



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

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

January 24, 2025

NOTICE OF LAND SALE

Pine Tree – 20.55 Acres +/-

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

Legal Description: E½ NE¼ NE¼ Section 1, Township 18 South, Range 14 West, Union County, Arkansas; containing 20.55 acres (Tax Records), more or less.

Listing Price - \$52,000.00

Tract Description: The property can be accessed from the south via a logging road, which ends just south of the land. The majority of the topography is generally flat. Based on the USDA Web Soil Survey the soil types have an average site index for loblolly pine of 90 feet (base age 50). Don't miss this opportunity to acquire an affordable hunting property with mature pine and hardwood timber!

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	94,750 BF	568 Tons
Pine Pulpwood	50 Cords	135 Tons
Oak Sawtimber	16,800 BF	124 Tons
Misc. Hardwood Sawtimber	19,750 BF	164 Tons
Hardwood Pulpwood	182 Cords	546 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 \$52,000.00. 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.
4. Offers must be submitted on a lump sum basis. No per acre offers will be accepted.

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Members: Association of Consulting Foresters

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

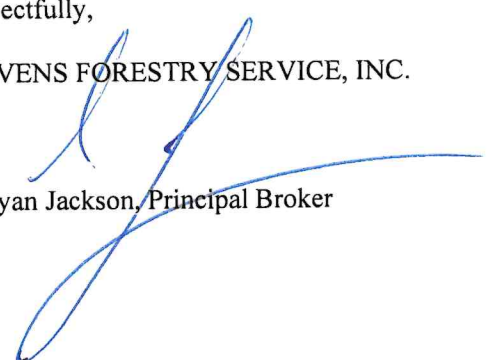
5. Upon acceptance of an offer, a more formal Contract of Sale will be executed between the Buyer and Seller, with earnest money in the amount of 10% of the purchase price.
6. The advertised timber volumes have been estimated by our firm using 1/10th acre sample plots, and may be more or less. The advertised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

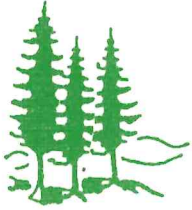
Attached are an offer form, location map, aerial photograph, topography map, and the timber inventory data. If you have any questions, please do not hesitate to contact our office.

Respectfully,

STEVENS FORESTRY SERVICE, INC.

C. Ryan Jackson, Principal Broker





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Land Sale

Pine Tree – 20.55 Acres +/- (OFFER FORM)

Listing Price - \$52,000.00

Legal Description: E½ NE¼ NE¼ Section 1, Township 18 South, Range 14 West, Union County, Arkansas; containing 20.55 acres (Tax Records), more or less.

OFFER \$ _____

BY: _____
Company Name/Authorized Signature

Date: _____

ADDRESS: _____

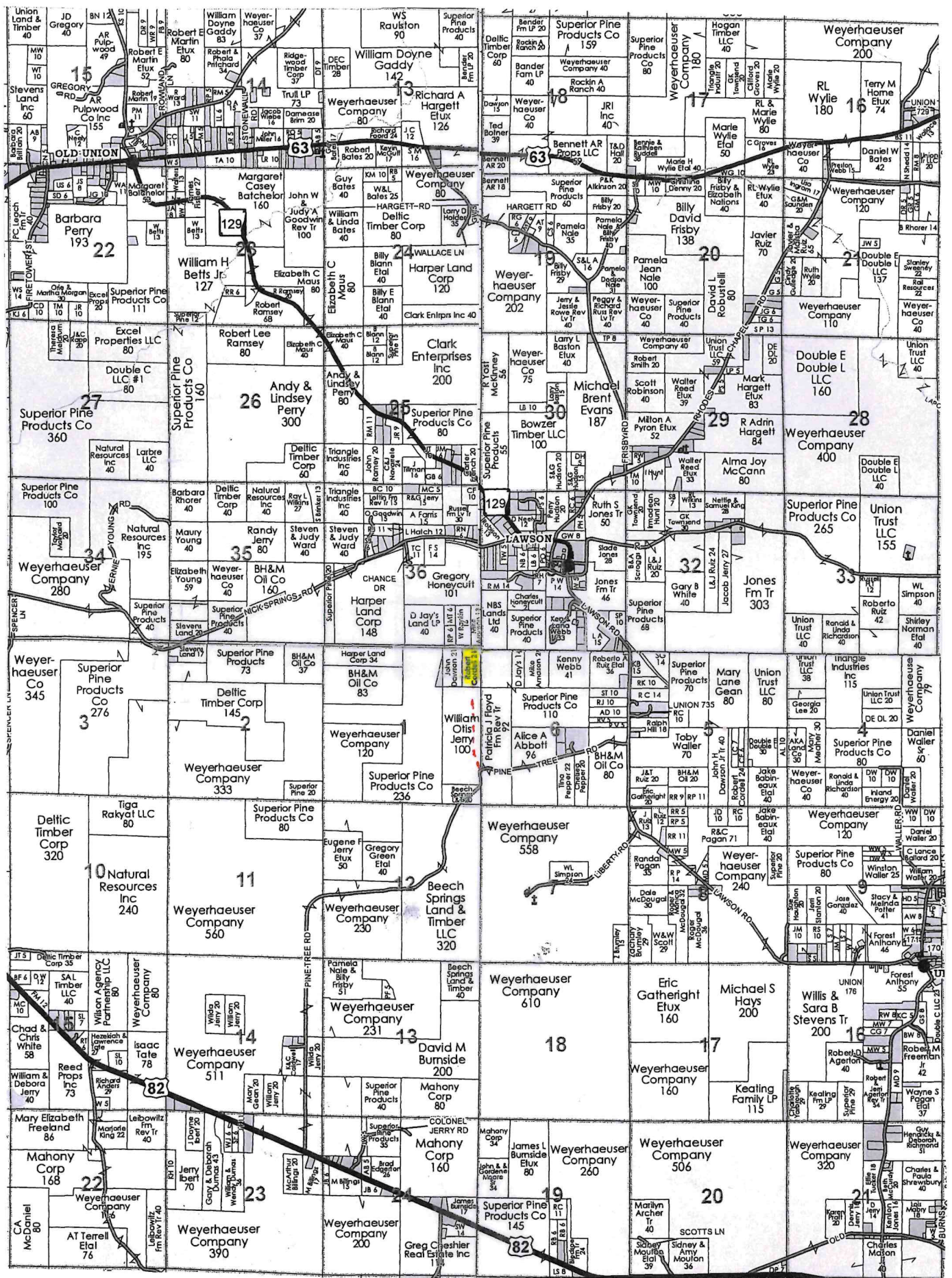
PHONE: _____

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.

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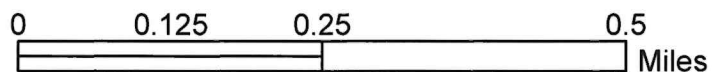
Land Sale - Pine Tree - 20.55 +/-

Pt. Section 1, Township 18 South, Range 14 West
Union County, Arkansas



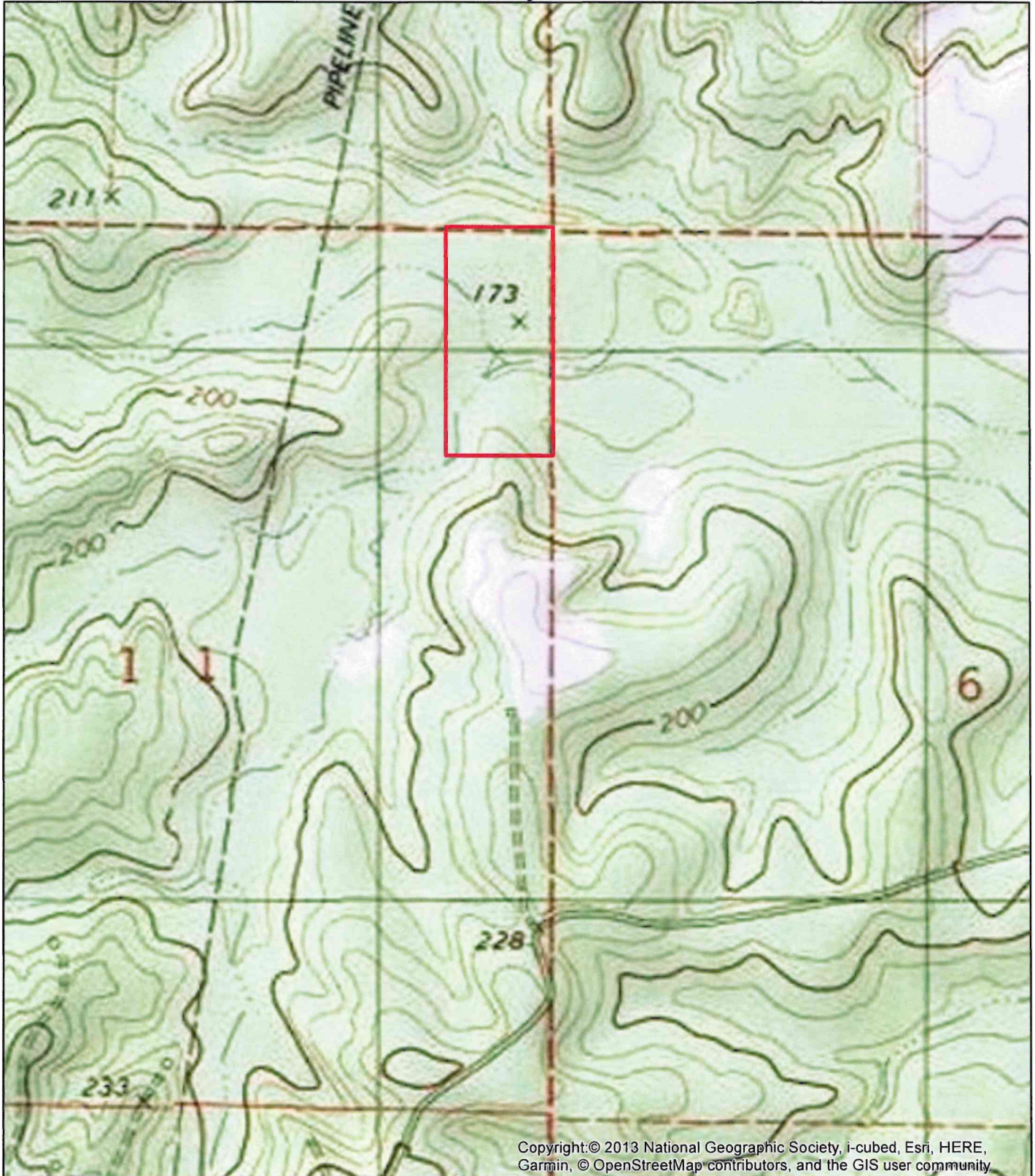
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20.55 Acres +/-



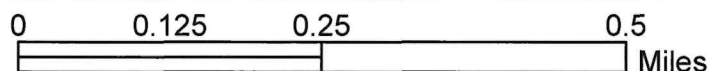


Land Sale - Pine Tree - 20.55 +/- Pt. Section 1, Township 18 South, Range 14 West Union County, Arkansas



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20.55 Acres +/-



9/07/23

page> 1 COMPARTMENT NUMBER> 7

Total Volume

Pine Sawtimber	94,750 BF	568 Tons
Pine Pulpwood	50 Cords	135 Tons
Oak Sawtimber	16,800 BF	124 Tons
Misc. Hardwood ST	19,750 BF	164 Tons
Hardwood Pulpwood	182 Cords	546 Tons

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Client Code> 1215      Short Description>E1/2 NE NE
                        County>UNION
                        Sec> 1      Twp>18S      Rng>14W
                        Compartment> 7
                        Acres>      20.55
                        Date of Cruise> 9/07/23
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DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES							(doyle scale)	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	TOTAL
10	3200	0	0	0	0	0	0	0	3200
12	2310	0	0	0	0	0	0	0	2310
14	4030	4530	1100	480	0	0	0	0	10140
16	6070	7960	0	1660	0	940	0	720	17350
18	2830	3960	0	2960	0	1640	0	0	11390
20	9700	0	1800	5850	0	0	0	0	17350
22	15300	0	2950	0	0	0	0	0	18250
24	30820	0	0	0	0	0	0	0	30820
26	11620	0	0	0	0	0	0	0	11620
28	8870	0	0	0	0	0	0	0	8870
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>	94750	16450	5850	10950	0	2580	0	720	131300