

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

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

November 28, 2023

NOTICE OF LAND SALE

King Tract – 752.85 Acres +/-

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

Legal Description: N½ NW¼, SE¼ NW¼, SW¼ less 1 acre in the SW Corner, W½ SE¼, SE¼ SE¼ Section 12; NE¼ & NW¼ Section 13; NE¼ NE¼ Section 14; all being located in Township 17 South, Range 16 West, Union County, Arkansas; containing 752.85 Tax Acres.

Listing Price - \$2,400,000.00

Tract Description: This is a phenomenal property with so many potential opportunities! The tract has frontage along Arkansas Highway #335, Morning Star Road, & Agnes Road. The land is located northwest of El Dorado, which continues to be an attractive part of Union County for *residential development*.

The Seller has been contacted regarding the potential for underground *carbon-dioxide storage*. This form of carbon sequestration could become a successful climate mitigation tool in our area, which would be a new source of cash flow for property owners.

Internal access to the land is via a gated woods haul/logging road, which is at the end of Charlie Vance Road. The primary *timber type is pine plantations* of various ages. There are numerous streamside management zones that meander throughout the property providing diversity and excellent wildlife corridors. Based on the USDA Web Soil Survey the various soil types have an average site index for loblolly pine of 89 feet (base age 50).

In addition, this would be an awesome property for the outdoor enthusiast looking to acquire and manage a timberland property for various wildlife species. The land is perfect to build your dream home or hunting camp and have excellent hunting opportunities in your own back yard!

Conditions of Sale:

1. The property is being offered for sale at the Listing Price of **\$2,400,000.00**. 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.
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.

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

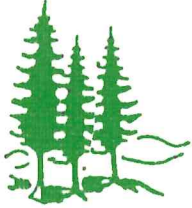
3. If an offer is contingent on terms, conditions, etc. that are not advertised in this sale prospectus then those terms, conditions, etc. must be in writing.
4. Offers must be submitted on a lump sum basis. No per acre offers will be accepted. The advertised acreage is believed to be correct, but is 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 5% of the purchase price.
6. No mineral rights will be conveyed.
7. 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.
8. 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.
9. 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.
10. Total consideration will be due when a Warranty Deed is transferred to the Buyer from the Seller.
11. Personal property including but not limited to deer stands, wildlife feeders, game cameras, etc. located on the subject property is not for sale.
12. 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, and topography map. 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

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OFFER \$ _____

BY: _____
Company Name/Authorized Signature

Date: _____

ADDRESS: _____

PHONE: _____

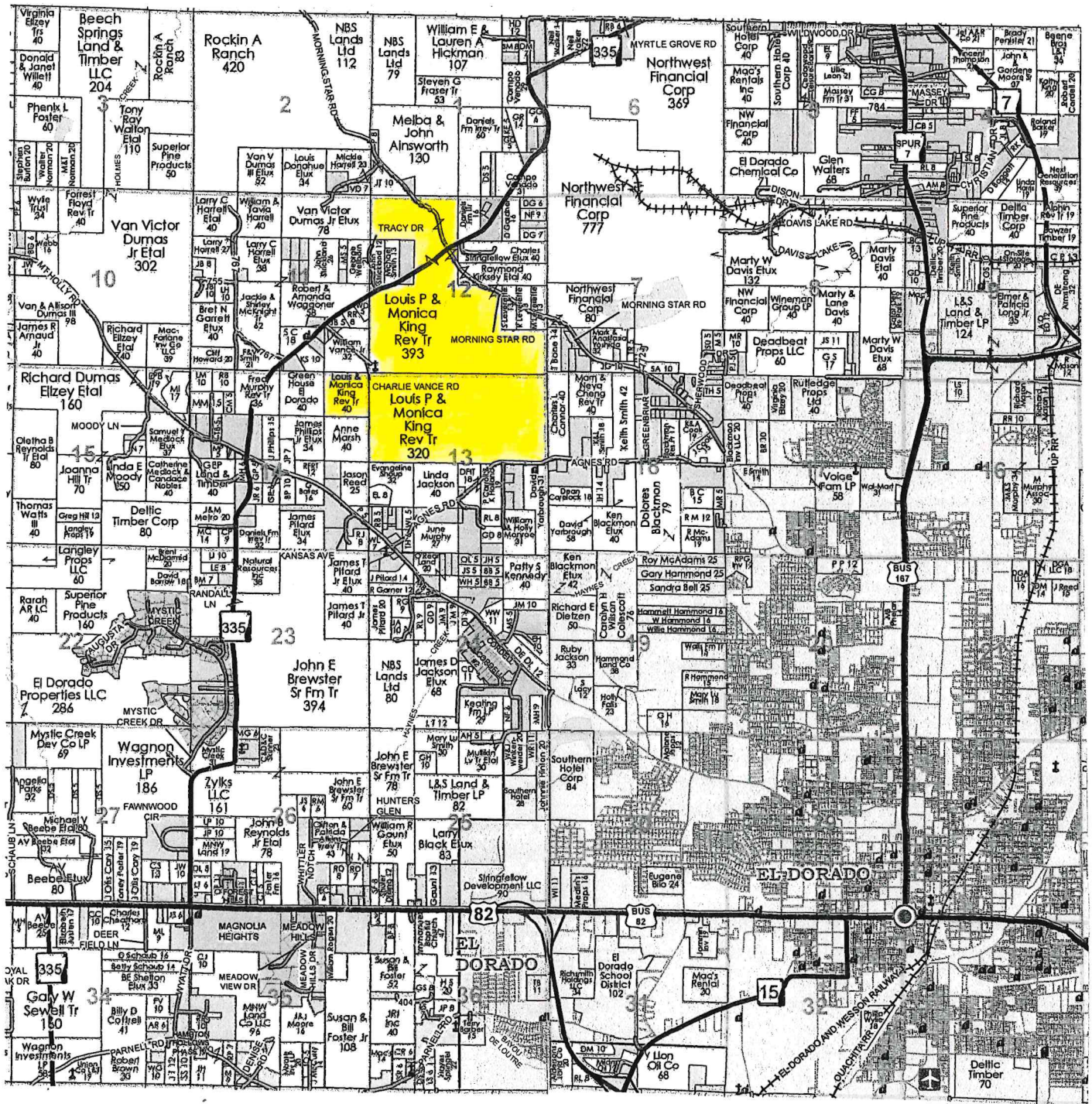
FAX: _____

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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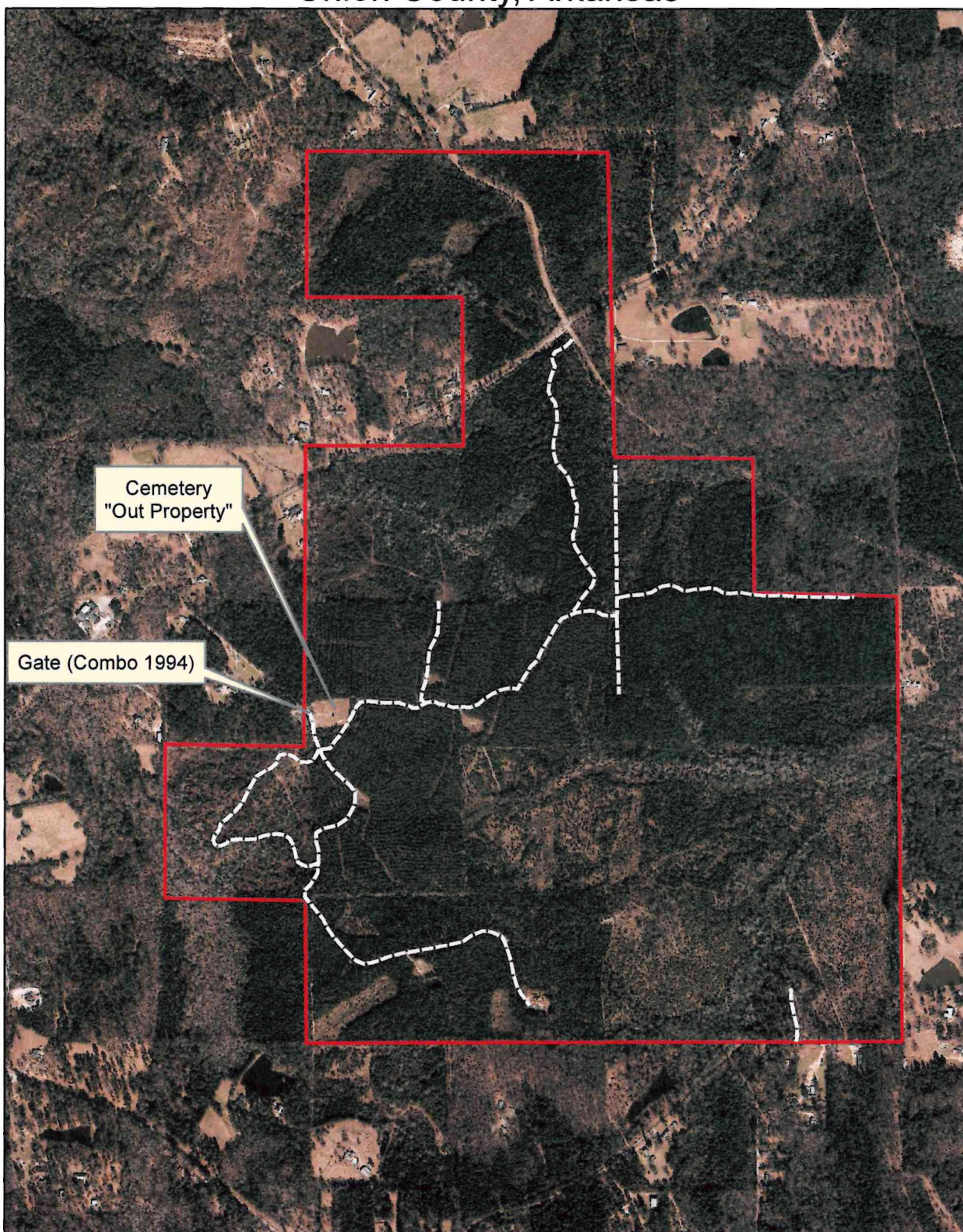
Township 17S - Range 16W



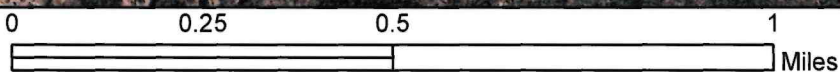


King Tract - Land Sale

Pt. Sections 12, 13, & 14, Township 17 South, Range 16 West
Union County, Arkansas



752.85 Acres





King Tract - Land Sale

Pt. Sections 12, 13, & 14, Township 17 South, Range 16 West
Union County, Arkansas

