

*Stevens Forestry Service, Inc.*  
*Forestry Consultants*  
*& Appraisers*

*P. O. Drawer 1994*  
*El Dorado, Arkansas 71731*

*Telephone (870) 863-5068*

*Fax # (870) 863-5156*

September 5, 2024

## **NOTICE OF LAND SALE**

### **Sandy Bend North – 39.80 Acres +/-**

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

**Legal Description:** SW¼ NE¼ Section 1, Township 18 South, Range 13 West, Union County, Arkansas; containing 39.80 acres (Tax Records), more or less.

### **Listing Price - \$105,000.00**

**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 1/10<sup>th</sup> acre sample plots. The advertised timber volumes are Doyle Scale (BF) and Standard Cords and are as follows:

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 Sawtimber	3,730 BF	26 Tons
Hardwood Pulpwood	199 Cords	597 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 \$105,000.00. 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](mailto: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*

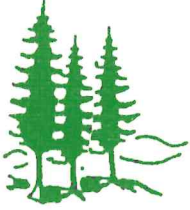
4. Offers must be submitted on a lump sum basis. No per acre offers will be accepted. The advertised acreage is believed to be correct, but is not guaranteed. The Seller will not provide a survey.
5. Upon acceptance of an offer, a more formal Contract of Sale will be executed between the Buyer and Seller, with earnest money in the amount of 10% of the purchase price.
6. The advertised timber volumes have been estimated by our firm using 1/10<sup>th</sup> 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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*El Dorado, Arkansas 71731*

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

**Land Sale**

Sandy Bend North – 39.80 Acres +/- (OFFER FORM)

**Listing Price - \$105,000.00**

**Legal Description:** SW<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub> Section 1, Township 18 South, Range 13 West, Union County, Arkansas; containing 39.80 acres (Tax Records), more or less.

OFFER \$ \_\_\_\_\_

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

Date: \_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

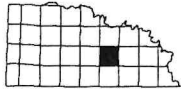
FAX: \_\_\_\_\_

\_\_\_\_\_

E-MAIL: \_\_\_\_\_

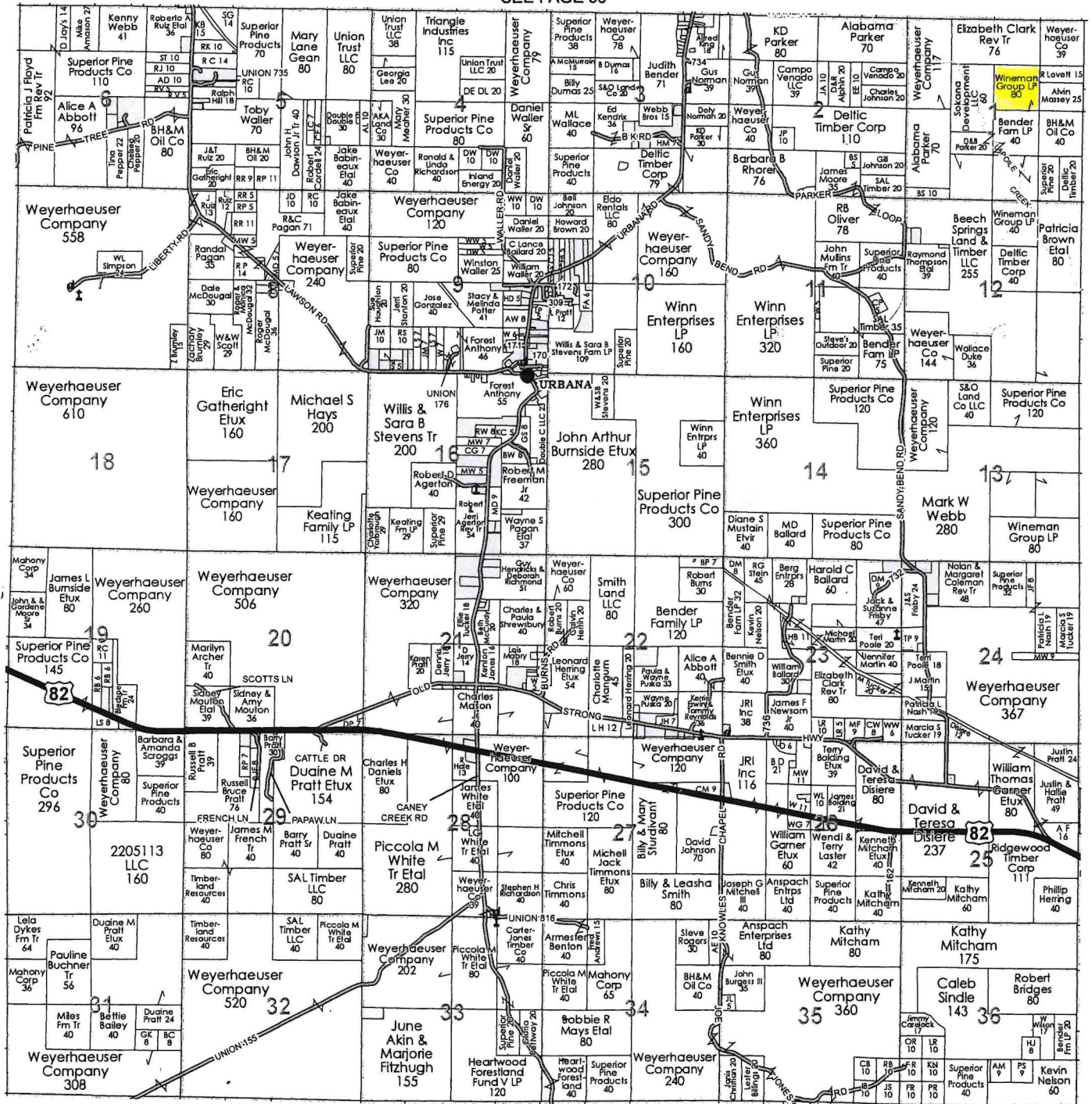
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This offer is subject to all terms and conditions as stated in the attached land sale prospectus and remains valid until 5:00 P.M. five business days following the date written above. The company/individual submitting the offer will be contacted at or before this time, concerning the acceptance or rejection of the offer.



# Township 18S - Range 13W

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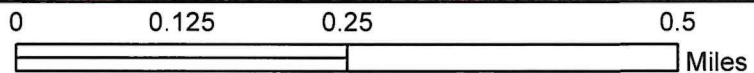


# Sandy Bend North - 39.80 Acres +/-

Pt. Section 1, Township 18 South, Range 13 West  
Union County, Arkansas



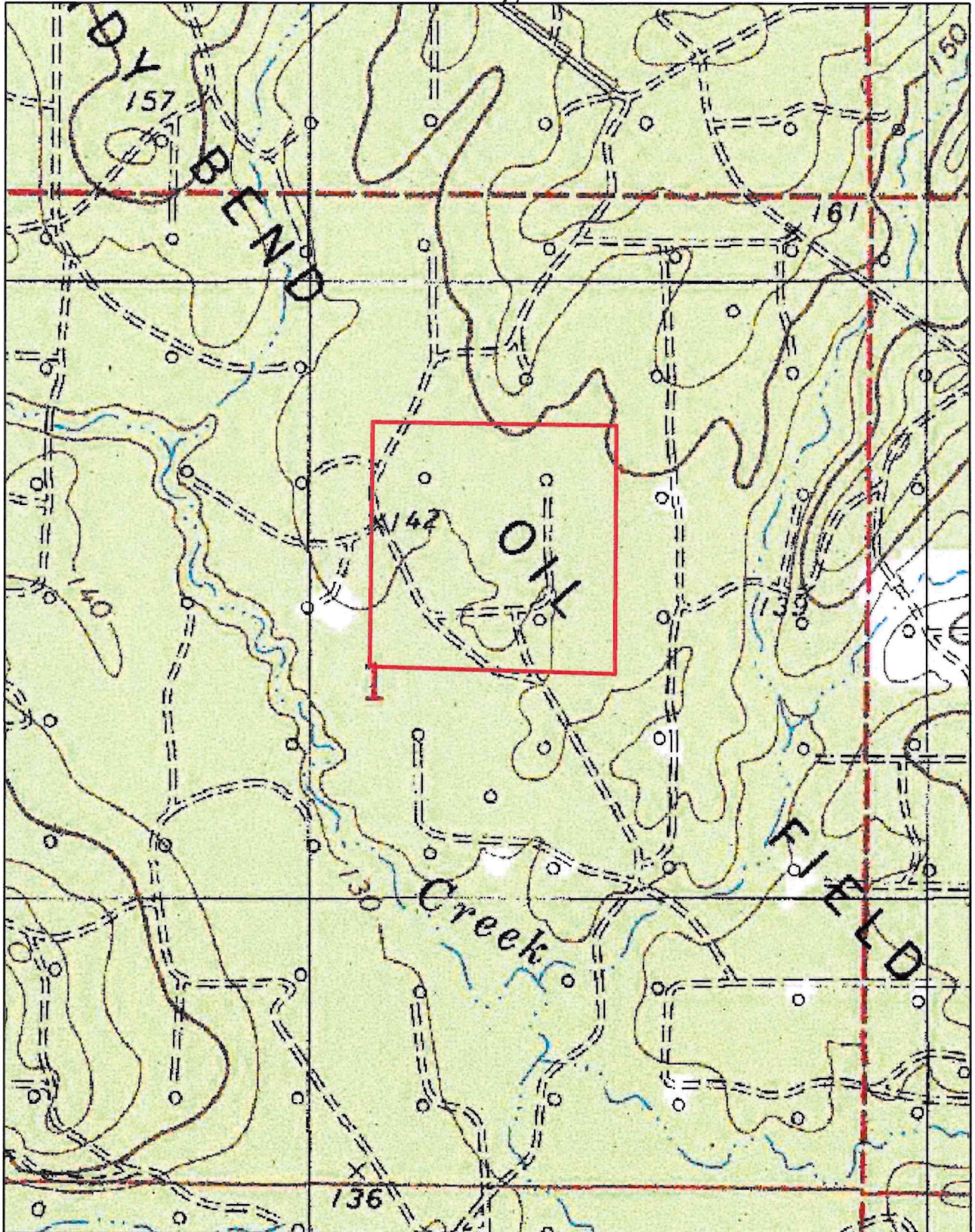
**39.80 Acres**



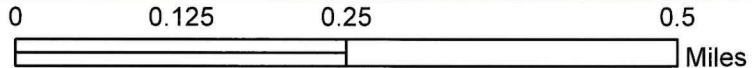


# Sandy Bend North - 39.80 Acres +/-

Pt. Section 1, Township 18 South, Range 13 West  
Union County, Arkansas



**39.80 Acres**



STEVENS FORESTRY SERVICE, Inc.  
 RECAPITULATION SHEET  
 7/09/24

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
1 18S 13W	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  
 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	

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