



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

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

January 7, 2025

NOTICE OF LAND SALE

North Camden 57

Bid Date: Friday, February 14, 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: The Fractional South Half of the Southwest Quarter of Section 19, Township 12 South, Range 17 West, Ouachita County, Arkansas; containing 57.31 acres (Tax Records), more or less.

Tract Description: The property is accessed from the east via a woods haul/logging road. The majority of the topography is gently rolling and well drained. Based on the USDA Web Soil Survey the soil types have an average site index for loblolly pine of 85 feet (base age 50). This tract contains 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 has recently completed a 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	272,700 BF	1,885 Tons
Pine Pulpwood	75 Cords	203 Tons
Oak Sawtimber	27,490 BF	213 Tons
Misc. Hardwood Sawtimber	4,270 BF	45 Tons
Hardwood Pulpwood	192 Cords	576 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, February 14, 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 "North Camden 57." 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 A submitted bid may not be withdrawn and bidder is obligated to consummate the purchase of said land following acceptance of bid by Seller.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.

Land Sale – North Camden 57
January 7, 2025
Page 3

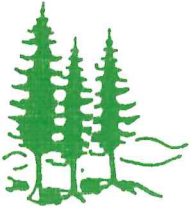
Attached are a bid sheet, location map, aerial photograph, topography map, and the timber inventory data. Please do not hesitate to contact our office if you have any questions.

Respectfully,

STEVENS FORESTRY SERVICE, INC.

C. Ryan Jackson, Principal Broker

A handwritten signature in blue ink, consisting of several fluid, overlapping loops and strokes, positioned over the typed name and extending upwards into the space between the typed name and the company name.



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 P. O. Drawer 1994
 El Dorado, Arkansas 71731

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Land Sale – North Camden 57
BID SHEET

BID DUE DATE: Friday, February 14, 2025 on or before 11:00 A.M.

Legal Description: The Fractional South Half of the Southwest Quarter of Section 19, Township 12 South, Range 17 West, Ouachita County, Arkansas; containing 57.31 acres (Tax Records), more or less.

BID AMOUNT \$ _____

BY: _____
Company Name/Authorized Signature

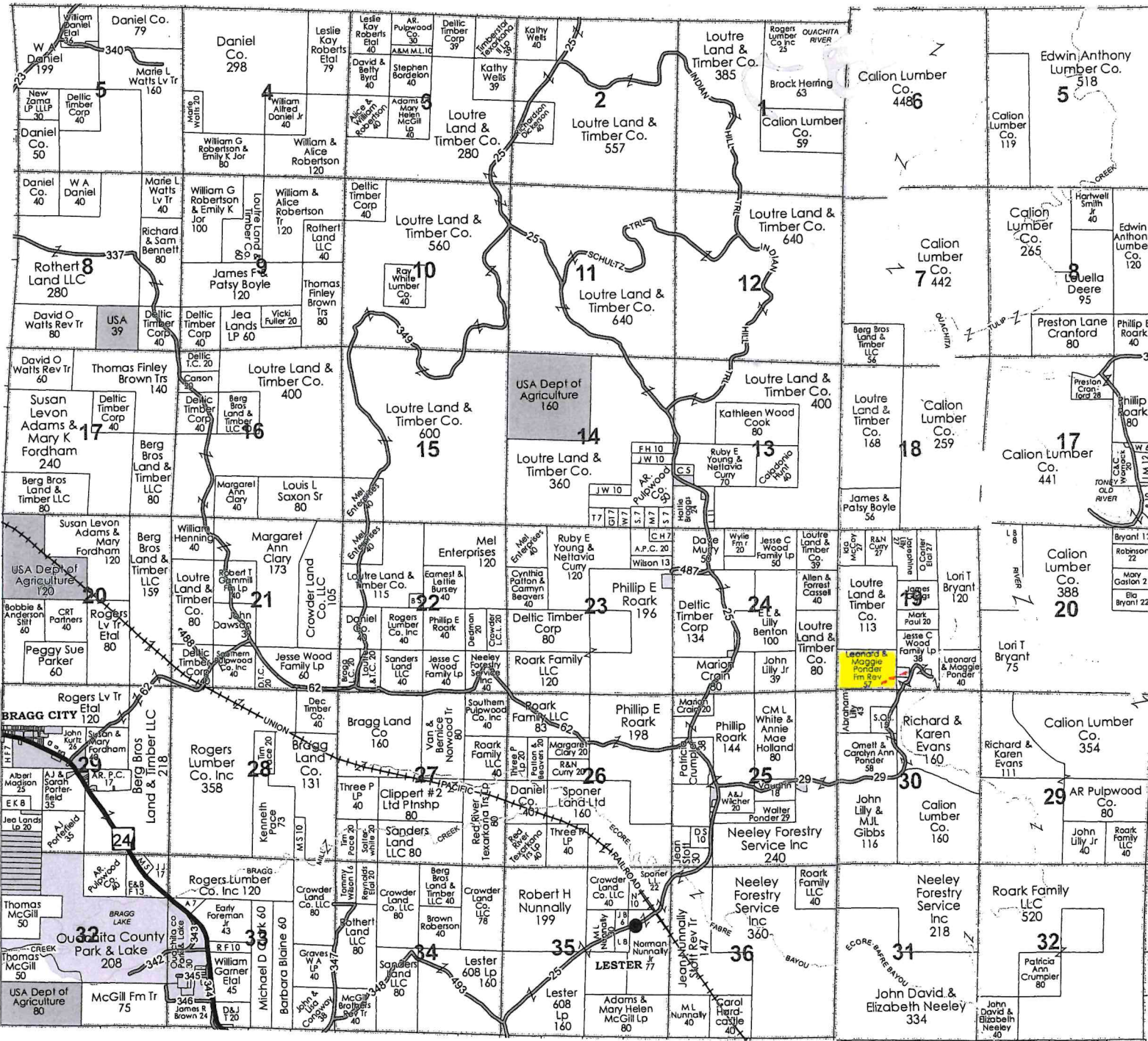
ADDRESS: _____

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. February 19, 2025. The high bidder will be contacted at or before this time, concerning the acceptance or rejection of the bid.





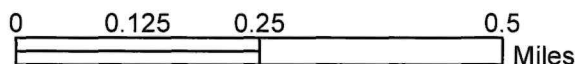
Land Sale - North Camden 57

Pt. Section 19, Township 12 South, Range 17 West
Ouachita County, Arkansas



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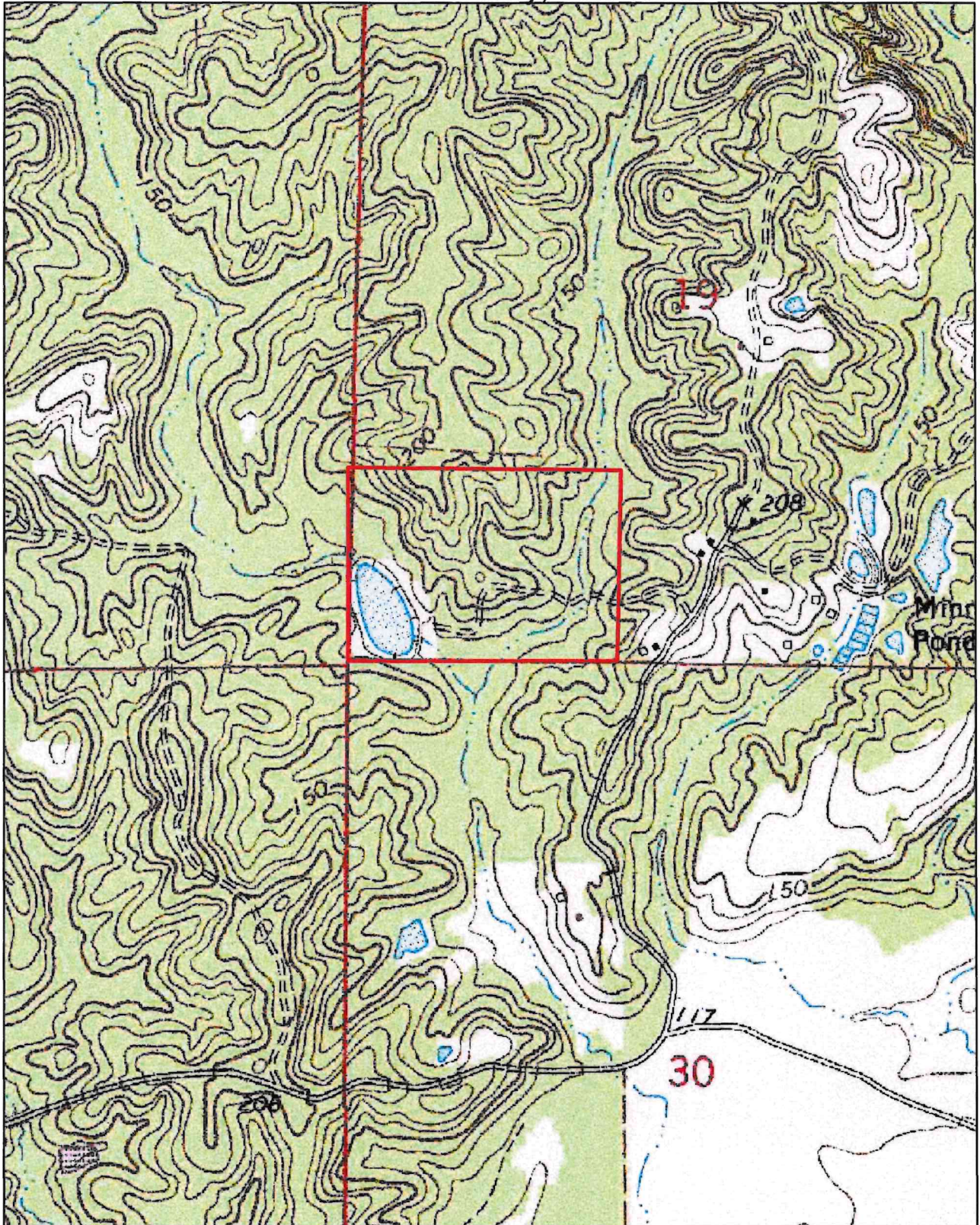
57.31 Acres



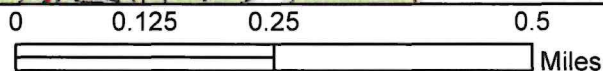


Land Sale - North Camden 57

Pt. Section 19, Township 12 South, Range 17 West
Ouachita County, Arkansas



57.31 Acres



STEVENS FORESTRY SERVICE, Inc.
 RECAPITULATION SHEET
 12/18/24

Client>
 Page> 1 COMPARTMENT NUMBER> 1

SHORT DESCRIPTION	S	T	R	ACRES	PINE	PPU	GUM	HPU	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	HARDWOOD	TOTAL
FRACT S/2 SW/4	19	12S	17W	57.31	272700	75	3790	192	14050	11800	1640	0	0	480	31760	304460
Total>				57.31	272700	75	3790	192	14050	11800	1640	0	0	480	31760	304460

Total Volume	
Pine Sawtimber	272,700 BF
Pine Pulpwood	75 Cords
Oak Sawtimber	27,490 BF
Misc. Hardwood ST	4,270 BF
Hardwood Pulpwood	192 Cords
	1,885 Tons
	203 Tons
	213 Tons
	45 Tons
	576 Tons

Tree Count covering 57.31 acres, more or less; based on 10% inventory (1/10th acre plots)

Sawtimber Tree Count

DBH	Oak			
	Pine	White	Red	Post
10	140	0	0	0
12	210	0	0	0
14	380	60	10	10
16	320	50	30	10
18	260	40	10	0
20	240	0	20	0
22	40	0	10	0
24	30	0	0	0
26	0	0	0	0
28	0	0	0	0
Total	1620	150	80	20

Pulpwood Tree Count

DBH	Pine	Hardwood
6	110	420
8	190	390
10	80	300
12	80	300
14	60	60
16	30	20
18	10	20
20	0	0
22	0	20
Total	560	1530

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

Client Code> 1234 Short Description>FRACT S/2 SW/4 Sec>19 Twp>12S Rng>17W
 County>OUACHITA Compartment> 1
 Date of Cruise>12/16/24 Acres> 57.31

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	10500	0	0	0	0	0	0	0	10500
14	35100	1850	3430	480	480	0	0	480	41820
16	49560	940	4700	2600	1160	0	0	0	58960
18	59950	1000	5920	1320	0	0	0	0	68190
20	75960	0	0	3960	0	0	0	0	79920
22	21880	0	0	3440	0	0	0	0	25320
24	16550	0	0	0	0	0	0	0	16550
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
Total>	272700	3790	14050	11800	1640	0	0	480	

Pine Pulpwood> 75 Hardwood Pulpwood> 192 Total Volume> 304460