

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

Telephone (870) 863-5068

Fax # (870) 863-5156

August 1, 2024

NOTICE OF LAND SALE

NW Standard Umpstead – 40 Acres +/- **Bid Date: Friday, September 13, 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: SW¼ SE¼ Section 19, Township 15 South, Range 15 West, Ouachita County, Arkansas; containing 40 acres (Tax Records), more or less.

Tract Description: The property is located approximately 2 miles northwest of the Standard Umpstead community. An oil field/woods haul road provides access to the land at the southwest corner. The topography is gently rolling and well drained. Based on the USDA Web Soil Survey the soil type has an average site index for loblolly pine of 87 feet (base age 50). This property is well stocked with small pine logs & pine pulpwood and is ready for a thinning!

Timber Volume: Our firm completed a timber inventory covering this land on *November 8, 2022* using 1/10th acre sample plots. The advertised timber volumes are Doyle Scale (BF) and standard cords and are as follows:

Pine Sawtimber	172,740 BF	1,776 Tons
Pine Pulpwood	362 Cords	977 Tons
Oak Sawtimber	7,060 BF	62 Tons
Hardwood Pulpwood	160 Cords	480 Tons

Conditions of Sale:

1. The tract 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, September 13, 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 "*NW Standard Umpstead.*" 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bid may not be withdrawn and bidder is obligated to consummate the purchase of said land following acceptance of bid by Seller.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. 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."
5. 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.
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 each bidder should make their own estimate as to the volume of timber actually present.
7. The advertised acreage is believed to be correct, but is not guaranteed. The Seller will not provide a survey.
8. No mineral rights will be conveyed.
9. 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.
10. 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.
11. 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.
12. Total consideration will be due when a Warranty Deed is transferred to the Buyer from the Seller.
13. Personal property including but not limited to deer stands, wildlife feeders, game cameras, etc. located on the subject property is not for sale.
14. 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.

NW Standard Umpstead Land Sale
August 1, 2024
Page 3

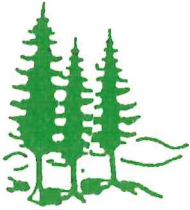
Attached are a bid sheet, location map, aerial photograph, topography map, and the timber inventory data. Please do not hesitate to contact our office if you have any questions.

Respectfully,

STEVENS FORESTRY SERVICE, INC.

C. Ryan Jackson, Principal Broker





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& Appraisers
P. O. Drawer 1994
El Dorado, Arkansas 71731

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

Land Sale - NW Standard Umpstead
BID SHEET

BID DUE DATE: Friday, September 13, 2024 on or before 11:00 A.M.

Legal Description: SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 19, Township 15 South, Range 15 West, Ouachita County, Arkansas; containing 40 acres (Tax Records), more or less.

BID AMOUNT \$ _____

BY: _____
 Company Name/Authorized Signature

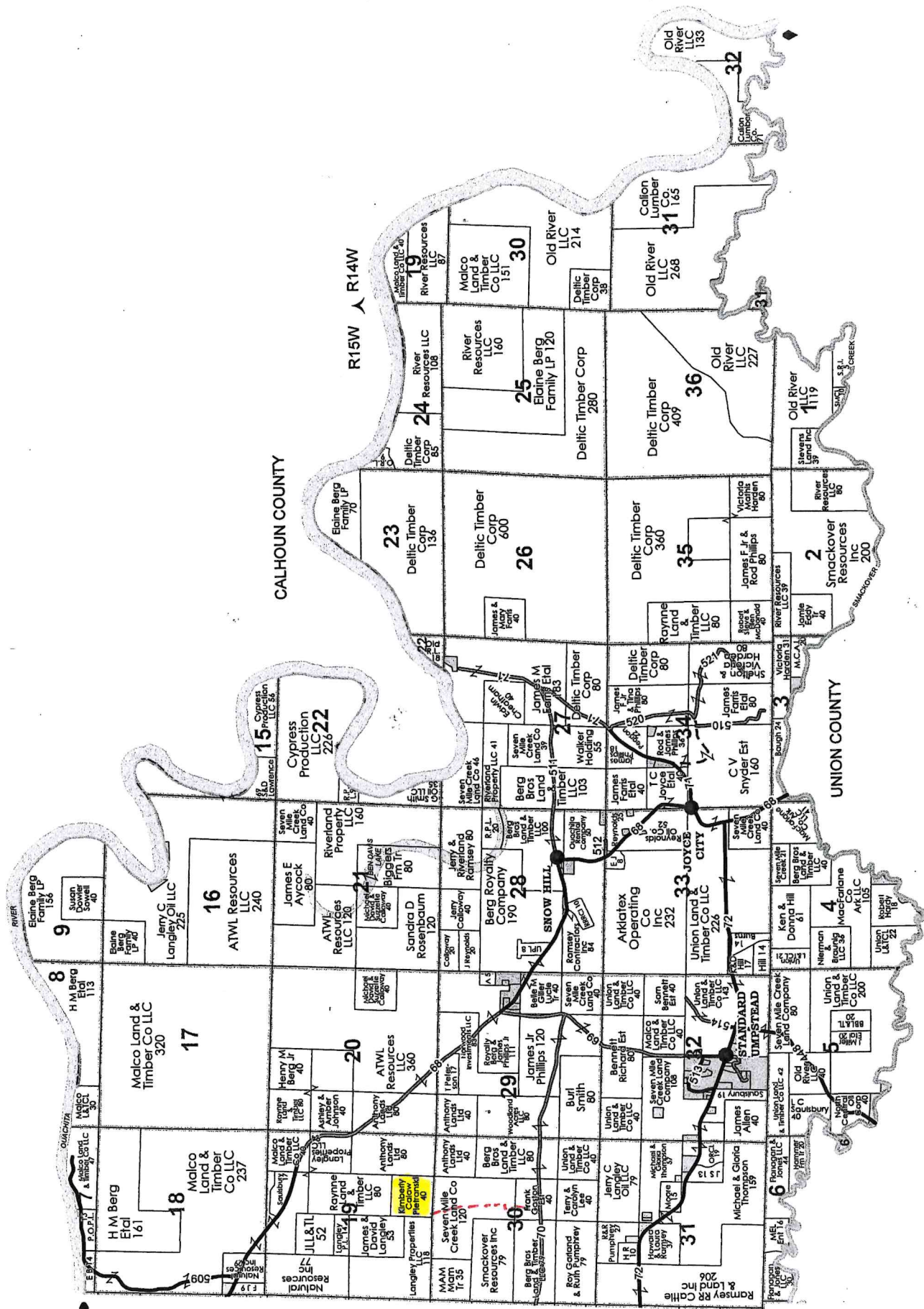
ADDRESS: _____

PHONE: _____

FAX: _____

E-MAIL: _____

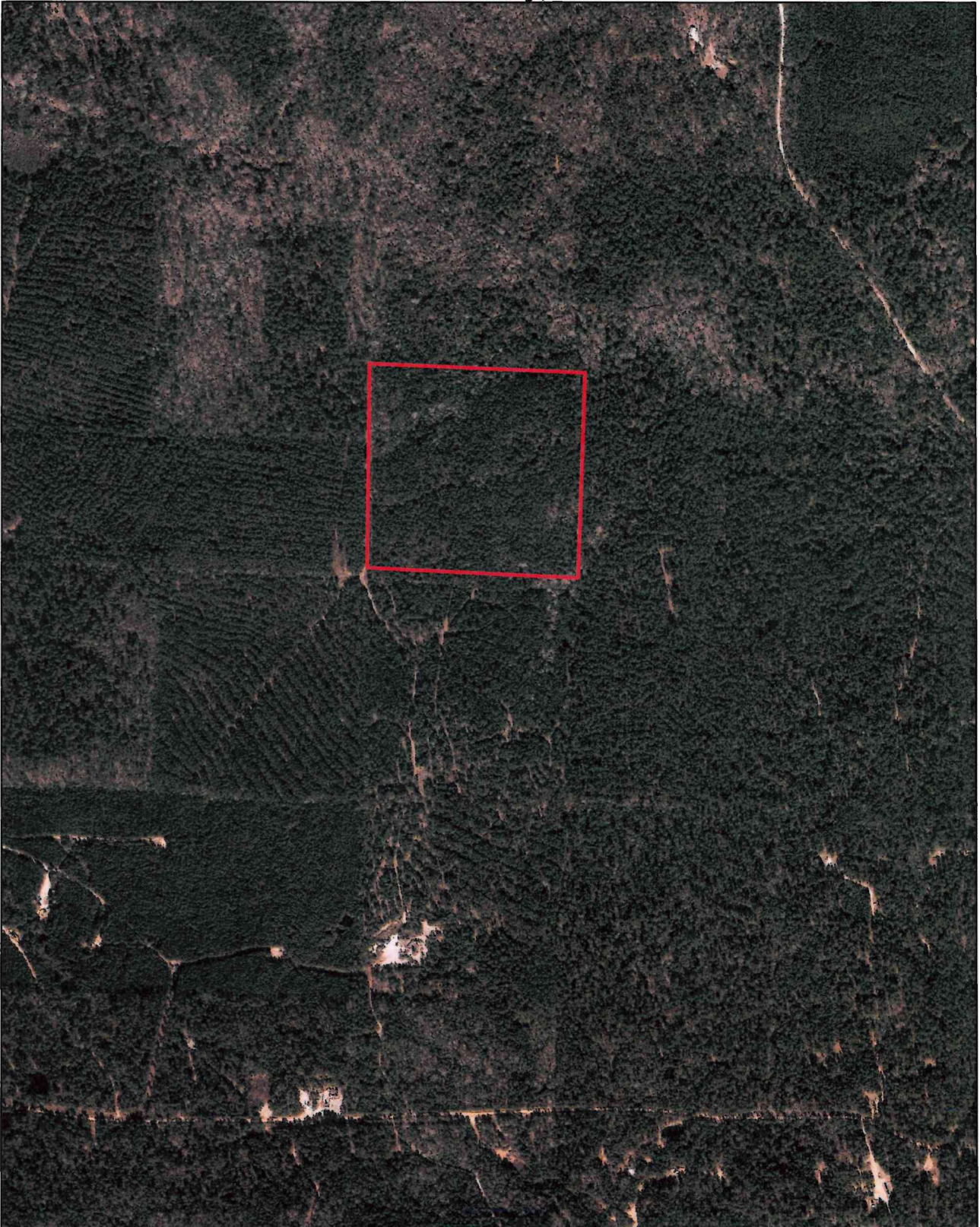
This bid is subject to all terms and conditions as stated in the attached sale prospectus and remains valid until 4:00 P.M. September 18, 2024. The high bidder will be contacted at or before this time, concerning the acceptance or rejection of the bid.



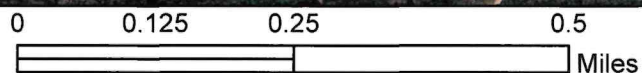


Land Sale - NW Standard Umpstead

Pt. Section 19, Township 15 South, Range 15 West
Ouachita County, Arkansas



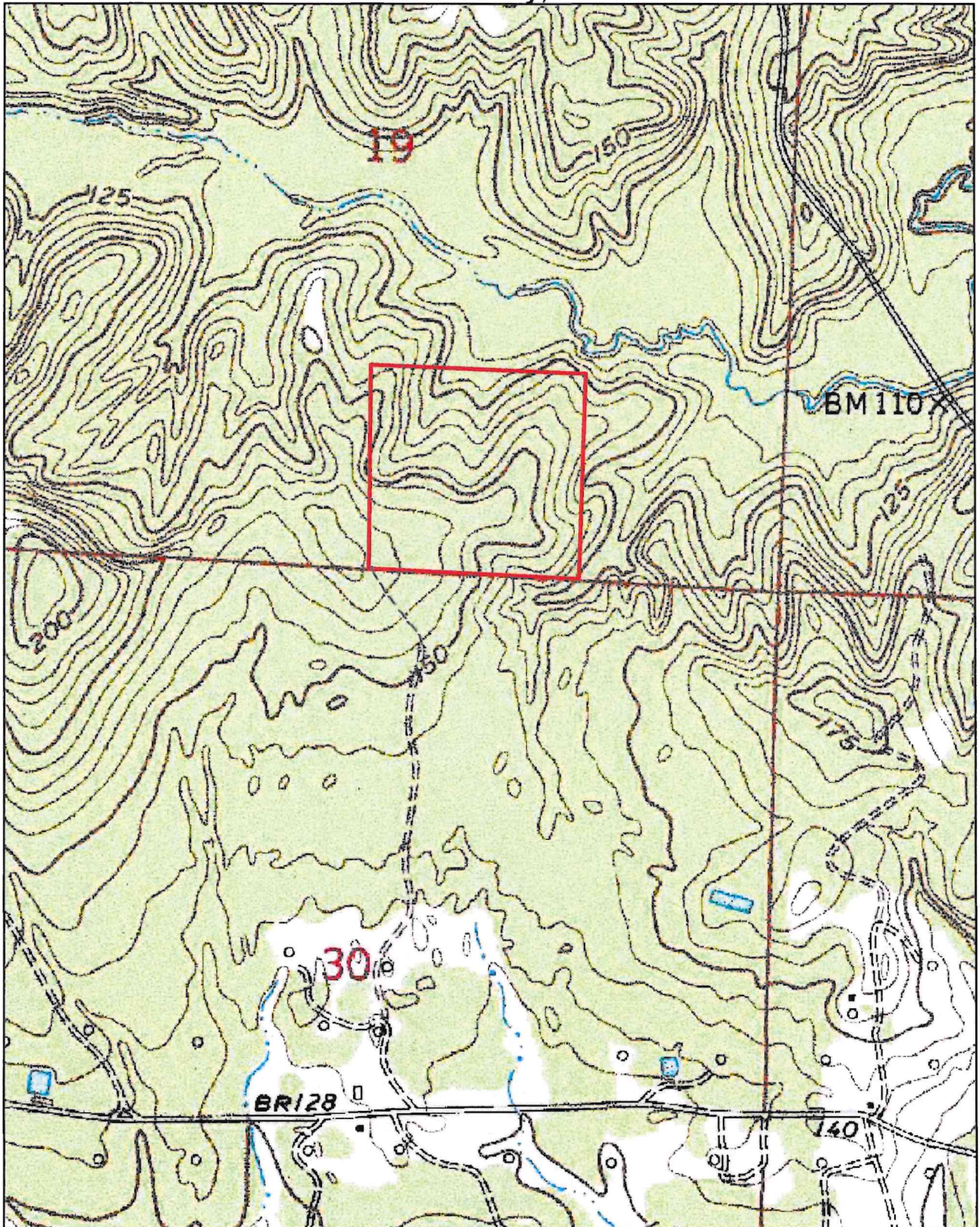
40 Acres



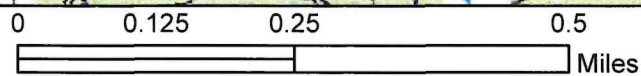


Land Sale - NW Standard Umpstead

Pt. Section 19, Township 15 South, Range 15 West
Ouachita County, Arkansas



40 Acres



STEVENS FORESTRY SERVICE, Inc.
 RECAPITULATION SHEET
 11/09/22

Client>
 Page> 1 COMPARTMENT NUMBER> 2
 SHORT DESCRIPTION S T R ACRES GUM HPU W.OAK R.OAK P.OAK HICKORY CYPRESS MISC. HARDWOOD TOTAL VOLUME

SW SE	19 15S 15W	40.00	172740	362	0	160	5260	1800	0	0	0	0	7060	179800
Total>	40.00	172740	362	0	160	5260	1800	0	0	0	0	0	7060	179800

Total Volume	
Pine Sawtimber	172,740 BF
Pine Pulpwood	362 Cords
Oak Sawtimber	7,060 BF
Hardwood Pulpwood	160 Cords
	1,776 Tons
	977 Tons
	62 Tons
	480 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	Misc.
10	970	0	0	0
12	1000	0	0	0
14	520	30	10	0
16	120	40	0	0
18	10	0	10	0
20	0	0	0	0
Total	2620	70	20	0

Pulpwood Tree Count

DBH	Pine	Hardwood
6	1520	500
8	2060	480
10	400	290
12	50	190
14	10	20
16	0	20
Total	4040	1500

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

Client Code> 1137 Short Description>SW SE Sec>19 Twp>15S Rng>15W
 County>OUACHITA Compartment> 2
 Date of Cruise>11/09/22 Acres> 40.00

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES (doyle scale)							TOTAL	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS		MISC.
10	31280	0	0	0	0	0	0	0	31280
12	61160	0	0	0	0	0	0	0	61160
14	57520	0	1720	480	0	0	0	0	59720
16	20800	0	3540	0	0	0	0	0	24340
18	1980	0	0	1320	0	0	0	0	3300
20	0	0	0	0	0	0	0	0	0
22	0	0	0	0	0	0	0	0	0
24	0	0	0	0	0	0	0	0	0
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>	172740	0	5260	1800	0	0	0	0	179800

Pine Pulpwood> 362 Hardwood Pulpwood> 160 Total Volume> 179800