

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

Telephone (870) 863-5068

Fax # (870) 863-5156

February 29, 2024

NOTICE OF LAND SALE

Jiles Tract – 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 21, Township 19 South, Range 12 West, Union County, Arkansas; containing 40 acres, more or less.

Listing Price - \$87,500.00

Tract Description: The property is accessed from the west via a 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 86 feet (base age 50). This tract contains a pine plantation that is approximately 28 +/- years old and ready for a 2nd thinning.

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	161,160 BF	1,689 Tons
Pine Pulpwood	373 Cords	1,007 Tons
Oak Sawtimber	6,840 BF	61 Tons
Hardwood Pulpwood	146 Cords	438 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 \$87,500.00. 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.

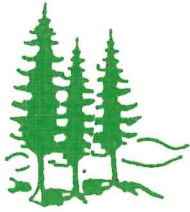
Attached are an offer form, location map, aerial photograph, topography map, and the timber inventory data. If you have any questions, please do not hesitate to contact our office.

Respectfully,

STEVENS FORESTRY SERVICE, INC.

C. Ryan Jackson, Principal Broker





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& Appraisers
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El Dorado, Arkansas 71731

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Land Sale

Jiles Tract – 40 Acres +/- (OFFER FORM)

Listing Price - \$87,500.00

Legal Description: SE¼ NW¼ Section 21, Township 19 South, Range 12 West, Union County, Arkansas; containing 40 acres, more or less.

OFFER \$ _____

BY: _____
Company Name/Authorized Signature

Date: _____

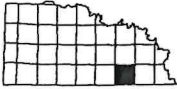
ADDRESS: _____

PHONE: _____

FAX: _____

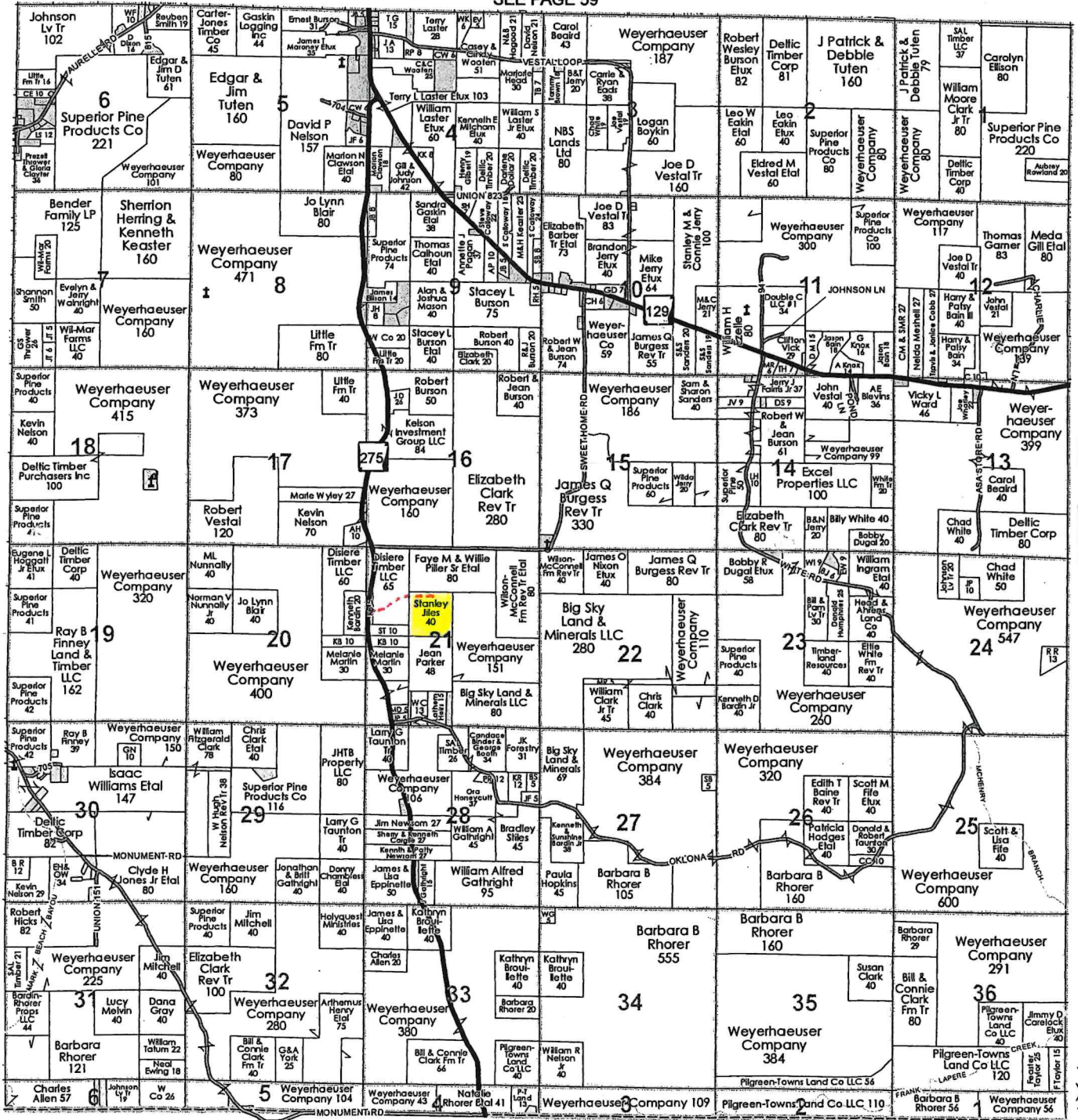
E-MAIL: _____

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.



Townships 19 & 20S - Range 12W

SEE PAGE 59



T19S
T20S

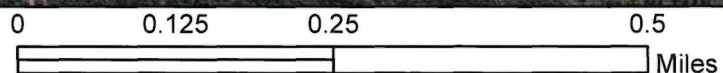


Jiles Land Sale

Pt. Section 21, Township 19 South, Range 12 West
Union County, Arkansas



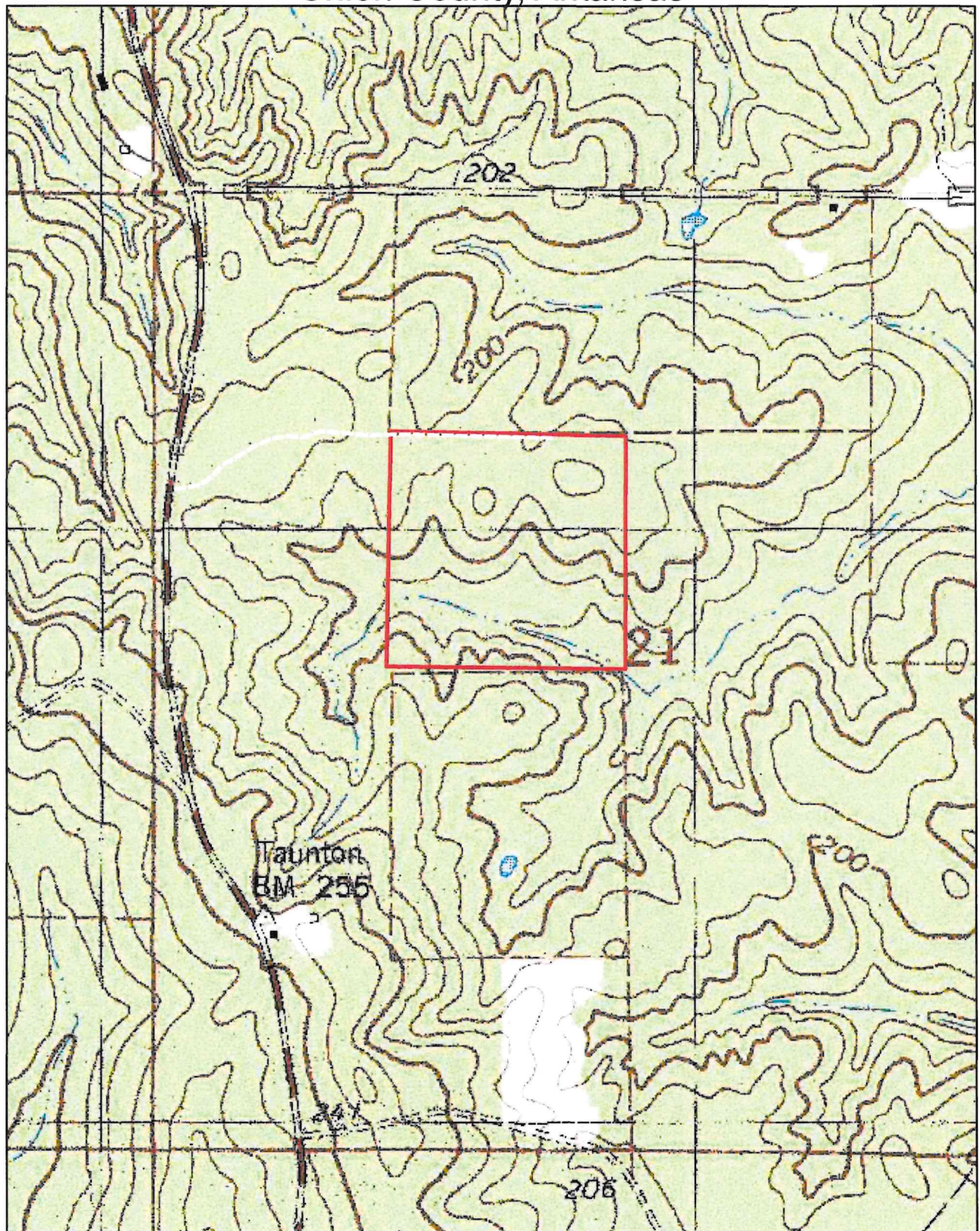
40 Acres +/-



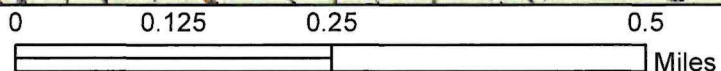


Jiles Land Sale

Pt. Section 21, Township 19 South, Range 12 West
Union County, Arkansas



40 Acres +/-



Client> Jiles, Stan

Page>	1	COMPARTMENT NUMBER>		4														
SHORT DESCRIPTION		S	T	R	ACRES	PINE	PPU	GUM	HPU	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	HARDWOOD	TOTAL	TOTAL
SE NW		21	19S	12W	40.00	161160	373	0	146	6840	0	0	0	0	0	0	6840	168000
Total>		40.00	161160	373	0	146	6840	0	146	6840	0	0	0	0	0	0	6840	168000

Total Volume	
Pine Sawtimber	161,160 BF
Pine Pulpwood	373 Cords
Oak Sawtimber	6,840 BF
Misc. Hardwood ST	0 BF
Hardwood Pulpwood	146 Cords
	1,689 Tons
	1,007 Tons
	61 Tons
	0 Tons
	438 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	1190	0	0	0	0
12	930	0	0	0	0
14	460	40	0	0	0
16	80	40	0	0	0
18	40	10	0	0	0
20	0	0	0	0	0
Total	2700	90	0	0	0

Pulpwood Tree Count

DBH	Pine	Hardwood
6	1280	370
8	2090	380
10	450	270
12	90	200
14	30	50
16	0	10
Total	3940	1280

Client Code> 0805	Short Description>SE NW	Sec>21	Twp>19S	Rng>12W
		County>UNION		
		Date of Cruise> 2/02/24		
		Compartment> 4		
		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	36000	0	0	0	0	0	0	0	36000
12	56250	0	0	0	0	0	0	0	56250
14	46610	0	2200	0	0	0	0	0	48810
16	12580	0	3320	0	0	0	0	0	15900
18	9720	0	1320	0	0	0	0	0	11040
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>	161160	0	6840	0	0	0	0	0	
Pine Pulpwood>		373	Hardwood Pulpwood>		146	Total Volume>		168000	