

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

Telephone (870) 863-5068

Fax # (870) 863-5156

January 17, 2024

NOTICE OF LAND SALE

Lisbon Cutoff – 40 Acres +/-

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

Legal Description: SE¼ NW¼ Section 20, Township 17 South, Range 17 West, Union County, Arkansas; containing 40 acres, more or less.

Listing Price - \$62,500.00

Tract Description: The property is best accessed from the east via a gated woods/logging road, as shown on the enclosed maps. The topography is primarily gently rolling. 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 natural stand of pine and hardwood, which is approximately 20 years old.

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	39,730 BF	337 Tons
Pine Pulpwood	269 Cords	726 Tons
Oak Sawtimber	1,480 BF	13 Tons
Misc. Hardwood ST	480 BF	5 Tons
Hardwood Pulpwood	195 Cords	585 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 \$62,500.00. 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.
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.

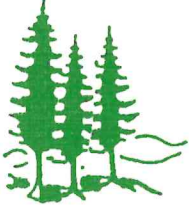
5. Upon acceptance of an offer, a more formal Contract of Sale will be executed between the Buyer and Seller, with earnest money in the amount of 10% of the purchase price.
6. The advertised timber volumes have been estimated by our firm using 1/10th acre sample plots, and may be more or less. The advertised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

Attached are an offer form, 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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El Dorado, Arkansas 71731

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Land Sale

Lisbon Cutoff – 40 Acres +/- (OFFER FORM)

Listing Price - \$62,500.00

Legal Description: SE¼ NW¼ Section 20, Township 17 South, Range 17 West, Union County, Arkansas; containing 40 acres, more or less.

OFFER \$ _____

BY: _____
Company Name/Authorized Signature

Date: _____

ADDRESS: _____

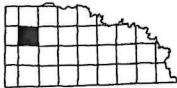
PHONE: _____

FAX: _____

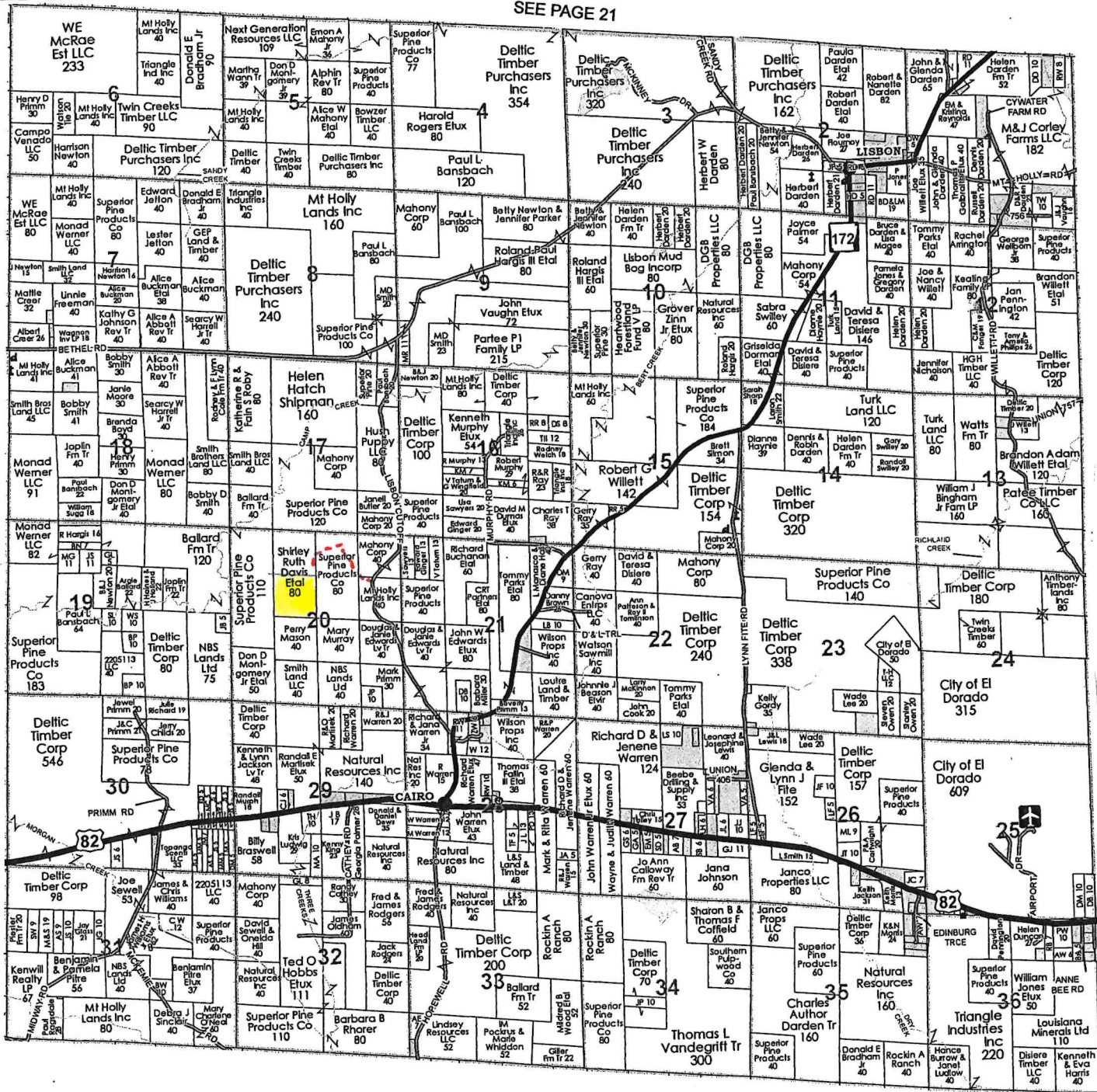
E-MAIL: _____

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 17S - Range 17W



SEE PAGE 21



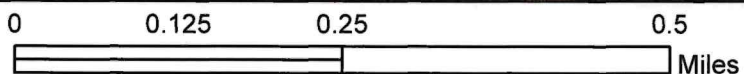


Land Sale - Lisbon Cutoff

Pt. Section 20, Township 17 South, Range 17 West
Union County, Arkansas



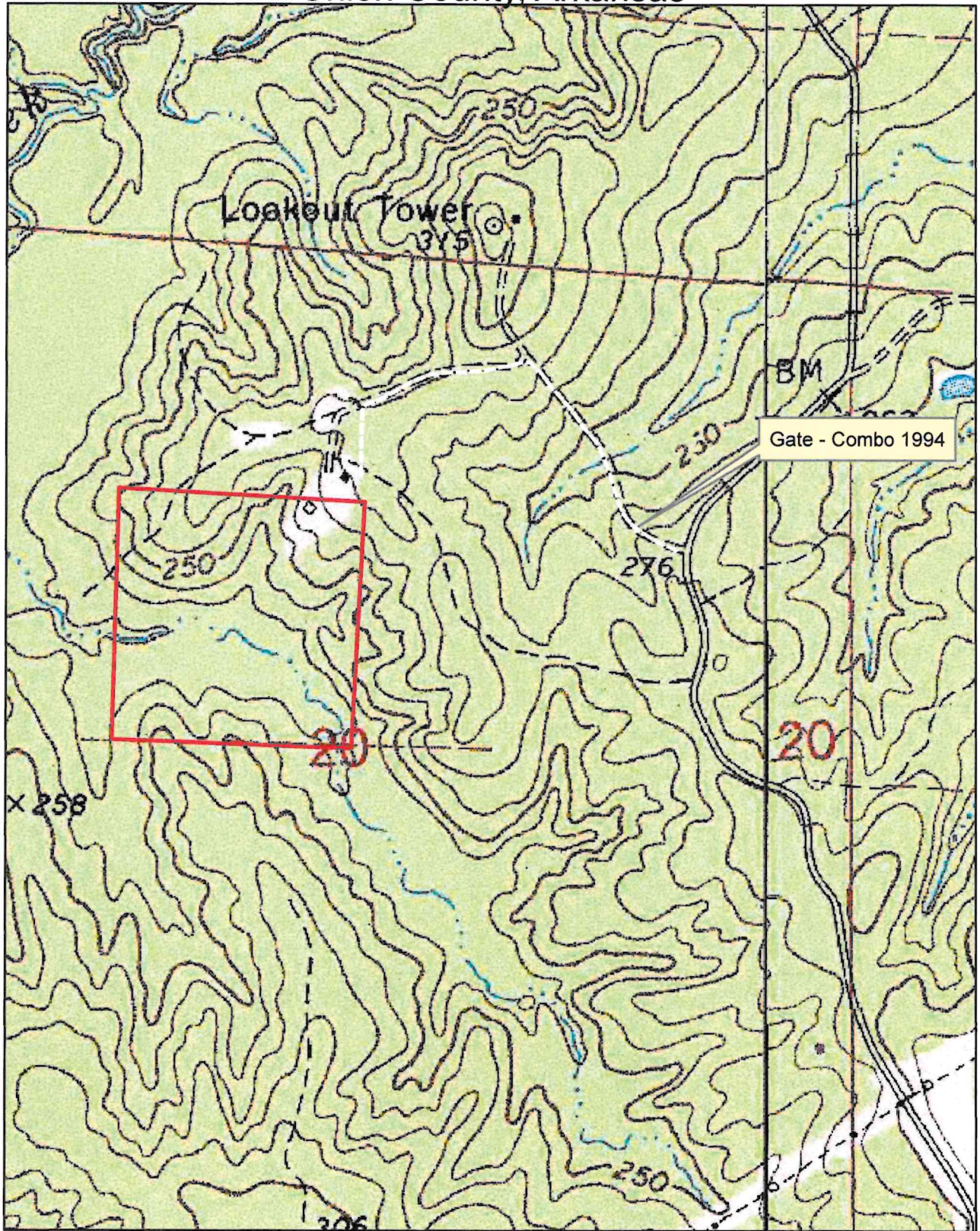
40 Acres +/-



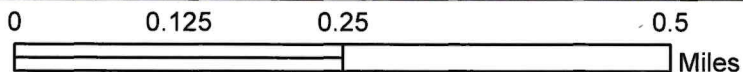


Land Sale - Lisbon Cutoff

Pt. Section 20, Township 17 South, Range 17 West
Union County, Arkansas



40 Acres +/-



STEVENS FORESTRY SERVICE, Inc.
 RECAPITULATION SHEET

10/18/23

Client> Davis, Romero 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
SE NW	20	17S	17W	40.00	39730	269	480	195	0	1000	480	0	0	0	1960	41690	41690

Total>	40.00	39730	269	480	195	480	195	0	1000	480	0	0	0	0	1960	41690	41690

Total Volume

Pine Sawtimber	39,730 BF	337 Tons
Pine Pulpwood	269 Cords	726 Tons
Oak Sawtimber	1,480 BF	13 Tons
Misc. Hardwood ST	480 BF	5 Tons
Hardwood Pulpwood	195 Cords	585 Tons

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

Client Code> 1218 Short Description>SE NW Sec>20 Twp>17S Rng>17W
 County>UNION Compartment> 1
 Date of Cruise>10/18/23 Acres> 40.00

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES (doyle scale)							TOTAL	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS		MISC.
10	2880	0	0	0	0	0	0	0	2880
12	2980	0	0	0	0	0	0	0	2980
14	13080	480	0	0	480	0	0	0	14040
16	15630	0	0	0	0	0	0	0	15630
18	3570	0	0	1000	0	0	0	0	4570
20	1590	0	0	0	0	0	0	0	1590
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>	39730	480	0	1000	480	0	0	0	41690

Pine Pulpwood> 269 Hardwood Pulpwood> 195 Total Volume> 41690