arkansas; containing 60 acres (Tax Records), more or less.

BID AMOUNT \$ _____

Tract #1 & #2 (Combined)

BID AMOUNT \$ _____

BY: _____
Company Name/Authorized Signature

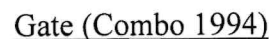
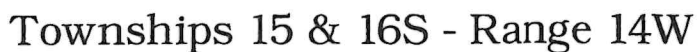
ADDRESS: _____

PHONE: _____

FAX: _____

E-MAIL: _____

This bid is subject to all terms and conditions as stated in the attached sale prospectus and remains valid until 4:00 P.M. October 18, 2023. The high bidder(s) will be contacted at or before this time, concerning the acceptance or rejection of the bid.

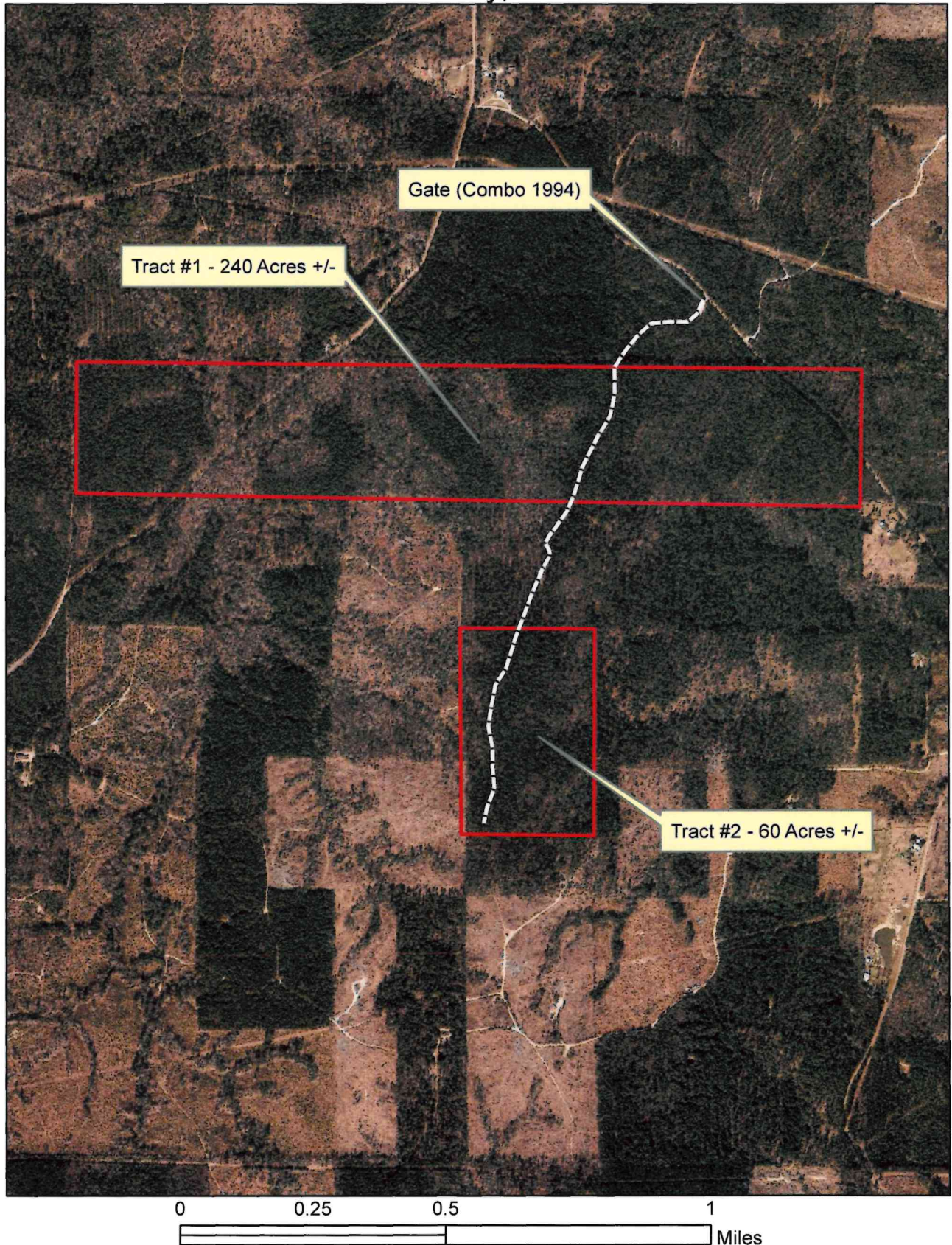


Tract #2



Giles Land Sale

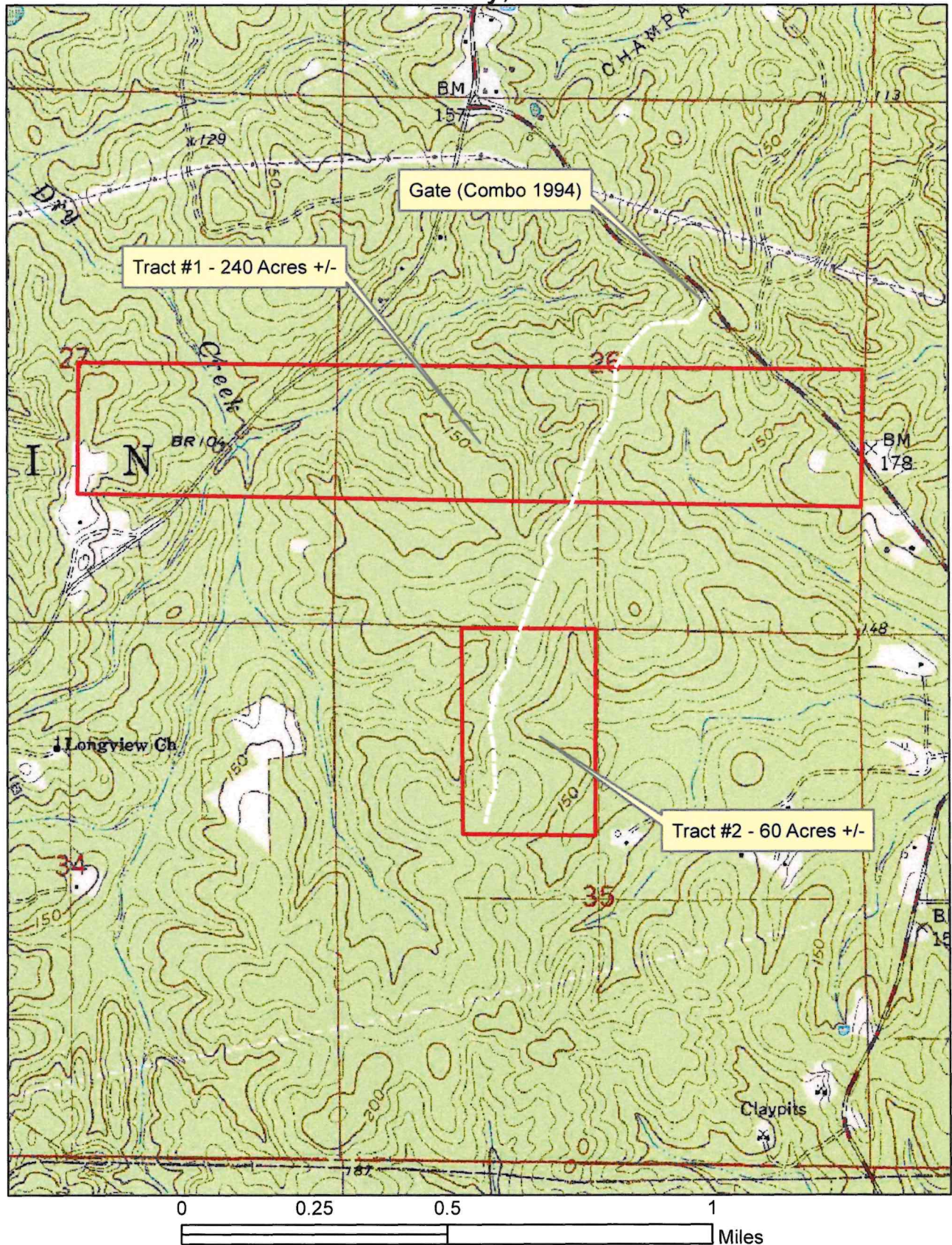
Pt. Sections 26, 27, & 35, Township 16 South, Range 14 West
Union County, Arkansas





Giles Land Sale

Pt. Sections 26, 27, & 35, Township 16 South, Range 14 West
Union County, Arkansas



8/23/23

Client> Giles Trust

Page> 1 COMPARTMENT NUMBER> 4

TRACT #1

SHORT DESCRIPTION	S	T	R	ACRES	PINE	PPU	GUM	HPU	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	HARDWOOD	TOTAL
NE1/4 SW1/4	26	16S	14W	40.00	153490	41	11410	205	80920	26160	0	3660	0	9250	131400	284890
NW1/4 SW1/4	26	16S	14W	40.00	258910	29	24910	229	92960	51610	2250	6620	0	14450	192800	451710
NE1/4 SE1/4	26	16S	14W	40.00	400490	18	960	177	22900	56900	4800	0	0	3320	88880	489370
NW1/4 SE1/4	26	16S	14W	40.00	339580	36	4130	230	5210	73280	4620	1230	0	1200	89670	429250
NE1/4 SE1/4	27	16S	14W	40.00	207190	18	72270	246	36390	82690	0	480	0	11480	203310	410500
NW1/4 SE1/4	27	16S	14W	40.00	408200	74	21770	120	7800	5950	0	480	0	1800	37800	446000
Total>				240.00	1767860	216	135450	1207	246180	296590	11670	12470	0	41500	743860	2511720

Total Volume

Pine Sawtimber	11,709 Tons
Pine Pulpwood	583 Tons
White Oak Sawtimber	1,701 Tons
Red Oak Sawtimber	1,996 Tons
Post Oak Sawtimber	89 Tons
Misc. Hardwood ST	1,388 Tons
Hardwood Pulpwood	3,621 Tons

Tree Count covering 240 acres, more or less; based on 10% inventory (1/10th acre plots)

Sawtimber Tree Count

DBH	Pine	White Oak	Red Oak	Post Oak	Misc.
10	790	0	0	0	0
12	1160	0	0	0	0
14	1450	220	140	10	350
16	1350	280	310	30	410
18	1570	280	250	40	290
20	1170	260	330	20	270
22	470	150	230	0	80
24	300	100	110	0	20
26	100	50	30	0	0
28	50	0	50	0	0
30	10	0	0	0	0
32	0	0	0	0	0
Total	8420	1340	1450	100	1420

Pulpwood Tree Count

DBH	Pine	Hardwood
6	360	2300
8	920	2220
10	300	1810
12	190	1940
14	70	510
16	30	220
18	0	100
20	0	60
22	0	60
24	0	10
26	0	0
28	0	0
30	0	0
Total	1870	9230


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Client Code> 1096      Short Description>NE1/4 SW1/4      Sec>26      Twp>16S      Rng>14W
Giles Trust.                                     County>UNION      Compartment> 4
                                                Date of Cruise> 7/28/23      Acres> 40.00
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DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES							(doyle scale)	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	TOTAL
10	4800	0	0	0	0	0	0	0	4800
12	15080	0	0	0	0	0	0	0	15080
14	22720	2950	3910	0	0	0	0	960	30540
16	43680	2600	13640	5680	0	0	0	0	65600
18	30090	5860	20760	6820	0	1320	0	1000	65850
20	22260	0	15210	10710	0	0	0	4950	53130
22	9700	0	11680	2950	0	2340	0	2340	29010
24	5160	0	10330	0	0	0	0	0	15490
26	0	0	5390	0	0	0	0	0	5390
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 >	153490	11410	80920	26160	0	3660	0	9250	

Pine Pulpwood>	41	Hardwood Pulpwood>	205	Total Volumn>	284890
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Client Code> 1096	Short Description>NW1/4 SW1/4	Sec>26	Twp>16S	Rng>14W
Giles Trust	County>UNION	Compartment> 4	Acres> 40.00	
	Date of Cruise> 7/28/23			


```
Client Code> 1096 Short Description>NE1/4 SE1/4 Sec>26 Twp>16S Rng>14W  
Giles Trust County>UNION Compartment> 4 Acres> 40.00  
Date of Cruise> 7/28/23
```

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES							(doyle scale)	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	TOTAL
10	1200	0	0	0	0	0	0	0	1200
12	5440	0	0	0	0	0	0	0	5440
14	14220	960	3570	960	0	0	0	0	19710
16	35930	0	3260	8300	0	0	0	3320	50810
18	80990	0	3280	8920	3000	0	0	0	96190
20	119720	0	6750	17910	1800	0	0	0	146180
22	83500	0	2340	12780	0	0	0	0	98620
24	48300	0	3700	8030	0	0	0	0	60030
26	11190	0	0	0	0	0	0	0	11190
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>	400490	960	22900	56900	4800	0	0	3320	
Pine Pulpwood>		18	Hardwood Pulpwood>		177	Total Volume>		489370	

Client Code> 1096	Short Description>NW1/4 SE1/4	Sec>26	Twp>16S	Rng>14W
Giles Trust	County>UNION	Compartment> 4	Acres> 40.00	
	Date of Cruise> 7/28/23			

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

Client Code> 1096 Short Description>NE1/4 SE1/4 Sec>27 Twp>16S Rng>14W
 Giles Trust County>UNION Compartment> 4
 Date of Cruise> 7/28/23 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	3120	0	0	0	0	0	0	0	3120
12	6620	0	0	0	0	0	0	0	6620
14	11050	1100	2950	2200	0	480	0	0	17780
16	23810	16610	2100	3980	0	0	0	1160	47660
18	40180	20050	10040	5860	0	0	0	2960	79090
20	44350	20340	7110	11700	0	0	0	4410	87910
22	21440	10470	5900	18590	0	0	0	2950	59350
24	35200	3700	3700	12360	0	0	0	0	54960
26	13740	0	4590	12640	0	0	0	0	30970
28	7680	0	0	15360	0	0	0	0	23040
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>	207190	72270	36390	82690	0	480	0	11480	
Pine Pulpwood>			18	Hardwood Pulpwood>			246	Total Volume>	
								410500	

Client Code> 1096	Short Description>NW1/4 SE1/4	Sec>27	Twp>16S	Rng>14W
Giles Trust	County>UNION	Compartment> 4		
	Date of Cruise> 7/28/23	Acres> 40.00		

8/23/23

TRACT #2

Client> Giles Trust

Page> 1 COMPARTMENT NUMBER> 3

SHORT DESCRIPTION	S	T	R	ACRES	PINE	PPU	GUM	HPU	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	HARDWOOD	TOTAL	TOTAL VOLUME
NE1/4 NW1/4	35	16S	14W	40.00	518470	29	13410	220	2360	47140	480	0	0	2740	66130	584600	
NE1/2 SE1/4 NW1/4	35	16S	14W	20.00	223930	13	7050	90	4780	16040	2760	1000	0	0	31630	255560	
Total>	60.00			742400	42	20460	310	7140	63180	3240	1000	0	2740	97760	840160		

Total Volume

Pine Sawtimber	742,400 BF	4,690 Tons
Pine Pulpwood	42 Cords	113 Tons
White Oak Sawtimber	7,140 BF	55 Tons
Red Oak Sawtimber	63,180 BF	459 Tons
Post Oak Sawtimber	3,240 BF	28 Tons
Misc. Hardwood ST	24,200 BF	194 Tons
Hardwood Pulpwood	310 Cords	930 Tons

Tree Count covering 60 acres, more or less; based on 10% inventory (1/10th acre plots)

Sawtimber Tree Count

DBH	Pine	White Oak	Red Oak	Post Oak	Misc.
10	130	0	0	0	0
12	210	0	0	0	10
14	370	20	80	20	90
16	500	20	110	20	80
18	620	10	60	0	50
20	630	10	120	0	20
22	340	0	20	0	0
24	120	0	10	0	0
26	30	0	10	0	0
Total	2950	60	410	40	250

Pulpwood Tree Count

DBH	Pine	Hardwood
6	70	660
8	130	770
10	40	490
12	50	380
14	10	120
16	30	50
18	0	50
20	0	10
22	0	0
30	0	0
Total	330	2530

Client Code> 1096	Short Description>NEL/4 NW1/4	Sec>35	Twp>16S	Rng>14W
Giles Trust	County>UNION	Compartment> 3		
	Date of Cruise> 7/28/23	Acres>		40.00

Client Code> 1096	Short Description>N1/2 SE1/4 NW1/4	Sec>35	Twp>16S	Rng>14W
Giles Trust	County>UNION	Compartment> 3	Acres> 20.00	
	Date of Cruise> 7/28/23			

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES							(doyle scale)	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	TOTAL
10	800	0	0	0	0	0	0	0	800
12	6410	360	0	0	0	0	0	0	6770
14	12530	1370	1370	1720	1100	0	0	0	18090
16	31470	1880	1160	1660	1660	0	0	0	37830
18	57090	1640	0	2960	0	1000	0	0	62690
20	50730	1800	2250	6750	0	0	0	0	61530
22	47320	0	0	2950	0	0	0	0	50270
24	17580	0	0	0	0	0	0	0	17580
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>	223930	7050	4780	16040	2760	1000	0	0	

Pine Pulpwood>		13	Hardwood Pulpwood>		90	Total Volume>		255560	