



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

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

March 5, 2024

NOTICE OF LAND SALE

Rogers-Jones Land Sale

Bid Date: Friday, April 12, 2024 at 11:00 A.M.

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

Legal Description: **Tract #1** (Rogers) - N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ and all of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ lying South of Three Creeks Road, all being located in Section 19, Township 19 South, Range 16 West, Union County, Arkansas; containing 40 acres (Tax Records), more or less.

Tract #2 (Jones) - S $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ and the North 22 acres of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 19, Township 19 South, Range 16 West, Union County, Arkansas; containing 42 acres (Tax Records), more or less.

Tract Description: **Tract #1** – This property has frontage along Three Creeks Road. A gated (combo 0753) improved road provides internal access to the land. 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 88 feet (base age 50). This tract contains two small ponds the largest being approximately 0.67 acres. The timber around this pond is mature hardwood & pine. This multi-use property is suitable for a home site, long term timber production, and excellent hunting opportunities!

Tract #2 – This tract is accessed from the north via a woods haul/logging road. The topography is primarily gently rolling and well drained. Based on the USDA Web Soil Survey the various soils have an average site index for Loblolly Pine of 89 feet (base age 50).

The primary timber type on both properties is mature pine sawtimber, which offers the potential for immediate returns. These tracts are located in the Junction City School District and offer everything from home site development, timberland investment, and the potential for excellent deer and turkey hunting!

Timber Volume: Our firm has completed a timber inventory covering this land using 1/10th acre sample plots. The advertised timber volumes are Doyle Scale (BF) and standard cords and are as follows:

Forest Product	Pine Sawtimber	Oak Sawtimber	Misc. Sawtimber	Pine Pulpwood	Hardwood Pulpwood
Tract #1 <i>Rogers</i>	288,060 BF 1,930 Tons	8,550 BF 65 Tons	-----	31 Cords 84 Tons	63 Cords 189 Tons
Tract #2 <i>Jones</i>	309,640 BF 2,027 Tons	8,250 BF 61 Tons	7,440 BF 64 Tons	47 Cords 127 Tons	115 Cords 345 Tons

Conditions of Sale:

1. The tracts will be sold on the basis of lump sum sealed bids. All bids shall be sealed and are due in the office of Stevens Forestry Service, Inc., 100 West Sharp, El Dorado, Arkansas, on or before Friday, April 12, 2024 at 11:00 A.M. and at that time will be publicly opened. Bids will be accepted via fax, email, mail, or hand delivered. If mailed, please indicate on the outside of the envelope bid on "*Rogers-Jones Land Sale.*" Fax bids will be accepted at **(870) 863-5156** and email at ryan@stevensforestry.com. Please call to confirm receipt of faxed, emailed, and mailed bids. **NO TELEPHONE BIDS WILL BE ACCEPTED.** Buyers submitting bids are welcome to attend the bid opening and all bidders will be provided with a summary of the results.
2. The Seller reserves the right to accept or reject any or all bids.
3. Bids must be submitted on a lump sum basis. No per acre bids will be accepted. A submitted bid may not be withdrawn and bidder is obligated to consummate the purchase of said land following acceptance of bid by Seller.
4. Bids will be accepted on each tract individually.
5. If a submitted bid is contingent on terms, conditions, etc. that are not advertised in this sale prospectus then those terms, conditions, etc. must be in writing and on the attached "Bid Sheet."
6. Upon acceptance of a bid, a more formal Contract of Sale will be executed between the successful bidder and Seller, with earnest money in the amount of 10% of the purchase price. A "Blank" draft of the "Contract for Purchase and Sale of Real Estate" will be provided for review prior to bid date if requested.
7. 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 each bidder should make their own estimate as to the volume of timber actually present.
8. The advertised acreage is believed to be correct, but is not guaranteed. The Seller will not provide a survey.
9. No mineral rights will be conveyed.
10. The information contained on the attached location map, topography map, and 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.
11. 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.
12. 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 the Seller and Buyer.

13. Total consideration will be due when a Warranty Deed is transferred to the Buyer from the Seller.
14. Personal property including but not limited to deer stands, wildlife feeders, game cameras, etc. located on the subject property is not for sale.
15. 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.

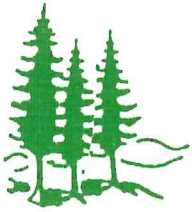
Attached are a bid sheet, location map, aerial photograph, topography map, and the timber inventory data. Please do not hesitate to contact our office if you have any questions.

Respectfully,

STEVENS FORESTRY SERVICE, INC.

C. Ryan Jackson, Principal Broker





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& Appraisers
 P. O. Drawer 1994
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Rogers-Jones Land Sale
BID SHEET

BID DUE DATE: Friday, April 12, 2024 on or before 11:00 A.M.

Tract #1 (Rogers) - N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ and all of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ lying South of Three Creeks Road, all being located in Section 19, Township 19 South, Range 16 West, Union County, Arkansas; containing 40 acres (Tax Records), more or less.

BID AMOUNT \$ _____

Tract #2 (Jones) - S $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ and the North 22 acres of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 19, Township 19 South, Range 16 West, Union County, Arkansas; containing 42 acres (Tax Records), more or less.

BID AMOUNT \$ _____

BY: _____
 Company Name/Authorized Signature

ADDRESS: _____

PHONE: _____

FAX: _____

E-MAIL: _____

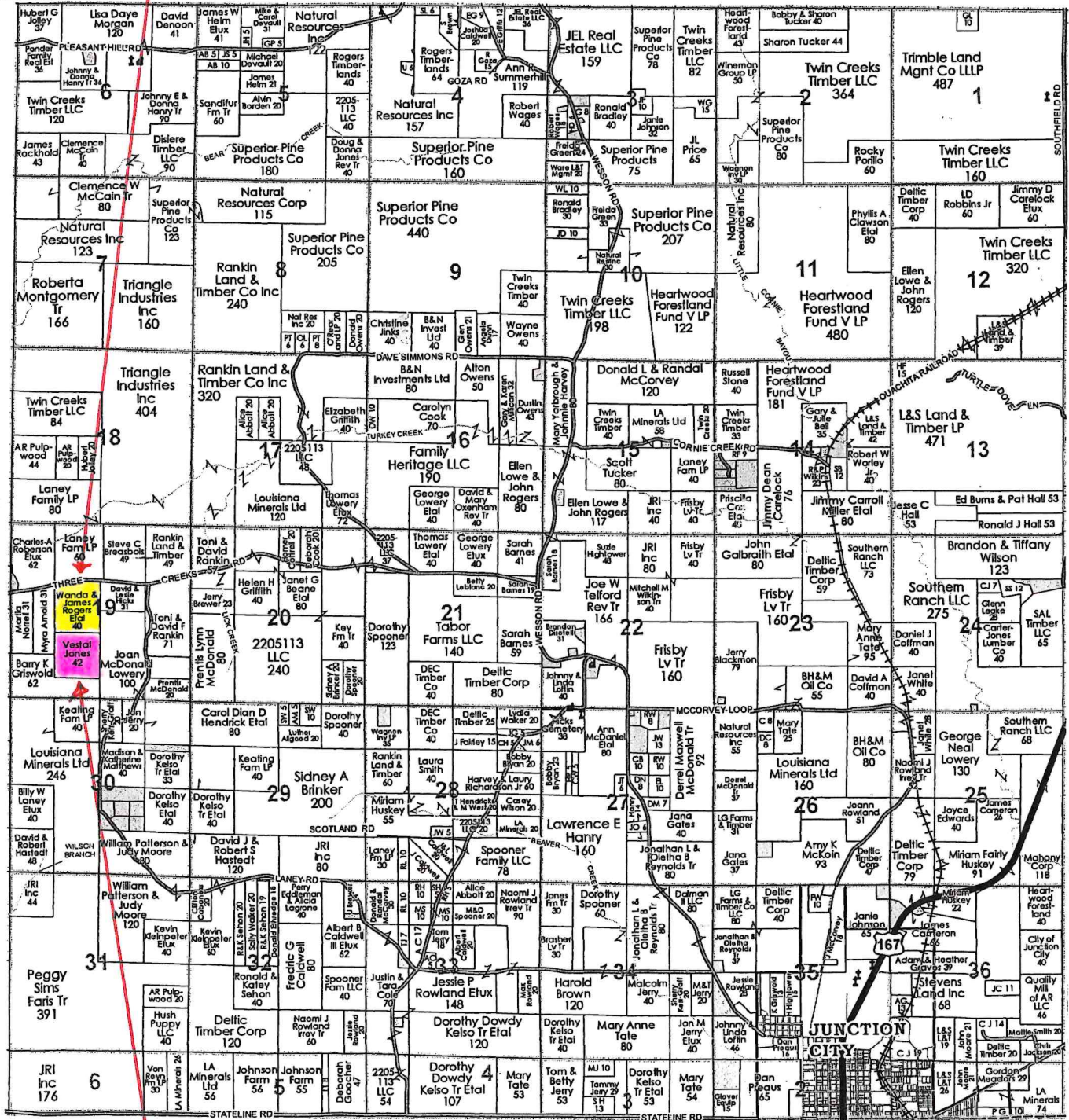
This bid is subject to all terms and conditions as stated in the attached sale prospectus and remains valid until 4:00 P.M. April 17, 2024. The high bidder(s) will be contacted at or before this time, concerning the acceptance or rejection of the bid.

Tract #1 (Rogers)

Gate - Combo 0753

Townships 19 & 20S - Range 16W

SEE PAGE 51

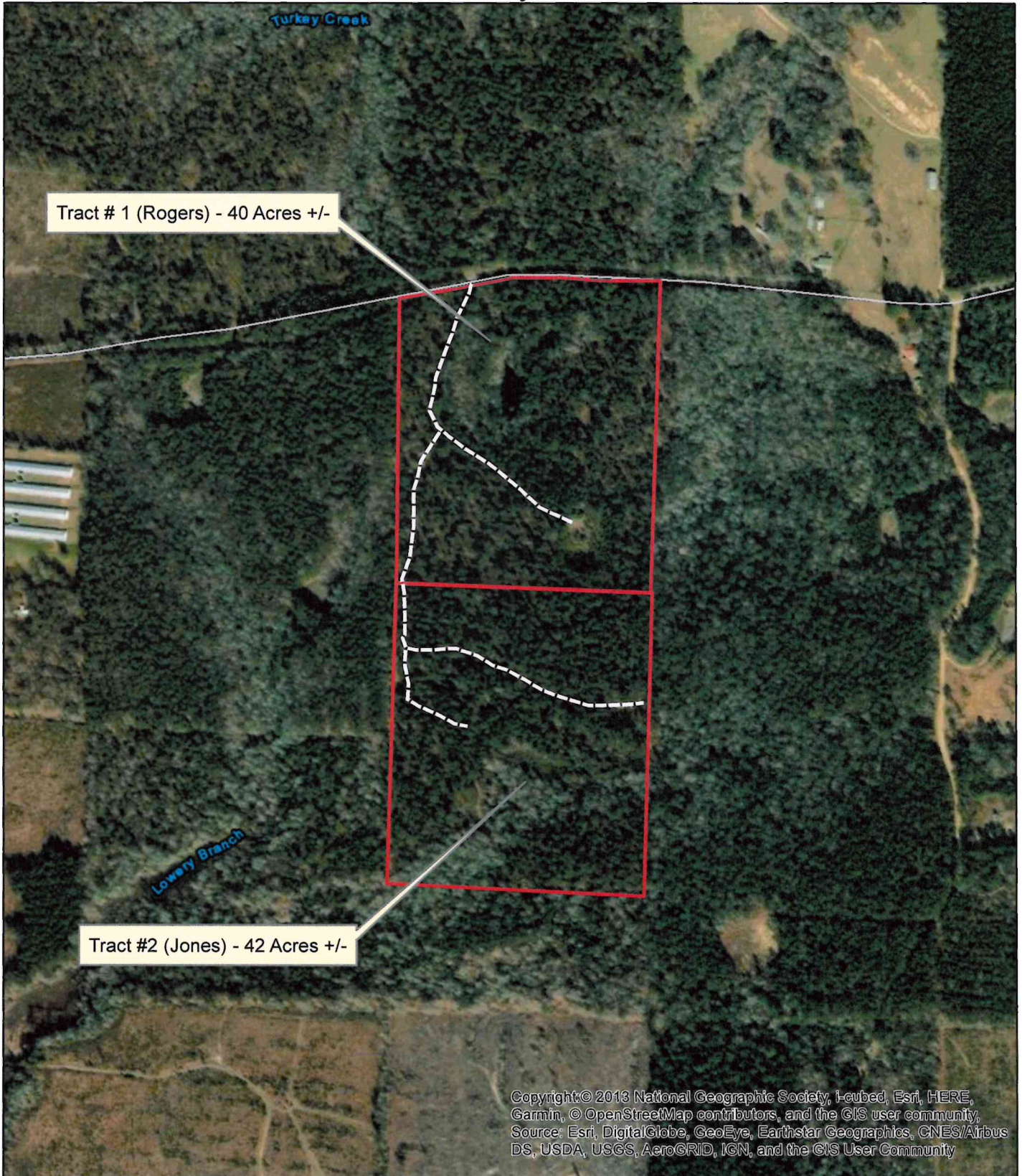


Tract #2 (Jones)

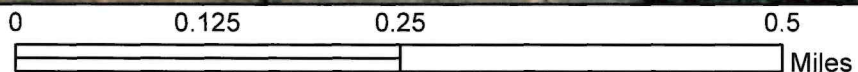


Rogers - Jones Land Sale

Pt. Section 19, Township 19 South, Range 16 West
Union County, Arkansas



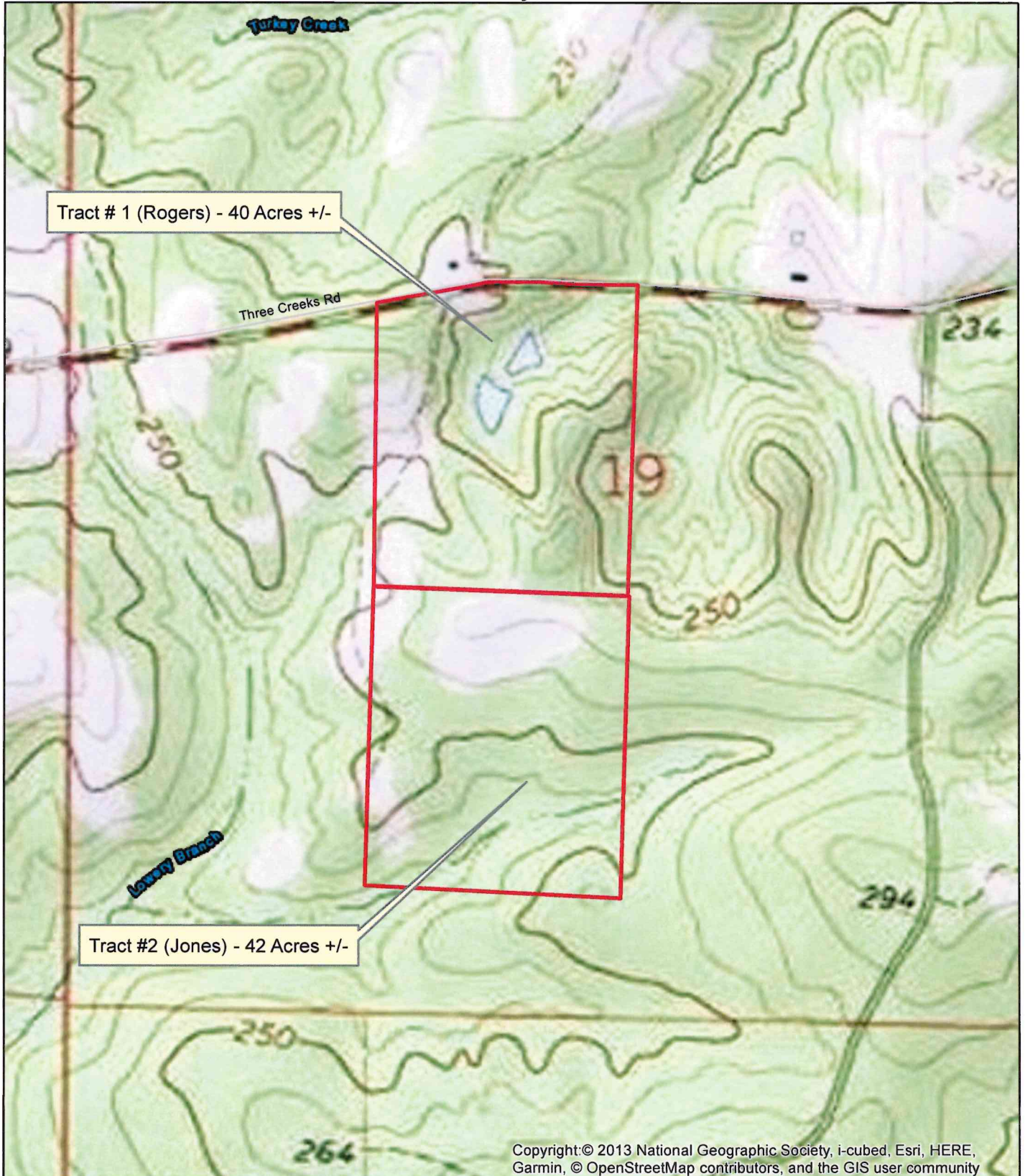
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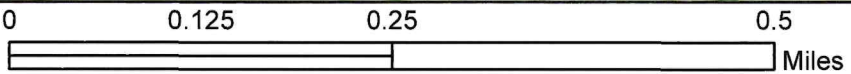


Rogers - Jones Land Sale

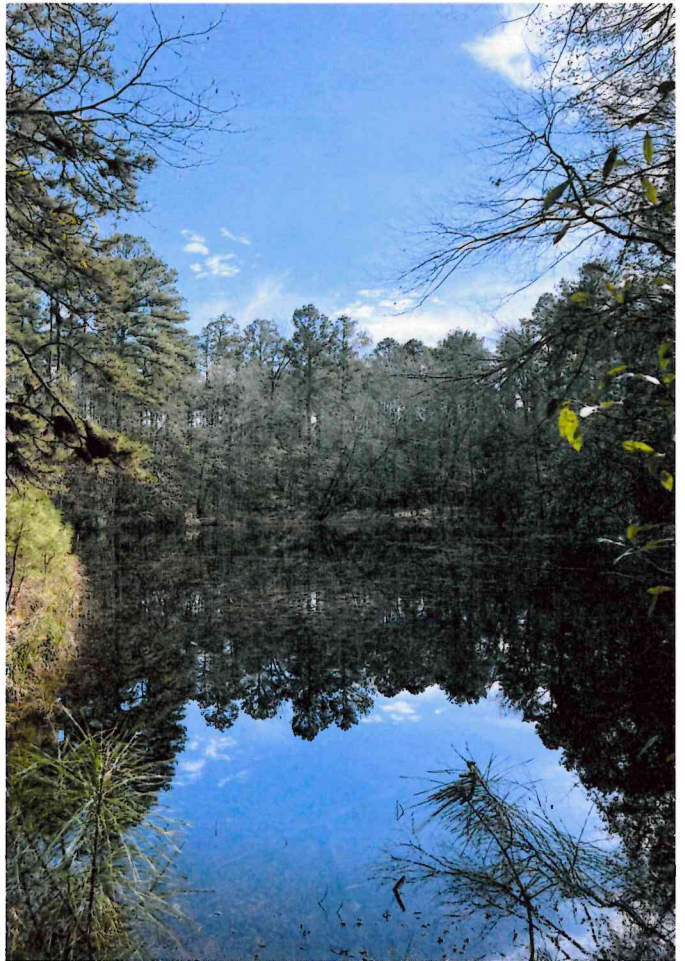
Pt. Section 19, Township 19 South, Range 16 West
Union County, Arkansas



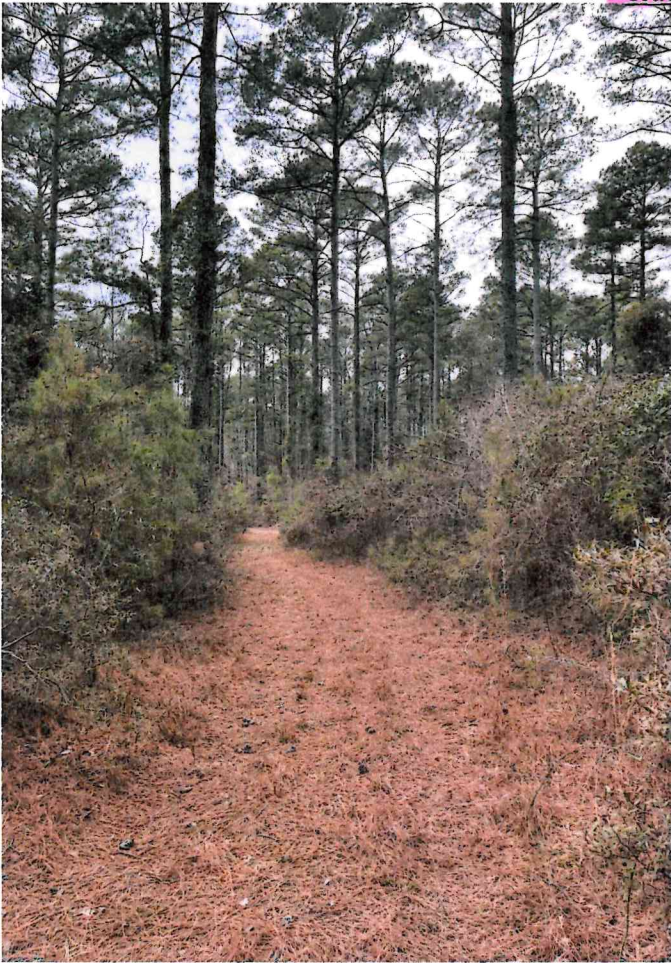
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Tract #1 (Rogers)



Tract #2 (Jones)



STEVENS FORESTRY SERVICE, Inc.
 RECAPITULATION SHEET

3/05/24

Client> Rogers,

Page> 1 COMPARTMENT NUMBER> 1

TRACT #1

SHORT DESCRIPTION	S	T	R	ACRES	PINE	PPU	GUM	HPU	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	HARDWOOD	TOTAL	VOLUME
S/2 SENW; N/2 NESW 19 19S 16W	40.00	288060	31	0	63	0	0	0	620	7930	0	0	0	0	0	8550	296610
Total>	40.00	288060	31	0	63	0	0	0	620	7930	0	0	0	0	0	8550	296610

Total Volume

Pine Sawtimber	288,060 BF	1,930 Tons
Pine Pulpwood	31 Cords	84 Tons
Oak Sawtimber	8,550 BF	65 Tons
Misc. Hardwood ST	0 BF	0 Tons
Hardwood Pulpwood	63 Cords	189 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	150	0	0	0	0
12	150	0	0	0	0
14	260	10	10	0	0
16	250	0	20	0	0
18	230	0	20	0	0
20	190	0	10	0	0
22	70	0	0	0	0
24	60	0	0	0	0
Total	1360	10	60	0	0

Pulpwood Tree Count

DBH	Pine	Hardwood
6	140	130
8	120	200
10	40	100
12	30	80
14	0	20
16	0	10
Total	330	540

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

Client Code> 1222 Short Description>S/2 SENW; N/2 NESW Sec>19 Twp>19S Rng>16W
 Rogers County>UNION Compartment> 1
 Date of Cruise> 1/22/24 Acres> 40.00

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES (doyle scale)							TOTAL	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS		MISC.
10	3600	0	0	0	0	0	0	0	3600
12	8920	0	0	0	0	0	0	0	8920
14	28270	0	620	620	0	0	0	0	29510
16	45310	0	0	2100	0	0	0	0	47410
18	62590	0	0	2960	0	0	0	0	65550
20	70750	0	0	2250	0	0	0	0	73000
22	32640	0	0	0	0	0	0	0	32640
24	35980	0	0	0	0	0	0	0	35980
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>	288060	0	620	7930	0	0	0	0	0

Pine Pulpwood> 31 Hardwood Pulpwood> 63 Total Volume> 296610

3/05/24

Client> Jones

TRACT #2

Page>	1	COMPARTMENT NUMBER>	1	ACRES	PINE	PPU	GUM	HFU	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	HARDWOOD	TOTAL	
SHORT DESCRIPTION	S	T	R														TOTAL VOLUME
S/2 NESW N/2 SESW	19	19S	16W	42.00	309640	47	6960	115	4730	720	2800	0	0	480	15690	325330	
Total>				42.00	309640	47	6960	115	4730	720	2800	0	0	480	15690	325330	

Total Volume	
Pine Sawtimber	309,640 BF
Pine Pulpwood	47 Cords
Oak Sawtimber	8,250 BF
Misc. Hardwood ST	7,440 BF
Hardwood Pulpwood	115 Cords

Tree Count covering 42 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	80	0	0	0	0
12	110	0	0	0	0
14	190	0	0	0	50
16	310	10	10	10	30
18	370	10	0	10	0
20	110	10	0	0	10
22	90	0	0	0	0
24	40	0	0	0	0
26	30	0	0	0	0
Total	1330	30	10	20	90

Pulpwood Tree Count

DBH	Pine	Hardwood
6	280	210
8	230	300
10	50	210
12	10	90
14	0	50
16	0	30
18	0	10
20	0	0
22	0	10
Total	570	910

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 100 West Sharp P.O. Drawer 1994
 El Dorado, Arkansas 71730
 CONSULTING FORESTERS

Client Code> 0965 Short Description>S/2 NESW N/2 SESW Sec>19 Twp>19S Rng>16W
 Jones County>UNION Compartment> 1
 Date of Cruise> 1/30/24 Acres> 42.00

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES (doyle scale)							TOTAL	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS		MISC.
10	1760	0	0	0	0	0	0	0	1760
12	6540	0	0	0	0	0	0	0	6540
14	20420	2340	0	0	0	0	0	480	23240
16	57870	2820	1160	720	1160	0	0	0	63730
18	93800	0	1320	0	1640	0	0	0	96760
20	42000	1800	2250	0	0	0	0	0	46050
22	42040	0	0	0	0	0	0	0	42040
24	24350	0	0	0	0	0	0	0	24350
26	20860	0	0	0	0	0	0	0	20860
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>	309640	6960	4730	720	2800	0	0	480	

Pine Pulpwood> 47 Hardwood Pulpwood> 115 Total Volume> 325330