

Stevens Forestry Service, Inc.
Forestry Consultants
& Appraisers
P. O. Drawer 1994
El Dorado, Arkansas 71731
September 5, 2024

Telephone (870) 863-5068

Fax # (870) 863-5156

NOTICE OF LAND SALE

Sandy Bend South – 80 Acres +/-

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

Legal Description: 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.

Listing Price - \$210,000.00

Tract Description: 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). The tract contains mature pine and hardwood timber, which offers the potential for immediate returns and is only a few miles from the sawmill!

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	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 Sawtimber	13,090 BF	96 Tons
Hardwood Pulpwood	314 Cords	942 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 \$210,000.00. 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.

Timber Cruising • Timber Land Management • Timber Land Improvement

Members: Association of Consulting Foresters

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 it 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.

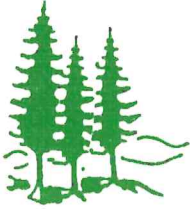
Attached are an offer form, location map, aerial photograph, topography map, and the timber inventory data. If you have any questions, please do not hesitate to contact our office.

Respectfully,

STEVENS FORESTRY SERVICE, INC.

C. Ryan Jackson, Principal Broker





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

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Land Sale

Sandy Bend South – 80 Acres +/- (OFFER FORM)

Listing Price - \$210,000.00

Legal Description: SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 1; NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 12; all being located in Township 18 South, Range 13 West, Union County, Arkansas; containing 80 acres (Tax Records), more or less.

OFFER \$ _____

BY: _____
Company Name/Authorized Signature

Date: _____

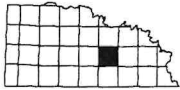
ADDRESS: _____

PHONE: _____

FAX: _____

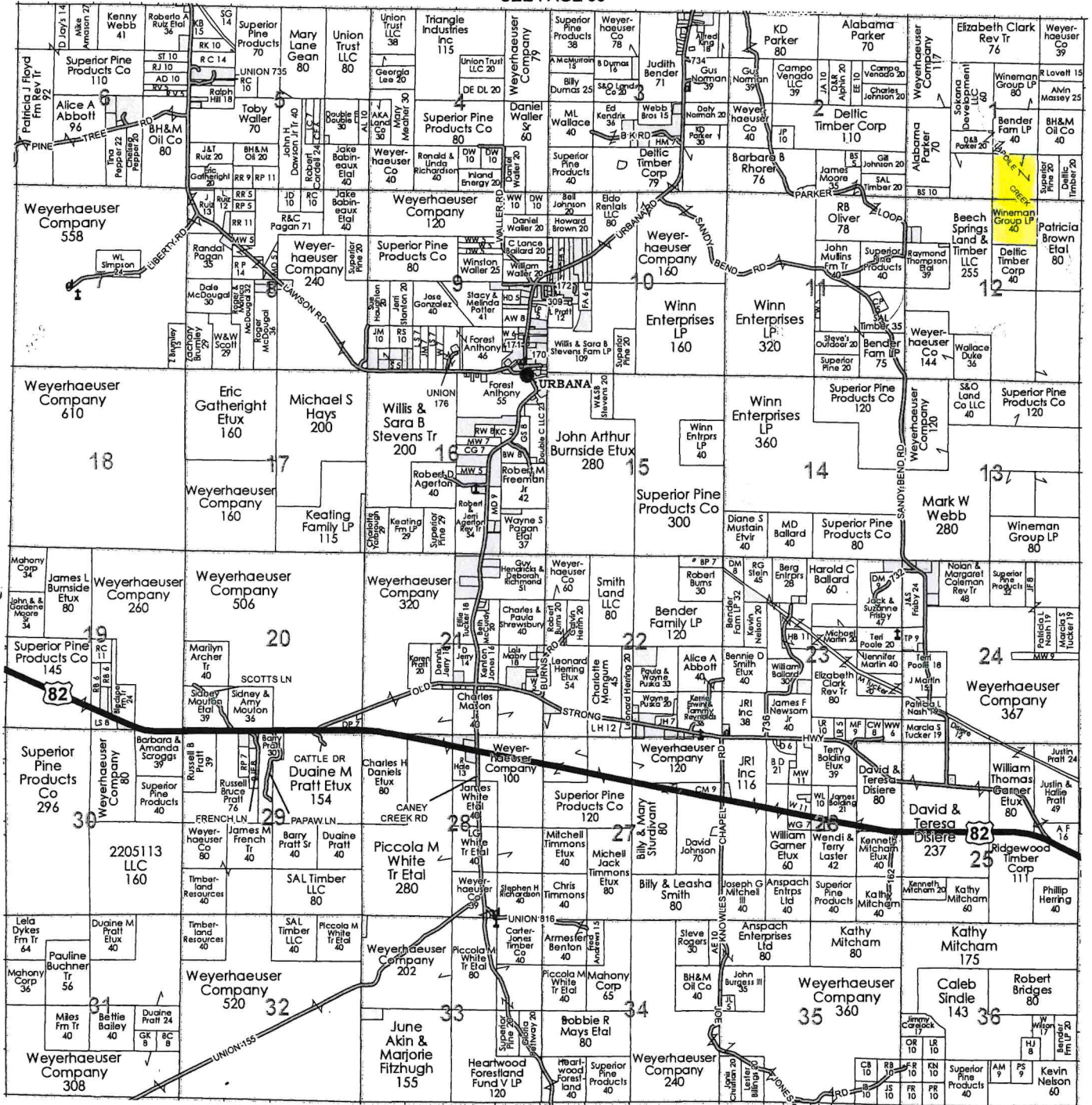
E-MAIL: _____

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 18S - Range 13W

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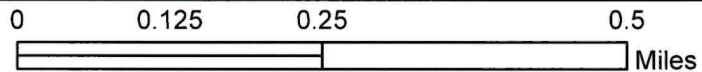


Sandy Bend South - 80 Acres +/-

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



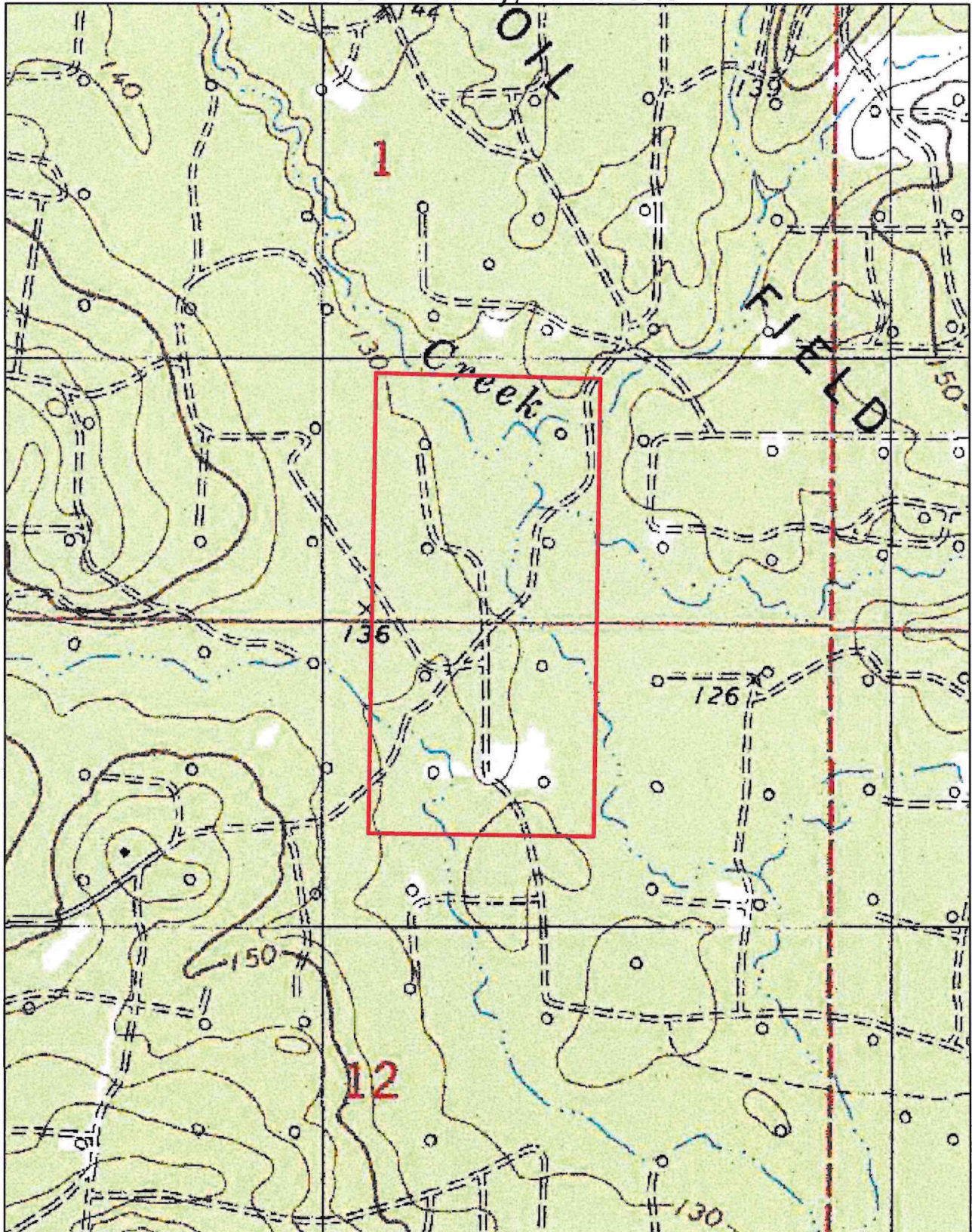
80 Acres



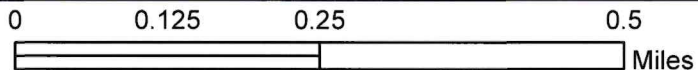


Sandy Bend South - 80 Acres +/-

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



80 Acres



STEVENS FORESTRY SERVICE, Inc.
 RECAPITULATION SHEET
 7/08/24

Client.

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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
=====																
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
Pine Pulpwood	27 Cords
White Oak Sawtimber	36,100 BF
Red Oak Sawtimber	67,990 BF
Post Oak Sawtimber	3,460 BF
Misc. Hardwood ST	13,090 BF
Hardwood Pulpwood	314 Cords
	3,854 Tons
	73 Tons
	266 Tons
	473 Tons
	27 Tons
	96 Tons
	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
Total	2420	250	370	30	80

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
Total	230	2290

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
 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	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	314830

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
 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