



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

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

February 6, 2025

NOTICE OF LAND SALE

Lillie, LA – 107 Acres +/-

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

Legal Description: All that part of the E½ of the SE¼ and the E½ of the W½ of the SE¼ lying and being situated South of the centerline of the Spearsville and Cornie Bluff Road (Union Parish Road 9928), Section 32, Township 23 North, Range 3 West, Union Parish, Louisiana; containing 107 acres (Tax Records), more or less.

Listing Price - \$235,000.00

Tract Description: The north boundary of the tract is Union Parish Road #9928 aka Union Grove Church Road. Wilson Road runs north/south through the property, therefore overall access is excellent! The topography is rolling and based on the USDA Web Soil Survey the fine sandy loam soils have an average site index for loblolly pine of 82 feet (base age 50). The tract was treated with a site prep herbicide application and burned prior to planting loblolly pine, which was completed in the 1st Q 2022. An herbaceous weed control application was applied following the planting and the property currently contains and excellent stand of genetically improved seedlings.

Don't miss this opportunity to acquire an excellent timberland property that allows for wet weather harvesting, hunting opportunities, and the potential for home/camp development!

Conditions of Sale:

1. The property is being offered for sale at the Listing Price of \$235,000.00. 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. The advertised acreage is believed to be correct, but is not guaranteed. The Seller will not provide a survey.

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

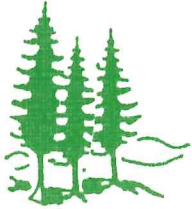
5. Upon acceptance of an offer, a more formal Contract of Sale will be executed between the Buyer and Seller, with earnest money in the amount of 10% of the purchase price.
6. No mineral rights will be conveyed.
7. The information contained on the attached location map and topography map is intended for general location of the property only. The information is believed to be accurate, however is not warranted or guaranteed in any way.
8. 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.
9. Seller will pay pro-rated property taxes (to date of closing) and the cost of deed preparation. The Buyer will pay the filing fees associated with recording the deed. A local title company and/or attorney will conduct the closing and this cost will be shared equally between Seller and Buyer. *The Buyer will pay the fees associated with the title search and the cost of any title insurance policy.*
10. Total consideration will be due when a Warranty Deed is transferred to the Buyer from the Seller.
11. Personal property including but not limited to deer stands, wildlife feeders, game cameras, etc. located on the subject property is not for sale.
12. 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, topography map, and pictures of the property. 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

Lillie, LA – 107 Acres +/- (OFFER FORM)

Listing Price - \$235,000.00

Legal Description: All that part of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ and the E $\frac{1}{2}$ of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ lying and being situated South of the centerline of the Spearsville and Cornie Bluff Road (Union Parish Road 9928), Section 32, Township 23 North, Range 3 West, Union Parish, Louisiana; containing 107 acres (Tax Records), more or less,

OFFER \$ _____

BY: _____
Company Name/Authorized Signature

Date: _____

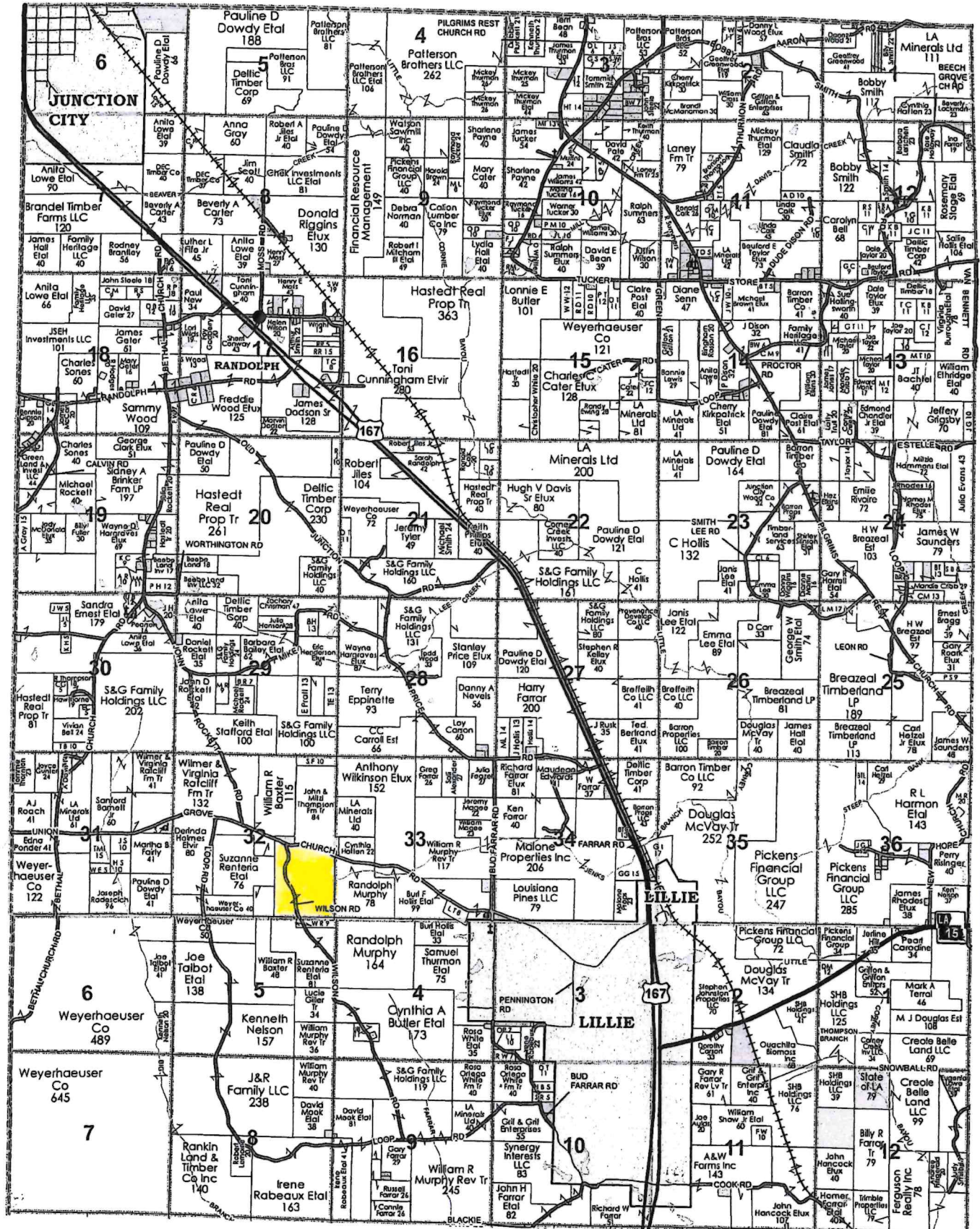
ADDRESS: _____

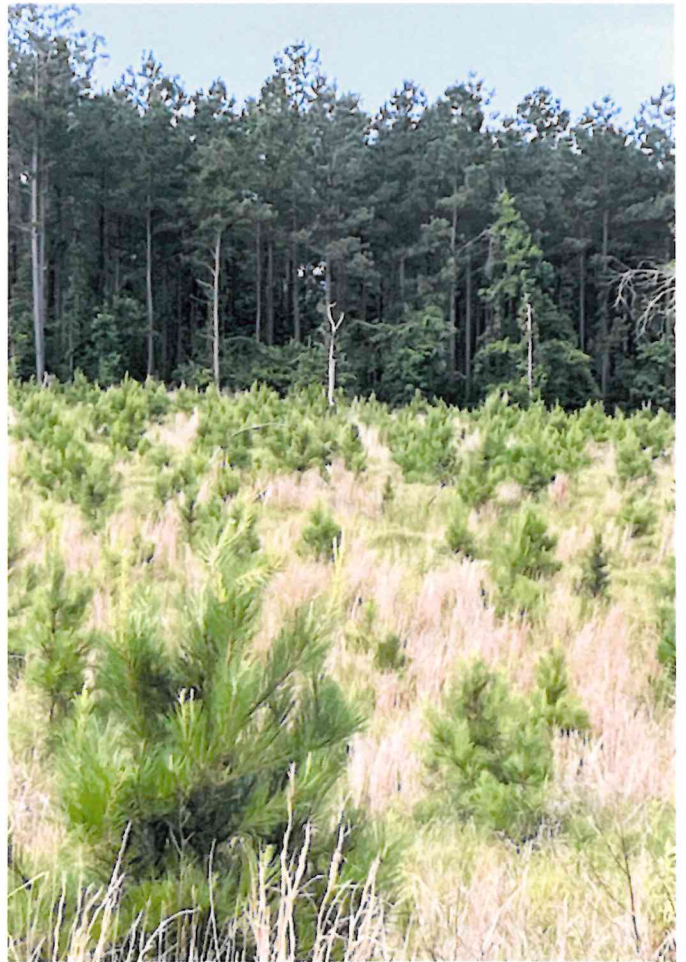
PHONE: _____

FAX: _____

E-MAIL: _____

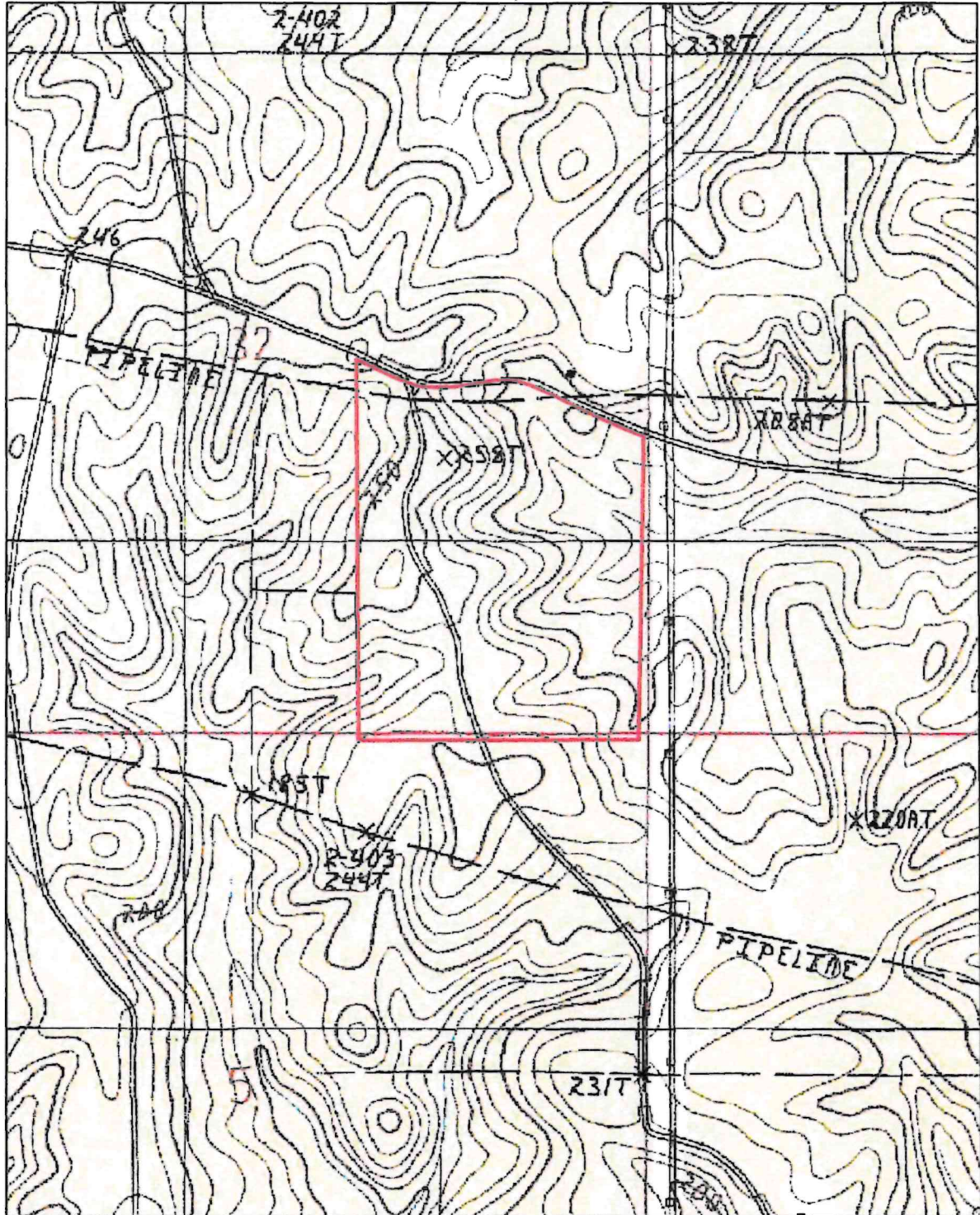
This offer is subject to all terms and conditions as stated in the attached land sale prospectus and remains valid until 5:00 P.M. five business days following the date written above. The company/individual submitting the offer will be contacted at or before this time, concerning the acceptance or rejection of the offer.







Lillie, LA - 107 Acres +/-
Pt. Section 32, Township 23 North, Range 3 West
Union Parish, Louisiana



107 Acres +/-

