

*Stevens Forestry Service, Inc.*  
*Forestry Consultants*  
*& Appraisers*

*P. O. Drawer 1994*  
*El Dorado, Arkansas 71731*

*Telephone (870) 863-5068*

*Fax # (870) 863-5156*

January 30, 2025

## **NOTICE OF LAND SALE**

### **Flat Creek – 19.69 Acres +/-**

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

**Legal Description:** E½ SE¼ NE¼ Section 4, Township 17 South, Range 15 West, Union County, Arkansas; containing 19.69 acres (Tax Records), more or less.

### **Listing Price - \$53,500.00**

**Tract Description:** The property is accessed from the west via a pipeline right-of-way, which runs through this land. The majority of the topography is generally flat. The soils are best suited for the long-term growth of southern pine and various hardwood species. Based on the USDA Web Soil Survey the soil types have an average site index for loblolly pine of 90 feet (base age 50). The tract has the potential for excellent deer 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	13,470 BF	78 Tons
Pine Pulpwood	3 Cords	8 Tons
Oak Sawtimber	69,340 BF	506 Tons
Misc. Hardwood Sawtimber	5,520 BF	48 Tons
Hardwood Pulpwood	115 Cords	345 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 \$53,500.00. 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](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.
4. Offers must be submitted on a lump sum basis. No per acre offers will be accepted.

*Timber Cruising • Timber Land Management • Timber Land Improvement*

*Members: Association of Consulting Foresters*

The advertised acreage is believed to be correct, but is not guaranteed. The Seller will not provide a survey.

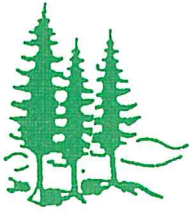
5. Upon acceptance of an offer, a more formal Contract of Sale will be executed between the Buyer and Seller, with earnest money in the amount of 10% of the purchase price.
6. The advertised timber volumes have been estimated by our firm using 1/10<sup>th</sup> acre sample plots, and may be more or less. 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**

*Flat Creek – 19.69 Acres +/- (OFFER FORM)*

**Listing Price - \$53,500.00**

**Legal Description:** E½ SE¼ NE¼ Section 4, Township 17 South, Range 15 West, Union County, Arkansas; containing 19.69 acres (Tax Records), more or less.

OFFER \$ \_\_\_\_\_

BY: \_\_\_\_\_  
**Company Name/Authorized Signature**

Date: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_

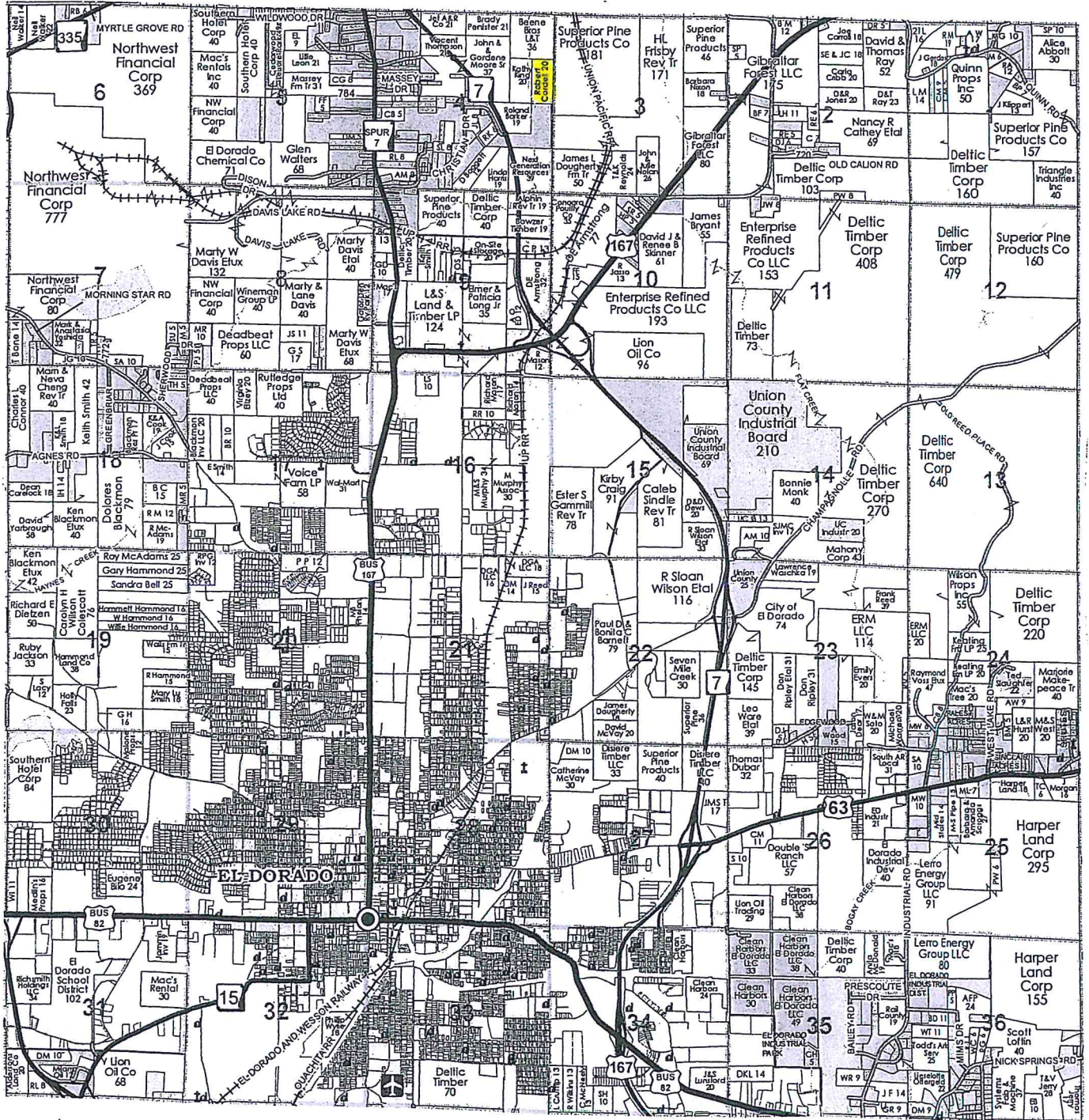
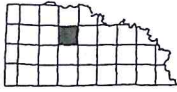
PHONE: \_\_\_\_\_

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.

# Township 17S - Range 15W

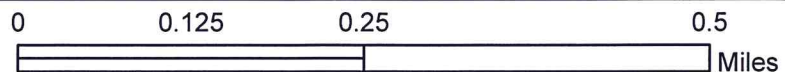




# *Land Sale - Flat Creek 19.69 +/-* Pt. Section 4, Township 17 South, Range 15 West Union County, Arkansas



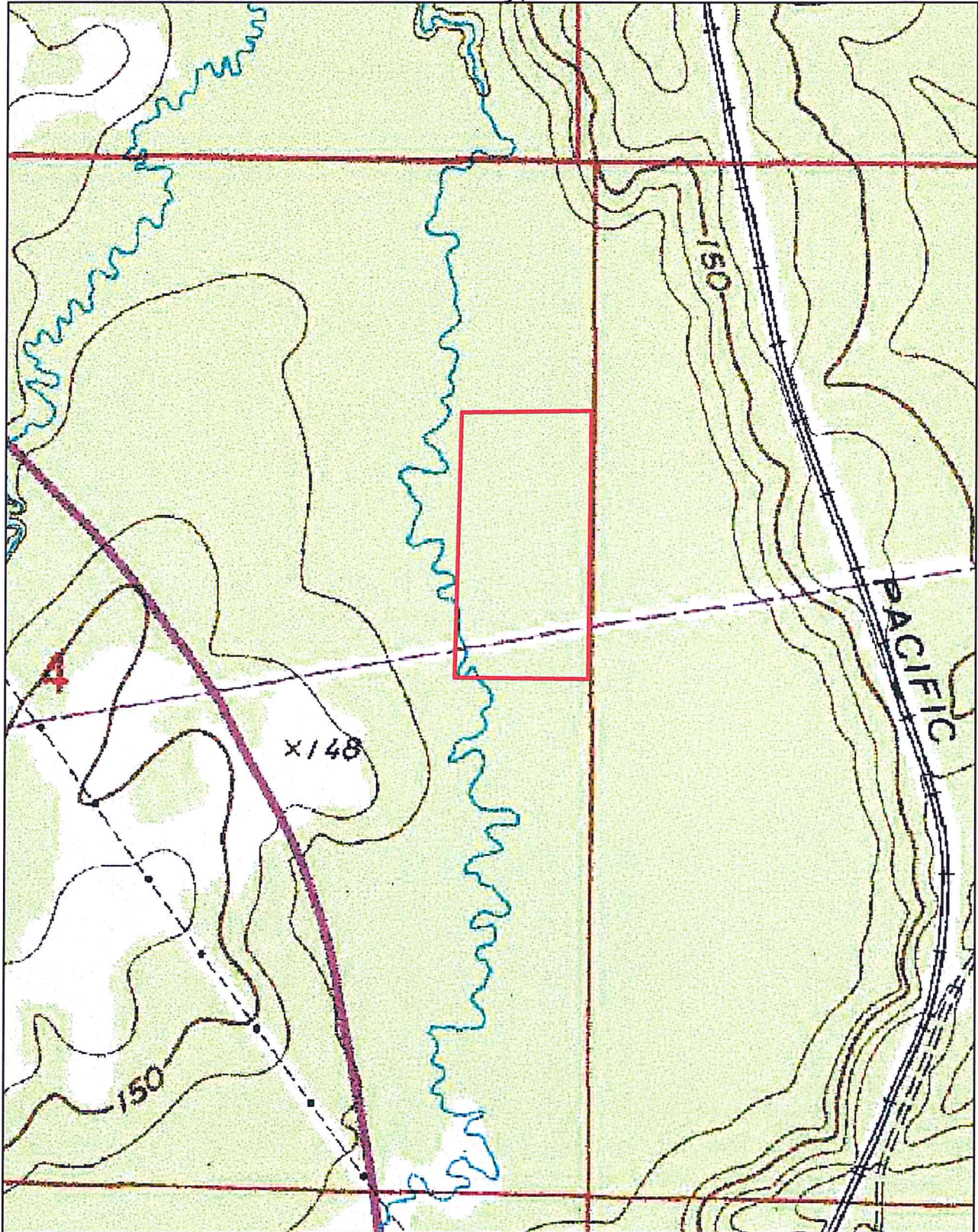
**19.69 Acres +/-**



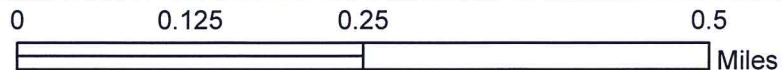


# Land Sale - Flat Creek 19.69 +/-

Pt. Section 4, Township 17 South, Range 15 West  
Union County, Arkansas



19.69 Acres +/-



STEVENS FORESTRY SERVICE, Inc.  
 RECAPITULATION SHEET

9/07/23

Client>	COMPARTMENT NUMBER>												TOTAL	TOTAL					
Page>	1	3	SHORT DESCRIPTION	S	T	R	ACRES	PINE	PPU	GUM	HPU	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	HARDWOOD	VOLUME
E1/2 SE NE	4	17S 15W	19.69	13470	3	1420	115	0	60230	9110	0	4100	74860	88330					
Total>	19.69	13470	3	1420	115	0	60230	9110	0	4100	74860	88330							

Total Volume

Pine Sawtimber	13,470 BF	78 Tons
Pine Pulpwood	3 Cords	8 Tons
Oak Sawtimber	69,340 BF	506 Tons
Misc. Hardwood ST	5,520 BF	48 Tons
Hardwood Pulpwood	115 Cords	345 Tons

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

Client Code> 1215 Short Description>E1/2 SE NE Sec> 4 Twp>17S Rng>15W  
 County>UNION Compartment> 3  
 Date of Cruise> 9/07/23 Acres> 19.69

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES (doyle scale)							TOTAL	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS		MISC.
10	240	0	0	0	0	0	0	0	240
12	550	0	0	0	0	0	0	0	550
14	0	480	0	1580	1440	0	0	1580	5080
16	0	940	0	7800	1660	0	0	720	11120
18	0	0	0	11560	2320	0	0	0	13880
20	3140	0	0	11700	1350	0	0	1800	17990
22	0	0	0	11110	2340	0	0	0	13450
24	9540	0	0	5860	0	0	0	0	15400
26	0	0	0	6280	0	0	0	0	6280
28	0	0	0	4340	0	0	0	0	4340
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>	13470	1420	0	60230	9110	0	0	4100	88330

Pine Pulpwood> 3 Hardwood Pulpwood> 115 Total Volume> 88330