

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

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

August 12, 2024

NOTICE OF LAND SALE

70 Acres +/- Del-Tin Highway (#335)

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

Legal Description: N $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, and SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 3, Township 18 South, Range 16 West, Union County, Arkansas; containing 70 acres, more or less.

Listing Price - \$420,000.00

Tract Description: The property is located approximately 2 miles southwest of the El Dorado city limits. Arkansas Highway #335 traverses the land as shown on the attached maps, providing road frontage on each side of the Highway. The topography is gently rolling and well drained. Based on the NRCS Web Soil Survey the soil type is Sacul-Sawyer complex and has an average site index for loblolly pine of 90 feet (base age 50).

The tract was treated with a site-prep herbicide application in 2019 and planted with loblolly pine in January 2020. This property is excellent for commercial or industrial development!

Conditions of Sale:

1. The property is being offered for sale at the Listing Price of \$420,000.00. 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. 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.
4. 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.
5. No mineral rights will be conveyed.

Timber Cruising • Timber Land Management • Timber Land Improvement
Members: Association of Consulting Foresters

Del-Tin Highway (#335)

August 12, 2024

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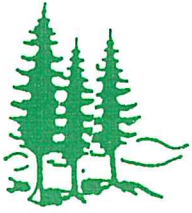
6. The information contained on the attached location map, aerial photograph, and topography map is intended for general location of the property only. The information is believed to be accurate, however is not warranted or guaranteed in any way.
7. The property will be conveyed by warranty deed, subject to all previous mineral conveyances and all existing easements and right-of-ways situated on any part of said lands.
8. 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.
9. Total consideration will be due when a Warranty Deed is transferred to the Buyer from the Seller.
10. Personal property including but not limited to deer stands, wildlife feeders, game cameras, etc. located on the subject property is not for sale.
11. 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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OFFER FORM

Listing Price - \$420,000.00

Legal Description: N $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, and SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 3,
Township 18 South, Range 16 West, Union County, Arkansas; containing 70 acres, more
or less.

OFFER \$ _____

BY: _____
Company Name/Authorized Signature

Date: _____

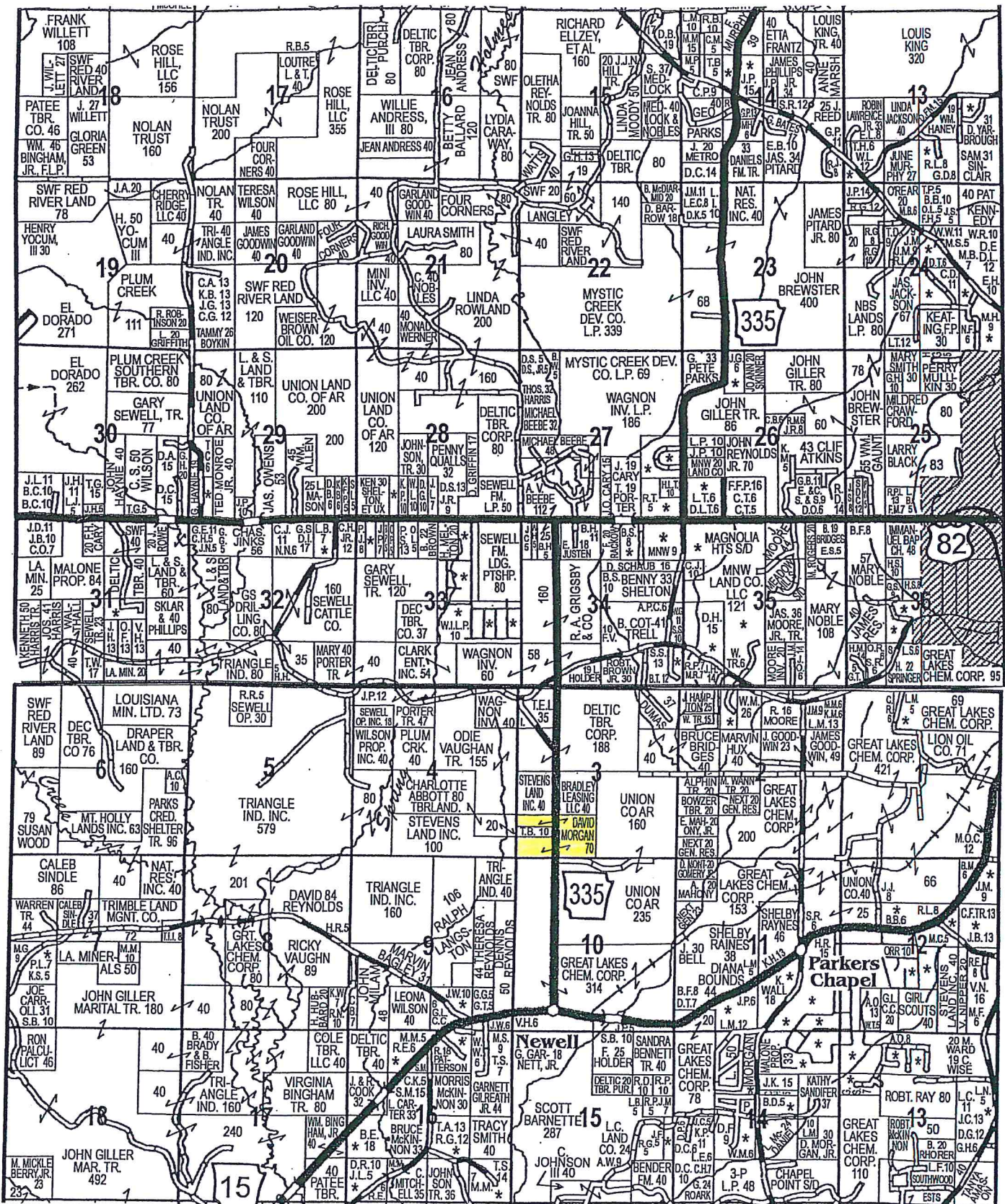
ADDRESS: _____

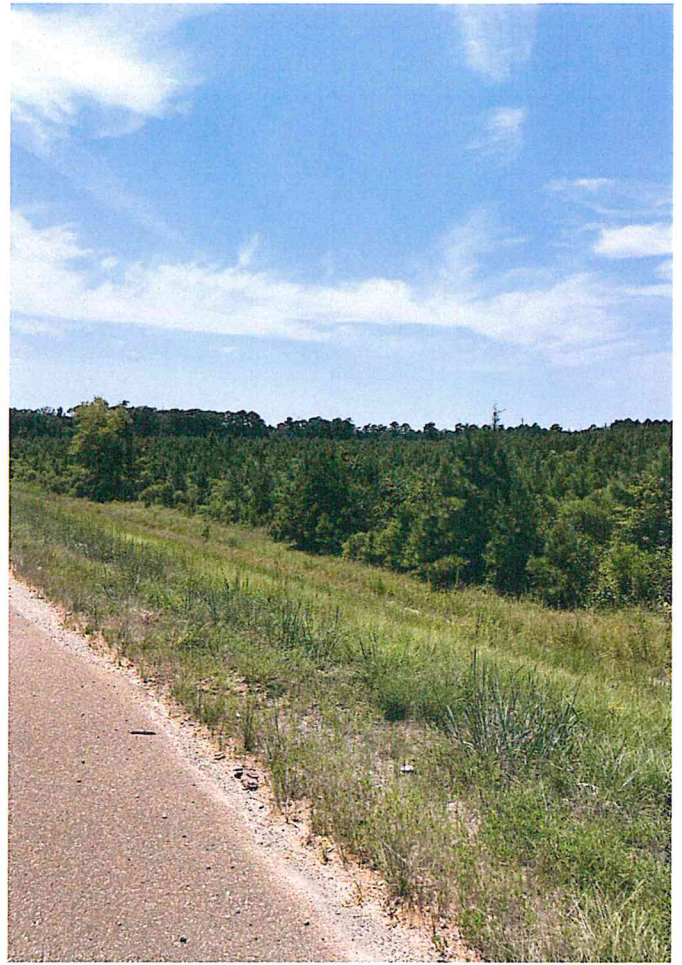
PHONE: _____

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.







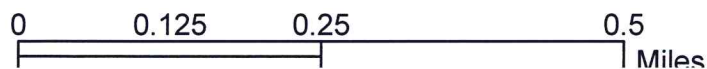
Land Sale - Del-Tin Highway (#335)

Pt. Section 3, Township 18S, Range 16W
Union County, Arkansas



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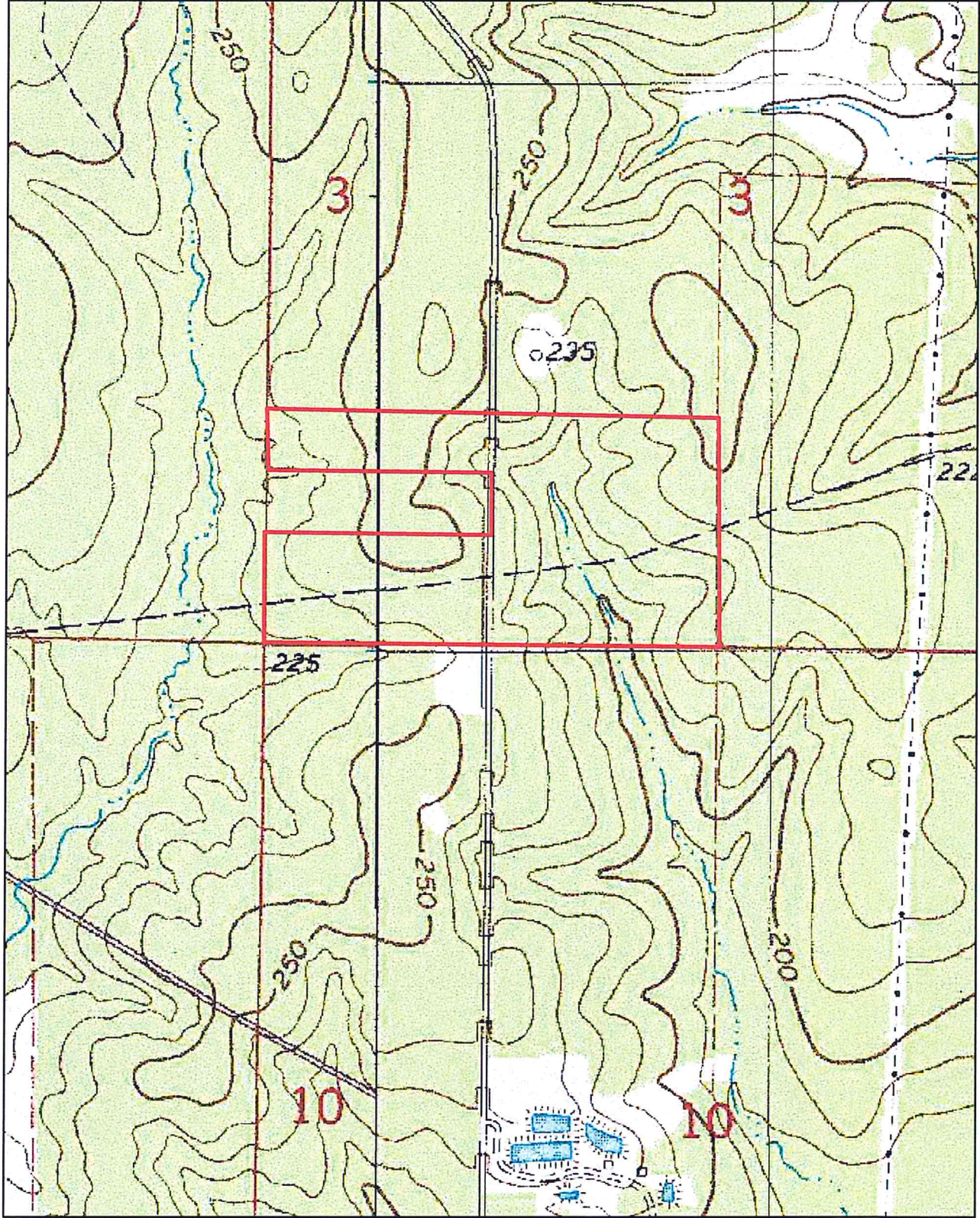
70 Acres





Land Sale - Del-Tin Highway (#335)

Pt. Section 3, Township 18S, Range 16W
Union County, Arkansas



70 Acres

