



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

Telephone (870) 863-5068

Fax # (870) 863-5156

March 12, 2024

NOTICE OF LAND SALE

Marysville – 280 Acres +/-

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

Legal Description: E½ NW¼, N½ SW¼, W½ SW¼ SW¼ Section 13; SE¼ SE¼ Section 14; NE¼ NE¼ Section 23; W½ NW¼ NW¼ Section 24; all being located in Township 17 South, Range 18 West, Union County, Arkansas; containing 280 acres (Tax Records), more or less.

Listing Price - \$525,000.00

Tract Description: This property has frontage along Bethel Road, which runs along the north boundary. The tract can also be accessed from the south via an improved gravel road, which parallels the south boundary line. The majority of the topography is gently rolling and well drained. 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 mature pine and hardwood timber, which offers the potential for immediate returns! Don't miss this opportunity to acquire an excellent timberland property in an area that generally has great deer and turkey hunting!*

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	1,132,830 BF	7,647 Tons
Pine Pulpwood	504 Cords	1,361 Tons
Oak Sawtimber	76,960 BF	575 Tons
Misc. Hardwood Sawtimber	25,750 BF	227 Tons
Hardwood Pulpwood	713 Cords	2,139 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 \$525,000.00. 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

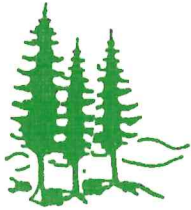
3. If an offer is contingent on terms, conditions, etc. that are not advertised in this sale prospectus then those terms, conditions, etc. must be in writing.
4. Offers must be submitted on a lump sum basis. No per acre offers will be accepted. The advertised acreage is believed to be correct, but is 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 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



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

Telephone (870) 863-5068

Fax # (870) 863-5156

Land Sale

Marysville – 280 Acres +/- (OFFER FORM)

Listing Price - \$525,000.00

Legal Description: E½ NW¼, N½ SW¼, W½ SW¼ SW¼ Section 13; SE¼ SE¼ Section 14; NE¼ NE¼ Section 23; W½ NW¼ NW¼ Section 24; all being located in Township 17 South, Range 18 West, Union County, Arkansas; containing 280 acres (Tax Records), more or less.

OFFER \$ _____

BY: _____
Company Name/Authorized Signature

Date: _____

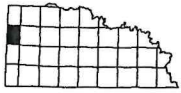
ADDRESS: _____

PHONE: _____

FAX: _____

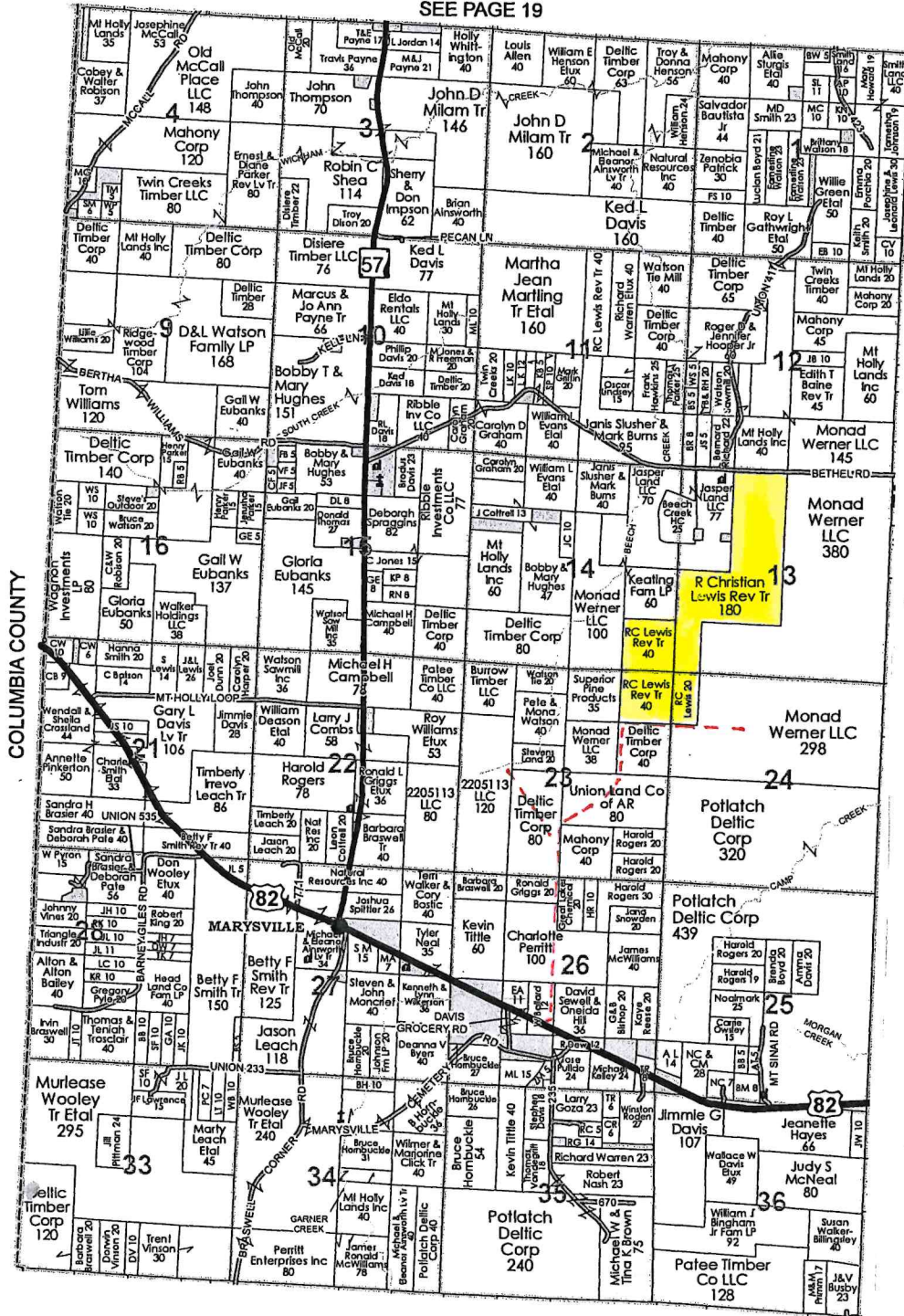
E-MAIL: _____

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 18W

SEE PAGE 19



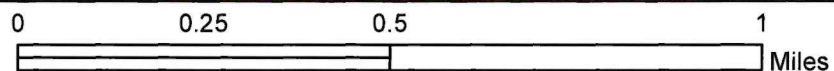


Marysville Land Sale

Pt. Sections 13, 14, 23, & 24, Township 17S, Range 18W
Union County, Arkansas



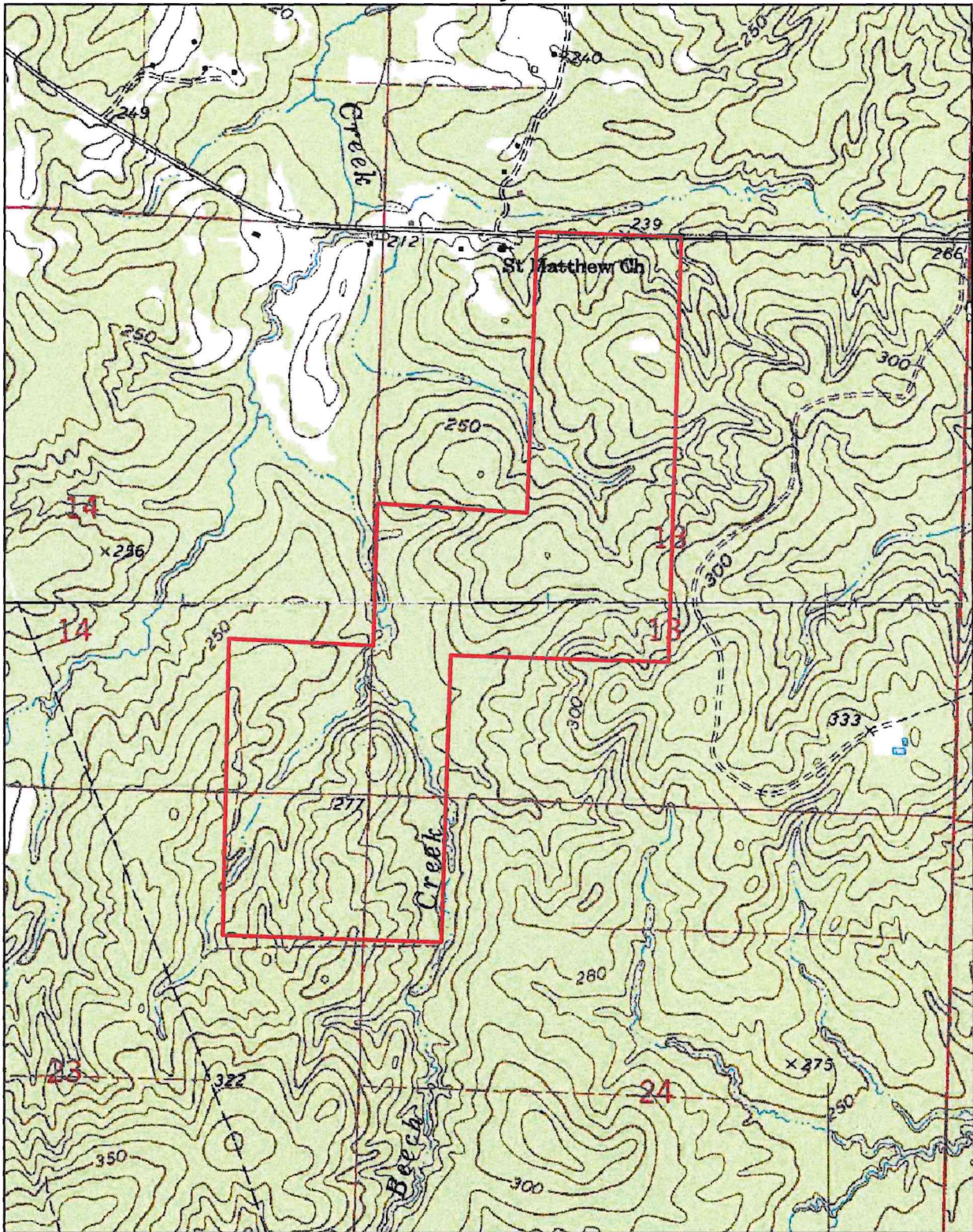
280 Acres



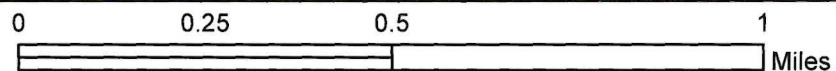


Marysville Land Sale

Pt. Sections 13, 14, 23, & 24, Township 17S, Range 18W
Union County, Arkansas



280 Acres



STEVENS FORESTRY SERVICE, Inc.
RECAPITULATION SHEET
1/23/24

Client>

Page> 1 COMPARTMENT NUMBER> 5

SHORT DESCRIPTION	S	T	R	ACRES	PINE	PPU	GUM	HPU	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	HARDWOOD	TOTAL	TOTAL VOLUME
NE NW	13	17S	18W	40.00	157630	76	1580	74	4940	2360	0	0	0	0	8880	166510	
SE NW	13	17S	18W	40.00	97350	59	480	135	12400	2620	0	0	0	2200	17700	115050	
W1/2 SW SW	13	17S	18W	20.00	96650	20	2250	95	1720	12970	0	0	0	940	17880	114530	
NE SW	13	17S	18W	40.00	79060	85	720	50	1800	1200	0	0	0	0	3720	82780	
NW SW	13	17S	18W	40.00	190170	41	480	112	1200	5260	0	0	0	1480	8420	198590	
SE SE	14	17S	18W	40.00	283380	151	4300	120	2250	6280	0	0	0	1680	14510	297890	
NE NE	23	17S	18W	40.00	140130	65	5020	67	8050	7780	0	2360	0	0	23210	163340	
W1/2 NW NW	24	17S	18W	20.00	88460	7	0	60	2000	4130	0	2260	0	0	8390	96850	
Total>	280.00	1132830	504	14830	713	34360	42600	0	4620	0	6300	102710	1235540				

Total Volume

Pine Sawtimber	1,132,830 BF	7,647 Tons
Pine Pulpwood	504 Cords	1,361 Tons
White Oak Sawtimber	34,360 BF	261 Tons
Red Oak Sawtimber	42,600 BF	314 Tons
Misc. Hardwood ST	25,750 BF	227 Tons
Hardwood Pulpwood	713 Cords	2,139 Tons

Tree Count covering 280 acres, more or less; based on 10% inventory (1/10th acre plots)

Sawtimber Tree Count

DBH	Pine	White Oak	Red Oak	Misc.
10	950	0	0	0
12	1180	0	0	0
14	1000	70	60	180
16	1100	80	90	100
18	880	50	70	40
20	810	50	50	10
22	380	20	20	0
24	230	10	10	0
26	60	0	0	0
28	0	0	0	0
30	0	0	0	0
32	0	0	0	0
Total	6590	280	300	330

Pulpwood Tree Count

DBH	Pine	Hardwood
6	3230	1620
8	2310	1760
10	450	1250
12	170	910
14	30	230
16	20	80
18	0	50
20	0	40
22	0	10
24	0	0
26	0	0
28	0	0
30	0	0
Total	6210	5950

Client Code> 0633	Short Description>NE NW	Sec>13	Twp>17S	Rng>18W
		County>UNION	Compartment> 5	
			Acres>	40.00

Client Code>	0633	Short Description>	SE NW	Sec>13	Twp>17S	Rng>18W
				County>	UNION	
				Compartment>	5	
				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	3120	0	0	0	0	0	0	0	3120
12	6290	0	0	0	0	0	0	0	6290
14	7820	480	480	0	0	0	0	480	9260
16	14840	0	3040	720	0	0	0	720	19320
18	8690	0	1640	1900	0	0	0	1000	13230
20	30400	0	1800	0	0	0	0	0	32200
22	16400	0	1740	0	0	0	0	0	18140
24	4380	0	3700	0	0	0	0	0	8080
26	5410	0	0	0	0	0	0	0	5410
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>	97350	480	12400	2620	0	0	0	2200	

Pine Pulpwood>		59	Hardwood Pulpwood>		135	Total Volume>		115050	

Client Code> 0633	Short Description>W1/2 SW	Sec>13	Twp>17S	Rng>18W
	County>UNION		Compartment> 5	
			Acres>	20.00

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES							(doyle scale)	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	TOTAL
10	640	0	0	0	0	0	0	0	640
12	1180	0	0	0	0	0	0	0	1180
14	4790	0	0	0	0	0	0	0	4790
16	9690	0	720	720	0	0	0	940	12070
18	10480	0	1000	2960	0	0	0	0	14440
20	24780	2250	0	5850	0	0	0	0	32880
22	8800	0	0	3440	0	0	0	0	12240
24	23520	0	0	0	0	0	0	0	23520
26	12770	0	0	0	0	0	0	0	12770
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>	96650	2250	1720	12970	0	0	0	940	114530

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

Client Code> 0633 Short Description>NE SW Sec>13 Twp>17S Rng>18W
 County>UNION Compartment> 5
 Date of Cruise> 1/12/24 Acres> 40.00

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES (doyle scale)							TOTAL
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	
10	3360	0	0	0	0	0	0	3360
12	9120	0	0	0	0	0	0	9120
14	13110	0	0	480	0	0	0	13590
16	22390	720	0	720	0	0	0	23830
18	4190	0	0	0	0	0	0	4190
20	14080	0	1800	0	0	0	0	15880
22	6870	0	0	0	0	0	0	6870
24	5940	0	0	0	0	0	0	5940
26	0	0	0	0	0	0	0	0
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>	79060	720	1800	1200	0	0	0	82780
Pine Pulpwood>			85	Hardwood Pulpwood>			50	Total Volume>

Client Code> 0633	Short Description>NW SW	Sec>13	Twp>17S	Rng>18W
		County>UNION		
	Date of Cruise> 1/12/24	Compartment> 5		
		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	3440	0	0	0	0	0	0	0	3440
12	12090	0	0	0	0	0	0	0	12090
14	19920	480	480	2680	0	0	0	480	24040
16	40140	0	720	940	0	0	0	0	41800
18	38260	0	0	1640	0	0	0	1000	40900
20	35030	0	0	0	0	0	0	0	35030
22	35350	0	0	0	0	0	0	0	35350
24	5940	0	0	0	0	0	0	0	5940
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>	190170	480	1200	5260	0	0	0	1480	
Pine Pulpwood>		41	Hardwood Pulpwood>		112	Total Volume>		198590	

Client Code> 0633	Short Description>SE SE	Sec>14	Twp>17S	Rng>18W
		County>UNION		
	Date of Cruise> 1/12/24	Compartment> 5		
		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	3680	0	0	0	0	0	0	0	3680
12	5640	0	0	0	0	0	0	0	5640
14	13200	1720	0	0	0	0	0	960	15880
16	28290	940	0	940	0	0	0	720	30890
18	43910	1640	0	1640	0	0	0	0	47190
20	72540	0	2250	0	0	0	0	0	74790
22	51920	0	0	0	0	0	0	0	51920
24	59940	0	0	3700	0	0	0	0	63640
26	4260	0	0	0	0	0	0	0	4260
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>	283380	4300	2250	6280	0	0	0	1680	297890

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Client Code> 0633  Short Description>NE NE
Sec>23  Twp>17S  Rng>18W
County>UNION  Compartment> 5
Acres> 40.00
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Client Code>	0633	Short Description>W1/2 NW NW	Sec>24	Twp>17S	Rng>18W
		County>UNION	Compartment>	5	
			Acres>	20.00	

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES							(doyle scale)	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	TOTAL
10	240	0	0	0	0	0	0	0	240
12	1180	0	0	0	0	0	0	0	1180
14	5470	0	0	0	0	0	0	0	5470
16	11450	0	0	1880	0	940	0	0	14270
18	19050	0	2000	0	0	1320	0	0	22370
20	25880	0	0	2250	0	0	0	0	28130
22	13800	0	0	0	0	0	0	0	13800
24	11390	0	0	0	0	0	0	0	11390
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>	88460	0	2000	4130	0	2260	0	0	96850