

Stevens Forestry Service, Inc.
Forestry Consultants
& Appraisers
P. O. Drawer 1994
El Dorado, Arkansas 71731
October 30, 2024

Telephone (870) 863-5068

Fax # (870) 863-5156

NOTICE OF LAND SALE

Urbana Road – 20 Acres +/-

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

Legal Description: That part of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ located East of Urbana Road, Section 21, Township 18 South, Range 13 West, Union County, Arkansas; containing 20 acres, more or less.

Listing Price - \$93,500.00

Tract Description: This property is located approximately 15 miles east of El Dorado and has frontage along Urbana Road. 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 90 feet (base age 50). *The tract currently contains primarily pine sawtimber, which offers the potential for immediate returns and is less than a 2-mile drive to the sawmill. In addition, this is a perfect location for a home site or multiple home sites!*

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	153,860 BF	1,375 Tons
Pine Pulpwood	34 Cords	92 Tons
Hardwood Pulpwood	8 Cords	24 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 \$93,500.00. 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.
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.

Timber Cruising • Timber Land Management • Timber Land Improvement

Members: Association of Consulting Foresters

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.

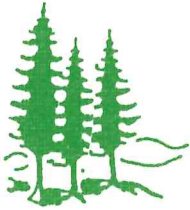
Attached are an offer form, location map, aerial photograph, topography map, and the timber inventory data. If you have any questions, please do not hesitate to contact our office.

Respectfully,

STEVENS FORESTRY SERVICE, INC.

C. Ryan Jackson, Principal Broker





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

Telephone (870) 863-5068

Fax # (870) 863-5156

Land Sale

Urbana Road – 20 Acres +/- (OFFER FORM)

Listing Price - \$93,500.00

Legal Description: That part of the SW¼ SE¼ located East of Urbana Road, Section 21, Township 18 South, Range 13 West, Union County, Arkansas; containing 20 acres, more or less.

OFFER \$ _____

BY: _____
Company Name/Authorized Signature

Date: _____

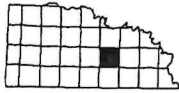
ADDRESS: _____

PHONE: _____

FAX: _____

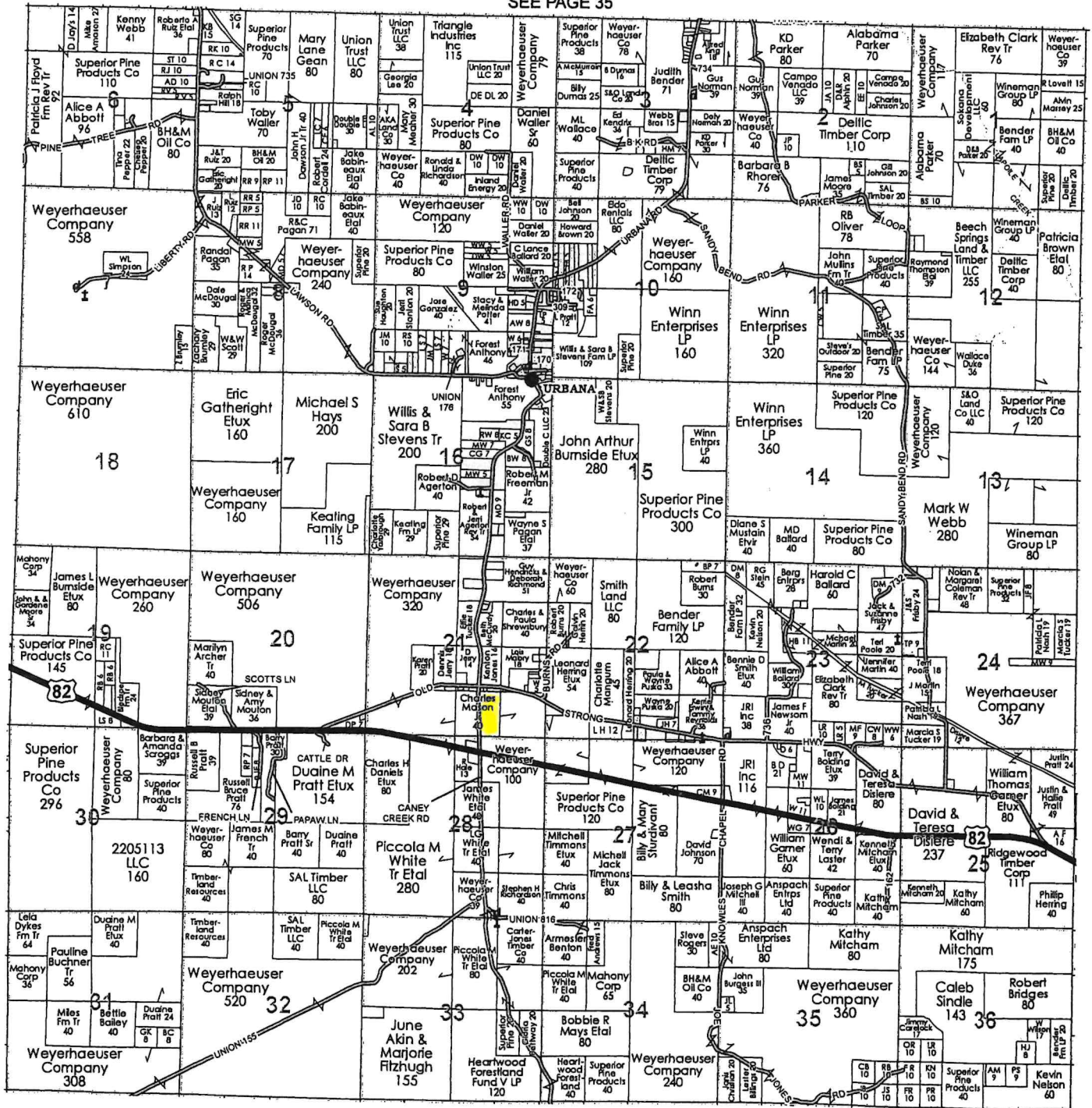
E-MAIL: _____

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.



Township 18S - Range 13W

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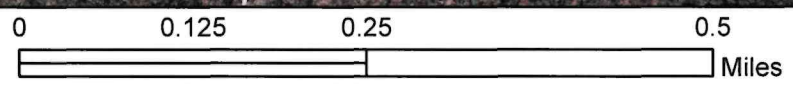


Land Sale - Urbana Road

Pt. Section 21, Township 18 South, Range 13 West
Union County, Arkansas



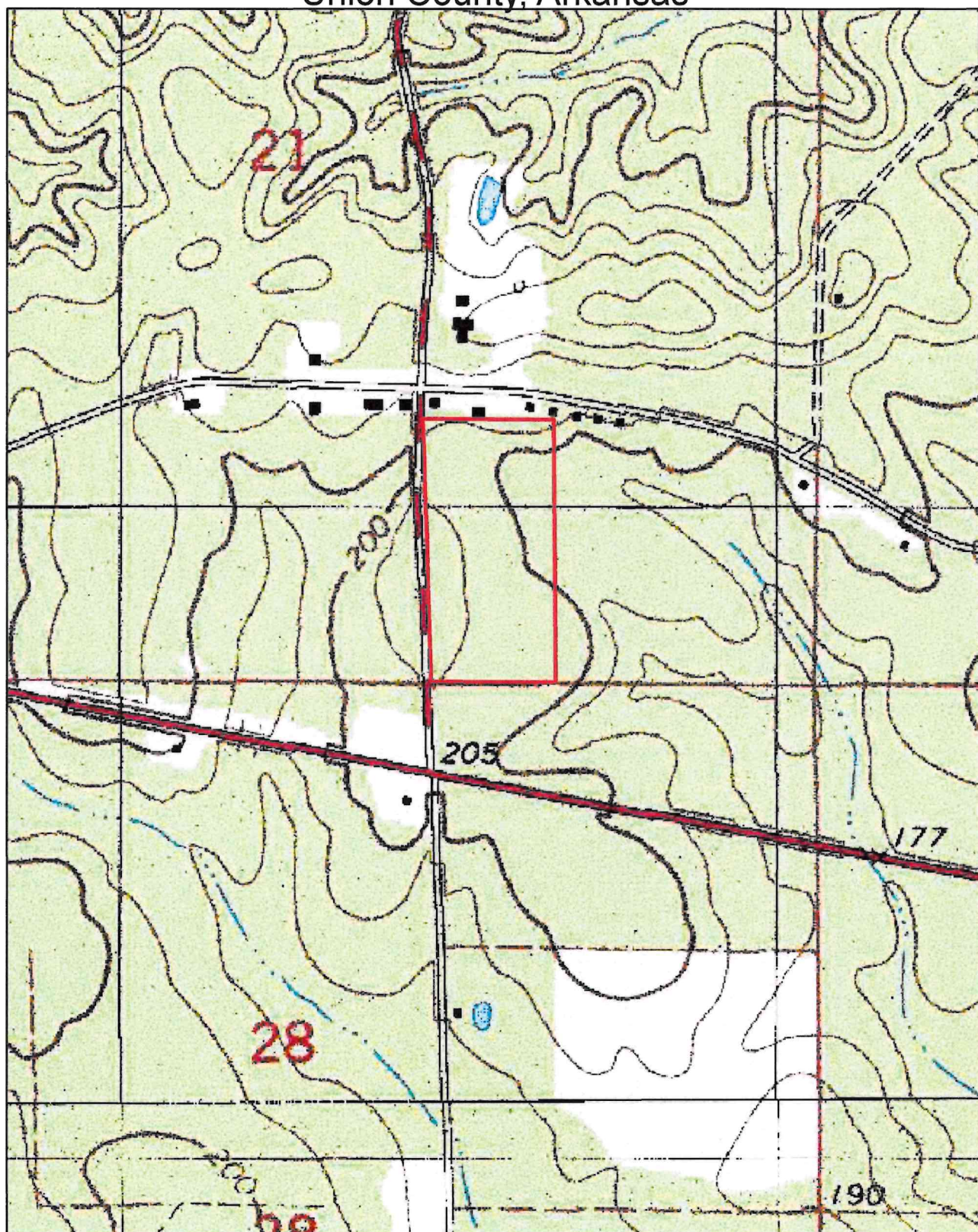
20 Acres +/-





Land Sale - Urbana Road

Pt. Section 21, Township 18 South, Range 13 West
Union County, Arkansas



20 Acres +/- 0 0.125 0.25 0.5 Miles

STEVENS FORESTRY SERVICE, Inc.
 RECAPITULATION SHEET
 10/30/24

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

SW/4 SE/4 E OF RD 21 18S 13W	20.00	153860	34	0	8	0	0	0	0	0	0	0	0	0	0	0	153860
Total>	20.00	153860	34	0	8	0	0	0	0	0	0	0	0	0	0	0	153860

Total Volume	
Pine Sawtimber	1,375 Tons
Pine Pulpwood	92 Tons
Oak Sawtimber	0 Tons
Misc. Hardwood ST	0 Tons
Hardwood Pulpwood	24 Tons

Tree Count covering 20 acres, more or less; based on 10% inventory (1/10th acre plots)

Sawtimber Tree Count

DBH	Oak			Misc.
	Pine	White	Red	
10	170	0	0	0
12	520	0	0	0
14	690	0	0	0
16	200	0	0	0
18	30	0	0	0
20	0	0	0	0
22	0	0	0	0
24	0	0	0	0
26	0	0	0	0
28	0	0	0	0
Total	1610	0	0	0

Pulpwood Tree Count

DBH	Pine	Hardwood
6	10	40
8	50	30
10	60	10
12	30	10
14	30	0
16	0	0
18	0	0
20	0	0
22	0	0
Total	180	90

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

Client Code> 1231 Short Description>SW/4 SE/4 E OF RD Sec>21 Twp>18S Rng>13W
 County>UNION Compartment> 1
 Date of Cruise> 9/25/24 Acres> 20.00

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES (doyle scale)							TOTAL	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS		MISC.
10	5520	0	0	0	0	0	0	0	5520
12	32790	0	0	0	0	0	0	0	32790
14	74070	0	0	0	0	0	0	0	74070
16	34590	0	0	0	0	0	0	0	34590
18	6890	0	0	0	0	0	0	0	6890
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>	153860	0	0	0	0	0	0	0	153860

Pine Pulpwood> 34 Hardwood Pulpwood> 8 Total Volum> 153860