

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

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

April 2, 2024

NOTICE OF LAND SALE

FCH Land Sale

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

Legal Description: NW¼ SW¼ and SE¼ SW¼ Section 23, Township 16 South, Range 15 West, Union County, Arkansas; containing 80 acres, more or less.

Listing Price - \$70,000.00 (Price Reduction)

Tract Description: The property is located approximately one mile East of Norphlet and can be accessed via a woods/logging road. The topography varies from gently rolling to generally flat. This property is very diverse from a timber, topography, and soils standpoint, which makes it very attractive for 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	88,570 BF	680 Tons
Pine Pulpwood	844 Cords	2,279 Tons
Oak Sawtimber	36,930 BF	270 Tons
Misc. Hardwood ST	9,400 BF	68 Tons
Hardwood Pulpwood	209 Cords	627 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 \$70,000.00. The owner 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.

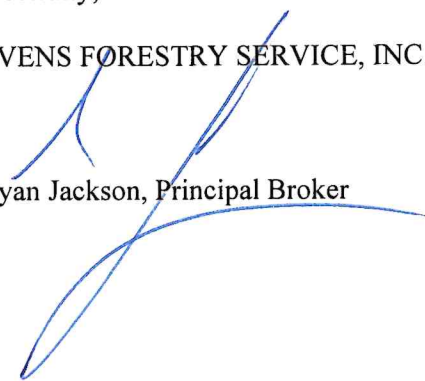
FCH Land Sale
April 2, 2024
Page 3

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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FCH Land Sale

OFFER FORM

Listing Price - \$70,000.00

Legal Description: NW $\frac{1}{4}$ SW $\frac{1}{4}$ and SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 23, Township 16 South, Range 15 West, Union County, Arkansas; containing 80 acres, more or less.

OFFER \$ _____

BY: _____
Company Name/Authorized Signature

Date: _____

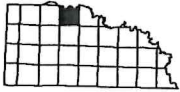
ADDRESS: _____

PHONE: _____

FAX: _____

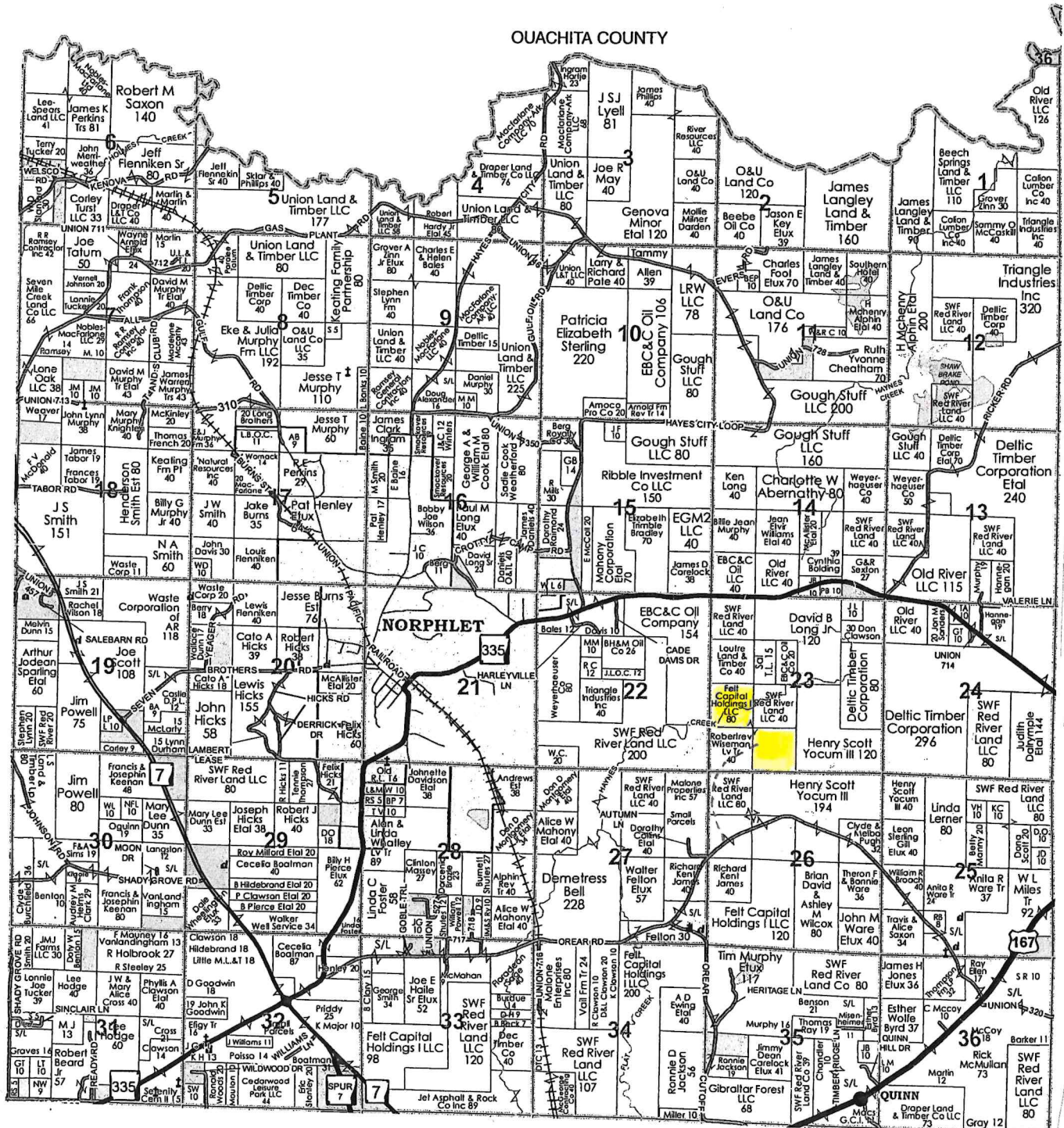
E-MAIL: _____

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 16S - Range 15W

OUACHITA COUNTY



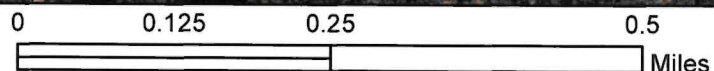


FCH Land Sale

Pt. Section 23, Township 16S Range 15W
Union County, Arkansas



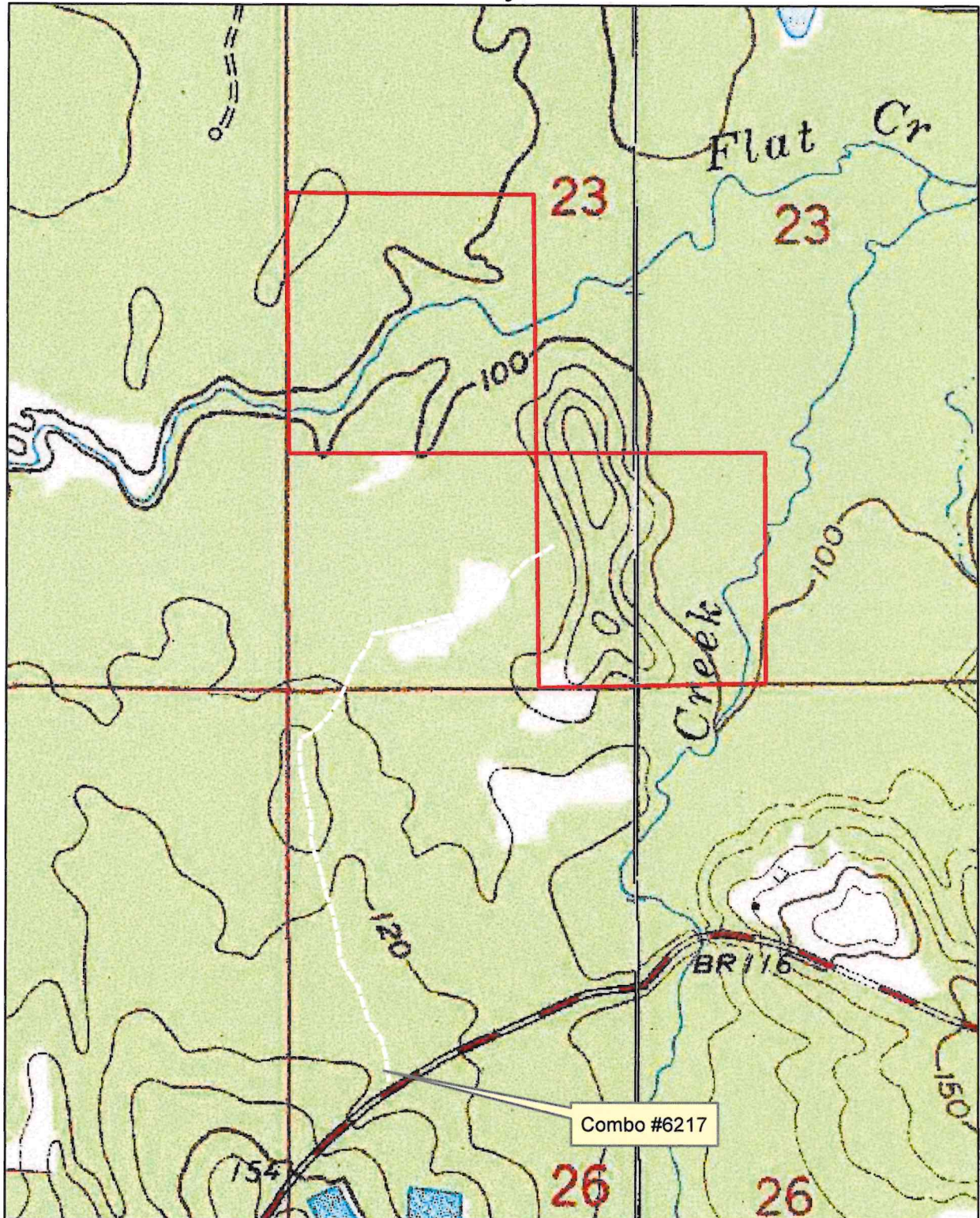
80 Acres



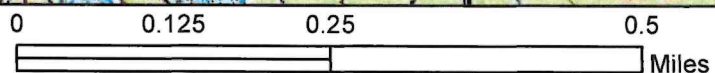


FCH Land Sale

Pt. Section 23, Township 16S Range 15W
Union County, Arkansas



80 Acres



STEVENS FORESTRY SERVICE, Inc.
RECAPITULATION SHEET

1/13/22

Client> FELT CAPITAL HOLDINGS I LLC

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	VOLUME
NW1/4 SW1/4	23	16S	15W	40.00	70850	271	2040	201	2160	34050	720	1000	6360	0	46330	117180	
SE1/4 SW1/4	23	16S	15W	40.00	17720	573	0	8	0	0	0	0	0	0	0	17720	
Total>	80.00				88570	844	2040	209	2160	34050	720	1000	6360	0	46330	134900	

Tree Count covering 80 acres, more or less; based on 10% inventory (1/10th acre plots)

Sawtimber Tree Count

DBH	Pine	Oak	Misc.
10	740	0	0
12	170	0	0
14	40	50	20
16	10	60	20
18	40	50	10
20	30	30	10
22	10	30	10
24	20	20	0
26	20	10	0
28	0	10	0
30	0	0	0
32	10	0	0
Total	1090	260	70

Pulpwood Tree Count

DBH	Pine	Hardwood
6	4280	210
8	4800	230
10	700	220
12	140	210
14	0	110
16	0	80
18	0	60
20	0	40
22	0	10
24	0	10
26	0	10
28	0	10
Total	9920	1200

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

Client Code> 1083 Short Description>NW1/4 SW1/4 Sec>23 Twp>16S Rng>15W
 FELT CAPITAL HOLDINGS I LLC County>UNION Compartment> 1
 Date of Cruise> 1/13/22 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	6480	0	0	0	0	0	0	0	6480
12	4190	0	0	0	0	0	0	0	4190
14	2650	1100	0	2820	0	0	0	0	6570
16	1140	940	0	4040	720	0	1160	0	8000
18	7070	0	0	5280	0	1000	0	0	13350
20	8420	0	0	4950	0	0	2250	0	15620
22	3500	0	0	7030	0	0	2950	0	13480
24	11390	0	2160	2930	0	0	0	0	16480
26	15200	0	0	2660	0	0	0	0	17860
28	0	0	0	4340	0	0	0	0	4340
30	0	0	0	0	0	0	0	0	0
32	10810	0	0	0	0	0	0	0	10810
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>	70850	2040	2160	34050	720	1000	6360	0	

Pine Pulpwood> 271 Hardwood Pulpwood> 201 Total Volume> 117180

STEVENS FORESTRY SERVICE, Inc.
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 CONSULTING FORESTERS

Client Code> 1083 Short Description>SE1/4 SW1/4 Sec>23 Twp>16S Rng>15W
 FELT CAPITAL HOLDINGS I LLC County>UNION Compartment> 1
 Date of Cruise> 1/13/22 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	10800	0	0	0	0	0	0	10800
12	3260	0	0	0	0	0	0	3260
14	1050	0	0	0	0	0	0	1050
16	0	0	0	0	0	0	0	0
18	2610	0	0	0	0	0	0	2610
20	0	0	0	0	0	0	0	0
22	0	0	0	0	0	0	0	0
24	0	0	0	0	0	0	0	0
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>	17720	0	0	0	0	0	0	0

Pine Pulpwood> 573 Hardwood Pulpwood> 8 Total Volume> 17720