



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

Wineman – 160 Acres +/-

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

Legal Description: 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.

Listing Price - \$435,000.00

Tract Description: 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). *This tract contains mature pine and hardwood timber, which offers the potential for immediate returns! Don't miss this opportunity to acquire an excellent timberland property in an area that generally has great deer and turkey hunting!*

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	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 Sawtimber	155,200 BF	1,045 Tons
Hardwood Pulpwood	821 Cords	2,463 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 **\$435,000.00**. 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.

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Members: Association of Consulting Foresters

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.
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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El Dorado, Arkansas 71731

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Land Sale

Wineman – 160 Acres +/- (OFFER FORM)

Listing Price - \$435,000.00

Legal Description: 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.

OFFER \$ _____

BY: _____
Company Name/Authorized Signature

Date: _____

ADDRESS: _____

PHONE: _____

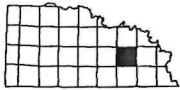
FAX: _____

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.

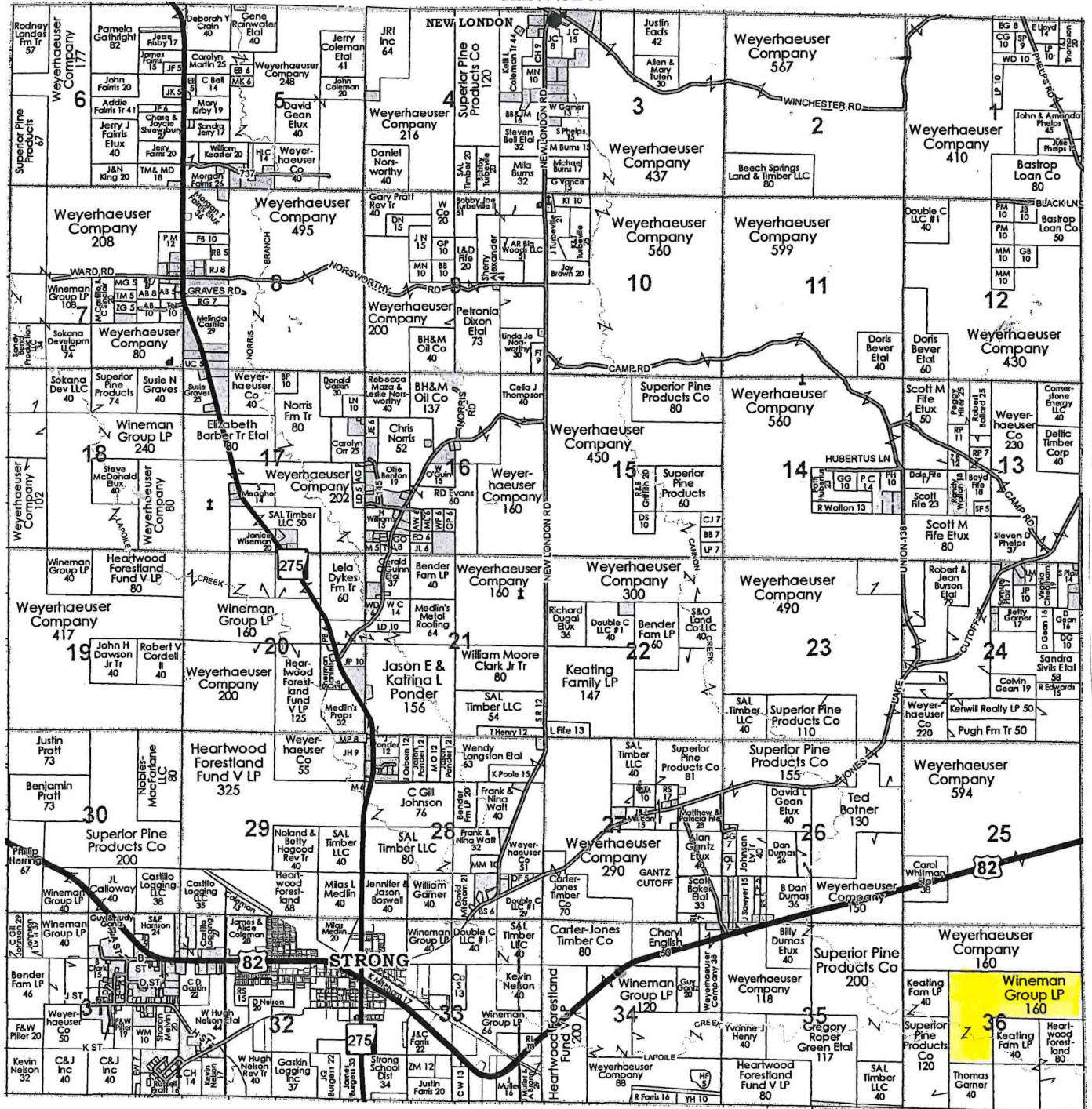
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Members: Association of Consulting Foresters



Township 18S - Range 12W

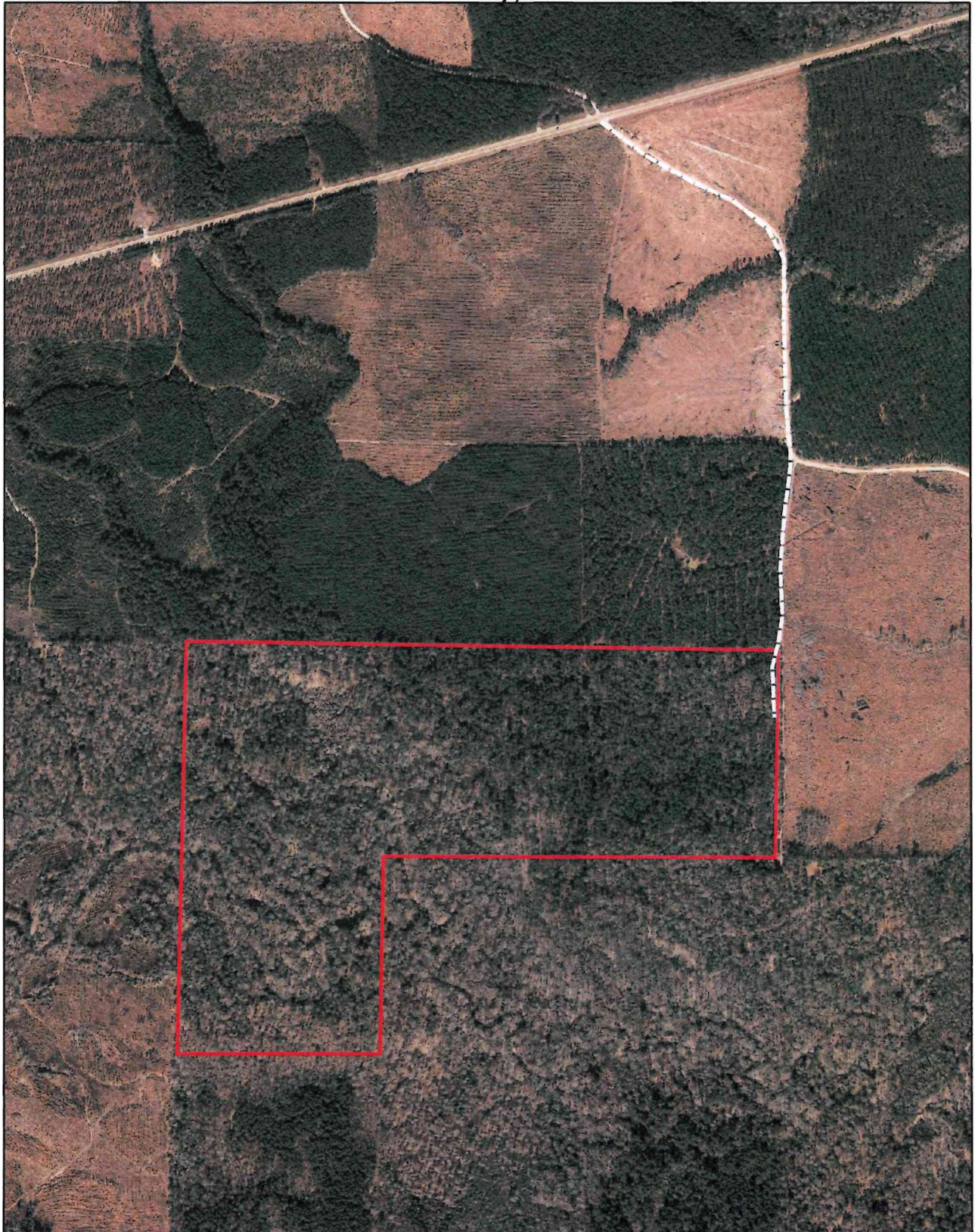
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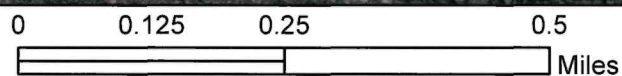


Wineman - 160 Acres +/-

Pt. Section 36, Township 18 South, Range 12 West
Union County, Arkansas



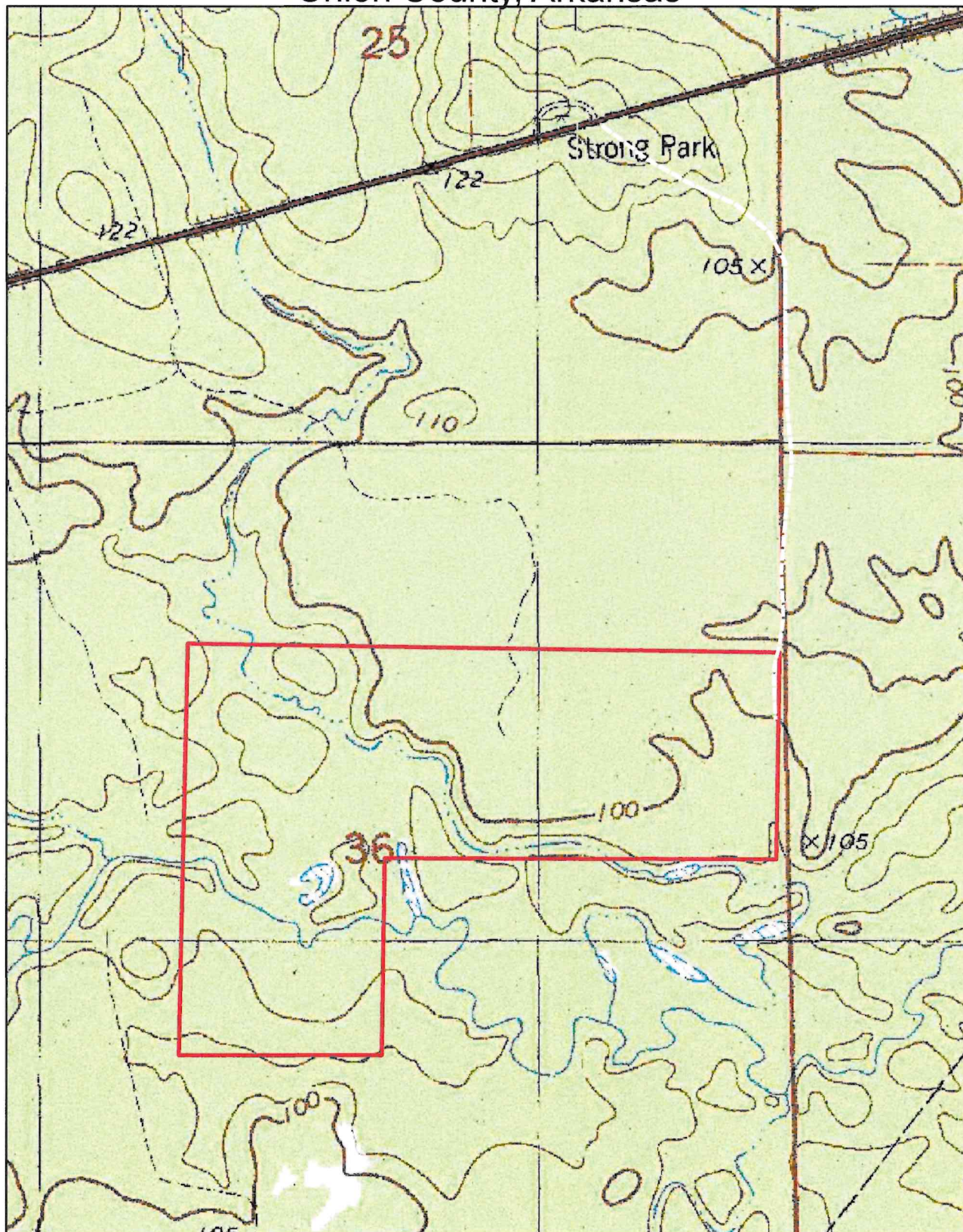
160 Acres



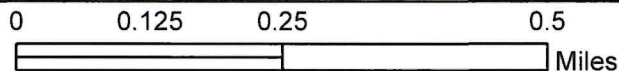


Wineman - 160 Acres +/-

Pt. Section 36, Township 18 South, Range 12 West
Union County, Arkansas



160 Acres



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

Client> Wineman

Page> 1

SHORT DESCRIPTION	S	T	R	ACRES	PINE	PPU	GUM	HPU	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	HARDWOOD	TOTAL	TOTAL VOLUME
=====																	
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	
SENE	36	18S	12W	40.00	147540	0	30150	274	6730	41760	6420	18360	4250	0	107670	255210	
NESE	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
Total	2490	350	930	250	760

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
Total	330	5770

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

Client Code> 1226 Short Description> SENE 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)						
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS
10	400	0	0	0	0	0	0
12	1950	0	0	0	0	0	0
14	6140	0	2200	3300	0	0	0
16	16220	0	3760	8020	0	0	0
18	46740	0	3960	11200	1000	0	0
20	74680	0	1350	9270	0	0	0
22	121390	0	3480	8730	0	0	0
24	91680	0	0	0	2930	0	0
26	58090	0	0	0	0	0	0
28	27190	0	0	0	0	0	0
30	6040	0	0	0	0	0	0
32	0	0	0	0	0	0	0
34	0	0	0	0	0	0	0
36	0	0	0	0	0	0	0
38	0	0	0	0	0	0	0
Total>	450520	0	14750	40520	3930	0	0

Pine Pulpwood> 17 Hardwood Pulpwood> 163 Total Volume> 509720

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	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES							(doyle scale)	
	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 0 439900

Pine Pulpwood> 12 Hardwood Pulpwood> 204 Total Volume>

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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	
10	0	0	0	0	0	0	0	0
12	0	0	0	0	0	0	0	0
14	0	2470	480	1580	480	620	0	5630
16	860	7940	0	3100	0	4420	0	16320
18	8590	9660	3320	8180	0	3280	1640	34670
20	8110	10080	0	7650	3600	7110	2610	39160
22	15900	0	0	5180	2340	0	0	23420
24	19960	0	2930	11730	0	2930	0	37550
26	33090	0	0	0	0	0	0	33090
28	18320	0	0	4340	0	0	0	22660
30	42710	0	0	0	0	0	0	42710
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>	147540	30150	6730	41760	6420	18360	4250	0

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

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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)	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	TOTAL
10	0	0	0	0	0	0	0	0	0
12	0	0	0	0	0	0	0	0	0
14	580	480	0	1920	480	960	0	0	4420
16	1410	3040	1660	6080	2600	720	1880	1880	19270
18	8210	5120	1320	4900	3640	2960	3800	3800	33750
20	3140	4860	2250	3150	4050	4050	7830	7830	37160
22	5600	2950	0	5180	4080	0	6390	6390	30590
24	7010	0	0	3700	5860	8030	0	0	24600
26	0	0	2660	9980	3620	3620	0	0	19880
28	7680	0	4340	9850	0	9850	0	0	31720
30	7720	0	5170	0	0	0	0	0	12890
32	10810	0	0	9220	0	0	0	0	20030
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>	52160	16450	17400	53980	24330	30190	19900	19900	
	Pine Pulpwood>			3	Hardwood Pulpwood>		180	Total Volume>	
								234310	