

Stevens Forestry Service, Inc. Forestry Consultants

E Appraisers

P. O. Drawer 1994

Jelephone (870) 863-506.

Telephone (870) 863-5068

April 12, 2024

NOTICE OF LAND SALE

Keating FLP – 4.95 +/- Acres

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

Legal Description: W½ E¼ SE¼ SE¼ Section 29, Township 17 South, Range 16 West, Union County, Arkansas; containing 4.95 acres (Tax Records), more or less.

Listing Price - \$65,000.00

Tract Description: This property has frontage along US Highway #82 and is located approximately 3.5 miles west of the El Dorado City Limits. The tract contains gently rolling topography and mature pine/hardwood timber. This is an excellent property for development!

Conditions of Sale:

- 1. The property is being offered for sale at the Listing Price of \$65,000.00. 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.
- 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. No mineral rights will be conveyed.
- 7. 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.

- 8. 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.
- 9. 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.
- 10. Total consideration will be due when a Warranty Deed is transferred to the Buyer from the Seller.
- 11. Personal property including but not limited to deer stands, wildlife feeders, game cameras, etc. located on the subject property is not for sale.
- 12. 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, and topography map. 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

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

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| 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 16W



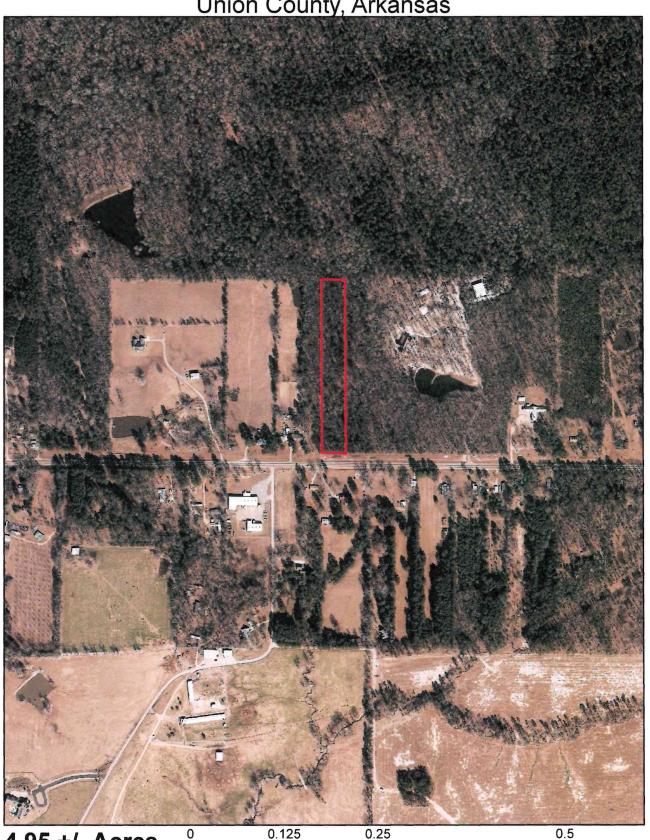
SEE PAGE 23 Robert G rginic Ellzey Trs 40 Beech NBS Lands Ltd 112 Willett William E & Lauren A Hickman 107 Superior Pine Springs Land & Rockin A Ranch 83 Rockin A NBS Products Co 450 SM BDN Ranch 420 Lands Ltd 79 LLC 204 2 UNION 753 Melba & John AR 10 Ainsworth 130 JW 10 08.5 JL 10 MW Jemmie W Harrell Etal: 120 Dillon Thomas Smith 92 lilliam l Tavia Harrell 40 Van Victor Dumas Jr Etux 78 James ambert 20 Van Victor Larry 1 John 20 Dumas Jr Etal 302 Harrell 40 B Keith 18 BL Haney Etal 120 John Floyd 40 Howar Fm Tr 40 Rose Hill LLC 90 Louis P & Rose Hill LLC 253 Monica John Rhende Rudde 96 John G Green Etal N 40 Daniels Fm Irrev Tr 40 Superior Pine Products Co 80 King Rev Tr Jr 40 Carroll 393 Rose Hill Brandon Adam Willett Etal 108 Dellic Timber Purchasers Inc 80 LM RB Richard Dumas Rose Hill LLC 156 CHARLIE VANCE RD Deltic Timber Corp 80 Elizey Etal MI Louis P & Monica King Rev Tr Louire Land & Timber 40 320 Patee Timber Co LLC 46 Willie Knox Andress III 80 RFRI JEA Lands LP 160 JEA Lands LP 240 William Ballard Fm Tr 120 John G Green 53 Jana Snowden Etal 40 Thoma Watts III 40 Langley Props 19 MC CF AR Pulpa Cheri Ridge LLC 40 Rose Hill LLC 120 Superior Pine Products Co 78 U 10 Hush Puppy LLC 50 Hush Puppy 30 Laura L Smith Etal 80 Rarah AR LC 40 Inc 40 0d 335 23 Ball CA Twin Creeks Timber LLC 110 Rarah Arkansas John E City of El Dorado 248] 12 1G İ SL Crowell Properties LLC 120 Monad Werner LLC 40 El Dorado LC 200 Properties LLC 286 Bizabeth Griffith 20 City of El Dorado 263 Land & nber LP 110 Union Wagnon Land Co of AR 280 Unior John E nvestments LP 186 Rarah Arkansas LC 28¹⁶⁰ Zylks LLC 161 L&S Land &. Timber LP HUNTER GLEN Stringfellow Development LLC EL Gary Sewell Tr 120 DORADO 335 65 9 28 B 6 Sklar & Phillips Etal 40 p Cattle Co Inc 160 Moore





Miles

Keating FLP Land Sale
Pt. Section 29, Township 17 South, Range 16 West
Union County, Arkansas



4.95 +/- Acres





Keating FLP Land Sale
Pt. Section 29, Township 17 South, Range 16 West Union County, Arkansas

