

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

Telephone (870) 863-5068

Fax # (870) 863-5156

September 25, 2023

NOTICE OF LAND SALE

Giles – Anthony Land Sale

Bid Date: Friday, November 3, 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 – NE $\frac{1}{4}$ SW $\frac{1}{4}$ & W $\frac{1}{2}$ SE $\frac{1}{4}$ Section 23, Township 14 South, Range 15 West, Calhoun County, Arkansas; containing 120 acres (Tax Records), more or less.

Tract #2 – SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 24, Township 14 South, Range 15 West, Calhoun County, Arkansas; containing 40 acres (Tax Records), more or less.

Tract #3 – South 1/5th NE $\frac{1}{4}$ SW $\frac{1}{4}$ & N 1/5th SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 36, Township 14 South, Range 15 West, Calhoun County, Arkansas; containing 16 acres (Tax Records), more or less.

Tract #4 – N $\frac{1}{2}$ NE $\frac{1}{4}$ Section 11, Township 15 South, Range 15 West, Calhoun County, Arkansas; containing 80 acres (Tax Records), more or less.

Tract #5 – W $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, E $\frac{1}{2}$ E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$, Part of the W $\frac{3}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$, & W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 11, Township 15 South, Range 15 West, Calhoun County, Arkansas; containing 50.75 acres (Tax Records), more or less.

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	Pine Pulpwood	Oak Sawtimber	Misc. Sawtimber	Hardwood Pulpwood
Tract #1	1,675,580 BF 10,726 Tons	627 Cords 1,693 Tons	6,630 BF 50 Tons	-----	510 Cords 1,530 Tons
Tract #2	534,560 BF 3,571 Tons	68 Cords 184 Tons	28,440 BF 216 Tons	5,110 BF 43 Tons	191 Cords 573 Tons
Tract #3	188,336 BF 1,254 Tons	115 Cords 311 Tons	599 BF 6 Tons	399 BF 4 Tons	62 Cords 186 Tons
Tract #4	759,020 BF 4,694 Tons	112 Cords 302 Tons	97,210 BF 718 Tons	40,690 BF 315 Tons	409 Cords 1,227 Tons
Tract #5	228,400 BF 2,560 Tons	715 Cords 1,931 Tons	-----	-----	51 Cords 153 Tons

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

Tract Description: Tract #1 – This property can be accessed from the north via a woods haul/logging road. The majority of the topography is 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).

Tract #2 – Calhoun County Road #282 provides access at the NE Corner. 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 82 feet (base age 50).

Tract #3 – This tract is accessed from the east via a woods haul/logging road. The topography is 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).

Tract #4 – This tract has frontage along Little Bay Road (County Road #19), which runs through the land. The topography is very gently rolling too generally flat. Based on the USDA Web Soil Survey the various soils have an average site index for Loblolly Pine of 87 feet (base age 50).

Tract #5 – This tract has frontage along Little Bay Road (County Road #19), which ends at the AGFC boat ramp. The topography is very gently rolling too generally flat. Based on the USDA Web Soil Survey the various soils have an average site index for Loblolly Pine of 87 feet (base age 50). The majority of this tract contains a stand of planted pine and a significant number of these trees are now small logs. This tract has over a ¼ mile of frontage along Little Bay, which provides excellent locations for your hunting/fishing camp!

The majority of these tracts contain excellent timber volumes, which offer the potential for immediate returns! If you are looking to add to your timberland portfolio, buy your first investment property, or dreaming of acquiring your own hunting land, don't miss this opportunity!

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, November 3, 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-Anthony 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 five 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 maps, topography maps, and photographs 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 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 bid sheets, location maps, aerial photographs, topography maps, 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 – Anthony Land Sale

BID SHEET (Page 1 of 2)

BID DUE DATE: Friday, November 3, 2023 on or before 11:00 A.M.

Tract #1 – NE¼ SW¼ & W½ SE¼ Section 23, Township 14 South, Range 15 West, Calhoun County, Arkansas; containing 120 acres (Tax Records), more or less.

BID AMOUNT \$ _____

Tract #2 – SW¼ NW¼ Section 24, Township 14 South, Range 15 West, Calhoun County, Arkansas; containing 40 acres (Tax Records), more or less.

BID AMOUNT \$ _____

Tract #3 – South 1/5th NE¼ SW¼ & N 1/5th SE¼ SW¼ Section 36, Township 14 South, Range 15 West, Calhoun County, Arkansas; containing 16 acres (Tax Records), more or less.

BID AMOUNT \$ _____

Tract #4 – N½ NE¼ Section 11, Township 15 South, Range 15 West, Calhoun County, Arkansas; containing 80 acres (Tax Records), more or less.

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. November 8, 2023. The high bidder(s) will be contacted at or before this time, concerning the acceptance or rejection of the bid.

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



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Giles – Anthony Land Sale
BID SHEET (Page 2 of 2)

BID DUE DATE: Friday, November 3, 2023 on or before 11:00 A.M.

Tract #5 – W $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, E $\frac{1}{2}$ E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$, Part of the W $\frac{3}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$, & W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 11, Township 15 South, Range 15 West, Calhoun County, Arkansas; containing 50.75 acres (Tax Records), more or less.

BID AMOUNT \$ _____

Tract #1, #2, #3, #4, & #5 (Combined)

BID AMOUNT \$ _____

BY: _____
Company Name/Authorized Signature

ADDRESS: _____

PHONE: _____

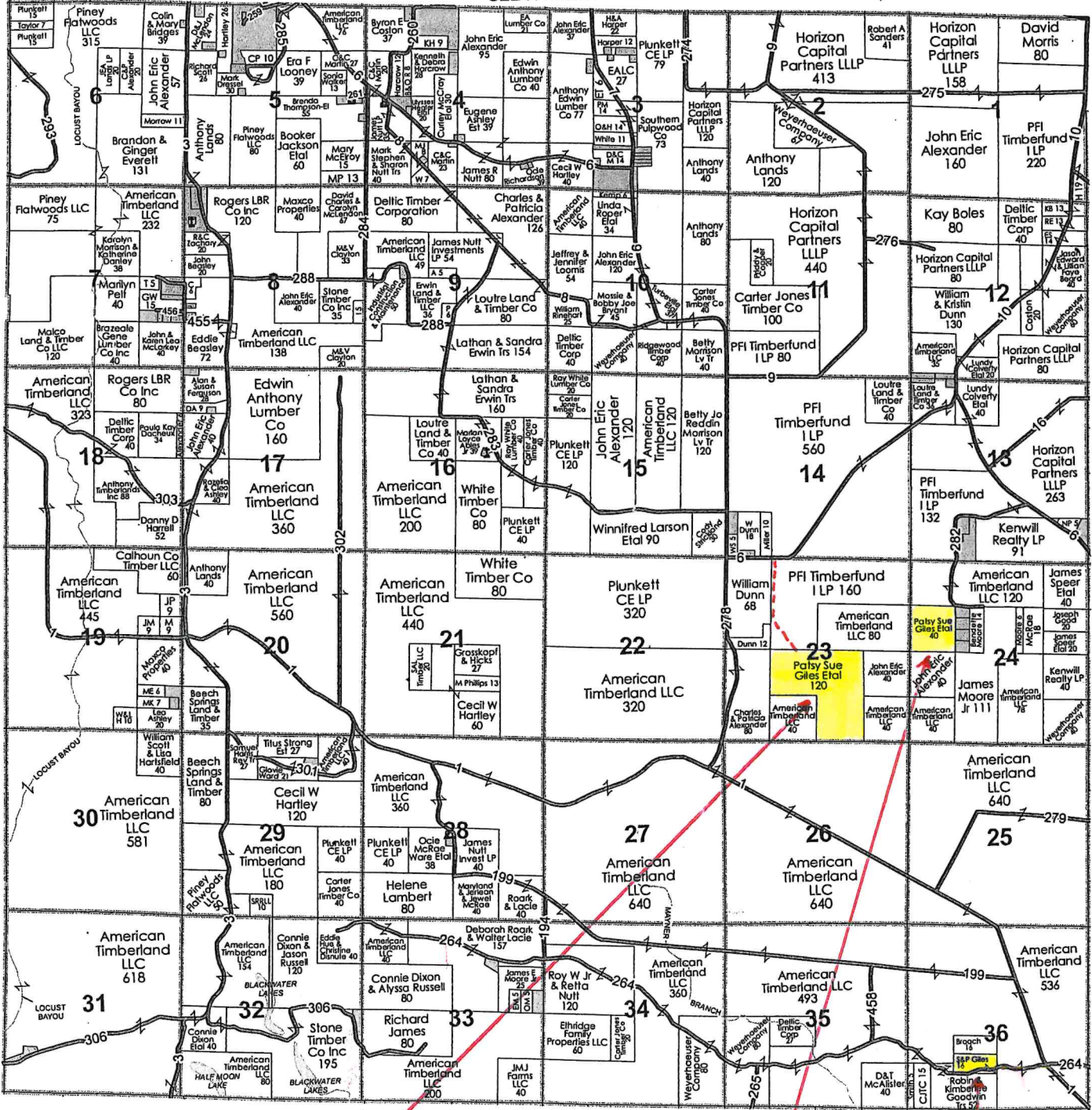
FAX: _____

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. November 8, 2023. The high bidder(s) will be contacted at or before this time, concerning the acceptance or rejection of the bid.

Township 14S - Range 15W

SEE PAGE 25



Tract #1

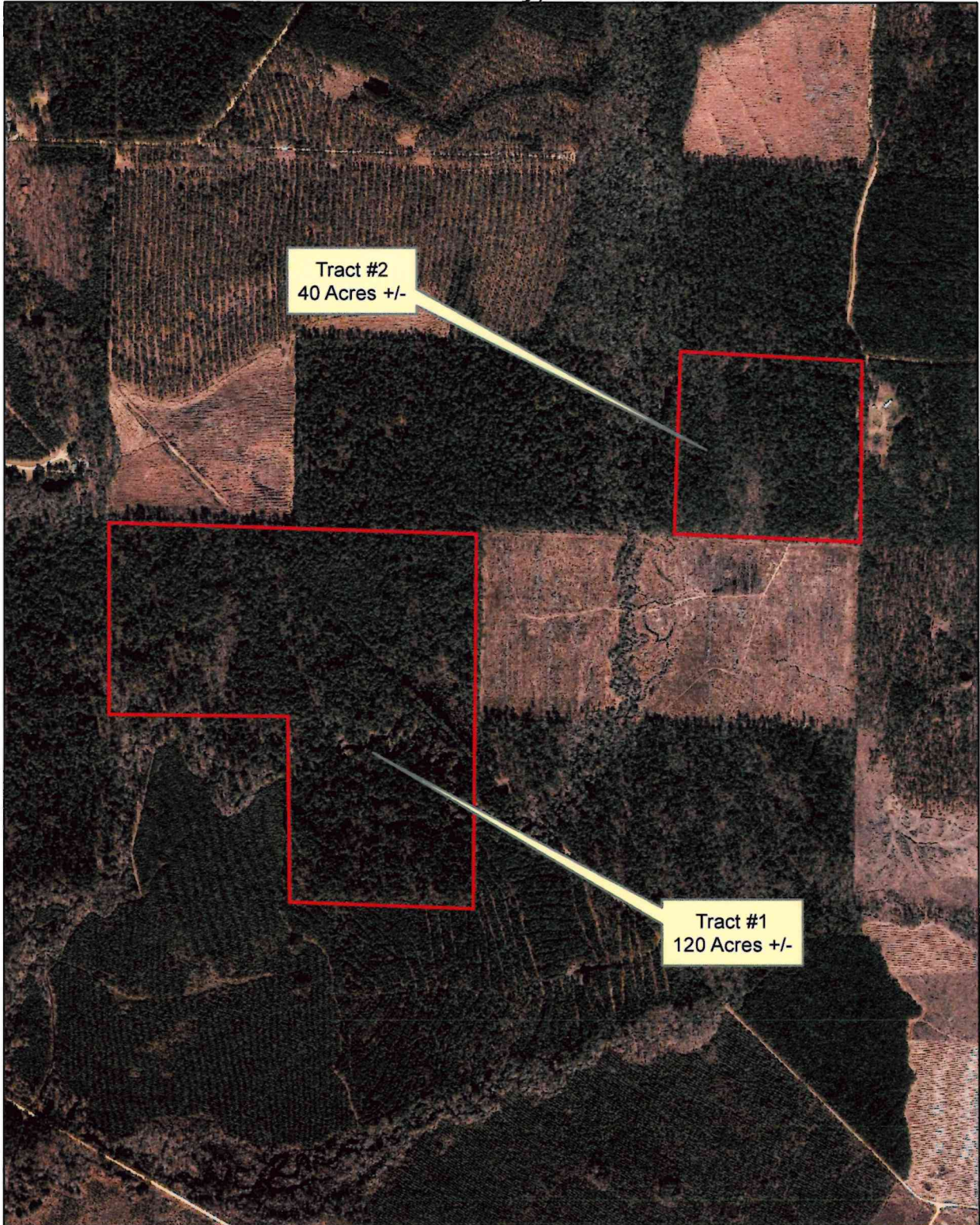
Tract #2

Tract #3



Giles - Anthony Land Sale

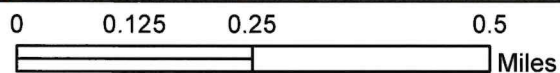
Pt. Sections 23 & 24, Township 14 South, Range 15 West
Calhoun County, Arkansas



Tract #2
40 Acres +/-

Tract #1
120 Acres +/-

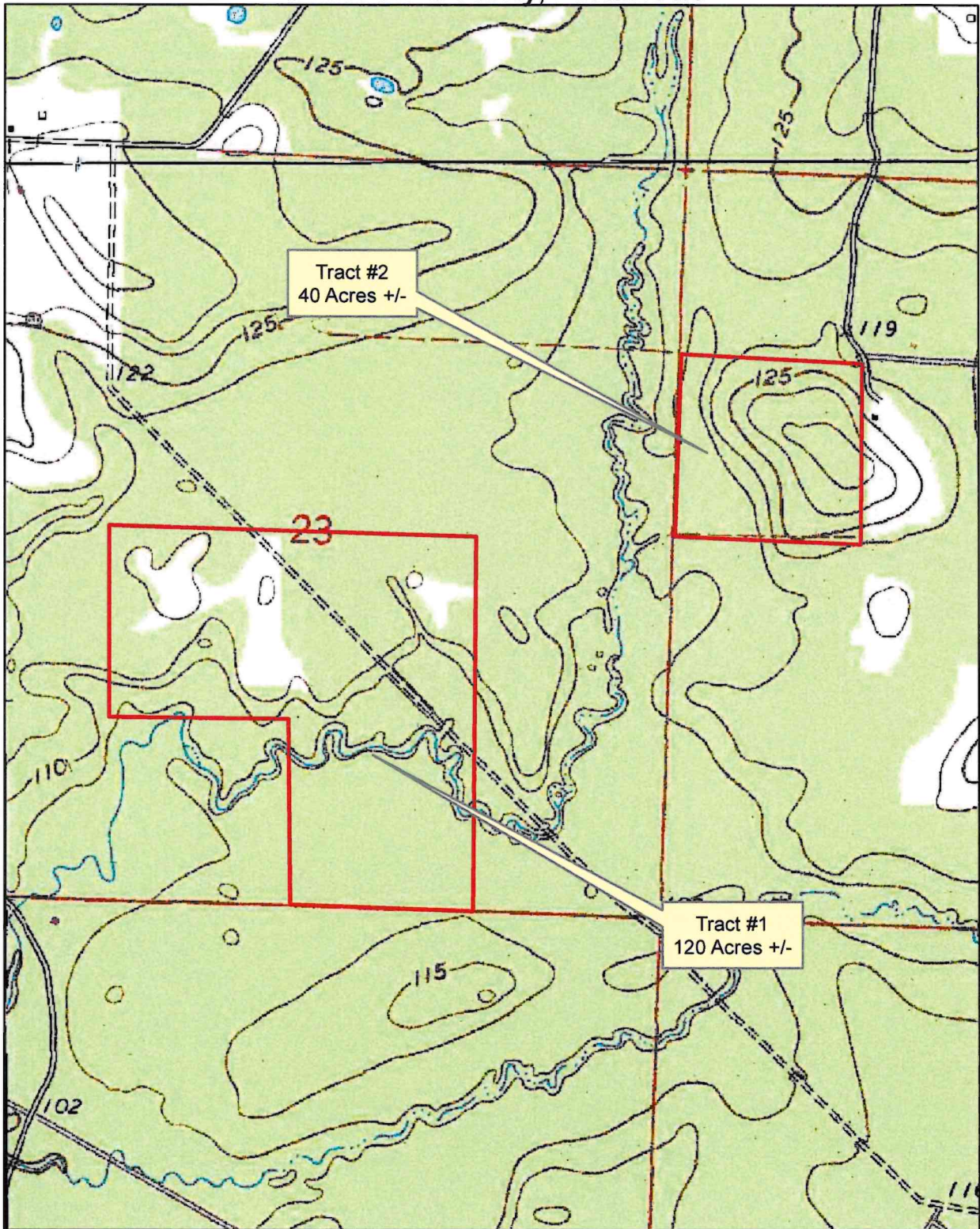
160 Acres



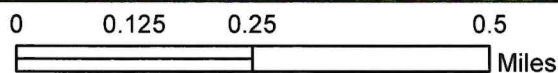


Giles - Anthony Land Sale

Pt. Sections 23 & 24, Township 14 South, Range 15 West
Calhoun County, Arkansas



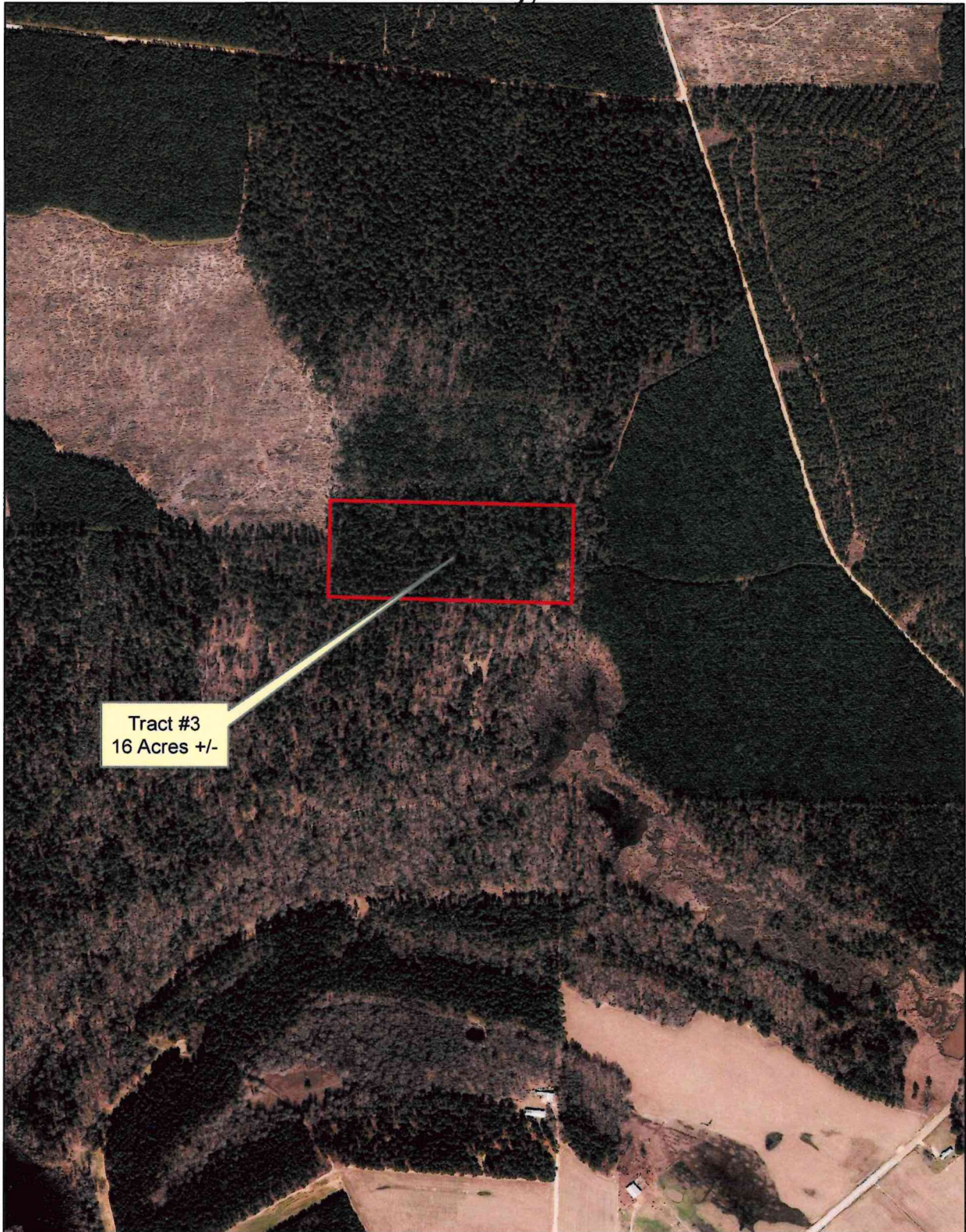
160 Acres



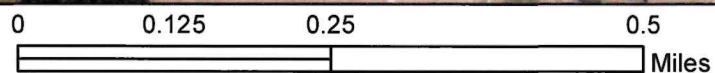


Giles - Anthony Land Sale

Pt. Section 36, Township 14 South, Range 15 West
Calhoun County, Arkansas



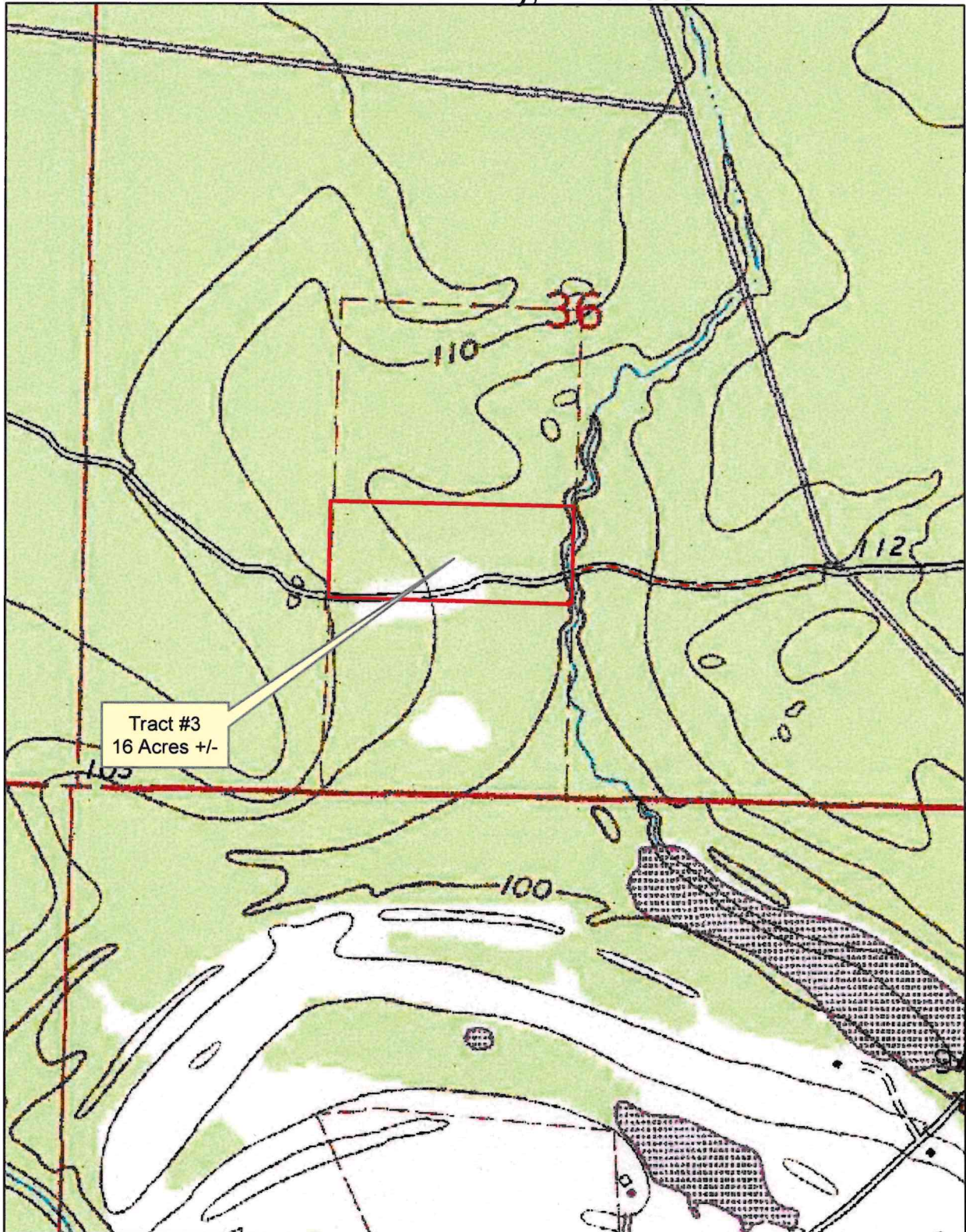
16 Acres



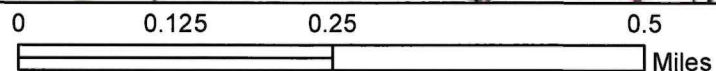


Giles - Anthony Land Sale

Pt. Section 36, Township 14 South, Range 15 West
Calhoun County, Arkansas



16 Acres



STEVENS FORESTRY SERVICE, Inc.

RECAPITULATION SHEET

8/21/23

Client> Giles

Page> 1 COMPARTMENT NUMBER> 5

TRACT #1

SHORT DESCRIPTION	S	T	R	ACRES	PINE	PPU	GUM	HPU	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	HARDWOOD	TOTAL	VOLUME
NE1/4 SW1/4	23	14S	15W	40.00	573560	137	0	217	0	5530	0	0	0	0	5530	579090	
NW1/4 SE1/4	23	14S	15W	40.00	547180	324	0	132	0	0	480	0	0	0	480	547660	
SW1/4 SE1/4	23	14S	15W	40.00	554840	166	0	161	620	0	0	0	0	0	620	555460	
Total>	120.00	1675580	627				0	510	620	5530	480	0	0	0	6630	1682210	

Total Volume

Pine Sawtimber	1,675,580 BF	10,726 Tons
Pine Pulpwood	627 Cords	1,693 Tons
Oak Sawtimber	6,630 BF	50 Tons
Misc. Hardwood ST	0 BF	0 Tons
Hardwood Pulpwood	510 Cords	1,530 Tons

Tree Count covering 120 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	1730	0	0	0	0
12	1620	0	0	0	0
14	1140	10	0	10	0
16	850	0	10	0	0
18	700	0	10	0	0
20	760	0	0	0	0
22	560	0	10	0	0
24	440	0	0	0	0
26	290	0	0	0	0
28	110	0	0	0	0
30	30	0	0	0	0
32	0	0	0	0	0
Total	8230	10	30	10	0

Pulpwood Tree Count

DBH	Pine	Hardwood
6	2970	2370
8	2950	1660
10	700	880
12	280	490
14	60	60
16	30	10
18	0	10
20	0	10
22	0	0
24	0	0
26	0	0
28	0	0
30	0	0
Total	6990	5490

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

Client Code> 1065 Short Description>NE1/4 SW1/4 Sec>23 Twp>14S Rng>15W
 Giles County>CALHOUN Compartment> 5
 Date of Cruise> 8/21/23 Acres> 40.00

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES (doyle scale)						
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS
10	14960	0	0	0	0	0	0
12	22540	0	0	0	0	0	0
14	34620	0	0	0	0	0	0
16	49780	0	0	940	0	0	0
18	71730	0	0	1640	0	0	0
20	93360	0	0	0	0	0	0
22	111970	0	0	2950	0	0	0
24	70800	0	0	0	0	0	0
26	61360	0	0	0	0	0	0
28	42440	0	0	0	0	0	0
30	0	0	0	0	0	0	0
32	0	0	0	0	0	0	0
34	0	0	0	0	0	0	0
36	0	0	0	0	0	0	0
38	0	0	0	0	0	0	0
Total>	573560	0	0	5530	0	0	0

Pine Pulpwood> 137 Hardwood Pulpwood> 217 Total Volume> 579090

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

Client Code> 1065 Short Description>NW1/4 SE1/4 Sec>23 Twp>14S Rng>15W
Giles County>CALHOUN Compartment> 5
Date of Cruise> 8/21/23 Acres> 40.00

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES							TOTAL
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	
(doyle scale)								
=====								
10	26240	0	0	0	0	0	0	26240
12	48880	0	0	0	0	0	0	48880
14	51360	0	0	0	480	0	0	51840
16	52080	0	0	0	0	0	0	52080
18	46320	0	0	0	0	0	0	46320
20	88150	0	0	0	0	0	0	88150
22	91310	0	0	0	0	0	0	91310
24	63890	0	0	0	0	0	0	63890
26	36920	0	0	0	0	0	0	36920
28	23710	0	0	0	0	0	0	23710
30	18320	0	0	0	0	0	0	18320
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>	547180	0	0	0	480	0	0	0

Pine Pulpwood> 324 Hardwood Pulpwood> 132 Total Volume> 547660

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

Client Code> 1065 Short Description>SW1/4 SE1/4 Sec>23 Twp>14S Rng>15W
 Giles County>CALHOUN Compartment> 5
 Date of Cruise> 8/21/23 Acres> 40.00

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES							(doyle scale)	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	TOTAL
10	9200	0	0	0	0	0	0	0	9200
12	20440	0	0	0	0	0	0	0	20440
14	29850	0	620	0	0	0	0	0	30470
16	34240	0	0	0	0	0	0	0	34240
18	40870	0	0	0	0	0	0	0	40870
20	78270	0	0	0	0	0	0	0	78270
22	75470	0	0	0	0	0	0	0	75470
24	130680	0	0	0	0	0	0	0	130680
26	107520	0	0	0	0	0	0	0	107520
28	16640	0	0	0	0	0	0	0	16640
30	11660	0	0	0	0	0	0	0	11660
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>	554840	0	620	0	0	0	0	0	555460

Pine Pulpwood> 166 Hardwood Pulpwood> 161 Total Volume> 555460

STEVENS FORESTRY SERVICE, Inc.
RECAPITULATION SHEET

8/21/23

Client> Giles,

Page> 1 COMPARTMENT NUMBER> 6

TRACT #2

SHORT DESCRIPTION	S	T	R	ACRES	PINE	PPU	GUM	HPU	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	HARDWOOD	TOTAL	TOTAL VOLUME
SW1/4 NW1/4	24	14S	15W	40.00	534560	68	5110	191	2480	16480	9480	0	0	0	33550	568110	
Total>	40.00			534560	68	5110	191	2480	16480	9480	0	0	0	0	33550	568110	

Total Volume

Pine Sawtimber	534,560 BF	3,571 Tons
Pine Pulpwood	68 Cords	184 Tons
Oak Sawtimber	28,440 BF	216 Tons
Misc. Hardwood ST	5,110 BF	43 Tons
Hardwood Pulpwood	191 Cords	573 Tons

Tree Count covering 40 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	300	0	0	0	0
12	400	0	0	0	0
14	400	0	30	50	40
16	560	10	30	30	20
18	460	10	0	20	0
20	340	0	40	0	0
22	130	0	0	0	0
24	80	0	10	0	0
26	40	0	0	0	0
28	0	0	0	0	0
30	0	0	0	0	0
32	0	0	0	0	0
Total	2710	20	110	100	60

Pulpwood Tree Count

DBH	Pine	Hardwood
6	200	780
8	270	510
10	60	300
12	80	280
14	20	10
16	10	10
18	0	10
20	0	0
22	0	0
24	0	0
26	0	0
28	0	0
30	0	0
Total	640	1900

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

Client Code> 1065 Short Description>SW1/4 NW1/4 Sec>24 Twp>14S Rng>15W
 Giles County>CALHOUN Compartment> 6
 Date of Cruise> 8/21/23 Acres> 40.00

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES							(doyle scale)	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	TOTAL
10	8240	0	0	0	0	0	0	0	8240
12	21400	0	0	0	0	0	0	0	21400
14	40080	2470	0	1580	2680	0	0	0	46810
16	89990	2640	1160	2380	3260	0	0	0	99430
18	115440	0	1320	0	3540	0	0	0	120300
20	122480	0	0	8820	0	0	0	0	131300
22	61820	0	0	0	0	0	0	0	61820
24	42750	0	0	3700	0	0	0	0	46450
26	32360	0	0	0	0	0	0	0	32360
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>	534560	5110	2480	16480	9480	0	0	0	

		Pine Pulpwood>		68	Hardwood Pulpwood>		191	Total Volume>	
								568110	

STEVENS FORESTRY SERVICE, Inc.
RECAPITULATION SHEET

8/21/23

Client> Giles

Page> 1 COMPARTMENT NUMBER> 7

TRACT #3

SHORT DESCRIPTION	S	T	R	ACRES	PINE	PPU	GUM	HPU	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	HARDWOOD	TOTAL	TOTAL VOLUME
PT NESW & PT SESW	36	14S	15W	16.00	188336	115	399	62	0	599	0	0	0	0	998	189334	
Total>	16.00	188336	115	399	62	0	599	0	0	0	0	0	0	0	998	189334	

Total Volume

Pine Sawtimber	188,336 BF	1,254 Tons
Pine Pulpwood	115 Cords	311 Tons
Oak Sawtimber	599 BF	6 Tons
Misc. Hardwood ST	399 BF	4 Tons
Hardwood Pulpwood	62 Cords	186 Tons

Tree Count covering 16 acres, more or less; based on 12% inventory (1/10th acre plots)

Sawtimber Tree Count

DBH	Pine	White Oak	Red Oak	Post Oak	Misc.
10	250	0	0	0	0
12	150	0	0	0	0
14	125	0	0	0	8
16	158	0	8	0	0
18	125	0	0	0	0
20	75	0	0	0	0
22	83	0	0	0	0
24	75	0	0	0	0
26	8	0	0	0	0
28	0	0	0	0	0
30	0	0	0	0	0
32	0	0	0	0	0
Total	1050	0	8	0	8

Pulpwood Tree Count

DBH	Pine	Hardwood
6	625	308
8	583	192
10	83	92
12	33	33
14	25	17
16	0	17
18	0	0
20	0	0
22	0	0
24	0	0
26	0	0
28	0	0
30	0	0
Total	1349	658

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

Client Code> 1065 Short Description>PT NESW & PT SESW Sec>36 Twp>14S Rng>15W
 Giles County>CALHOUN Compartment> 7
 Date of Cruise> 8/21/23 Acres> 16.00

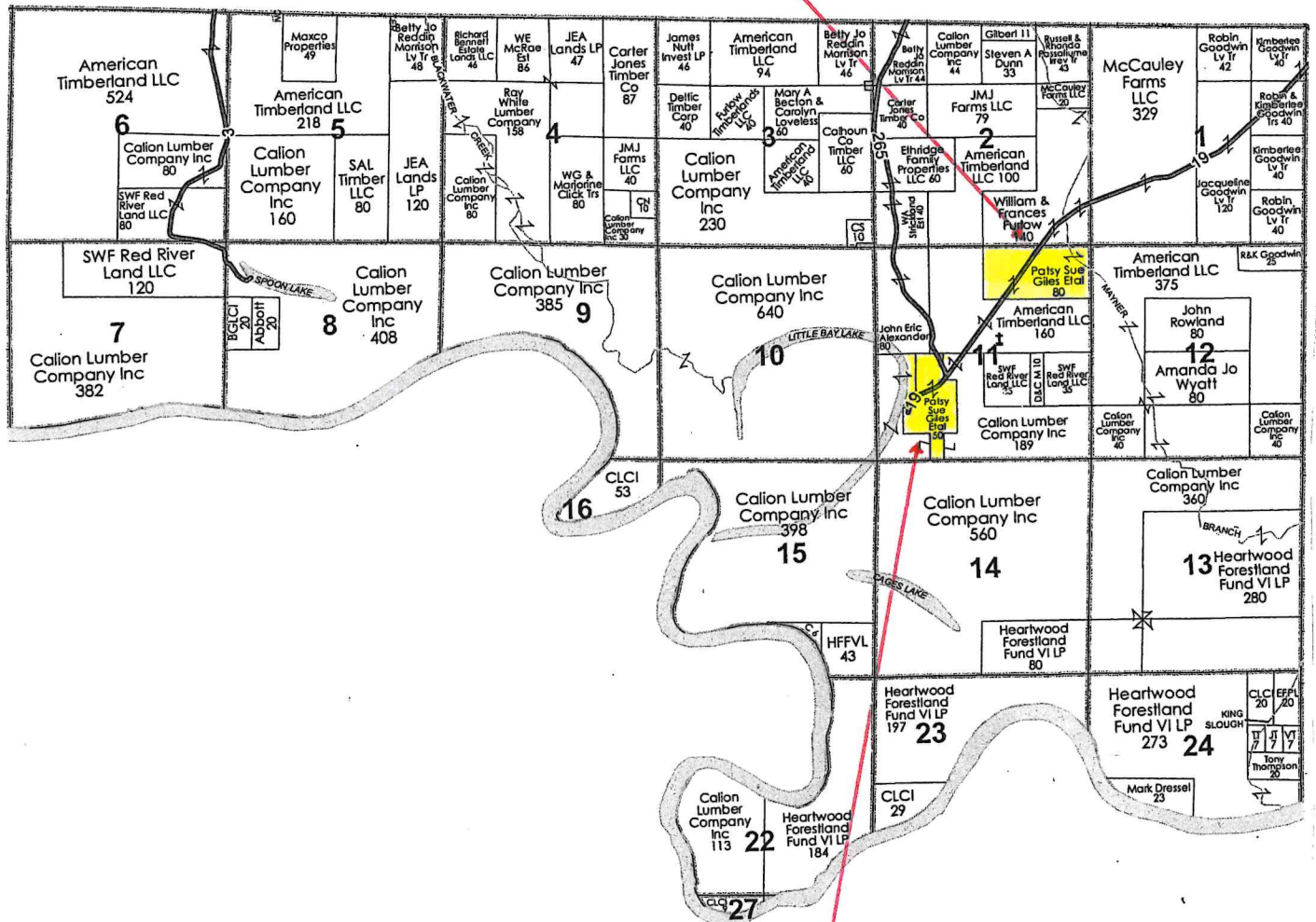
DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES (doyle scale)							TOTAL
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	
10	7399	0	0	0	0	0	0	7399
12	8508	0	0	0	0	0	0	8508
14	11899	399	0	0	0	0	0	12298
16	24608	0	0	599	0	0	0	25207
18	26299	0	0	0	0	0	0	26299
20	23091	0	0	0	0	0	0	23091
22	37716	0	0	0	0	0	0	37716
24	42683	0	0	0	0	0	0	42683
26	6133	0	0	0	0	0	0	6133
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>	188336	399	0	599	0	0	0	189334

Pine Pulpwood> 115 Hardwood Pulpwood> 62 Total Volume> 189334

The map displays several land parcels with their respective owners and acreage:

- Parcel 46:** James Nutt Invest LP (46 acres)
- Parcel 94:** American Timberland LLC (94 acres)
- Parcel 46:** Betty Jo Redding Morrison Ly Tr (46 acres)
- Parcel 40:** Dettie Timber Corp (40 acres)
- Parcel 30:** Mary A Beaton & Carolyn Loveless (30 acres)
- Parcel 60:** Colough Co Timber LLC (60 acres)
- Parcel 230:** Calion Lumber Company Inc (230 acres)
- Parcel 640:** Calion Lumber Company Inc (640 acres)
- Parcel 398:** Calion Lumber Company Inc (398 acres)
- Parcel 43:** HFFV (43 acres)
- Parcel 113:** Calion Lumber Company Inc (113 acres)
- Parcel 184:** Heartwood Forestland Fund VI LP (184 acres)

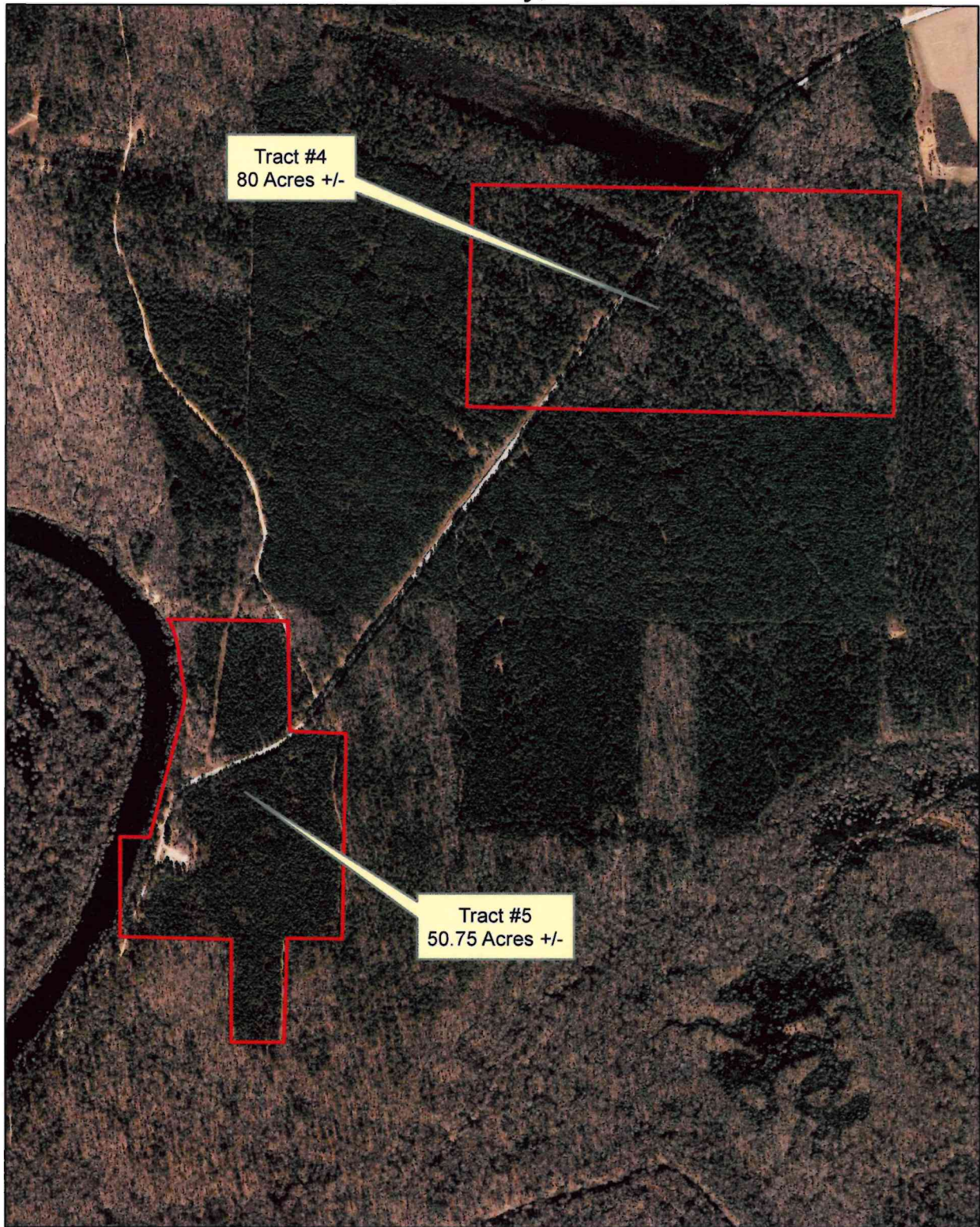
Other labels on the map include "LITTLE BAY LAKE", "Tract #5", and "27".





Giles - Anthony Land Sale

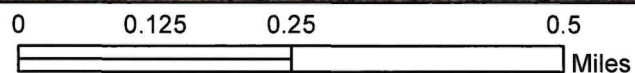
Pt. Section 11, Township 15 South, Range 15 West
Calhoun County, Arkansas



Tract #4
80 Acres +/-

Tract #5
50.75 Acres +/-

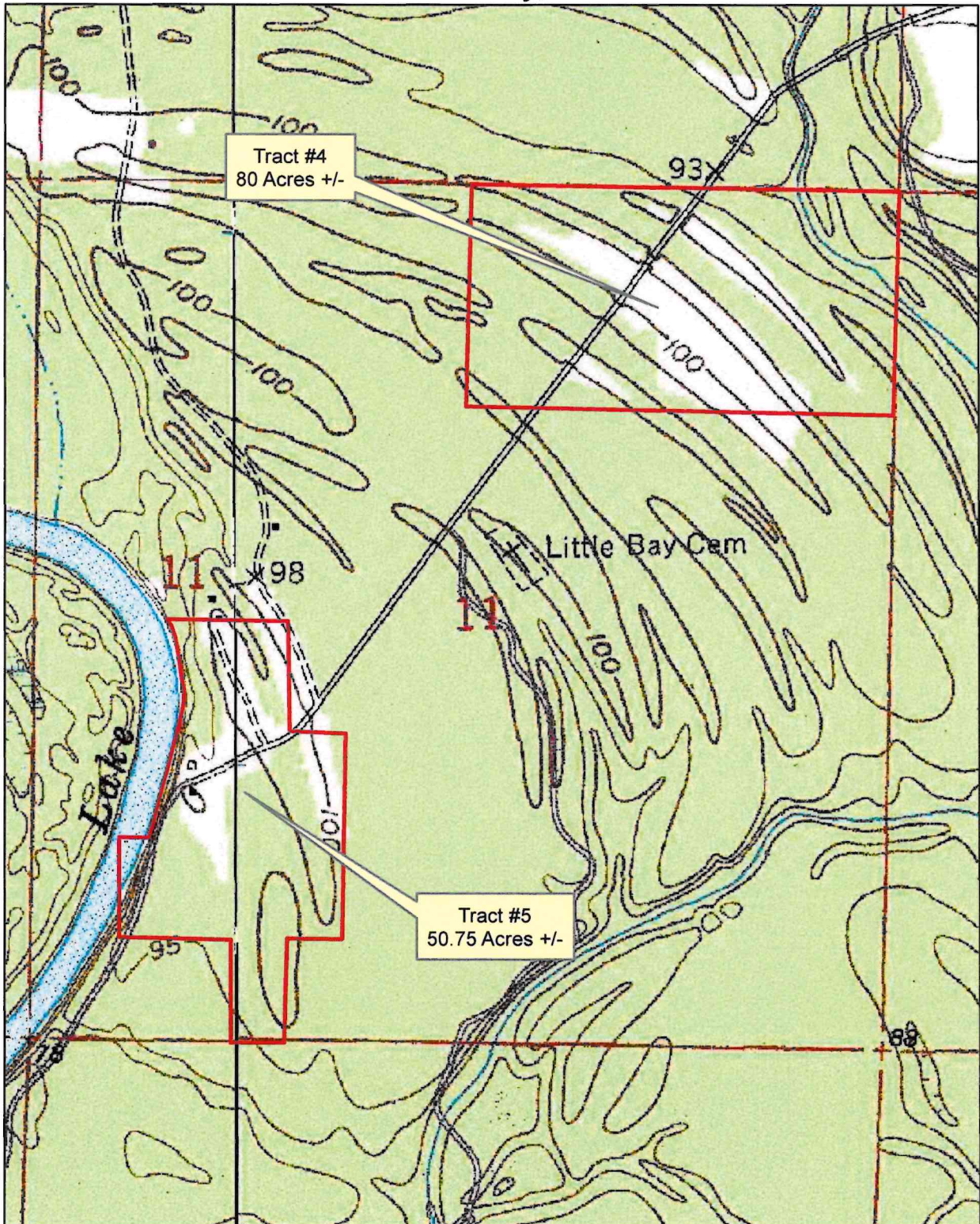
130.75 Acres



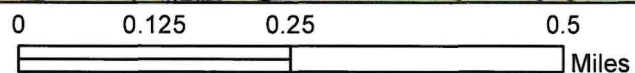


Giles - Anthony Land Sale

Pt. Section 11, Township 15 South, Range 15 West
Calhoun County, Arkansas



130.75 Acres



8/21/23

Client> Giles

Page> 1 COMPARTMENT NUMBER> 8

TRACT #4

SHORT DESCRIPTION	S	T	R	ACRES	PINE	PPU	GUM	HPU	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	HARDWOOD	TOTAL
NE1/4 NE1/4	11	15S	15W	40.00	376150	40	8820	226	12720	43940	6550	1320	19360	0	92710	468860
NW1/4 NE1/4	11	15S	15W	40.00	382870	72	10190	183	3880	30120	0	0	0	1000	45190	428060
Total>	80.00	759020	112	19010	409	16600	74060	6550	1320	19360	1000	137900	896920			

Total Volume

Pine Sawtimber	759,020 BF	4,694 Tons
Pine Pulpwood	112 Cords	302 Tons
Oak Sawtimber	97,210 BF	718 Tons
Misc. Hardwood ST	40,690 BF	315 Tons
Hardwood Pulpwood	409 Cords	1,227 Tons

Tree Count covering 80 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	210	0	0	0	0
12	300	0	0	0	0
14	320	20	90	50	130
16	540	0	110	0	120
18	470	30	120	10	50
20	520	10	110	20	40
22	310	20	40	0	10
24	210	10	50	0	0
26	90	0	0	0	0
28	20	0	0	0	0
30	0	0	0	0	0
32	0	0	0	0	0
Total	2990	90	520	80	350

Pulpwood Tree Count

DBH	Pine	Hardwood
6	270	1300
8	330	830
10	120	720
12	140	430
14	70	130
16	20	60
18	0	50
20	0	30
22	0	20
24	0	0
26	0	0
28	0	0
30	0	0
Total	950	3570

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

Client Code> 1065 Short Description>NE1/4 NE1/4 Sec>11 Twp>15S Rng>15W
 Giles County>CALHOUN Compartment> 8
 Date of Cruise> 8/31/23 Acres> 40.00

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES							(doyle scale)	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	TOTAL
10	2080	0	0	0	0	0	0	0	2080
12	5720	0	0	0	0	0	0	0	5720
14	16770	2200	0	2400	2400	0	1720	0	25490
16	48390	2480	0	5920	0	0	4700	0	61490
18	49960	0	1640	8600	1000	1320	5110	0	67630
20	94150	1800	2250	13050	3150	0	7830	0	122230
22	58740	2340	5900	5180	0	0	0	0	72160
24	65840	0	2930	8790	0	0	0	0	77560
26	19150	0	0	0	0	0	0	0	19150
28	15350	0	0	0	0	0	0	0	15350
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>	376150	8820	12720	43940	6550	1320	19360	0	

Pine Pulpwood> 40 Hardwood Pulpwood> 226 Total Volume> 468860

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

Client Code> 1065 Short Description>NW1/4 NE1/4 Sec>11 Twp>15S Rng>15W
 Giles County>CALHOUN Compartment> 8
 Date of Cruise> 8/21/23 Acres> 40.00

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES							(doyle scale)	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	TOTAL
10	3520	0	0	0	0	0	0	0	3520
12	9720	0	0	0	0	0	0	0	9720
14	15460	3850	1240	2060	0	0	0	0	22610
16	41750	4700	0	3100	0	0	0	0	49550
18	62950	1640	2640	6600	0	0	0	1000	74830
20	82870	0	0	7650	0	0	0	0	90520
22	73360	0	0	4080	0	0	0	0	77440
24	60530	0	0	6630	0	0	0	0	67160
26	32710	0	0	0	0	0	0	0	32710
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> 382870 10190 3880 30120 0 0 0 1000 428060

Pine Pulpwood> 72 Hardwood Pulpwood> 183 Total Volume>

STEVENS FORESTRY SERVICE, Inc.
RECAPITULATION SHEET

9/06/23

Client> Giles

Page> 1 COMPARTMENT NUMBER> 9

TRACT #5

SHORT DESCRIPTION	S	T	R	ACRES	PINE	PPU	GUM	HPU	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	HARDWOOD	TOTAL	TOTAL VOLUME
PT SW1/4	11	15S	15W	50.00	228400	715	0	51	0	0	0	0	0	0	0	0	228400
Total>	50.00	228400	715	0	51	0	0	0	0	0	0	0	0	0	0	0	228400

Total Volume		
Pine Sawtimber	228,400 BF	2,560 Tons
Pine Pulpwood	715 Cords	1,931 Tons
Oak Sawtimber	0 BF	0 Tons
Misc. Hardwood ST	0 BF	0 Tons
Hardwood Pulpwood	51 Cords	153 Tons

Tree Count covering 50 acres, more or less; based on 5% inventory (1/10th acre plots)

Sawtimber Tree Count

DBH	Pine	White Oak	Red Oak	Post Oak	Misc.
10	2180	0	0	0	0
12	2100	0	0	0	0
14	520	0	0	0	0
16	80	0	0	0	0
18	0	0	0	0	0
20	0	0	0	0	0
22	0	0	0	0	0
24	0	0	0	0	0
26	0	0	0	0	0
28	0	0	0	0	0
30	0	0	0	0	0
32	0	0	0	0	0
Total	4880	0	0	0	0

Pulpwood Tree Count

DBH	Pine	Hardwood
6	2200	200
8	3460	180
10	960	40
12	460	40
14	100	20
16	0	20
18	0	0
20	0	0
22	0	0
24	0	0
26	0	0
28	0	0
30	0	0
Total	7180	500

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

Client Code> 1065 Short Description>PT SW1/4 Sec>11 Twp>15S Rng>15W
 Giles County>CALHOUN Compartment> 9
 Date of Cruise> 9/05/23 Acres> 50.00

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES							(doyle scale)	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	TOTAL
10	62240	0	0	0	0	0	0	0	62240
12	110920	0	0	0	0	0	0	0	110920
14	45720	0	0	0	0	0	0	0	45720
16	9520	0	0	0	0	0	0	0	9520
18	0	0	0	0	0	0	0	0	0
20	0	0	0	0	0	0	0	0	0
22	0	0	0	0	0	0	0	0	0
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>	228400	0	0	0	0	0	0	0	0

Pine Pulpwood>		715	Hardwood Pulpwood>		51	Total Volume>		228400	