

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

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

October 24, 2023

## **NOTICE OF LAND SALE**

### **Catesville North – 28.95 Acres +/-**

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

**Legal Description:** NE¼ SW¼ West of the Railroad of Section 28, Township 18 South, Range 15 West, Union County, Arkansas; containing 28.95 acres, more or less.

**Listing Price - \$83,500.00**

**Tract Description:** The property is best accessed from the southwest via a woods/logging road, as shown on the enclosed maps. The topography varies from gently rolling to 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). 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 1/10<sup>th</sup> acre sample plots. The advertised timber volumes are Doyle Scale (BF) and Standard Cords and are as follows:

Pine Sawtimber	234,200 BF	1,487 Tons
Pine Pulpwood	22 Cords	59 Tons
Oak Sawtimber	6,220 BF	55 Tons
Hardwood Pulpwood	127 Cords	381 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 **\$83,500.00**. 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.
4. Offers must be submitted on a lump sum basis. No per acre offers will be accepted.

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

*Members: Association of Consulting Foresters*

The advertised acreage is believed to be correct, but is not guaranteed. The Seller will not provide a survey.

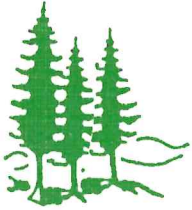
5. Upon acceptance of an offer, a more formal Contract of Sale will be executed between the Buyer and Seller, with earnest money in the amount of 10% of the purchase price.
6. The advertised timber volumes have been estimated by our firm using 1/10<sup>th</sup> acre sample plots, and may be more or less. 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.
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 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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### **Land Sale**

Catesville North – 28.95 Acres +/- (OFFER FORM)

**Listing Price - \$83,500.00**

**Legal Description:** NE¼ SW¼ West of the Railroad of Section 28, Township 18 South, Range 15 West, Union County, Arkansas; containing 28.95 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.



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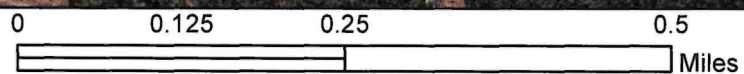


# Catesville North Land Sale

Pt. Section 28, Township 18 South, Range 15 West  
Union County, Arkansas



**28.95 Acres**

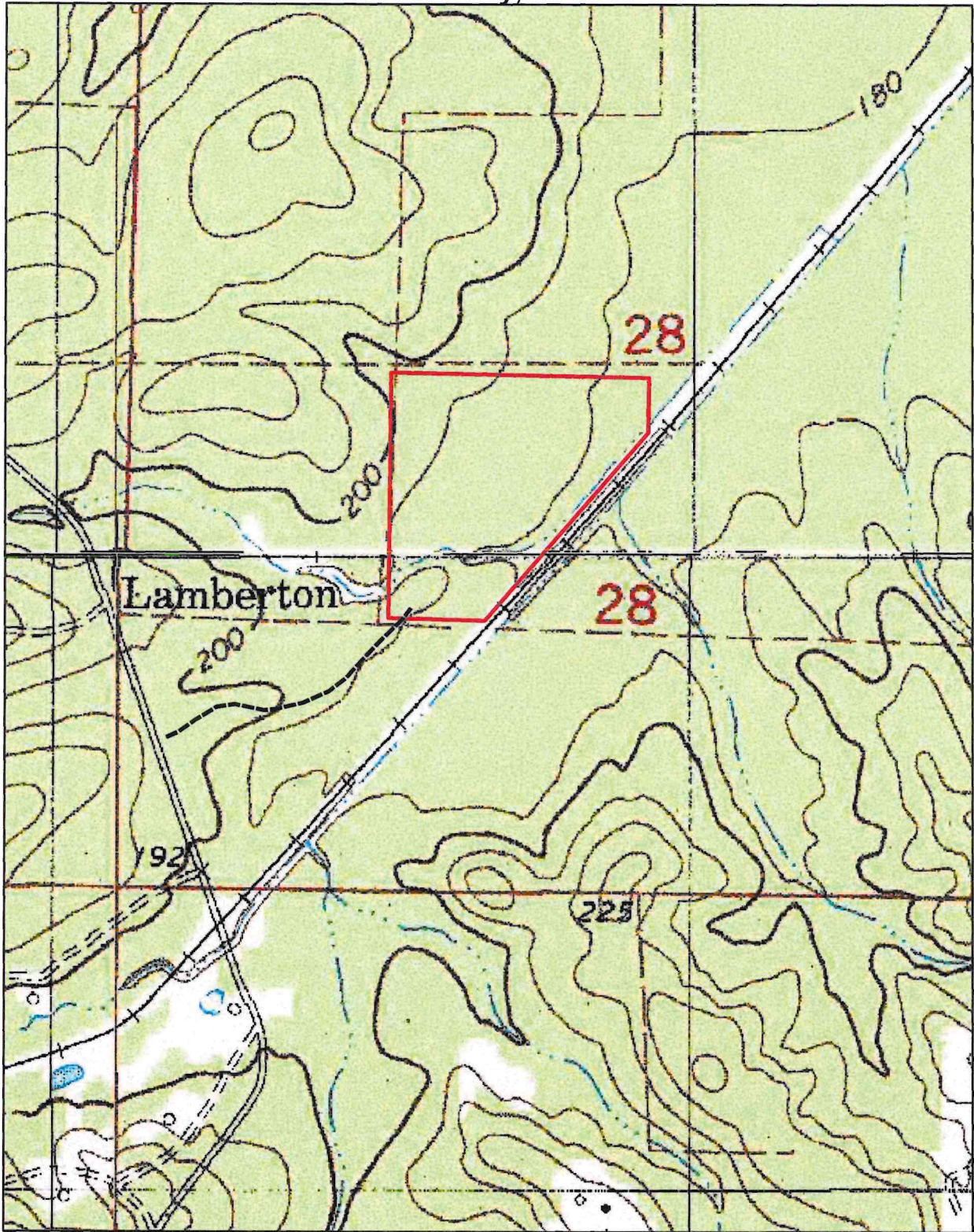




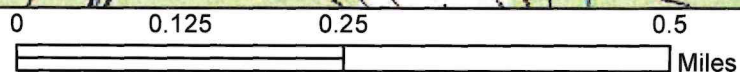


# Catesville North Land Sale

Pt. Section 28, Township 18 South, Range 15 West  
Union County, Arkansas



**28.95 Acres**



STEVENS FORESTRY SERVICE, Inc.  
 RECAPITULATION SHEET

5/03/23

Client> Wilson Properties, Et Al

Page> 1 COMPARTMENT NUMBER> 1

SHORT DESCRIPTION	S	T	R	ACRES	PINE	PPU	GUM	HPU	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	HARDWOOD	TOTAL	TOTAL VOLUME
NESW W OF RR	28	18S	15W	28.95	234200	22	0	127	720	5500	0	0	0	0	6220		240420
Total>	28.95				234200	22	0	127	720	5500	0	0	0	0	6220		240420

Total Volume

Pine Sawtimber	234,200 BF	1,487 Tons
Pine Pulpwood	22 Cords	59 Tons
Oak Sawtimber	6,220 BF	55 Tons
Hardwood Pulpwood	127 Cords	381 Tons

Client Code> 1208	Short Description>NESW W OF RR	Sec>28	Twp>18S	Rng>15W
Wilson Properties, Et Al	County>UNION	Compartment> 1		
	Date of Cruise> 5/03/23	Acres>	28.95	

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES							(doyle scale)	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	TOTAL
10	3440	0	0	0	0	0	0	0	3440
12	6560	0	0	0	0	0	0	0	6560
14	20060	0	0	2200	0	0	0	0	22260
16	24570	0	720	1660	0	0	0	0	26950
18	19400	0	0	1640	0	0	0	0	21040
20	53390	0	0	0	0	0	0	0	53390
22	42940	0	0	0	0	0	0	0	42940
24	56480	0	0	0	0	0	0	0	56480
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>	234200	0	720	5500	0	0	0	0	
Pine Pulpwood>		22	Hardwood Pulpwood>		127	Total Volume>		240420	