

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

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

## **NOTICE OF LAND SALE**

### **Sewell Road – Loutre Ridge 40 Acres +/-**

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

**Legal Description:** SE¼ NW¼ Section 29, Township 19 South, Range 14 West, Union County, Arkansas; containing 40 acres (Tax Records), more or less.

**Listing Price - \$75,000.00**

**Tract Description:** This property can be accessed from the south via a woods haul/logging road from Sewell Road (ATV is needed). The topography varies from very gently rolling too 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). The tract contains mature pine and hardwood timber, which is located on 18 +/- acres. This mature natural timber offers the potential for immediate returns. The remaining 22 acres, more or less, contain primarily water tupelo and baldcypress, which offers duck hunting opportunities. This property is ideal for hunters looking for excellent deer & turkey hunting!

**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           | 173,500 BF | 981 Tons |
| Pine Pulpwood            | 3 Cords    | 8 Tons   |
| White Oak Sawtimber      | 15,050 BF  | 107 Tons |
| Red Oak Sawtimber        | 36,710 BF  | 233 Tons |
| Misc. Hardwood Sawtimber | 5,620 BF   | 39 Tons  |
| Hardwood Pulpwood        | 125 Cords  | 375 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 **\$75,000.00**. 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*

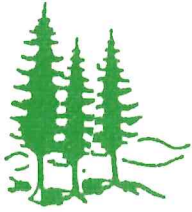
4. Offers must be submitted on a lump sum basis. No per acre offers will be accepted. The advertised acreage is believed to be correct, but is not guaranteed. The Seller will not provide a survey.
5. Upon acceptance of an offer, a more formal Contract of Sale will be executed between the Buyer and Seller, 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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### **Land Sale**

*Sewell Road – Loutre Ridge 40 Acres +/- (OFFER FORM)*

**Listing Price - \$75,000.00**

**Legal Description:** SE¼ NW¼ Section 29, Township 19 South, Range 14 West, Union County, Arkansas; containing 40 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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**T20S**

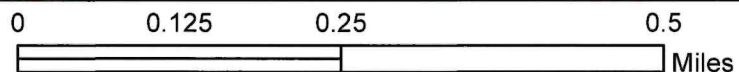




***Sewell Road - Loutre Ridge 40 Acres +/-***  
Pt. Section 29, Township 19 South, Range 14 West  
Union County, Arkansas



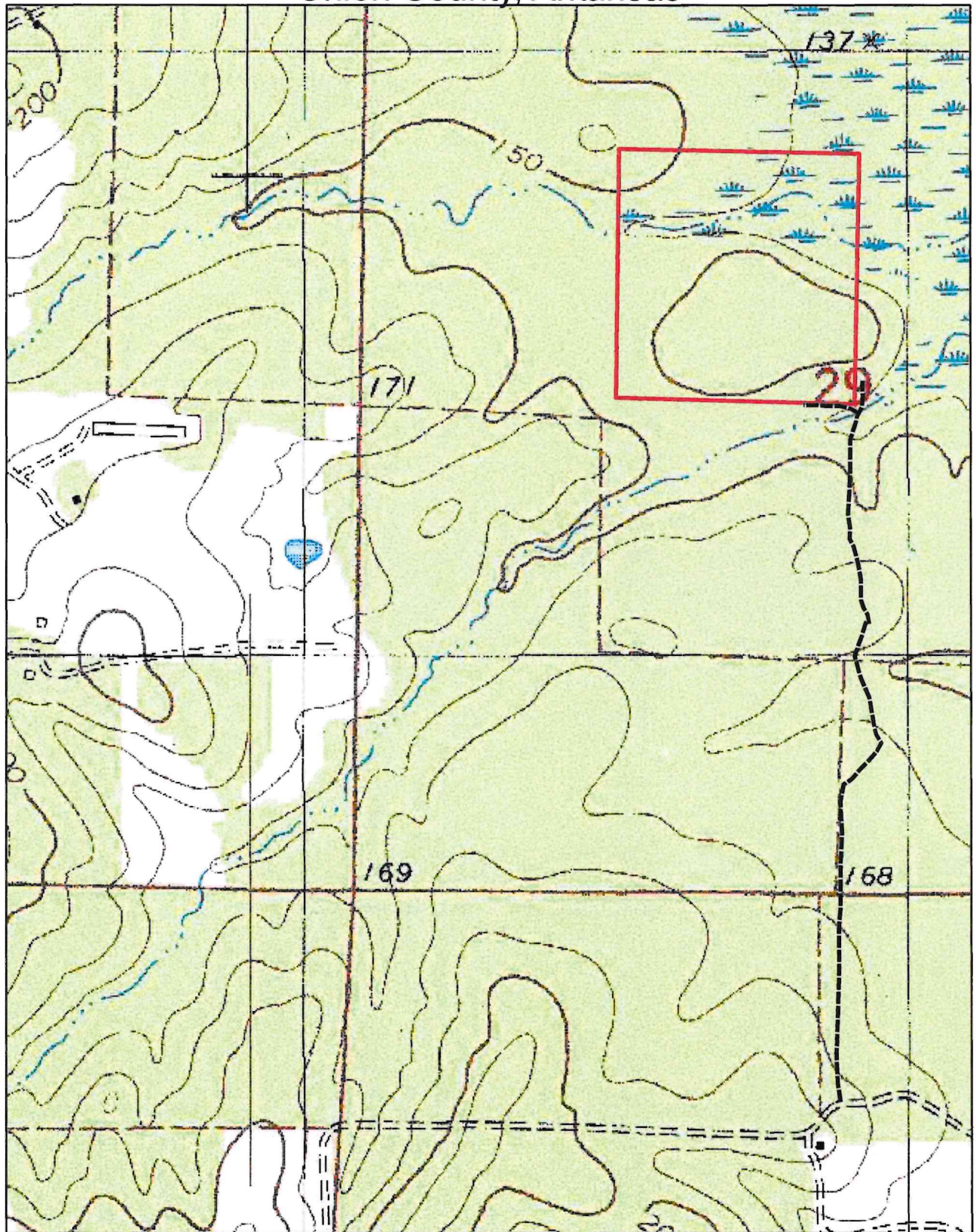
**40 Acres +/-**



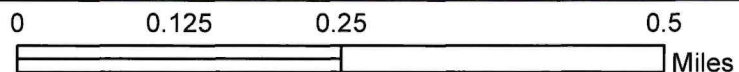




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Pt. Section 29, Township 19 South, Range 14 West  
Union County, Arkansas



**40 Acres +/-**



## 9/26/24

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|                     |            |          |
|---------------------|------------|----------|
| <u>Total Volume</u> |            |          |
| Pine Sawtimber      | 173,500 BF | 981 Tons |
| Pine Pulpwood       | 3 Cords    | 8 Tons   |
| White Oak Sawtimber | 15,050 BF  | 107 Tons |
| Red Oak Sawtimber   | 36,710 BF  | 233 Tons |
| Post Oak Sawtimber  | 0 BF       | 0 Tons   |
| Misc. Hardwood ST   | 5,620 BF   | 39 Tons  |
| Hardwood Pulpwood   | 125 Cords  | 375 Tons |

### Sawtimber Tree Count

| Oak   |      |       |     |      |       |
|-------|------|-------|-----|------|-------|
| DBH   | Pine | White | Red | Post | Misc. |
| 10    | 10   | 0     | 0   | 0    | 0     |
| 12    | 20   | 0     | 0   | 0    | 0     |
| 14    | 10   | 0     | 10  | 0    | 0     |
| 16    | 50   | 10    | 10  | 0    | 0     |
| 18    | 50   | 40    | 20  | 0    | 10    |
| 20    | 130  | 20    | 40  | 0    | 10    |
| 22    | 80   | 20    | 20  | 0    | 10    |
| 24    | 60   | 0     | 20  | 0    | 0     |
| 26    | 50   | 0     | 20  | 0    | 0     |
| 28    | 0    | 0     | 0   | 0    | 0     |
| Total | 460  | 90    | 140 | 0    | 30    |

| DBH          | Pine      | Hardwood    |
|--------------|-----------|-------------|
| 6            | 0         | 300         |
| 8            | 0         | 310         |
| 10           | 10        | 200         |
| 12           | 10        | 140         |
| 14           | 0         | 20          |
| 16           | 0         | 10          |
| 18           | 0         | 10          |
| 20           | 0         | 10          |
| 22           | 0         | 20          |
| <b>Total</b> | <b>20</b> | <b>1020</b> |

|              |      |                    |      |                 |         |              |       |      |     |
|--------------|------|--------------------|------|-----------------|---------|--------------|-------|------|-----|
| Client Code> | 1226 | Short Description> | SENW | Sec>            | 29      | Twp>         | 19S   | Rng> | 14W |
|              |      |                    |      | County>         | UNION   | Compartment> | 9     |      |     |
|              |      |                    |      | Date of Cruise> | 9/26/24 | 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     | 320   | 0    | 0     | 0     | 0     | 0       | 0       | 0             | 320   |
| 12     | 1170  | 0    | 0     | 0     | 0     | 0       | 0       | 0             | 1170  |
| 14     | 930   | 0    | 0     | 620   | 0     | 0       | 0       | 0             | 1550  |
| 16     | 8770  | 0    | 720   | 940   | 0     | 0       | 0       | 0             | 10430 |
| 18     | 11350   | 1320 | 5280  | 2960  | 0     | 0       | 0       | 0             | 20910 |
| 20     | 46900   | 0    | 3150  | 8910  | 0     | 1350    | 0       | 0             | 60310 |
| 22     | 34340   | 0    | 5900  | 5900  | 0     | 2950    | 0       | 0             | 49090 |
| 24     | 32680   | 0    | 0     | 7400  | 0     | 0       | 0       | 0             | 40080 |
| 26     | 37040   | 0    | 0     | 9980  | 0     | 0       | 0       | 0             | 47020 |
| 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> | 173500  | 1320 | 15050 | 36710 | 0     | 4300    | 0       | 0             | 0     |