

Stevens Forestry Service, Inc.
Forestry Consultants
& Appraisers
P. O. Drawer 1994
El Dorado, Arkansas 71731
November 4, 2024

Telephone (870) 863-5068

Fax # (870) 863-5156

NOTICE OF LAND SALE

Sewell Road – Loutre Ridge 80 Acres +/-

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

Legal Description: E½ SE¼ Section 29, Township 19 South, Range 14 West, Union County, Arkansas; containing 80 acres (Tax Records), more or less.

Listing Price - \$180,500.00

Tract Description: This property can be accessed from the south via a woods haul/logging road from Sewell Road. 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 90 feet (base age 50). The tract contains mature pine and hardwood timber, which offers the potential for immediate return. An estimated 17 acres on the NE end of the tract contain primarily water tupelo & baldcypress, which provide the opportunity for duck hunting. Hunters & Investors, don't miss this opportunity to acquire a phenomenal property in a location that offers excellent 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	460,220 BF	3,028 Tons
Pine Pulpwood	84 Cords	227 Tons
White Oak Sawtimber	21,350 BF	171 Tons
Red Oak Sawtimber	17,880 BF	136 Tons
Post Oak Sawtimber	4,600 BF	35 Tons
Misc. Hardwood Sawtimber	4,650 BF	38 Tons
Hardwood Pulpwood	408 Cords	1,224 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 \$180,500.00. 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.

Timber Cruising • Timber Land Management • Timber Land Improvement

Members: Association of Consulting Foresters

Sewell Road – Loutre Ridge 80

November 4, 2024

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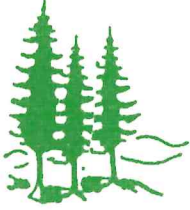
3. If an offer is contingent on terms, conditions, etc. that are not advertised in this sale prospectus then those terms, conditions, etc. must be in writing.
4. Offers must be submitted on a lump sum basis. No per acre offers will be accepted. The advertised acreage is believed to be correct, but is 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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Land Sale

Sewell Road – Loutre Ridge 80 Acres +/- (OFFER FORM)

Listing Price - \$180,500.00

Legal Description: E½ SE¼ Section 29, Township 19 South, Range 14 West, Union County, Arkansas; containing 80 acres (Tax Records), more or less.

OFFER \$ _____

BY: _____
Company Name/Authorized Signature

Date: _____

ADDRESS: _____

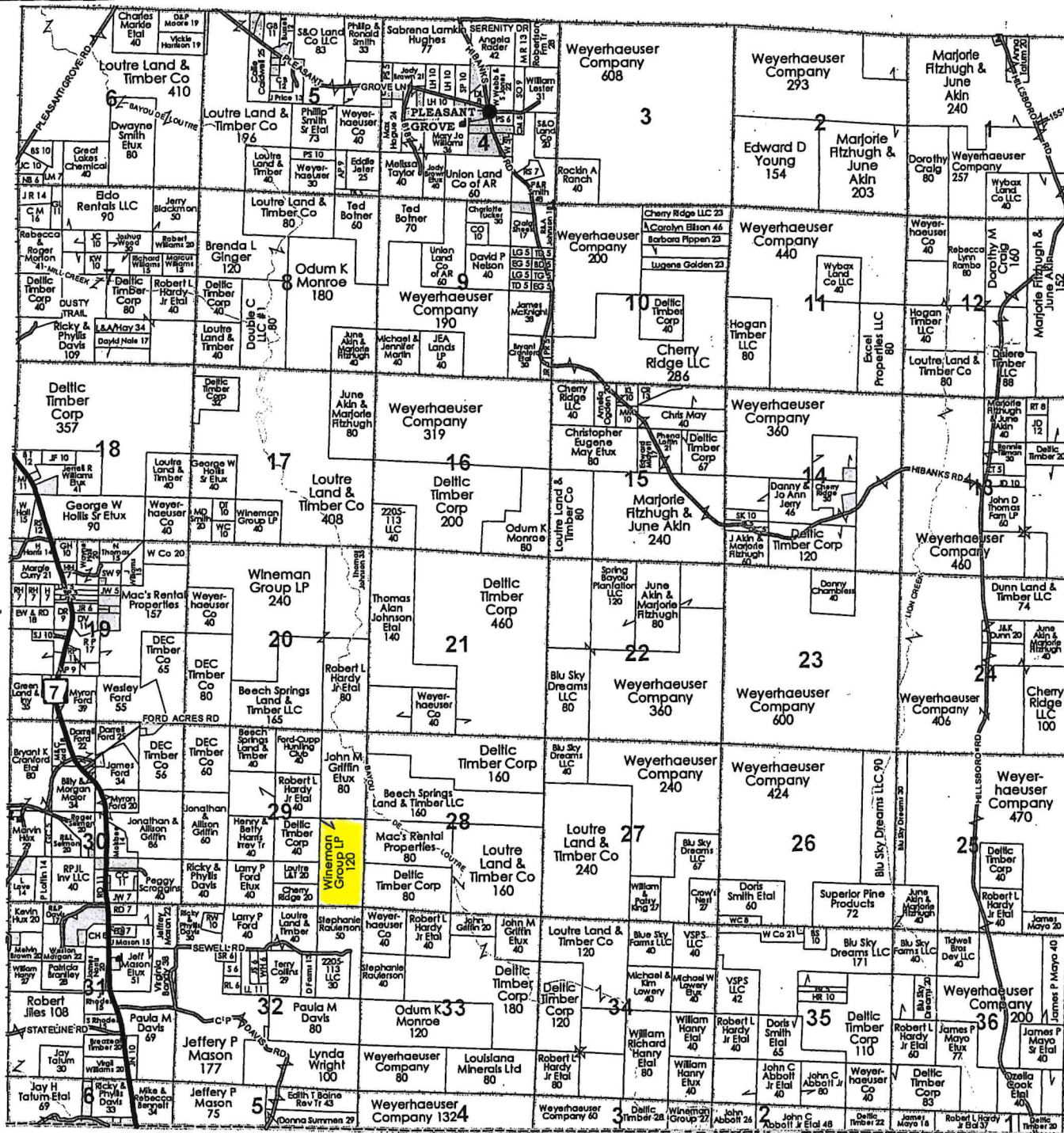
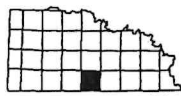
PHONE: _____

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.

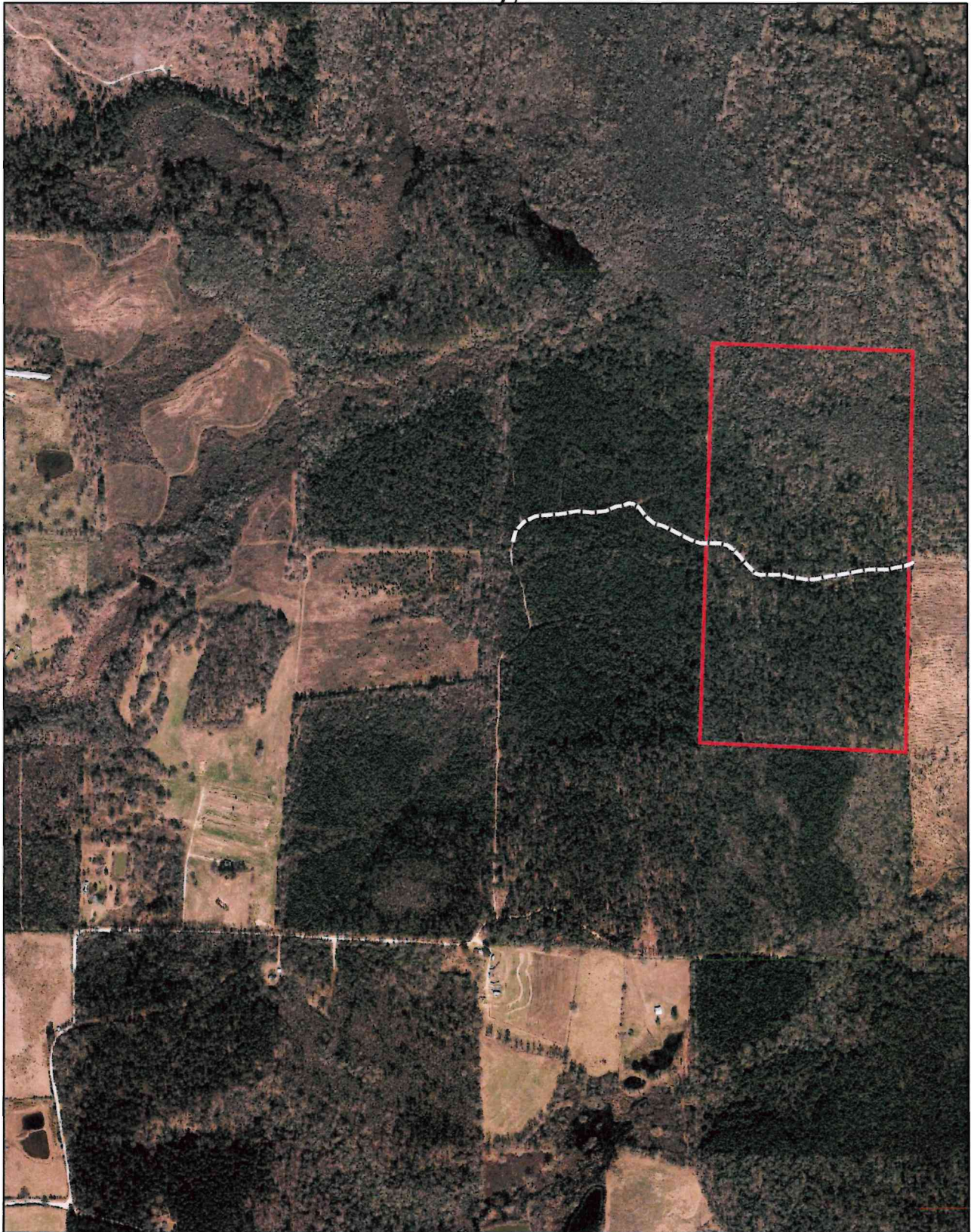
Townships 19 & 20S - Range 14W



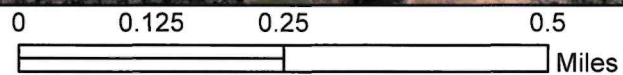
T19S
T20S



Sewell Road- Loutre Ridge 80 Acres +/-
Pt. Section 29, Township 19 South, Range 14 West
Union County, Arkansas



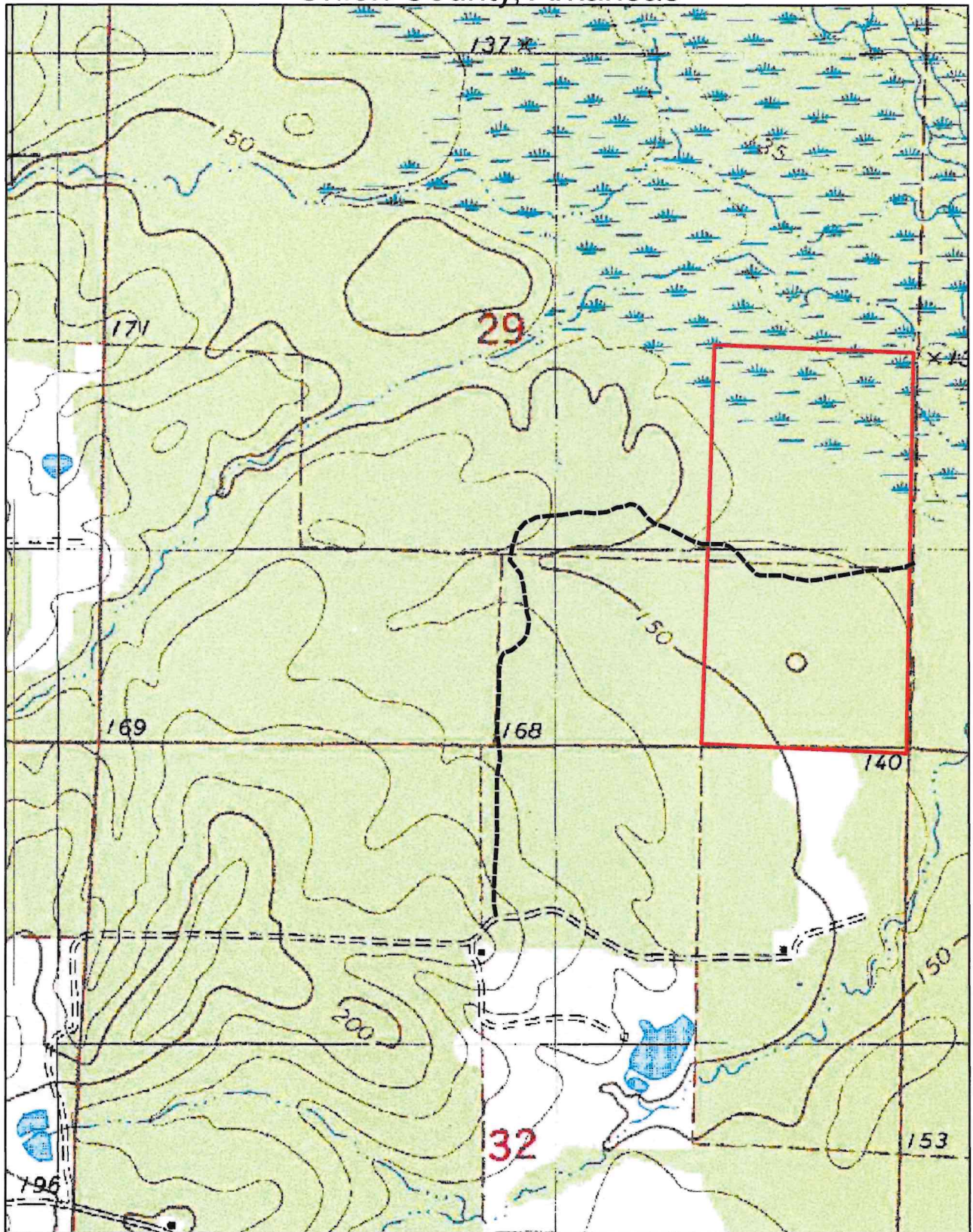
80 Acres +/-



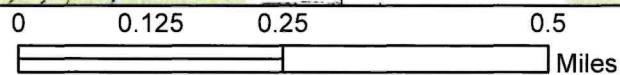


Sewell Road- Loutre Ridge 80 Acres +/-

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



80 Acres +/-



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

Client Code> 1226 Short Description>NESE Sec>29 Twp>19S Rng>14W
 County>UNION Compartment> 8
 Date of Cruise> 9/26/24 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	3200	0	0	0	0	0	0	0	3200
12	4030	0	0	0	0	0	0	0	4030
14	6600	0	1100	620	480	0	0	480	9280
16	12440	720	2600	1160	0	0	0	720	17640
18	22260	0	2960	0	2320	0	0	0	27540
20	23640	2250	1800	2250	1800	0	0	0	31740
22	20390	0	0	0	0	0	0	0	20390
24	5160	0	0	0	0	0	0	0	5160
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

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Total> 97720 2970 8460 4030 4600 0 1200
Pine Pulpwood> 47 Hardwood Pulpwood> 142 Total Volume> 118980

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DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES (doyle scale)							TOTAL	
	PINE	GUM	W. OAK	R. OAK	P. OAK	HICKORY	CYPRESS		MISC.
10	3040	0	0	0	0	0	0	0	3040
12	7620	0	0	0	0	0	0	0	7620
14	20660	0	4470	3290	0	0	480	0	28900
16	51570	0	3980	1880	0	0	0	0	57430
18	95720	0	2640	1320	0	0	0	0	99680
20	90070	0	1800	4410	0	0	0	0	96280
22	72590	0	0	2950	0	0	0	0	75540
24	14850	0	0	0	0	0	0	0	14850
26	6380	0	0	0	0	0	0	0	6380
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>	362500	0	12890	13850	0	0	480	0	0

Pine Pulpwood> 37 Hardwood Pulpwood> 266 Total Volume> 389720