

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

Telephone (870) 863-5068

Fax # (870) 863-5156

July 10, 2024

## NOTICE OF LAND SALE

### Wineman Land Sale

**Bid Date: Friday, August 23, 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 seven tracts, which contain a total of 419.80 acres (Tax Records), more or less. Bids can be submitted on each tract individually and/or on two or more of the tracts combined. These properties contain excellent stands of mature natural pine & hardwood timber.

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

Tract ID	Pine Sawtimber	Pine Pulpwood	White Oak Sawtimber	Red Oak Sawtimber	Post Oak Sawtimber	Misc. Sawtimber	Hardwood Pulpwood
<b>Tract #1</b> 40 Acres +/-	296,260 BF 1,853 Tons	50 Cords 135 Tons	14,670 BF 117 Tons	12,660 BF 97 Tons	4,050 BF 30 Tons	16,120 BF 121 Tons	187 Cords 561 Tons
<b>Tract #2</b> 160 Acres +/-	1,027,170 BF 5,604 Tons	32 Cords 86 Tons	52,170 BF 382 Tons	164,320 BF 1,152 Tons	40,280 BF 287 Tons	155,200 BF 1,045 Tons	821 Cords 2,463 Tons
<b>Tract #3</b> 39.80 Acres +/-	242,370 BF 1,601 Tons	43 Cords 116 Tons	22,990 BF 169 Tons	36,780 BF 279 Tons	6,580 BF 51 Tons	3,730 BF 26 Tons	199 Cords 597 Tons
<b>Tract #4</b> 80 Acres +/-	615,900 BF 3,854 Tons	27 Cords 73 Tons	36,100 BF 266 Tons	67,990 BF 473 Tons	3,460 BF 27 Tons	13,090 BF 96 Tons	314 Cords 942 Tons
<b>Tract #5</b> 40 Acres +/-	236,790 BF 1,496 Tons	16 Cords 43 Tons	28,260 BF 191 Tons	29,000 BF 201 Tons	2,930 BF 18 Tons	8,580 BF 67 Tons	257 Cords 771 Tons
<b>Tract #6</b> 30 Acres +/-	127,050 BF 737 Tons	8 Cords 22 Tons	5,870 BF 36 Tons	23,970 BF 174 Tons	-----	13,040 BF 98 Tons	149 Cords 447 Tons
<b>Tract #7</b> 30 Acres +/-	253,140 BF 1,723 Tons	36 Cords 97 Tons	4,570 BF 35 Tons	14,090 BF 100 Tons	2,520 BF 19 Tons	2,280 BF 18 Tons	81 Cords 243 Tons

**Tract Description:**

**Tract #1** – NW¼ NE¼ Section 27, Township 18 South, Range 11 West, Union County, Arkansas; containing 40 acres (Tax Records), more or less.

This property can be accessed from the northwest via a woods haul/logging road. The majority of the topography is gently rolling and transitions to generally flat along the south boundary. Based on the USDA Web Soil Survey the various soils have an average site index for Loblolly Pine of 90 feet (base age 50). *Felsenthal National Wildlife Refuge joins the tract along the east and south boundary, which makes this an awesome property for buyers looking for exceptional hunting land!*

**Tract #2** – S½ NE¼, SE¼ NW¼, & NE¼ SW¼ Section 36, Township 18 South, Range 12 West, Union County, Arkansas; containing 160 acres (Tax Records), more or less.

This property can be accessed from the north via a woods haul/logging road. The majority of the topography is generally flat. Based on the USDA Web Soil Survey the various soils have an average site index for Loblolly Pine of 89 feet (base age 50).

**Tract #3** – SW¼ NE¼ Section 1, Township 18 South, Range 13 West, Union County, Arkansas; containing 39.80 acres (Tax Records), more or less.

This property can be accessed from the north or south via oil field roads. The majority of the topography is generally flat. Based on the USDA Web Soil Survey the various soils have an average site index for Loblolly Pine of 90 feet (base age 50).

**Tract #4** – SW¼ SE¼ Section 1; NW¼ NE¼ Section 12; all being located in Township 18 South, Range 13 West, Union County, Arkansas; containing 80 acres (Tax Records), more or less.

This property can be accessed from the north or south via oil field roads. The majority of the topography is generally flat. Based on the USDA Web Soil Survey the various soils have an average site index for Loblolly Pine of 90 feet (base age 50).

**Tract #5** – SE¼ NE¼ Section 34, Township 19 South, Range 18 West, Union County, Arkansas; containing 40 acres (Tax Records), more or less.

This property can be accessed from the south via an improved woods haul/logging road. The majority of the topography is gently rolling. Based on the USDA Web Soil Survey the various soils have an average site index for Loblolly Pine of 90 feet (base age 50).

**Tract #6** – East 10 Acres SE¼ SW¼ & W½ SW¼ SE¼ Section 35, Township 19 South, Range 18 West, Union County, Arkansas; containing 30 acres (Tax Records), more or less.

This property can be accessed from the northeast via a woods haul/logging road (ATV is needed). The topography varies from gently rolling to generally flat. Based on the USDA Web Soil Survey the various soils have an average site index for Loblolly Pine of 90 feet (base age 50).

**Tract #7** – East 30 Acres SW¼ NW¼ Section 2, Township 20 South, Range 18 West, Union County, Arkansas; containing 30 acres (Tax Records), more or less.

This property can be accessed from the northwest via a woods haul/logging road. The majority of the topography is gently rolling. Based on the USDA Web Soil Survey the various soils have an average site index for Loblolly Pine of 85 feet (base age 50).

*These tracts contain excellent timber volumes, which offer the potential for immediate returns! If you are looking to add to your timberland portfolio, buy your first investment property, or dreaming of acquiring your own hunting land, don't miss this opportunity!*

**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. on or before Friday, August 23, 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 "*Wineman Land Sale.*" Fax bids will be accepted at **(870) 863-5156** and email at [ryan@stevensforestry.com](mailto: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 and/or on two or more of the tracts combined.
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 1/10<sup>th</sup> 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 maps, topography maps, and photographs 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 bid sheets, location maps, aerial photographs, topography maps, 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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**Wineman Land Sale**  
BID SHEET (Page 1 of 2)

**BID DUE DATE:** Friday, August 23, 2024 on or before 11:00 A.M.

**Tract #1** – NW¼ NE¼ Section 27, Township 18 South, Range 11 West, Union County, Arkansas; containing 40 acres (Tax Records), more or less.

BID AMOUNT \$ \_\_\_\_\_

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**Tract #2** – S½ NE¼, SE¼ NW¼, & NE¼ SW¼ Section 36, Township 18 South, Range 12 West, Union County, Arkansas; containing 160 acres (Tax Records), more or less.

BID AMOUNT \$ \_\_\_\_\_

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**Tract #3** – SW¼ NE¼ Section 1, Township 18 South, Range 13 West, Union County, Arkansas; containing 39.80 acres (Tax Records), more or less.

BID AMOUNT \$ \_\_\_\_\_

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**Tract #4** – SW¼ SE¼ Section 1; NW¼ NE¼ Section 12; all being located in Township 18 South, Range 13 West, Union County, Arkansas; containing 80 acres (Tax Records), more or less.

BID AMOUNT \$ \_\_\_\_\_

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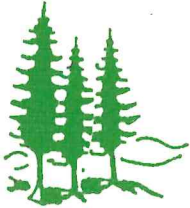
BY: \_\_\_\_\_  
**Company Name/Authorized Signature**

**ADDRESS:** \_\_\_\_\_

**PHONE:** \_\_\_\_\_

**FAX and/or 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. August 28, 2024. The high bidder(s) will be contacted at or before this time, concerning the acceptance or rejection of the bid.



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**Wineman Land Sale**

BID SHEET (Page 2 of 2)

**BID DUE DATE:** Friday, August 23, 2024 on or before 11:00 A.M.

**Tract #5** – SE¼ NE¼ Section 34, Township 19 South, Range 18 West, Union County, Arkansas; containing 40 acres (Tax Records), more or less.

BID AMOUNT \$ \_\_\_\_\_

**Tract #6** – East 10 Acres SE¼ SW¼ & W½ SW¼ SE¼ Section 35, Township 19 South, Range 18 West, Union County, Arkansas; containing 30 acres (Tax Records), more or less.

BID AMOUNT \$ \_\_\_\_\_

**Tract #7** – East 30 Acres SW¼ NW¼ Section 2, Township 20 South, Range 18 West, Union County, Arkansas; containing 30 acres (Tax Records), more or less.

BID AMOUNT \$ \_\_\_\_\_

**Tract #1, #2, #3, #4, #5, #6, & #7 (Combined)**

BID AMOUNT \$ \_\_\_\_\_

**Custom Bid (Buyers Choice of Tracts) - Tract # \_\_\_\_\_ (Combined)**

BID AMOUNT \$ \_\_\_\_\_

BY: \_\_\_\_\_  
Company Name/Authorized Signature

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

FAX and/or E-Mail: \_\_\_\_\_

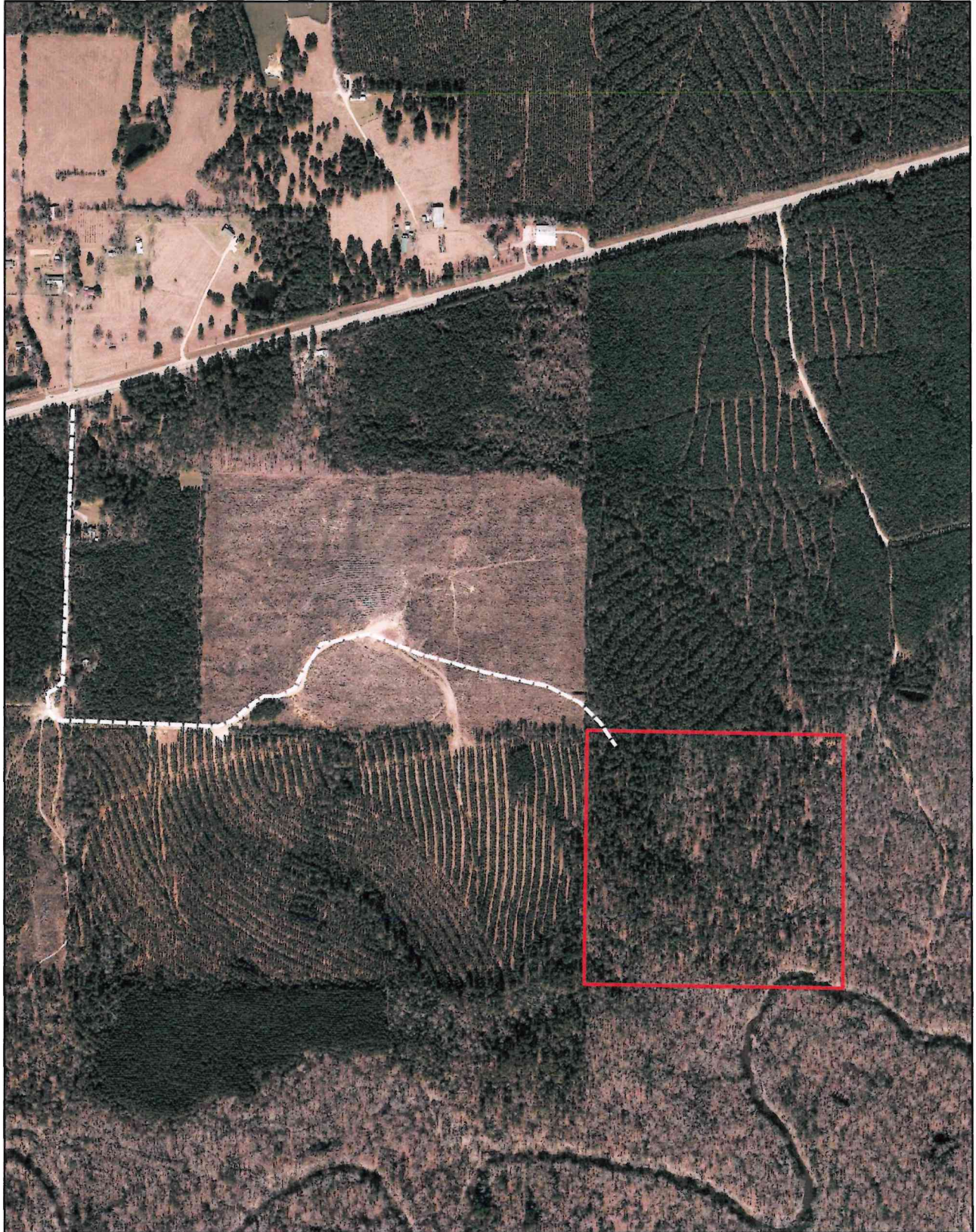
This bid is subject to all terms and conditions as stated in the attached sale prospectus and remains valid until 4:00 P.M. August 28, 2024. The high bidder(s) will be contacted at or before this time, concerning the acceptance or rejection of the bid.



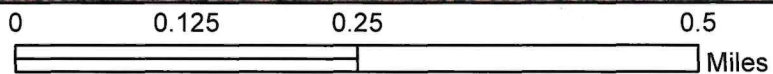


# Wineman Land Sale

Tract #1 - Pt. Section 27, Township 18 South, Range 11 West  
Union County, Arkansas



**40 Acres**

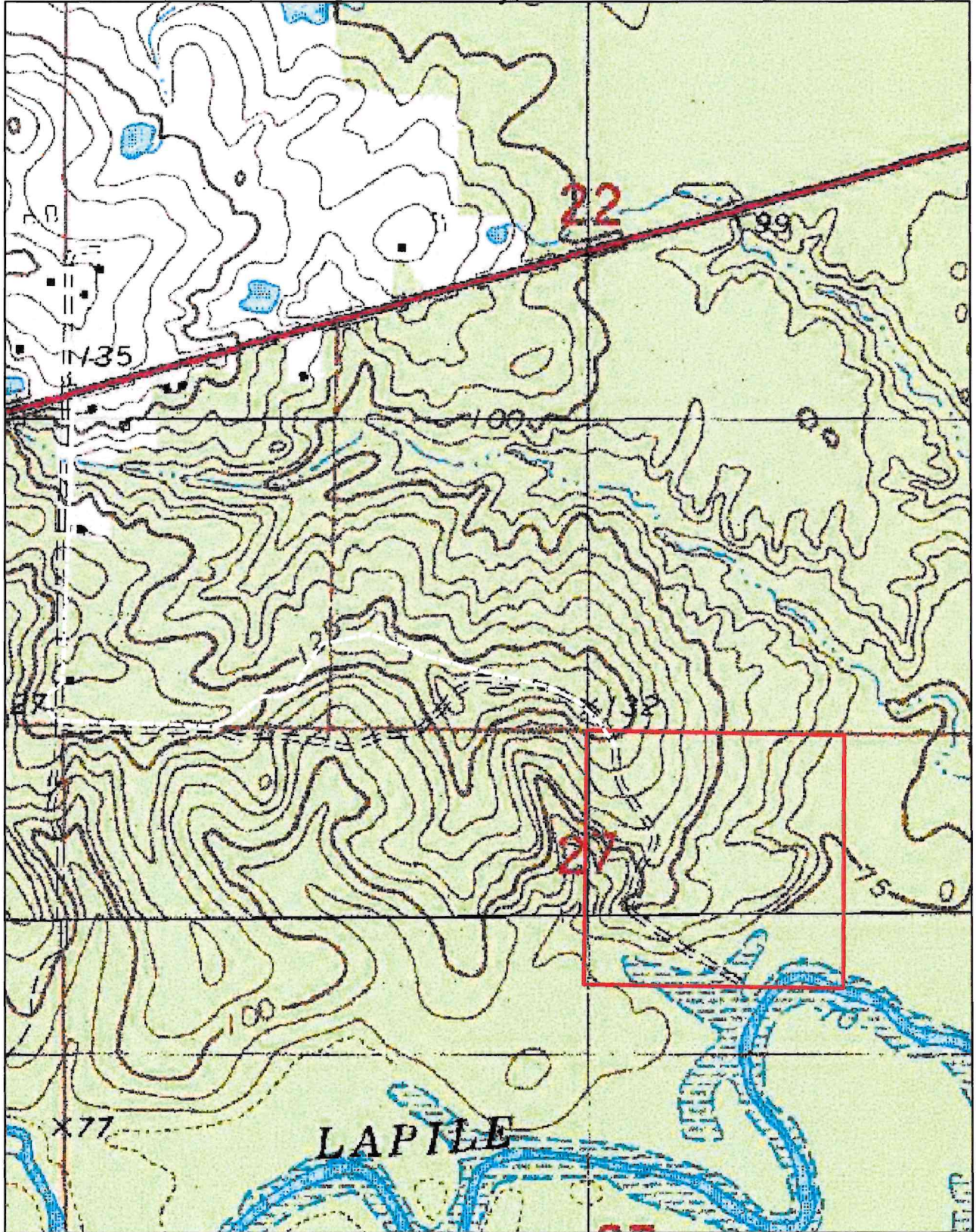




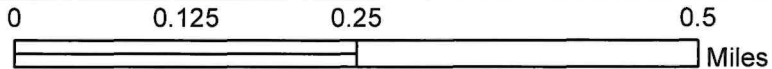


# Wineman Land Sale

Tract #1 - Pt. Section 27, Township 18 South, Range 11 West  
Union County, Arkansas



**40 Acres**



7/08/24

Client> Wineman

Page> 1

**TRACT #1**

SHORT DESCRIPTION	S	T	R	ACRES	PINE	PPU	GUM	HPU	W. OAK	R. OAK	P. OAK	HICKORY	CYPRESS	MISC.	HARDWOOD	TOTAL
NWNE	27	18S	11W	40.00	296260	50	8610	187	14670	12660	4050	0	7510	0	47500	343760
Total>				40.00	296260	50	8610	187	14670	12660	4050	0	7510	0	47500	343760

Total Volume

Pine Sawtimber	296,260 BF	1,853 Tons
Pine Pulpwood	50 Cords	135 Tons
White Oak Sawtimber	14,670 BF	117 Tons
Red Oak Sawtimber	12,660 BF	97 Tons
Post Oak Sawtimber	4,050 BF	30 Tons
Misc. Hardwood ST	16,120 BF	121 Tons
Hardwood Pulpwood	187 Cords	561 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	100	0	0	0	0
12	90	0	0	0	0
14	210	50	30	10	50
16	130	50	20	0	20
18	260	30	10	10	20
20	160	20	40	10	20
22	110	0	0	0	0
24	90	0	10	0	10
26	30	0	0	0	0
<b>Total</b>	<b>1180</b>	<b>150</b>	<b>110</b>	<b>30</b>	<b>120</b>

Pulpwood Tree Count

DBH	Pine	Hardwood
6	240	180
8	240	340
10	60	290
12	10	290
14	10	90
16	0	30
18	0	30
20	0	30
<b>Total</b>	<b>560</b>	<b>1280</b>

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

Client Code> 1226 Short Description>NWNE Sec>27 Twp>18S Rng>11W  
 Wineman County>UNION Compartment> 5  
 Date of Cruise> 4/08/24 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	2720	0	0	0	0	0	0	0	2720
12	4750	0	0	0	0	0	0	0	4750
14	19390	1720	2400	1440	480	0	1100	0	26530
16	23150	940	4260	1440	0	0	1160	0	30950
18	67370	0	3960	1000	1320	0	2640	0	76290
20	55910	2250	4050	5850	2250	0	2610	0	72920
22	51440	0	0	0	0	0	0	0	51440
24	50920	3700	0	2930	0	0	0	0	57550
26	20610	0	0	0	0	0	0	0	20610
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>	296260	8610	14670	12660	4050	0	7510	0	

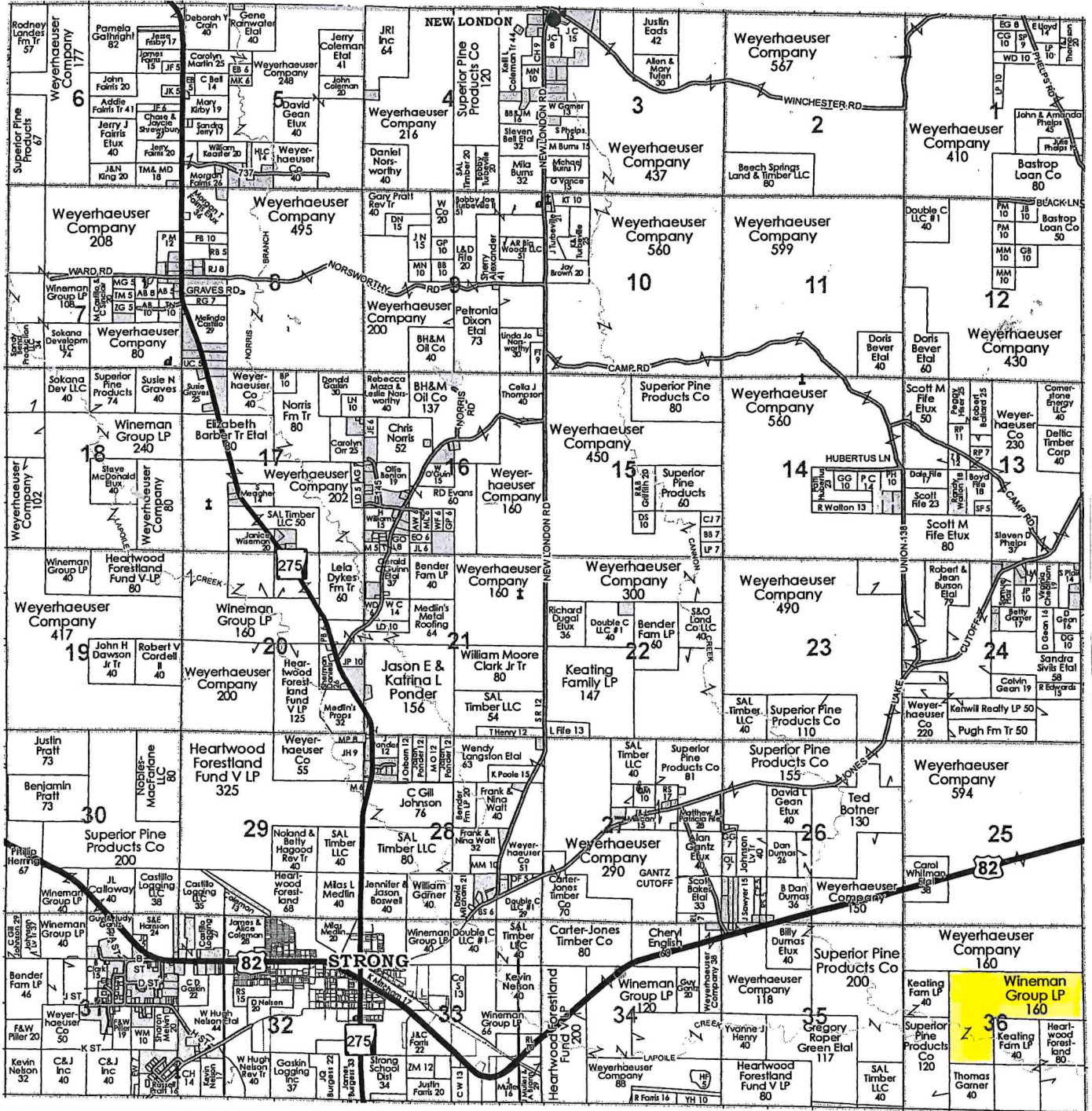
Pine Pulpwood> 50 Hardwood Pulpwood> 187 Total Volume> 343760

Tract #2

Township 18S - Range 12W



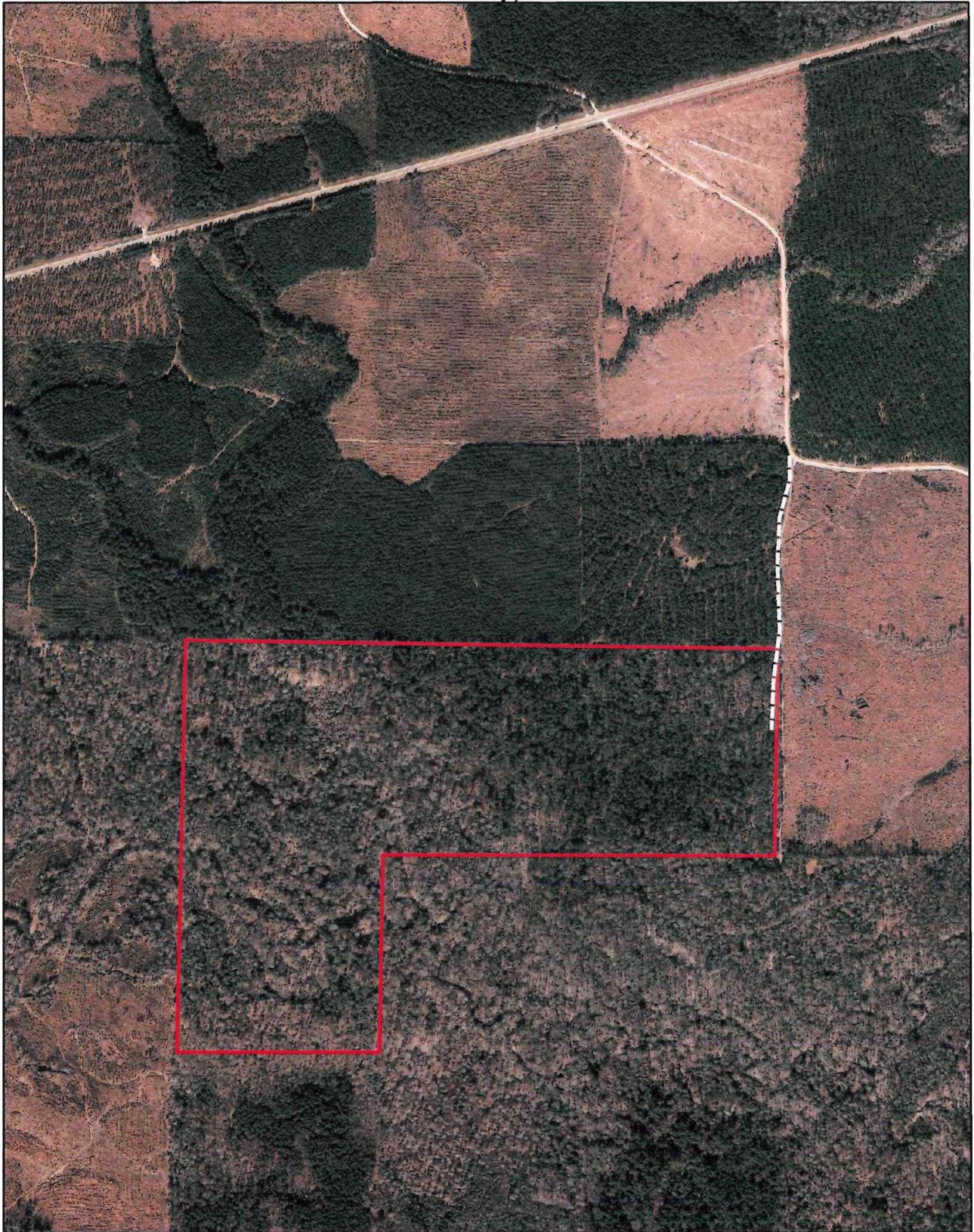
SEE PAGE 33



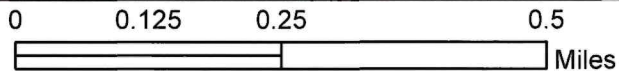


# Wineman Land Sale

Tract #2 - Pt. Section 36, Township 18 South, Range 12 West  
Union County, Arkansas



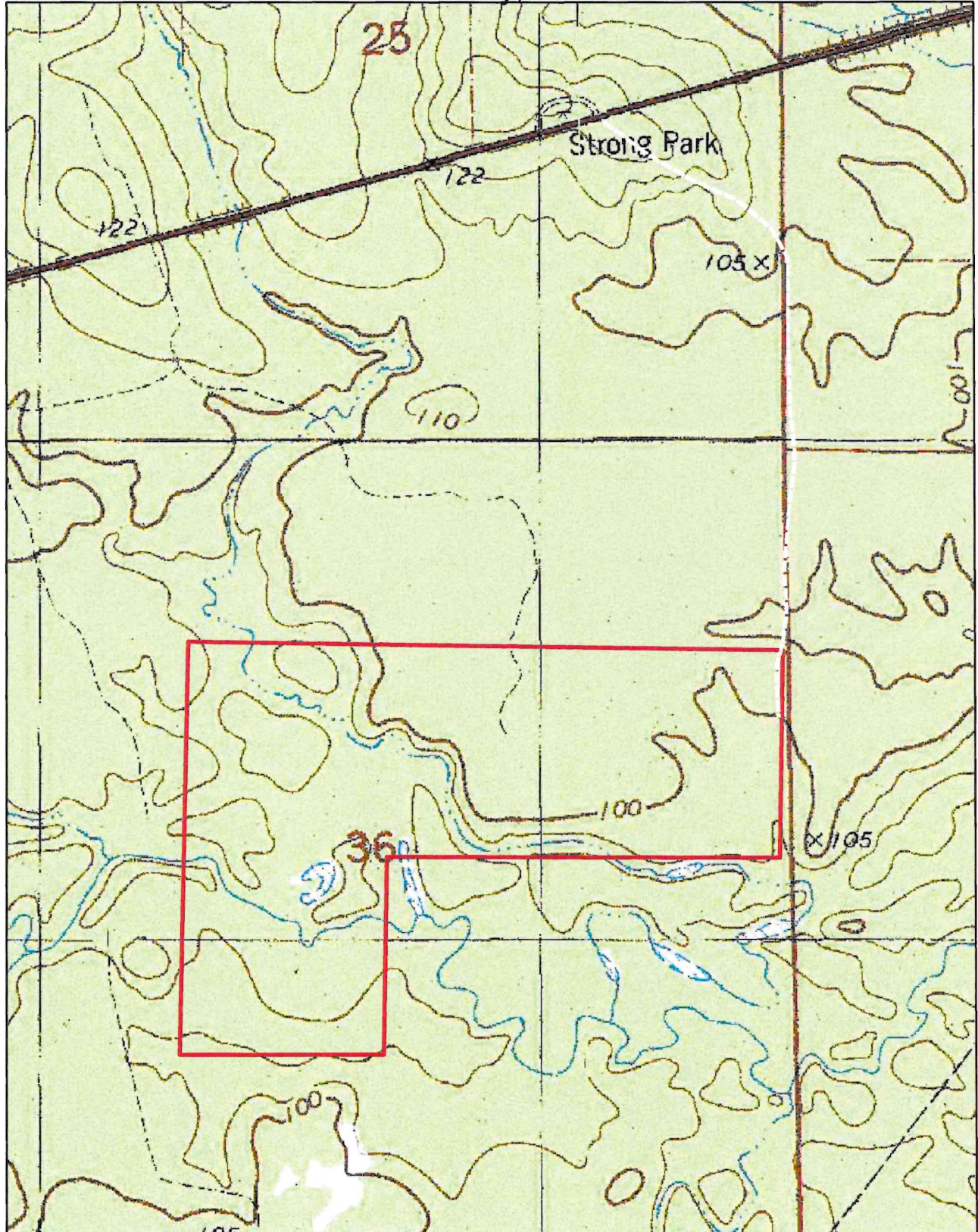
**160 Acres**



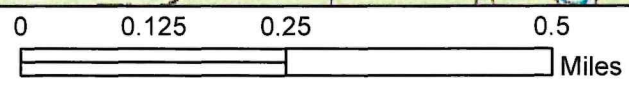


# Wineman Land Sale

Tract #2 - Pt. Section 36, Township 18 South, Range 12 West  
Union County, Arkansas



**160 Acres**



Client> Wineman

Page> 1

**TRACT #2**

SHORT DESCRIPTION	S	T	R	ACRES	PINE	PPU	GUM	HPU	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	HARDWOOD	TOTAL
SENE	36	18S	12W	40.00	450520	17	0	163	14750	40520	3930	0	0	0	59200	509720
SWNE	36	18S	12W	40.00	376950	12	10660	204	13290	28060	5600	5340	0	0	62950	439900
SENW	36	18S	12W	40.00	147540	0	30150	274	6730	41760	6420	18360	4250	0	107670	255210
NESW	36	18S	12W	40.00	52160	3	16450	180	17400	53980	24330	30190	19900	19900	182150	234310
Total>				160.00	1027170	32	57260	821	52170	164320	40280	53890	24150	19900	411970	1439140

**Total Volume**

Pine Sawtimber	1,027,170 BF	5,604 Tons
Pine Pulpwood	32 Cords	86 Tons
White Oak Sawtimber	52,170 BF	382 Tons
Red Oak Sawtimber	164,320 BF	1,152 Tons
Post Oak Sawtimber	40,280 BF	287 Tons
Misc. Hardwood ST	155,200 BF	1,045 Tons
Hardwood Pulpwood	821 Cords	2,463 Tons

Tree Count covering 160 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	40	0	0	0	0
12	50	0	0	0	0
14	140	70	140	40	100
16	230	90	230	40	190
18	410	80	220	40	200
20	390	30	150	40	170
22	570	30	80	30	30
24	330	20	50	50	40
26	160	10	20	10	10
28	90	10	30	0	20
30	80	10	0	0	0
32	0	0	10	0	0
<b>Total</b>	<b>2490</b>	<b>350</b>	<b>930</b>	<b>250</b>	<b>760</b>

**Pulpwood Tree Count**

DBH	Pine	Hardwood
6	130	1340
8	120	1490
10	50	1090
12	30	1010
14	0	300
16	0	190
18	0	110
20	0	120
22	0	80
24	0	40
26	0	0
28	0	0
30	0	0
<b>Total</b>	<b>330</b>	<b>5770</b>





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

Client Code> 1226 Short Description>SWNE Sec>36 Twp>18S Rng>12W  
 Wineman County>UNION Compartment> 4  
 Date of Cruise> 4/08/24 Acres> 40.00

DBH	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	TOTAL
10	400	0	0	0	0	0	0	0	400
12	360	0	0	0	0	0	0	0	360
14	6300	1100	960	480	960	0	0	0	9800
16	14380	1160	3040	3980	940	0	0	0	23500
18	35260	3540	1000	5860	0	1640	0	0	47300
20	46110	4860	2250	11070	0	0	0	0	64290
22	113720	0	2340	2340	0	0	0	0	118400
24	85690	0	3700	4330	3700	3700	0	0	101120
26	32230	0	0	0	0	0	0	0	32230
28	20240	0	0	0	0	0	0	0	20240
30	22260	0	0	0	0	0	0	0	22260
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>	376950	10660	13290	28060	5600	5340	0	0	439900

Pine Pulpwood> 12 Hardwood Pulpwood> 204 Total Volume> 439900

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

Client Code> 1226 Short Description>SENW Sec>36 Twp>18S Rng>12W  
 Wineman County>UNION Compartment> 4  
 Date of Cruise> 4/08/24 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	0	0	0	0	0	0	0	0	0
12	0	0	0	0	0	0	0	0	0
14	0	2470	480	1580	480	620	0	0	5630
16	860	7940	0	3100	0	4420	0	0	16320
18	8590	9660	3320	8180	0	3280	1640	0	34670
20	8110	10080	0	7650	3600	7110	2610	0	39160
22	15900	0	0	5180	2340	0	0	0	23420
24	19960	0	2930	11730	0	2930	0	0	37550
26	33090	0	0	0	0	0	0	0	33090
28	18320	0	0	4340	0	0	0	0	22660
30	42710	0	0	0	0	0	0	0	42710
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>	147540	30150	6730	41760	6420	18360	4250	0	255210

Pine Pulpwood> 0 Hardwood Pulpwood> 274 Total Volume> 255210

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

Client Code> 1226 Short Description>NESW Sec>36 Twp>18S Rng>12W  
 Wineman County>UNION Compartment> 4  
 Date of Cruise> 4/08/24 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	0	0	0	0	0	0	0	0	0	0	0	0
12	0	0	0	0	0	0	0	0	0	0	0	0
14	580	480	0	1920	480	960	0	0	0	0	0	4420
16	1410	3040	1660	6080	2600	720	1880	1880	1880	1880	0	19270
18	8210	5120	1320	4900	3640	2960	3800	3800	3800	3800	0	33750
20	3140	4860	2250	3150	4050	4050	7830	7830	7830	7830	0	37160
22	5600	2950	0	5180	4080	0	6390	6390	6390	6390	0	30590
24	7010	0	0	3700	5860	8030	0	0	0	0	0	24600
26	0	0	2660	9980	3620	3620	0	0	0	0	0	19880
28	7680	0	4340	9850	0	9850	0	0	0	0	0	31720
30	7720	0	5170	0	0	0	0	0	0	0	0	12890
32	10810	0	0	9220	0	0	0	0	0	0	0	20030
34	0	0	0	0	0	0	0	0	0	0	0	0
36	0	0	0	0	0	0	0	0	0	0	0	0
38	0	0	0	0	0	0	0	0	0	0	0	0
Total>	52160	16450	17400	53980	24330	30190	19900	19900	19900	19900	0	234310

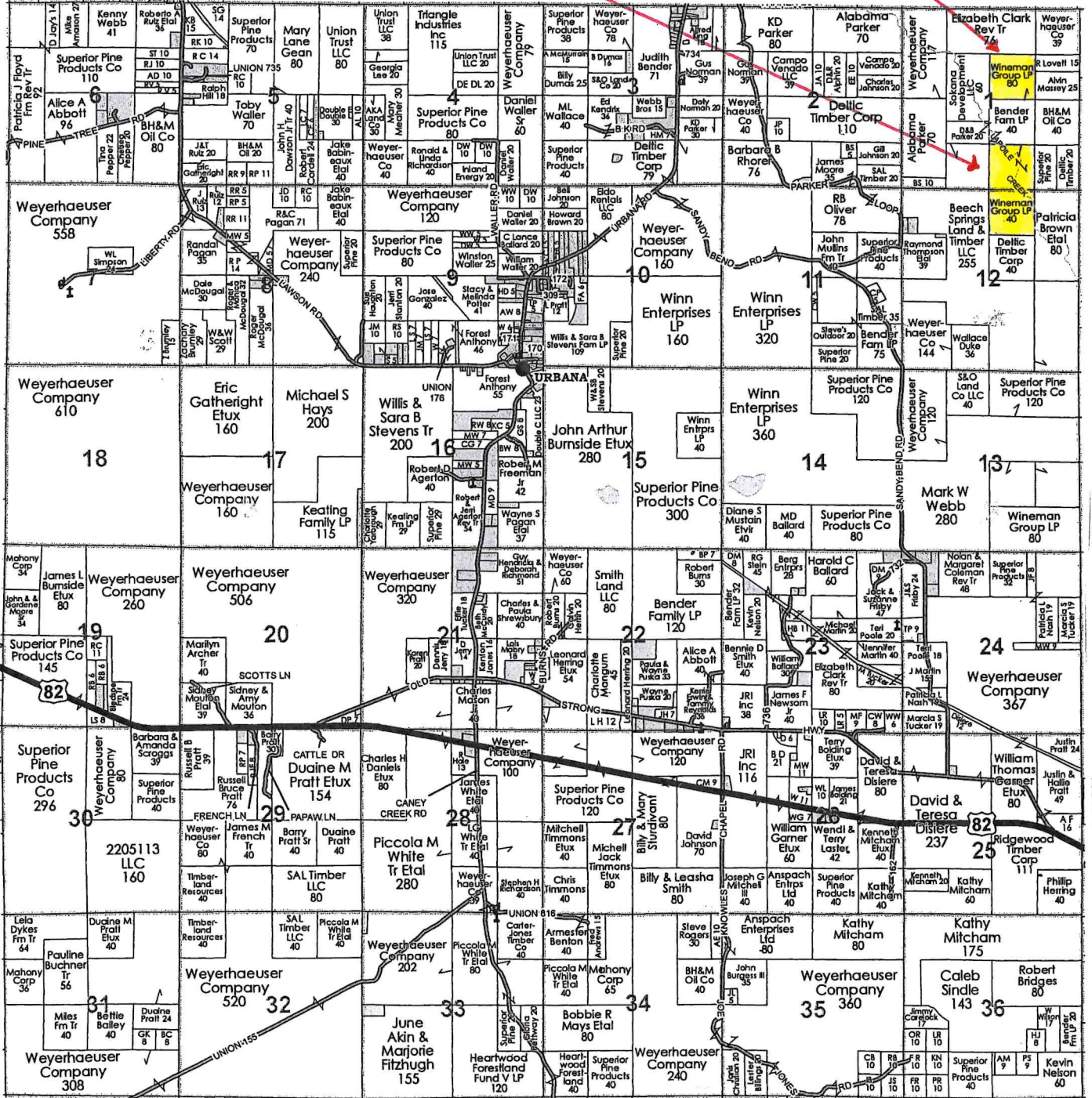
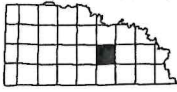
Pine Pulpwood> 3 Hardwood Pulpwood> 180 Total Volume> 234310

Tract #4

Tract #3

# Township 18S - Range 13W

SEE PAGE 35





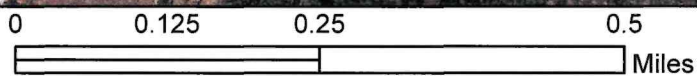
# Wineman Land Sale

Pt. Sections 1 & 12 Township 18 South, Range 13 West  
Union County, Arkansas



Tract #3  
39.80 Acres +/-

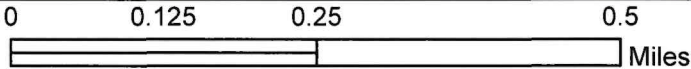
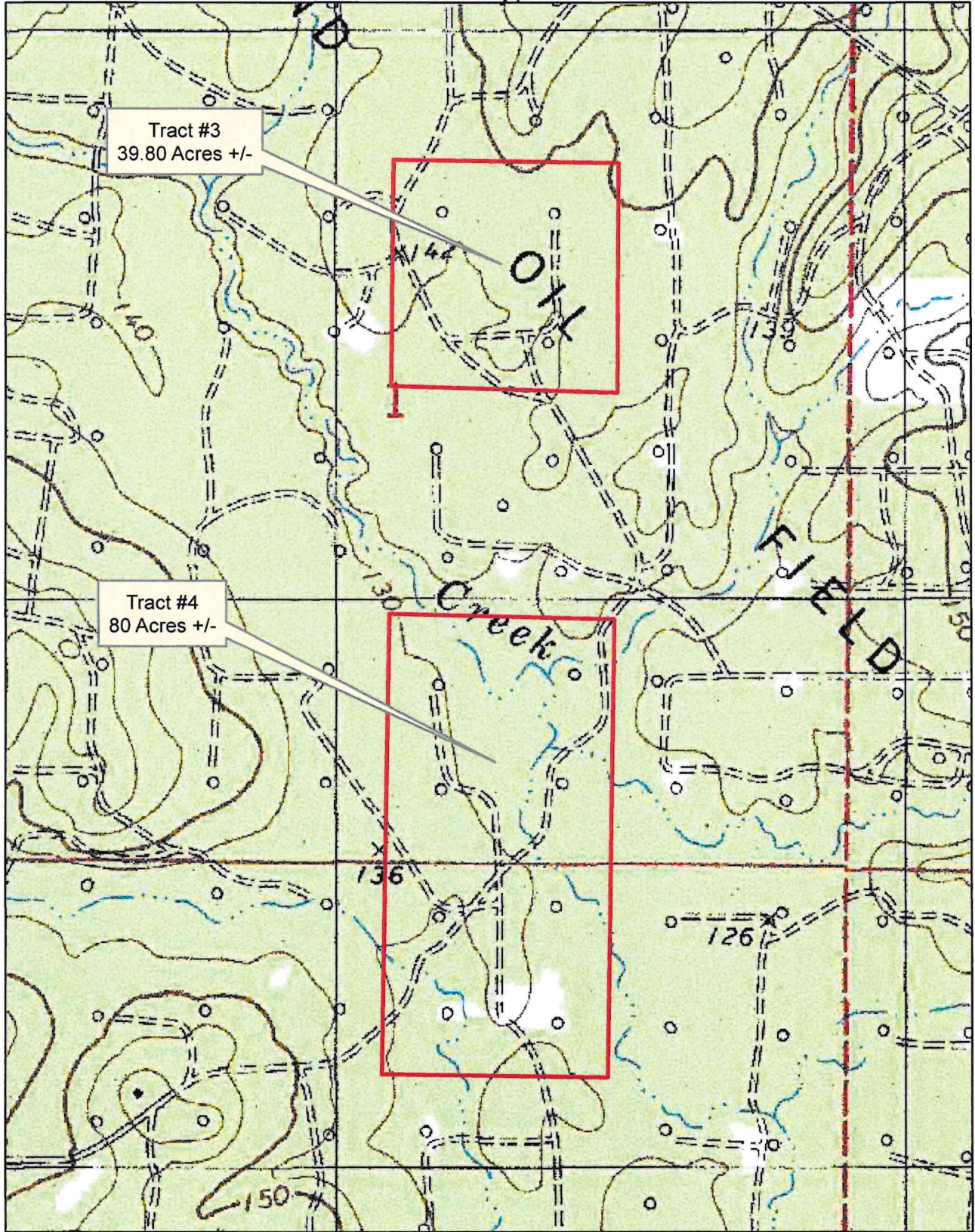
Tract #4  
80 Acres +/-





# Wineman Land Sale

Pt. Sections 1 & 12 Township 18 South, Range 13 West  
Union County, Arkansas



STEVENS FORESTRY SERVICE, Inc.  
 RECAPITULATION SHEET

7/09/24

Client> Wineman

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**TRACT #3**

SHORT DESCRIPTION	S	T	R	ACRES	PINE	PPU	GUM	HPU	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	HARDWOOD	TOTAL
1 18S 13W				39.80	242370	43	3010	199	22990	36780	6580	720	0	0	70080	312450
Total>				39.80	242370	43	3010	199	22990	36780	6580	720	0	0	70080	312450

Total Volume

Pine Sawtimber	242,370 BF	1,601 Tons
Pine Pulpwood	43 Cords	116 Tons
White Oak Sawtimber	22,990 BF	169 Tons
Red Oak Sawtimber	36,780 BF	279 Tons
Post Oak Sawtimber	6,580 BF	51 Tons
Misc. Hardwood ST	3,730 BF	26 Tons
Hardwood Pulpwood	199 Cords	597 Tons

Tree Count covering 39.80 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	170	0	0	0	0
12	180	0	0	0	0
14	180	10	80	10	30
16	150	50	60	20	20
18	210	50	70	20	0
20	150	20	50	10	0
22	110	20	20	0	0
24	50	10	10	0	0
26	0	0	0	0	0
28	0	0	0	0	0
<b>Total</b>	<b>1200</b>	<b>160</b>	<b>290</b>	<b>60</b>	<b>50</b>

Pulpwood Tree Count

DBH	Pine	Hardwood
6	100	440
8	210	430
10	60	320
12	40	290
14	0	50
16	0	20
18	0	20
20	0	20
22	0	10
24	0	0
<b>Total</b>	<b>410</b>	<b>1600</b>

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

Client Code> 1226 Short Description>SWNE Sec> 1 Twp>18S Rng>13W  
 Wineman County>UNION Compartment> 7  
 Date of Cruise> 5/09/24 Acres> 39.80

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES (doyle scale)							TOTAL	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS		MISC.
10	4640	0	0	0	0	0	0	0	4640
12	10190	0	0	0	0	0	0	0	10190
14	18940	1850	480	4260	480	0	0	0	26010
16	23200	1160	4700	5420	1660	720	0	0	36860
18	52310	0	6600	9560	2640	0	0	0	71110
20	45970	0	3600	8550	1800	0	0	0	59920
22	55520	0	4680	5290	0	0	0	0	65490
24	31600	0	2930	3700	0	0	0	0	38230
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>	242370	3010	22990	36780	6580	720	0	0	312450

Pine Pulpwood> 43 Hardwood Pulpwood> 199 Total Volume> 312450



STEVENS FORESTRY SERVICE, Inc.  
 RECAPITULATION SHEET

7/08/24

Client> Wineman

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**TRACT #4**

SHORT DESCRIPTION	S	T	R	ACRES	PINE	PPU	GUM	HPU	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	HARDWOOD	TOTAL	TOTAL
																	VOLUME
SWSE	1	18S	13W	40.00	241710	5	2740	150	24950	35690	2740	2250	2950	1800	73120	314830	
NWNE	12	18S	13W	40.00	374190	22	620	164	11150	32300	720	0	2250	480	47520	421710	
Total>				80.00	615900	27	3360	314	36100	67990	3460	2250	5200	2280	120640	736540	

Total Volume

Pine Sawtimber	615,900 BF	3,854 Tons
Pine Pulpwood	27 Cords	73 Tons
White Oak Sawtimber	36,100 BF	266 Tons
Red Oak Sawtimber	67,990 BF	473 Tons
Post Oak Sawtimber	3,460 BF	27 Tons
Misc. Hardwood ST	13,090 BF	96 Tons
Hardwood Pulpwood	314 Cords	942 Tons

Tree Count covering 80 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	100	0	0	0	0
12	280	0	0	0	0
14	420	50	80	0	20
16	430	50	70	20	10
18	460	80	30	0	10
20	370	20	80	10	30
22	180	30	40	0	10
24	180	20	40	0	0
26	80	0	20	0	0
28	30	0	10	0	0
<b>Total</b>	<b>2420</b>	<b>250</b>	<b>370</b>	<b>30</b>	<b>80</b>

Pulpwood Tree Count

DBH	Pine	Hardwood
6	60	580
8	60	550
10	70	460
12	20	340
14	20	150
16	0	80
18	0	60
20	0	40
22	0	30
24	0	0
<b>Total</b>	<b>230</b>	<b>2290</b>

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

Client Code> 1226 Short Description>SWSE Sec> 1 Twp>18S Rng>13W  
 Wineman County>UNION Compartment> 6  
 Date of Cruise> 5/09/24 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	0	0	0	0	0	0	0	0
12	2800	0	0	0	0	0	0	2800
14	10890	480	1580	2820	0	0	0	15770
16	16650	940	2600	2600	940	0	0	23730
18	37500	1320	6600	1640	0	0	0	47060
20	46280	0	2250	3150	1800	2250	0	57530
22	21270	0	5290	5900	0	0	2950	35410
24	63780	0	6630	5860	0	0	0	76270
26	36060	0	0	8210	0	0	0	44270
28	6480	0	0	5510	0	0	0	11990
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

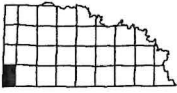
Total> 241710 2740 24950 35690 2740 2250 2950 1800  
 Pine Pulpwood> 5 Hardwood Pulpwood> 150 Total Volume> 314830

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

Client Code> 1226 Short Description>NWNE Sec>12 Twp>18S Rng>13W  
 Wineman County>UNION Compartment> 6  
 Date of Cruise> 5/09/24 Acres> 40.00

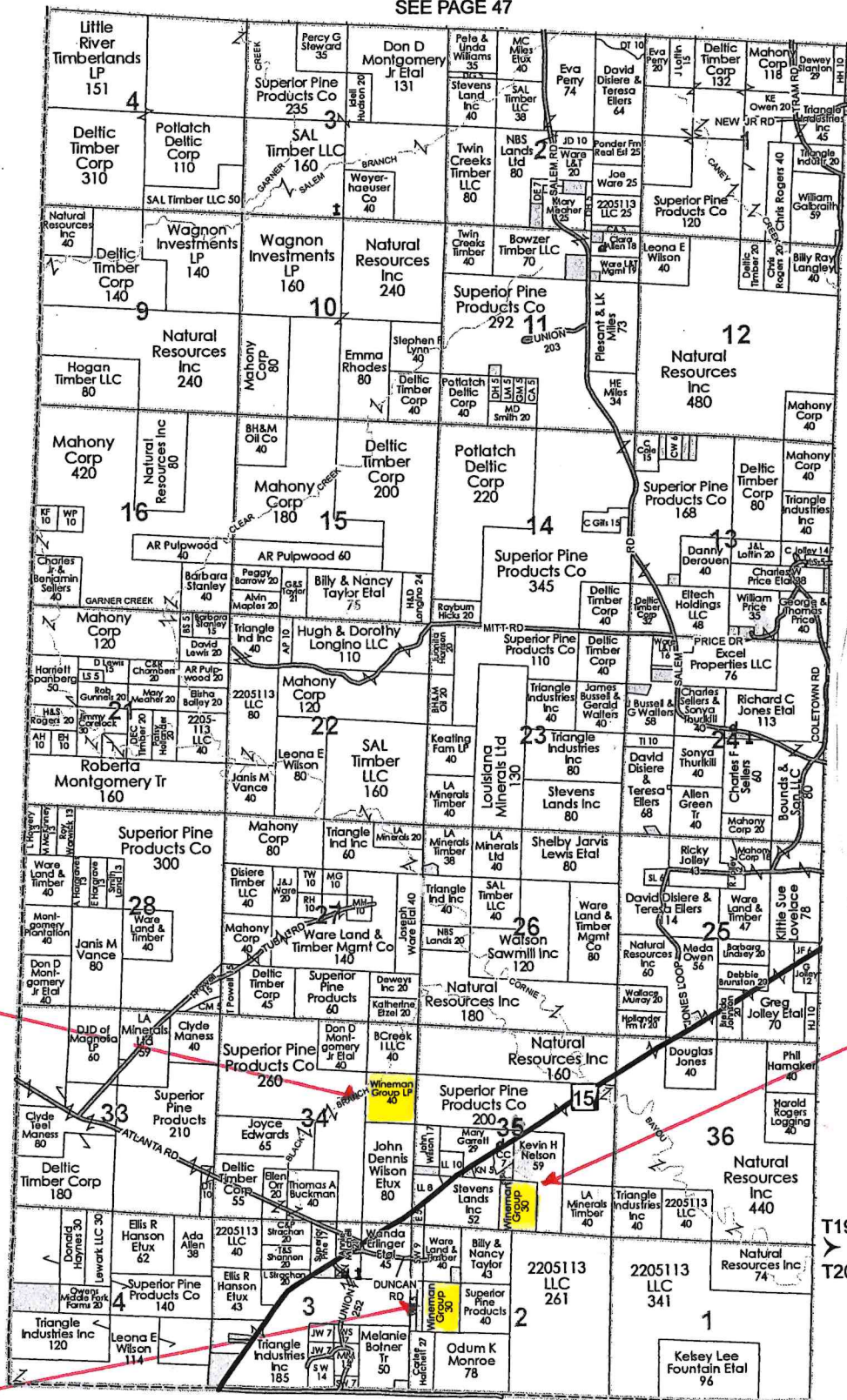
DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES (doyle scale)							TOTAL	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS		MISC.
10	2160	0	0	0	0	0	0	0	2160
12	12380	0	0	0	0	0	0	0	12380
14	31970	620	1100	1440	0	0	0	480	35610
16	58180	0	1660	3540	720	0	0	0	64100
18	71580	0	3640	2640	0	0	0	0	77860
20	78060	0	1800	12150	0	0	2250	0	94260
22	54770	0	2950	5900	0	0	0	0	63620
24	35490	0	0	6630	0	0	0	0	42120
26	16840	0	0	0	0	0	0	0	16840
28	12760	0	0	0	0	0	0	0	12760
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>	374190	620	11150	32300	720	0	2250	480	

Pine Pulpwood> 22 Hardwood Pulpwood> 164 Total Volume> 421710



# Townships 19 & 20S - Range 18W

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Tract #5

Tract #6

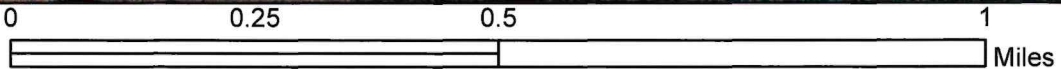
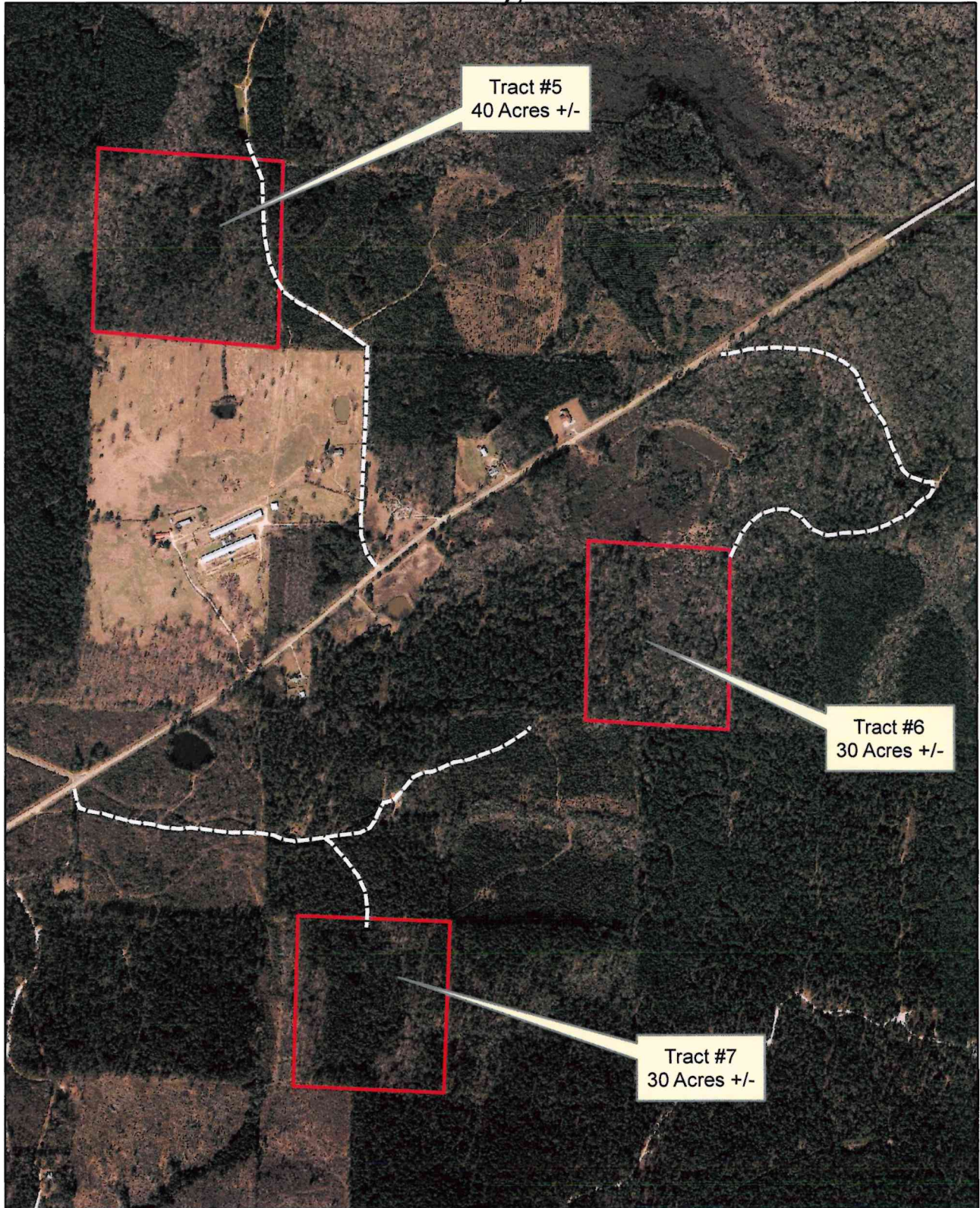
Tract #7

T19S  
T20S



# Wineman Land Sale

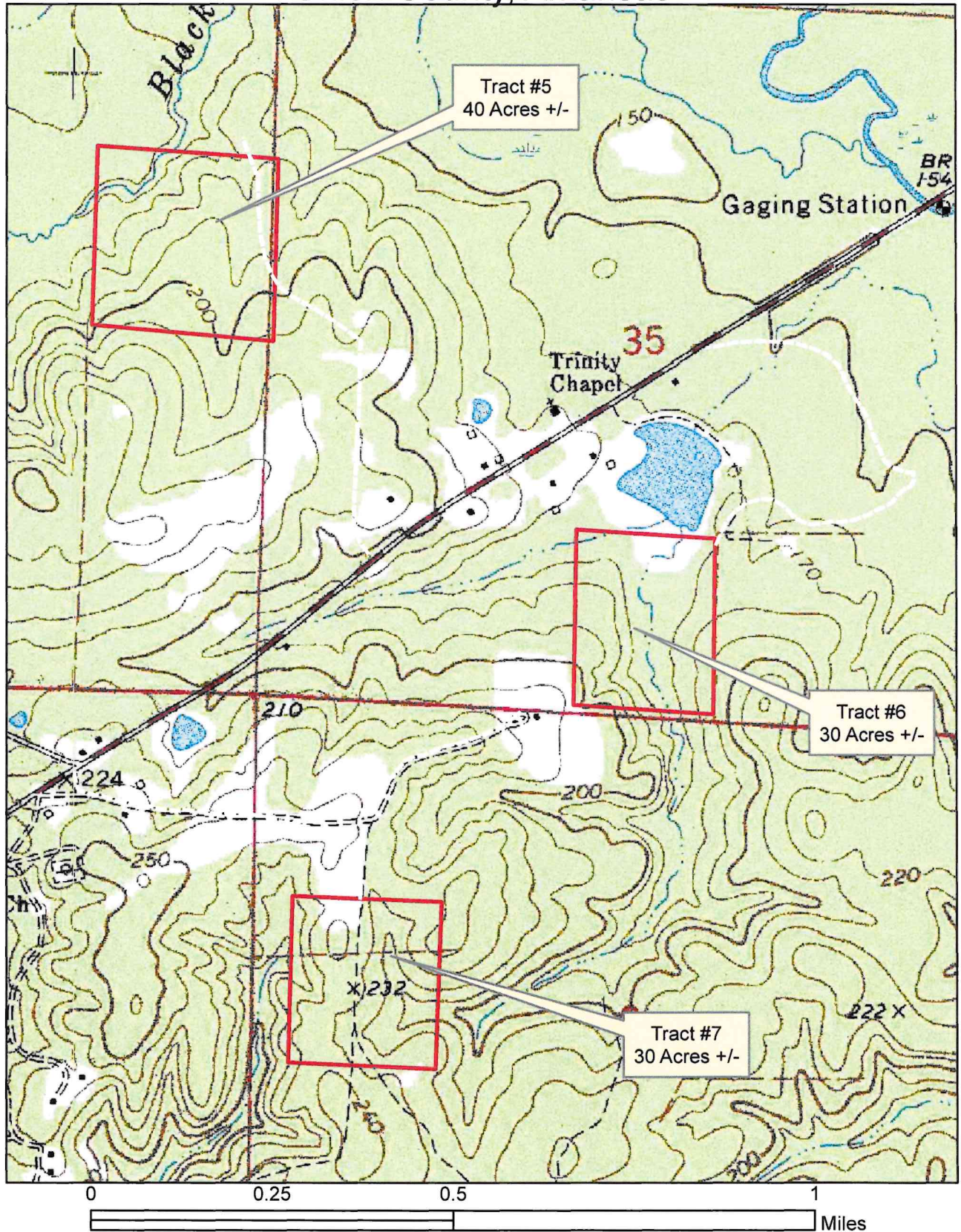
Pt. Sections 34 & 35, Township 19 South, Range 18 West  
Pt. Section 2, Township 20 south, Range 18 West  
Union County, Arkansas





# Wineman Land Sale

Pt. Sections 34 & 35, Township 19 South, Range 18 West  
Pt. Section 2, Township 20 south, Range 18 West  
Union County, Arkansas



STEVENS FORESTRY SERVICE, Inc.  
 RECAPITULATION SHEET

7/08/24

Client> Wineman

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**TRACT #5**

SHORT DESCRIPTION	S	T	R	ACRES	PINE	PPU	GUM	HPU	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	HARDWOOD	TOTAL	TOTAL
SENE	34	19S	18W	40.00	236790	16	1780	257	28260	29000	2930	4060	0	2740	68770	305560	
Total>	40.00	236790	16	1780	257	28260	29000	2930	4060	0	2740	68770	305560				

Total Volume

Pine Sawtimber	236,790 BF	1,496 Tons
Pine Pulpwood	16 Cords	43 Tons
White Oak Sawtimber	28,260 BF	191 Tons
Red Oak Sawtimber	29,000 BF	201 Tons
Post Oak Sawtimber	2,930 BF	18 Tons
Misc. Hardwood ST	8,580 BF	67 Tons
Hardwood Pulpwood	257 Cords	771 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	100	0	0	0	0
12	120	0	0	0	0
14	110	10	30	0	10
16	140	20	40	0	20
18	170	40	20	0	0
20	170	10	30	0	10
22	100	40	20	0	0
24	50	20	10	10	0
26	10	0	10	0	0
28	10	0	0	0	0
<b>Total</b>	<b>980</b>	<b>140</b>	<b>160</b>	<b>10</b>	<b>40</b>

Pulpwood Tree Count

DBH	Pine	Hardwood
6	30	580
8	60	490
10	30	500
12	10	400
14	10	80
16	0	30
18	0	20
20	0	10
<b>Total</b>	<b>140</b>	<b>2110</b>

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

Client Code> 1226 Short Description>SENE Sec>34 Twp>19S Rng>18W  
 Wineman County>UNION Compartment> 2  
 Date of Cruise> 4/03/24 Acres> 40.00

DBH	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	TOTAL
10	2640	0	0	0	0	0	0	0	2640
12	6540	0	0	0	0	0	0	0	6540
14	11130	620	480	1440	0	480	0	0	14150
16	25460	1160	1660	3760	0	940	0	940	33920
18	44380	0	5280	2960	0	2640	0	0	55260
20	55500	0	2250	5850	0	0	0	1800	65400
22	46700	0	11190	5900	0	0	0	0	63790
24	27940	0	7400	3700	2930	0	0	0	41970
26	8820	0	0	5390	0	0	0	0	14210
28	7680	0	0	0	0	0	0	0	7680
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>	236790	1780	28260	29000	2930	4060	0	2740	

Pine Pulpwood> 16 Hardwood Pulpwood> 257 Total Volume> 305560



STEVENS FORESTRY SERVICE, Inc.  
 RECAPITULATION SHEET

7/08/24

**TRACT #6**

Client> Wineman

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SHORT DESCRIPTION	S	T	R	ACRES	PINE	PPU	GUM	HPU	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	HARDWOOD	TOTAL	TOTAL VOLUME
E10AC SESW W/2SWSE 35 19S 18W	30.00	127050	8	5150	149	5870	23970	0	3190	620	4080	42880	169930				
<b>Total&gt;</b>	<b>30.00</b>	<b>127050</b>	<b>8</b>	<b>5150</b>	<b>149</b>	<b>5870</b>	<b>23970</b>	<b>0</b>	<b>3190</b>	<b>620</b>	<b>4080</b>	<b>42880</b>	<b>169930</b>				

Total Volume

Pine Sawtimber	127,050 BF	737 Tons
Pine Pulpwood	8 Cords	22 Tons
White Oak Sawtimber	5,870 BF	36 Tons
Red Oak Sawtimber	23,970 BF	174 Tons
Post Oak Sawtimber	0 BF	0 Tons
Misc. Hardwood ST	13,040 BF	98 Tons
Hardwood Pulpwood	149 Cords	447 Tons

Tree Count covering 30 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	0	0	0	0	0
12	10	0	0	0	0
14	10	0	50	0	40
16	40	0	20	0	20
18	70	0	30	0	30
20	90	10	10	0	0
22	80	0	20	0	0
24	60	0	10	0	0
26	10	10	10	0	0
<b>Total</b>	<b>370</b>	<b>20</b>	<b>150</b>	<b>0</b>	<b>90</b>

Pulpwood Tree Count

DBH	Pine	Hardwood
6	40	300
8	40	130
10	10	260
12	0	290
14	0	80
16	0	30
18	0	10
20	0	10
<b>Total</b>	<b>90</b>	<b>1110</b>

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

Client Code> 1226 Short Description>E10AC SESW W/2SWSE Sec>35 Twp>19S Rng>18W  
 Wineman County>UNION Compartment> 3  
 Date of Cruise> 4/03/24 Acres> 30.00

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES (doyle scale)							TOTAL	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS		MISC.
10	0	0	0	0	0	0	0	0	0
12	360	0	0	0	0	0	0	0	360
14	1240	1240	0	2540	0	0	620	480	6120
16	7720	940	0	1880	0	940	0	0	11480
18	16380	0	0	4600	0	0	0	0	20980
20	29710	2970	2250	2250	0	2250	0	3600	43030
22	33420	0	0	5180	0	0	0	0	38600
24	32810	0	0	2930	0	0	0	0	35740
26	5410	0	3620	4590	0	0	0	0	13620
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>	127050	5150	5870	23970	0	3190	620	4080	

Pine Pulpwood> 8 Hardwood Pulpwood> 149 Total Volume> 169930

7/08/24

Client> Wineman

Page> 1

**TRACT #7**

SHORT DESCRIPTION	S	T	R	ACRES	PINE	PPU	GUM	HPU	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	HARDWOOD	TOTAL
E 30 AC SWNW	2	205	18W	30.00	253140	36	480	81	4570	14090	2520	1800	0	0	23460	276600
Total>				30.00	253140	36	480	81	4570	14090	2520	1800	0	0	23460	276600

Total Volume

Pine Sawtimber	253,140 BF	1,723 Tons
Pine Pulpwood	36 Cords	97 Tons
White Oak Sawtimber	4,570 BF	35 Tons
Red Oak Sawtimber	14,090 BF	100 Tons
Post Oak Sawtimber	2,520 BF	19 Tons
Misc. Hardwood ST	2,280 BF	18 Tons
Hardwood Pulpwood	81 Cords	243 Tons

Tree Count covering 30 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	170	0	0	0	0
12	170	0	0	0	0
14	300	10	0	0	10
16	170	10	10	10	0
18	210	0	30	0	0
20	200	20	20	10	10
22	90	0	20	0	0
24	40	0	0	0	0
26	0	0	0	0	0
<b>Total</b>	<b>1350</b>	<b>40</b>	<b>80</b>	<b>20</b>	<b>20</b>

Pulpwood Tree Count

DBH	Pine	Hardwood
6	30	100
8	150	180
10	60	150
12	40	120
14	10	30
16	0	30
18	0	0
20	0	0
<b>Total</b>	<b>290</b>	<b>610</b>

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

Client Code> 1226 Short Description>E 30 AC SNNW Sec> 2 Twp>20S Rng>18W  
 Wineman County>UNION Compartment> 1  
 Date of Cruise> 4/03/24 Acres> 30.00

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES (doyle scale)							TOTAL	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS		MISC.
10	4400	0	0	0	0	0	0	0	4400
12	10000	0	0	0	0	0	0	0	10000
14	32250	480	480	0	0	0	0	0	33210
16	27720	0	940	940	720	0	0	0	30320
18	51200	0	0	3960	0	0	0	0	55160
20	70680	0	3150	4500	1800	1800	0	0	81930
22	37560	0	0	4690	0	0	0	0	42250
24	19330	0	0	0	0	0	0	0	19330
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>	253140	480	4570	14090	2520	1800	0	0	276600

Pine Pulpwood> 36 Hardwood Pulpwood> 81 Total Volume> 276600