



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

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

September 20, 2023

NOTICE OF LAND SALE

Catesville – 83.90 Acres +/-

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

Legal Description: Part of the NE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, & W $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ East of the Rock Island Railroad Section 28, Township 18 South, Range 15 West, Union County, Arkansas; containing 73.90 acres, more or less; and the N $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 33, Township 18 South, Range 15 West, Union County, Arkansas, containing 10 acres, more or less.

Listing Price - \$205,000.00

Tract Description: The property is best accessed from the south via an improved woods/logging road, as shown on the enclosed maps. 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 90 feet (base age 50). A right-of-way (brine pipeline & electrical line) traverses the southern portion of the land, which can be seen on the enclosed aerial photograph. This tract contains a mature stand of natural timber, which offers the potential for immediate returns!

Timber Volume: Our firm has recently completed a 10% timber inventory 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	520,300 BF	3,037 Tons
Pine Pulpwood	21 Cords	57 Tons
Oak Sawtimber	41,460 BF	319 Tons
Misc. Hardwood ST	33,610 BF	277 Tons
Hardwood Pulpwood	421 Cords	1,263 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 \$205,000.00. 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.

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

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 1/10th 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.

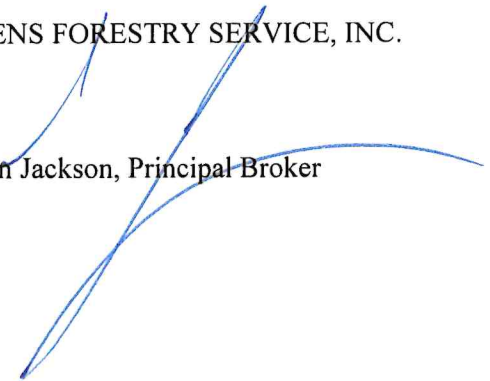
Catesville Land Sale
September 20, 2023
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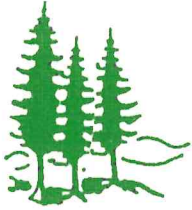
Attached are a bid sheet, location map, aerial photograph, topography map, and the timber inventory data. If you have any questions, please do not hesitate to contact our office.

Respectfully,

STEVENS FORESTRY SERVICE, INC.

C. Ryan Jackson, Principal Broker





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& Appraisers
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El Dorado, Arkansas 71731

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Fax # (870) 863-5156

Land Sale

Catesville – 83.90 Acres +/- (OFFER FORM)

Listing Price - \$205,000.00

Legal Description: Part of the NE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, & W $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ East of the Rock Island Railroad Section 28, Township 18 South, Range 15 West, Union County, Arkansas; containing 73.90 acres, more or less; and the N $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 33, Township 18 South, Range 15 West, Union County, Arkansas, containing 10 acres, more or less.

OFFER \$ _____

BY: _____
Company Name/Authorized Signature

Date: _____

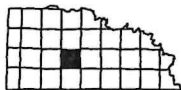
ADDRESS: _____

PHONE: _____

FAX: _____

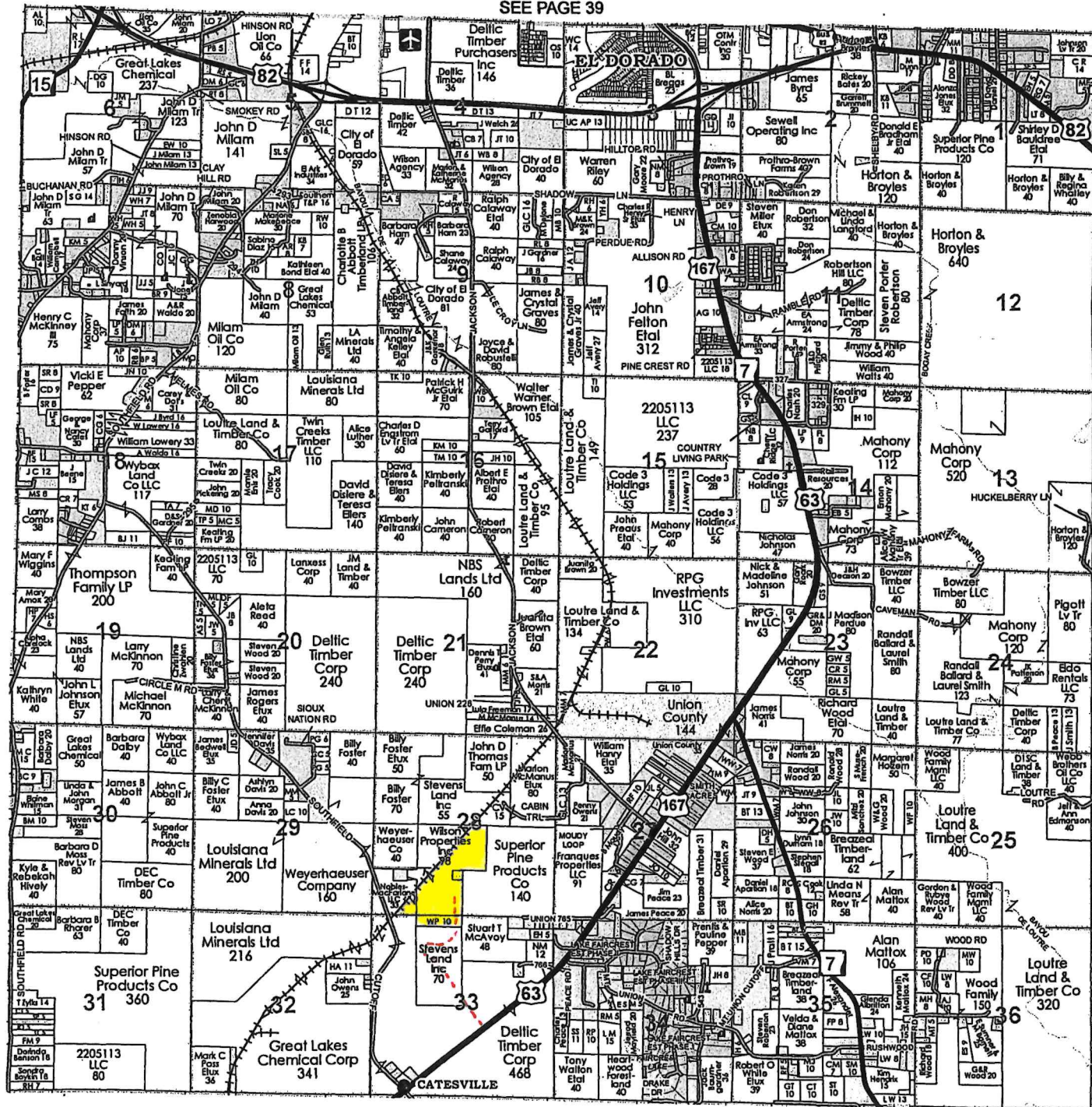
E-MAIL: _____

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 15W

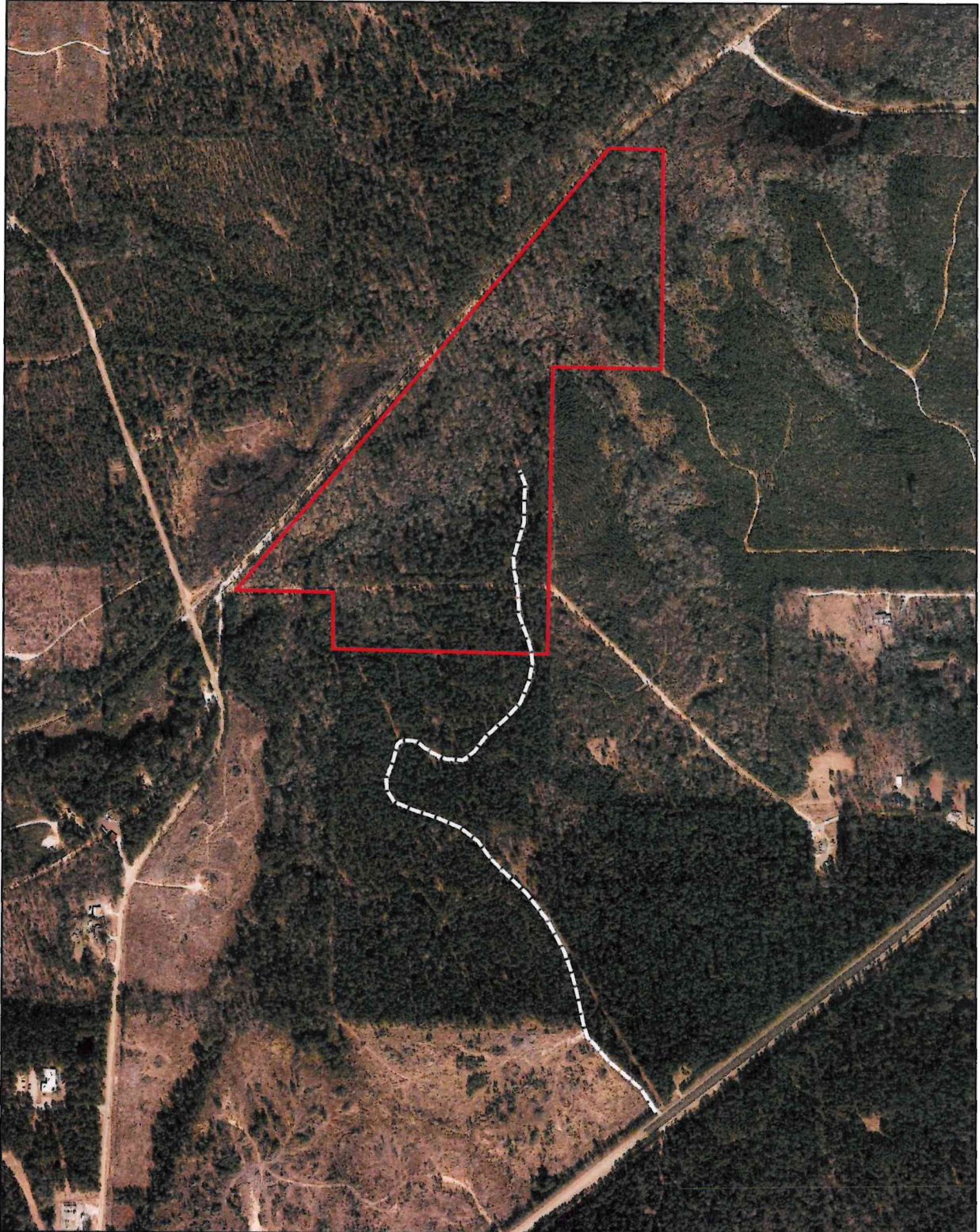
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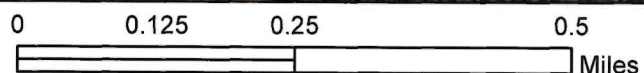


Catesville Land Sale

Pt. of Sections 28 & 33, Township 18 South, Range 15 West
Union County, Arkansas



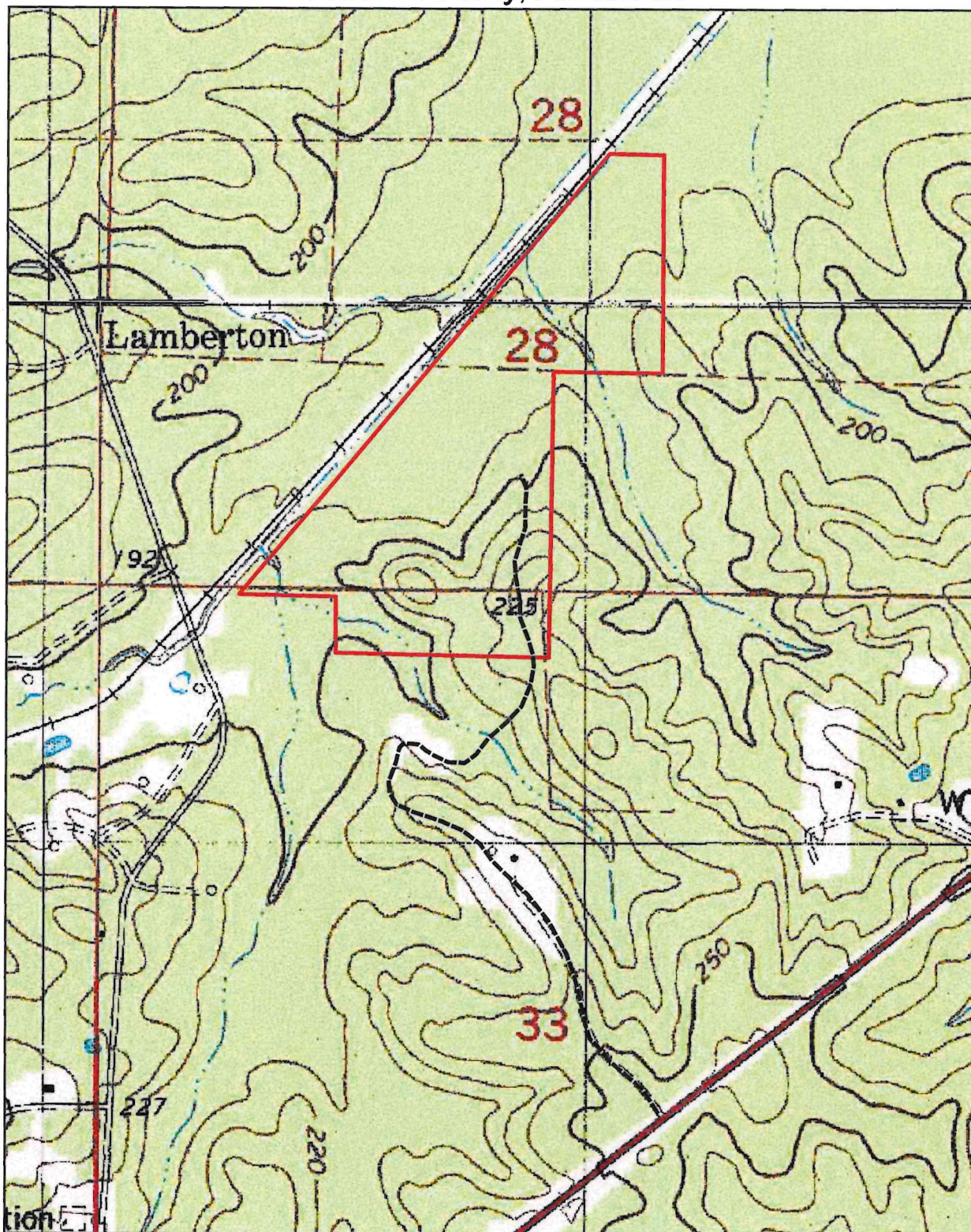
83.90 Acres





Catesville Land Sale

Pt. of Sections 28 & 33, Township 18 South, Range 15 West
Union County, Arkansas



83.90 Acres

0 0.125 0.25 0.5
Miles

Client> Wilson Properties, Inc.

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SHORT DESCRIPTION	S	T	R	ACRES	PINE	PPU	GUM	HPU	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	HARDWOOD	TOTAL	TOTAL
																	VOLUME
PT SWSW & PT SESW	28	18S	15W	38.00	297630	15	10270	229	0	11500	720	0	0	2760	25250	322880	
N 10 AC NENW	33	18S	15W	10.00	96610	3	3100	38	0	1420	0	0	0	2260	6780	103390	
PT NWSE & PT NESW	28	18S	15W	35.90	126060	3	14740	154	480	27340	0	0	0	480	43040	169100	
Total>	83.90				520300	21	28110	421	480	40260	720	0	0	5500	75070	595370	

Total Volume

Pine Sawtimber	520,300 BF	3,037 Tons
Pine Pulpwood	21 Cords	57 Tons
Oak Sawtimber	41,460 BF	319 Tons
Misc. Hardwood ST	33,610 BF	277 Tons
Hardwood Pulpwood	421 Cords	1,263 Tons

Tree Count covering 83.90 acres, more or less; based on 10% inventory (1/10th acre plots)

Sawtimber Tree Count

DBH	Pine	Oak	Misc.
10	100	0	0
12	150	0	0
14	120	100	160
16	150	120	190
18	150	60	20
20	230	60	0
22	350	20	0
24	220	0	0
26	30	0	0
28	0	0	0
30	0	0	0
Total	1500	360	370

Pulpwood Tree Count

DBH	Pine	Hardwood
6	90	770
8	140	960
10	0	750
12	10	640
14	0	140
16	0	50
18	0	20
20	0	10
22	0	10
24	0	0
26	0	0
28	0	0
Total	240	3350

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

Client Code> 0321 Short Description>PT SWSW & PT SESW Sec>28 Twp>18S Rng>15W
 Wilson Properties, Inc. County>UNION
 Date of Cruise> 5/03/23 Acres> 38.00

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES							(doyle scale)	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	TOTAL
10	1520	0	0	0	0	0	0	0	1520
12	5370	0	0	0	0	0	0	0	5370
14	8580	3430	0	1720	0	0	0	0	13730
16	10140	6840	0	3540	720	0	0	1440	22680
18	18870	0	0	2640	0	0	0	1320	22830
20	45450	0	0	3600	0	0	0	0	49050
22	123900	0	0	0	0	0	0	0	123900
24	76440	0	0	0	0	0	0	0	76440
26	7360	0	0	0	0	0	0	0	7360
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>	297630	10270	0	11500	720	0	0	2760	

Pine Pulpwood> 15 Hardwood Pulpwood> 229 Total Volume> 322880

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

Client Code> 0321 Short Description>N 10 AC NENW Sec>33 Twp>18S Rng>15W
 Wilson Properties, Inc. County>UNION
 Date of Cruise> 5/03/23 Acres> 10.00

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES							(doyle scale)	
	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	TOTAL	
10	0	0	0	0	0	0	0	0	720
12	0	0	0	0	0	0	0	0	1340
14	620	0	480	0	0	0	0	0	2990
16	2480	0	940	0	0	0	940	0	11230
18	0	0	0	0	0	0	1320	0	14530
20	0	0	0	0	0	0	0	0	25950
22	0	0	0	0	0	0	0	0	25600
24	0	0	0	0	0	0	0	0	21030
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>	3100	0	1420	0	0	0	2260		

Pine Pulpwood> 3 Hardwood Pulpwood> 38 Total Volume> 103390

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

Client Code> 0321 Short Description>PT NWSE & PT NESW Sec>28 Twp>18S Rng>15W
 Wilson Properties, Inc. County>UNION
 Date of Cruise> 5/03/23 Acres> 35.90

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES (doyle scale)							TOTAL
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.
10	640	0	0	0	0	0	0	0
12	2310	0	0	0	0	0	0	0
14	2410	5200	480	2400	0	0	0	480
16	6210	9540	0	6080	0	0	0	0
18	7740	0	0	5920	0	0	0	0
20	13630	0	0	7650	0	0	0	0
22	28350	0	0	5290	0	0	0	0
24	40750	0	0	0	0	0	0	0
26	24020	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>	126060	14740	480	27340	0	0	0	480

Pine Pulpwood> 3 Hardwood Pulpwood> 154 Total Volume> 169100