

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

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

December 17, 2024

NOTICE OF LAND SALE

Cordell – 40 Acres +/-

Bid Date: Friday, January 17, 2025 at 11:00 A.M.

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

Legal Description: NE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 9, Township 13 South, Range 19 West, Ouachita County, Arkansas; containing 40 acres (Tax Records), more or less.

Tract Description: The property is accessed from the north via a woods haul/logging road. The majority of the topography is rolling and well drained. Based on the USDA Web Soil Survey the soil types have an average site index for loblolly pine of 84 feet (base age 50). This tract contains an excellent stand of mature timber, which offers the potential for immediate returns. This investment property also offers the opportunity for great deer and turkey hunting!

Timber Volume: Our firm completed a timber inventory covering this land on August 21, 2023 using 1/10th acre sample plots. The advertised timber volumes are Doyle Scale (BF) and standard cords and are as follows:

Pine Sawtimber	550,310 BF	3,444 Tons
Pine Pulpwood	50 Cords	135 Tons
Oak Sawtimber	17,880 BF	136 Tons
Misc. Hardwood Sawtimber	4,910 BF	45 Tons
Hardwood Pulpwood	129 Cords	387 Tons

Conditions of Sale:

1. The tract will be sold on the basis of lump sum sealed bids. All bids shall be sealed and are due in the office of Stevens Forestry Service, Inc., 100 West Sharp, El Dorado, Arkansas, on or before Friday, January 17, 2025 at 11:00 A.M. and at that time will be publicly opened. Bids will be accepted via fax, email, mail, or hand delivered. If mailed, please indicate on the outside of the envelope bid on "Cordell- 40." Fax bids will be accepted at **(870) 863-5156** and email at ryan@stevensforestry.com. Please call to confirm receipt of faxed, emailed, and mailed bids. **NO TELEPHONE BIDS WILL BE ACCEPTED.** Buyers submitting bids are welcome to attend the bid opening and all bidders will be provided with a summary of the results.
2. The Seller reserves the right to accept or reject any or all bids.
3. Bids must be submitted on a lump sum basis. No per acre bids will be accepted. A submitted bid may not be withdrawn and bidder is obligated to consummate the purchase of said land following acceptance of bid by Seller.

Timber Cruising • Timber Land Management • Timber Land Improvement
Members: Association of Consulting Foresters

4. If a submitted bid is contingent on terms, conditions, etc. that are not advertised in this sale prospectus then those terms, conditions, etc. must be in writing and on the attached "Bid Sheet".
5. Upon acceptance of a bid, a more formal Contract of Sale will be executed between the successful bidder and Seller, with earnest money in the amount of 10% of the purchase price. A "Blank" draft of the "Contract for Purchase and Sale of Real Estate" will be provided for review prior to bid date if requested.
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 each bidder should make their own estimate as to the volume of timber actually present.
7. The advertised acreage is believed to be correct, but is not guaranteed. The Seller will not provide a survey.
8. No mineral rights will be conveyed.
9. The information contained on the attached location map, topography map, and photograph is intended for general location of the property only. The information is believed to be accurate, however is not warranted or guaranteed in any way.
10. 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.
11. 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 the Seller and Buyer.
12. Total consideration will be due when a Warranty Deed is transferred to the Buyer from the Seller.
13. Personal property including but not limited to deer stands, wildlife feeders, game cameras, etc. located on the subject property is not for sale.
14. 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.

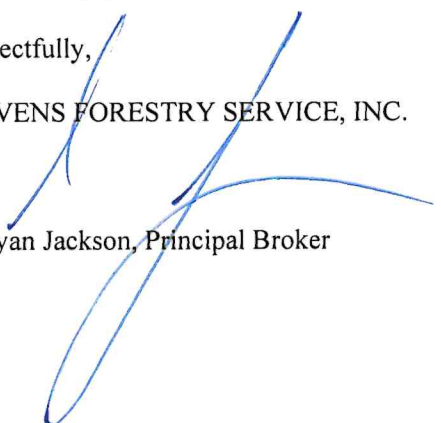
Cordell Land Sale
December 17, 2024
Page 3

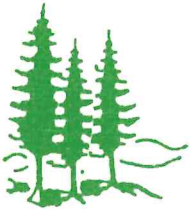
Attached are a bid sheet, location map, aerial photograph, topography map, and the timber inventory data. Please do not hesitate to contact our office if you have any questions.

Respectfully,

STEVENS FORESTRY SERVICE, INC.

C. Ryan Jackson, Principal Broker





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

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

Land Sale – Cordell - 40 Acres +/-
BID SHEET

BID DUE DATE: Friday, January 17, 2025 on or before 11:00 A.M.

Legal Description: NE¼ NW¼ Section 9, Township 13 South, Range 19 West, Ouachita County, Arkansas; containing 40 acres (Tax Records), more or less.

BID AMOUNT \$ _____



BY: _____
Company Name/Authorized Signature

ADDRESS: _____

PHONE: _____

FAX: _____

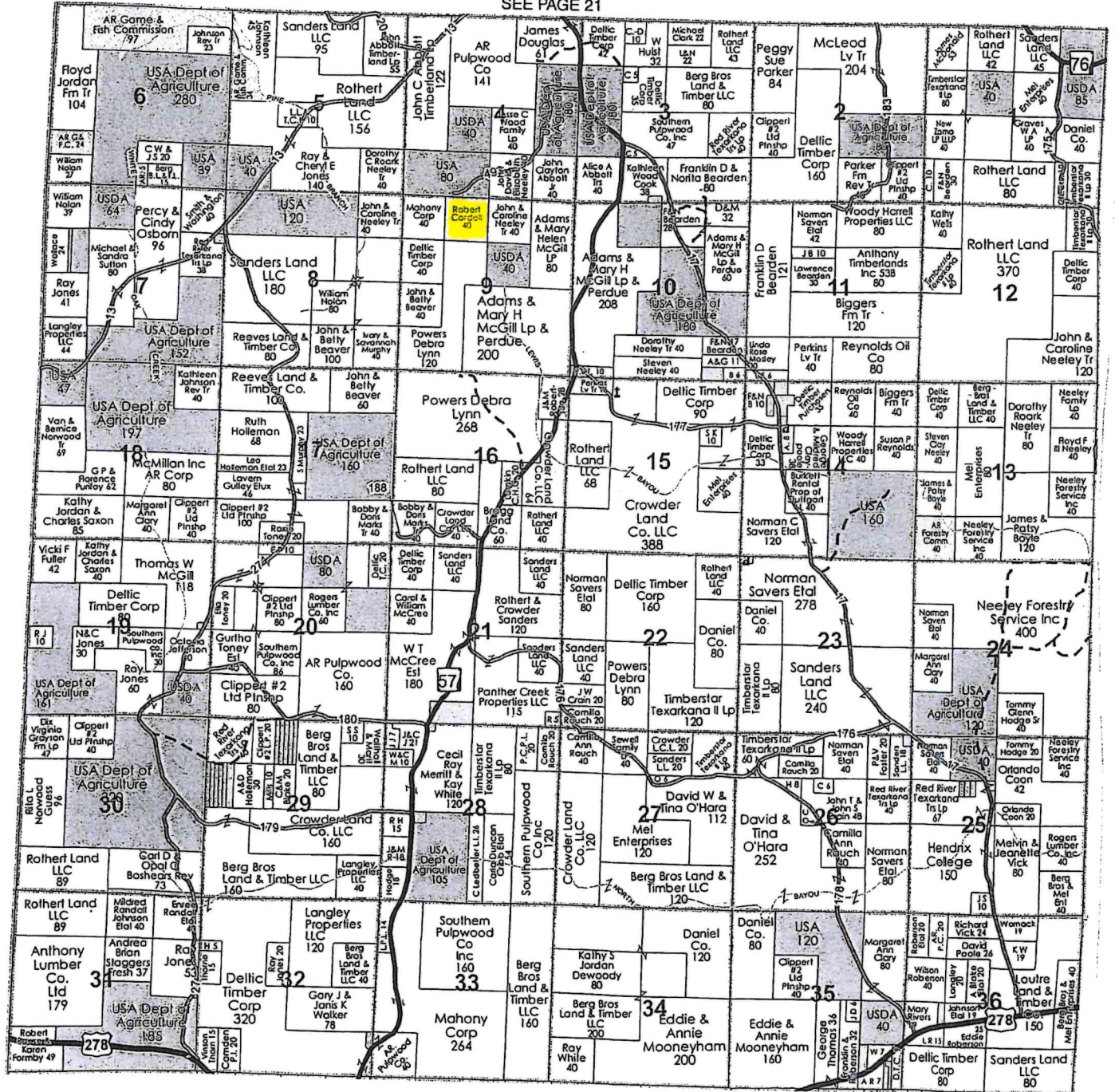
E-MAIL: _____

This bid is subject to all terms and conditions as stated in the attached sale prospectus and remains valid until 4:00 P.M. January 22, 2025. The high bidder will be contacted at or before this time, concerning the acceptance or rejection of the bid.



Township 13S - Range 19W

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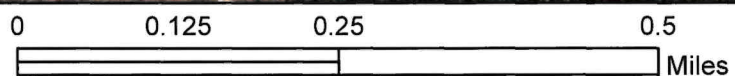




Land Sale - Cordell - 40 +/-
Pt. Section 9, Township 13 South, Range 19 West
Ouachita County, Arkansas

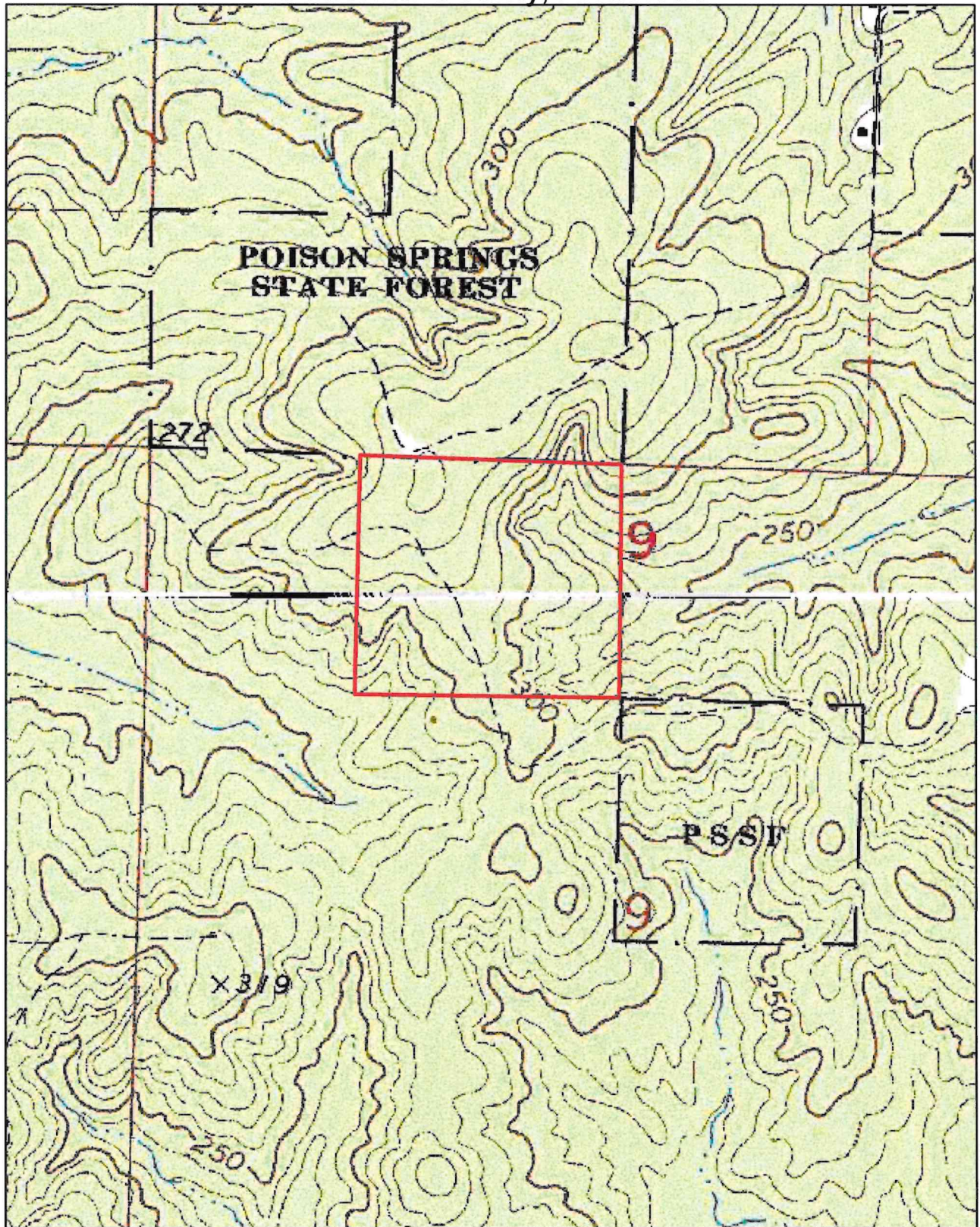


40 Acres +/-

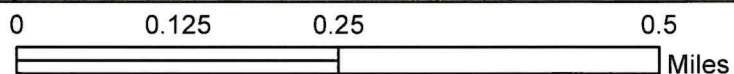




Land Sale - Cordell - 40 +/-
Pt. Section 9, Township 13 South, Range 19 West
Ouachita County, Arkansas



40 Acres +/-



STEVENS FORESTRY SERVICE, Inc.
 RECAPITULATION SHEET
 12/16/24

Client>
 Page> 1 COMPARTMENT NUMBER> 8

SHORT DESCRIPTION	S	T	R	ACRES	PINE	PPU	GUM	HPU	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	HARDWOOD	TOTAL
NE NW	9	13S	19W	40.00	550310	50	3970	129	9410	7310	1160	940	0	0	22790	573100
Total>				40.00	550310	50	3970	129	9410	7310	1160	940	0	0	22790	573100

Total Volume	
Pine Sawtimber	550,310 BF
Pine Pulpwood	135 Tons
Oak Sawtimber	17,880 BF
Misc. Hardwood ST	45 Tons
Hardwood Pulpwood	387 Tons

Tree Count covering 40 acres, more or less; based on 10% inventory (1/10th acre plots)

Sawtimber Tree Count

DBH	Oak			
	Pine	White	Red	Post
10	160	0	0	0
12	220	0	0	0
14	280	20	0	0
16	300	20	10	10
18	370	40	20	0
20	450	10	20	0
22	260	0	0	0
24	100	0	0	0
26	30	0	0	0
28	10	0	0	0
Total	2180	90	50	10

Pulpwood Tree Count

DBH	Pine	Hardwood
6	100	310
8	210	380
10	90	200
12	40	190
14	10	40
16	0	10
18	0	0
20	0	0
22	0	0
Total	450	1130

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

Client Code> 1215 Short Description>NE NW Sec> 9 Twp>13S Rng>19W
 County>UNION Compartment> 8
 Date of Cruise> 9/07/23 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	3840	0	0	0	0	0	0	0	3840
12	11920	0	0	0	0	0	0	0	11920
14	28990	2810	960	0	0	0	0	0	32760
16	52030	1160	1880	940	1160	940	0	0	58110
18	86600	0	4320	2320	0	0	0	0	93240
20	163140	0	2250	4050	0	0	0	0	169440
22	116900	0	0	0	0	0	0	0	116900
24	56870	0	0	0	0	0	0	0	56870
26	23540	0	0	0	0	0	0	0	23540
28	6480	0	0	0	0	0	0	0	6480
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>	550310	3970	9410	7310	1160	940	0	0	573100

Pine Pulpwood> 50 Hardwood Pulpwood> 129 Total Volume> 573100