

Stevens Forestry Service, Inc.
Forestry Consultants
& Appraisers

P. O. Drawer 1994
El Dorado, Arkansas 71731

January 22, 2025

Telephone (870) 863-5068

Fax # (870) 863-5156

NOTICE OF LAND SALE

NW Strong – 40 Acres +/-

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

Legal Description: NE¼ SE¼ Section 19, Township 18 South, Range 12 West, Union County, Arkansas; containing 40 acres (Tax Records), more or less.

Listing Price - \$128,500.00

Tract Description: This property can be accessed from the west via an improved gravel road, which runs just south of the land. A logging road/ATV trail provides access at the SE corner, as shown on the enclosed maps. The majority of the topography is generally 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 returns and is only a few miles from the sawmill!

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	392,030 BF	2,488 Tons
Pine Pulpwood	179 Cords	483 Tons
Oak Sawtimber	18,790 BF	156 Tons
Misc. Hardwood Sawtimber	620 BF	6 Tons
Hardwood Pulpwood	232 Cords	696 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 \$128,500.00. 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.

Timber Cruising • Timber Land Management • Timber Land Improvement

Members: Association of Consulting Foresters

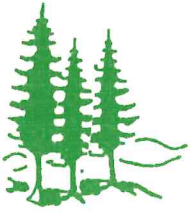
4. Offers must be submitted on a lump sum basis. No per acre offers will be accepted. The advertised acreage is believed to be correct, but is not guaranteed. The Seller will not provide a survey.
5. Upon acceptance of an offer, a more formal Contract of Sale will be executed between the Buyer and Seller, with earnest money in the amount of 10% of the purchase price.
6. The advertised timber volumes have been estimated by our firm using 1/10th 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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& Appraisers
P. O. Drawer 1994
El Dorado, Arkansas 71731

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

Land Sale

NW Strong – 40 Acres +/- (OFFER FORM)

Listing Price - \$128,500.00

Legal Description: NE¼ SE¼ Section 19, Township 18 South, Range 12 West, Union County, Arkansas; containing 40 acres (Tax Records), more or less.

OFFER \$ _____

BY: _____

Company Name/Authorized Signature

Date: _____

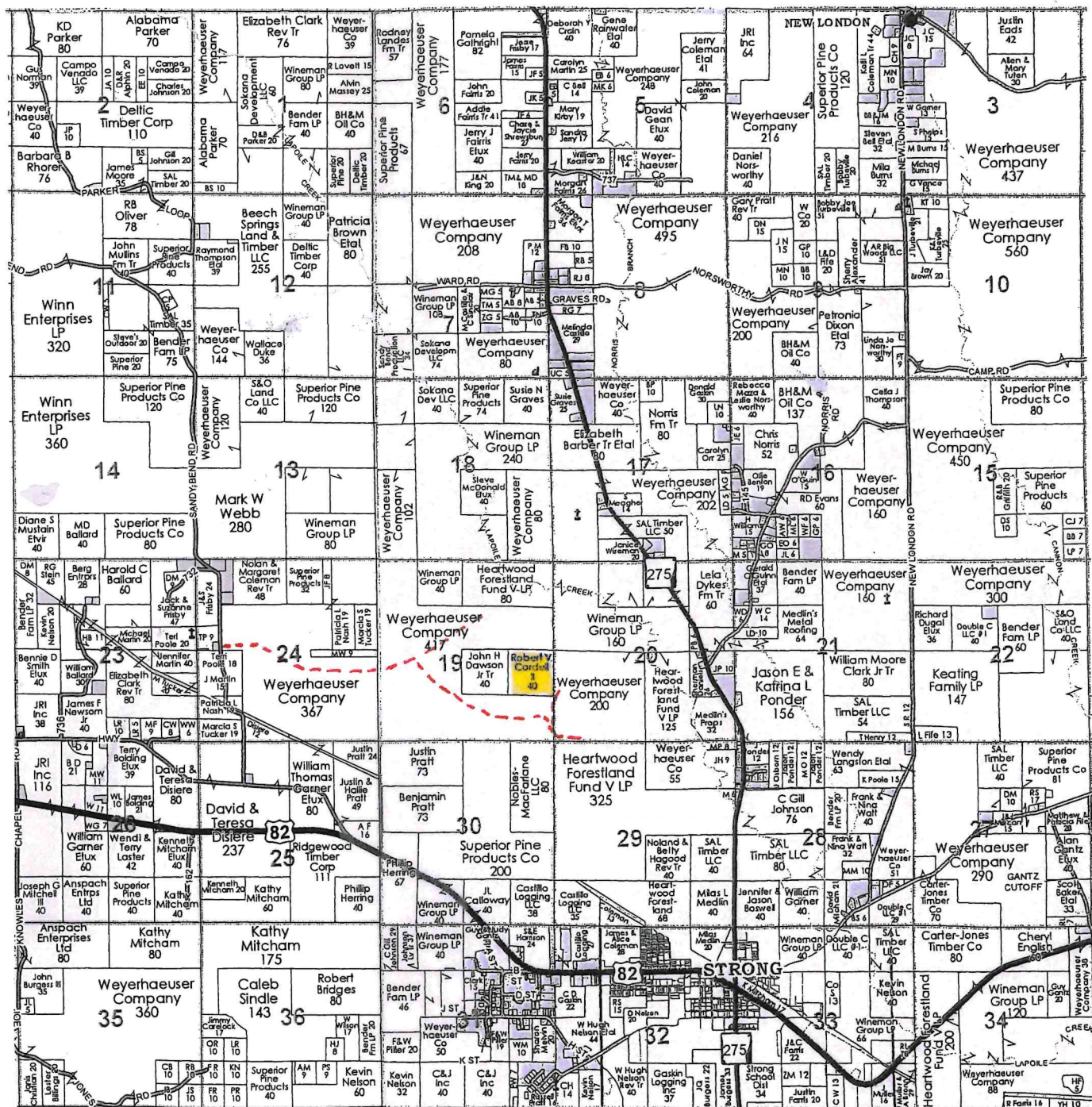
ADDRESS: _____

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.





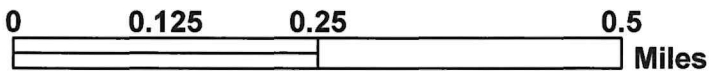
Land Sale - NW Strong - 40 +/-

Pt. Section 19, Township 18 South, Range 12 West
Union County, Arkansas



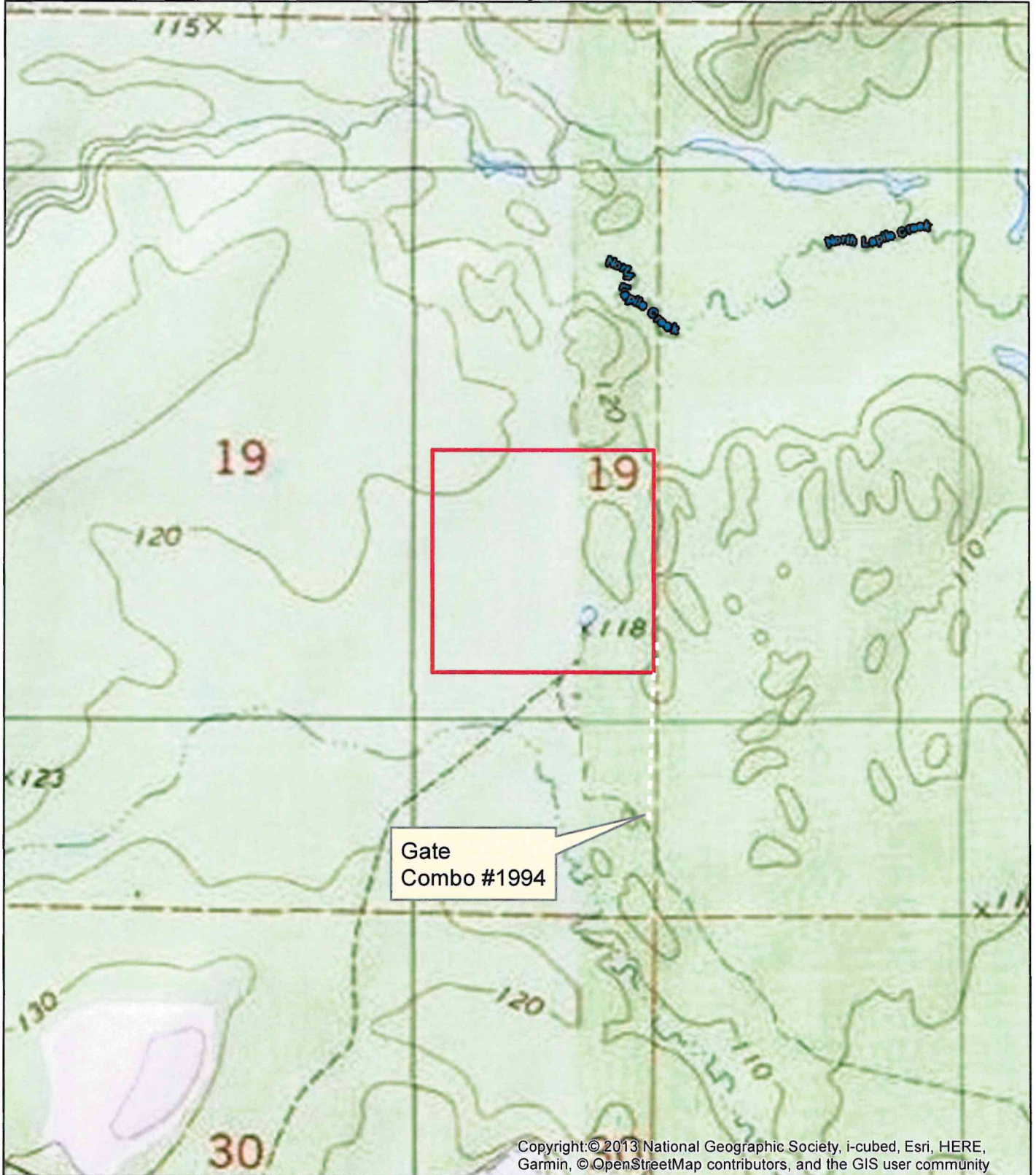
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40 +/- Acres



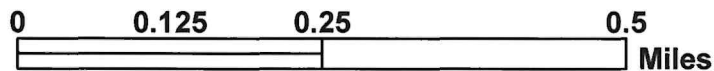


Land Sale - NW Strong - 40 +/- Pt. Section 19, Township 18 South, Range 12 West Union County, Arkansas



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40 +/- Acres



STEVENS FORESTRY SERVICE, Inc.
 RECAPITULATION SHEET

9/07/23

Client>

Page> 1 COMPARTMENT NUMBER> 4

SHORT DESCRIPTION	S	T	R	ACRES	PINE	PPU	GUM	HPU	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	HARDWOOD	TOTAL	TOTAL
NE SE	19	18S	12W	40.00	392030	179	620	232	7810	10500	480	0	0	0	19410	411440	411440
Total>	40.00	392030	179	620	232	7810	10500	480	0	0	0	0	0	0	19410	411440	411440

Total Volume

Pine Sawtimber	392,030 BF	2,488 Tons
Pine Pulpwood	179 Cords	483 Tons
Oak Sawtimber	18,790 BF	156 Tons
Misc. Hardwood ST	620 BF	6 Tons
Hardwood Pulpwood	232 Cords	696 Tons

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

Client Code> 1215 Short Description>NE SE Sec>19 Twp>18S Rng>12W
 County>UNION Compartment> 4
 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	11600	0	0	0	0	0	0	0	11600
12	13010	0	0	0	0	0	0	0	13010
14	22940	620	480	3020	480	0	0	0	27540
16	30540	0	3760	4040	0	0	0	0	38340
18	39030	0	1320	1640	0	0	0	0	41990
20	57220	0	2250	1800	0	0	0	0	61270
22	118940	0	0	0	0	0	0	0	118940
24	70950	0	0	0	0	0	0	0	70950
26	27800	0	0	0	0	0	0	0	27800
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> 392030 620 7810 10500 480 0 0 0 0
 Pine Pulpwood> 179 Hardwood Pulpwood> 232 Total Volume> 411440