



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

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

April 23, 2025

NOTICE OF LAND SALE

Walkerville 80

Bid Date: Friday, May 30, 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: NE $\frac{1}{4}$ SW $\frac{1}{4}$ & NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 8, Township 19 South, Range 21 West, Columbia County, Arkansas; containing 80 acres (Tax Records), more or less.

Tract Description: The property is located approximately 12 miles south of Magnolia near the community of Walkerville. Access is excellent with Columbia County Road #257 traversing the land as shown on the enclosed maps. 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). The land contains excellent pine and hardwood timber, which offers the potential for immediate returns. *This multi-use property offers timber production, excellent hunting opportunities, and the potential for home sites development!*

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	416,440 BF	3,230 Tons
Pine Pulpwood	158 Cords	427 Tons
Oak Sawtimber	10,400 BF	93 Tons
Misc. Hardwood Sawtimber	16,060 BF	142 Tons
Hardwood Pulpwood	592 Cords	1,776 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, May 30, 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 "*Walkerville 80.*" 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.

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 – Walkerville 80
April 23, 2025
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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





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& Appraisers
P. O. Drawer 1994
El Dorado, Arkansas 71731

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Land Sale – Walkerville 80
BID SHEET

BID DUE DATE: Friday, May 30, 2025 on or before 11:00 A.M.

Legal Description: NE¼ SW¼ & NW¼ SE¼ Section 8, Township 19 South, Range 21 West, Columbia County, Arkansas; containing 80 acres (Tax Records), more or less.

BID AMOUNT \$ _____

BY: _____
Company Name/Authorized Signature

ADDRESS: _____

PHONE: _____

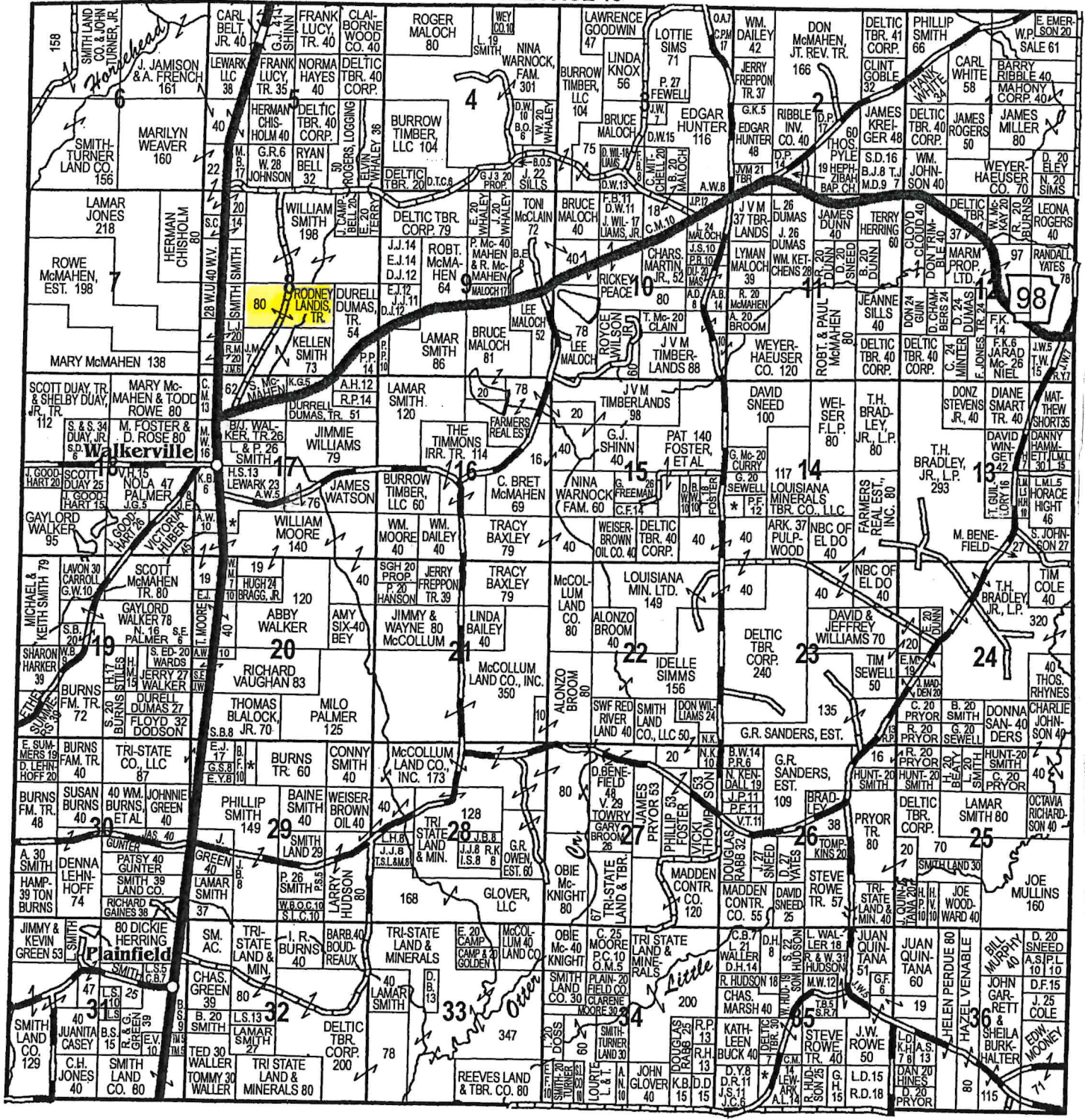
FAX: _____

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. June 4, 2025. The high bidder will be contacted at or before this time, concerning the acceptance or rejection of the bid.

TOWNSHIP 19 SOUTH RANGE 21 WEST

SEE PAGE 15



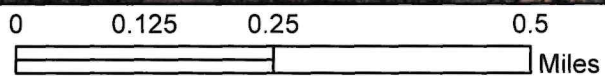


Land Sale - Walkerville 80

Pt. Section 8, Township 19 South, Range 21 West
Columbia County, Arkansas



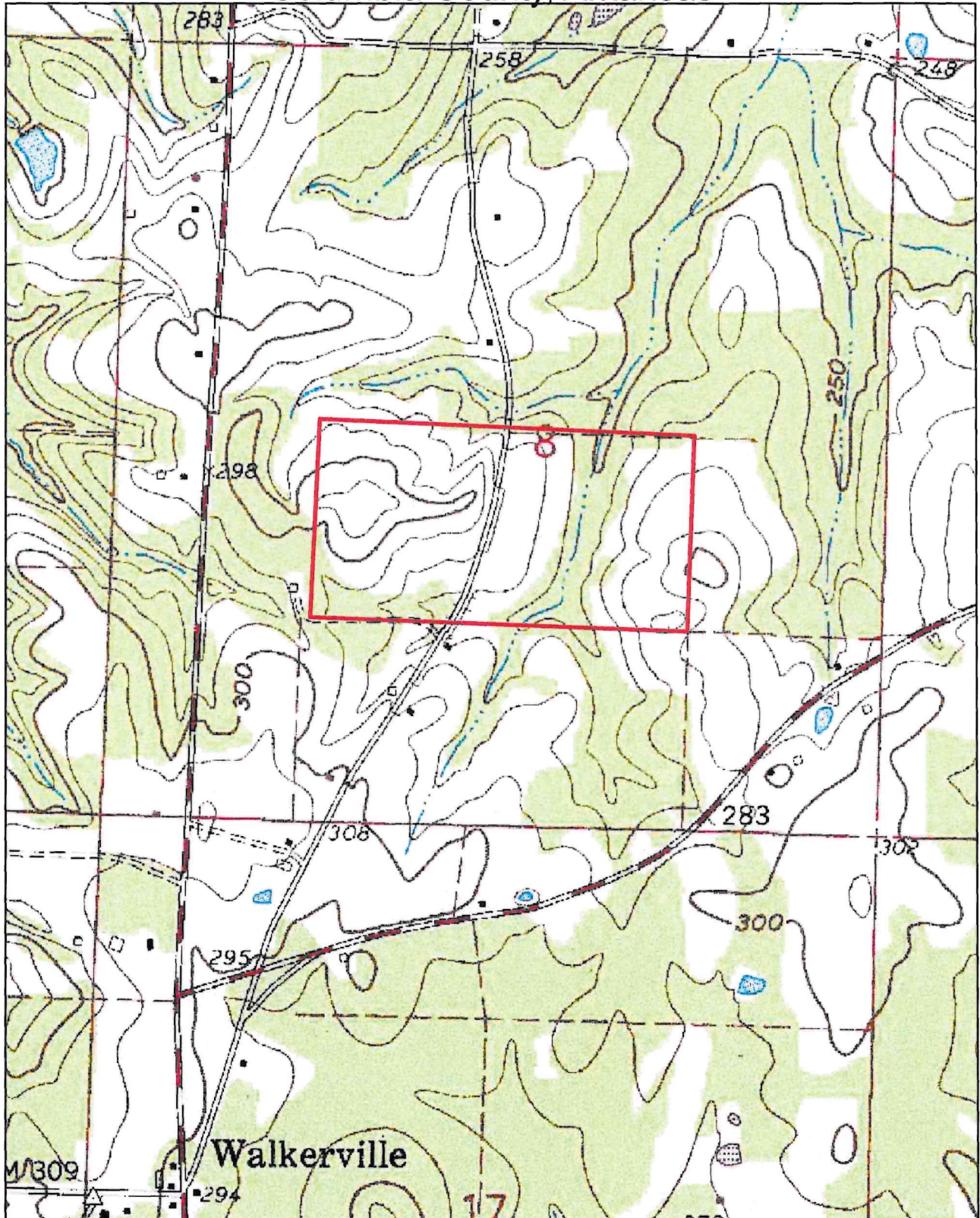
80 Acres +/-



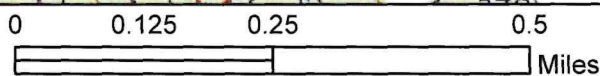


Land Sale - Walkerville 80

Pt. Section 8, Township 19 South, Range 21 West
Columbia County, Arkansas



80 Acres +/-



STEVENS FORESTRY SERVICE, Inc.
 RECAPITULATION SHEET
 4/23/25

Client>

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SHORT DESCRIPTION	S	T	R	ACRES	PINE	PPU	GUM	HPU	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	HARDWOOD	TOTAL
NE/4 SW/4	8	19S	21W	40.00	209690	74	9190	286	0	1440	0	0	0	480	11110	220800
NW/4 SE/4	8	19S	21W	40.00	206750	84	5910	306	620	8340	0	0	0	480	15350	222100
Total>				80.00	416440	158	15100	592	620	9780	0	0	0	960	26460	442900

Total Volume

Pine Sawtimber	416,440 BF	3,230 Tons
Pine Pulpwood	158 Cords	427 Tons
Oak Sawtimber	10,400 BF	93 Tons
Misc. Hardwood ST	16,060 BF	142 Tons
Hardwood Pulpwood	592 Cords	1,776 Tons

Tree Count covering 80 acres, more or less; based on 10% inventory (1/10th acre plots)

Sawtimber Tree Count

DBH	Oak			
	Pine	White	Red	Post
10	550	0	0	0
12	870	0	0	0
14	940	10	90	0
16	760	0	20	0
18	340	0	0	0
20	190	0	20	0
22	60	0	0	0
24	30	0	0	0
26	10	0	0	0
28	0	0	0	0
Total	3750	10	130	0

Pulpwood Tree Count

DBH	Pine	Hardwood
6	360	1860
8	590	1750
10	240	1050
12	170	760
14	30	90
16	0	10
18	20	30
20	0	0
22	0	0
Total	1410	5550

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

Client Code> 1080 Short Description>NE/4 SW/4 Sec> 8 Twp>19S Rng>21W
 County>COLUMBIA Compartment> 3
 Date of Cruise> 1/10/25 Acres> 40.00

DBH	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	TOTAL
10	3920	0	0	0	0	0	0	0	3920
12	17920	0	0	0	0	0	0	0	17920
14	37580	3570	1440	0	0	0	480	0	43070
16	65630	3980	0	0	0	0	0	0	69610
18	40540	1640	0	0	0	0	0	0	42180
20	23020	0	0	0	0	0	0	0	23020
22	13140	0	0	0	0	0	0	0	13140
24	2530	0	0	0	0	0	0	0	2530
26	5410	0	0	0	0	0	0	0	5410
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>	209690	9190	0	1440	0	0	0	480	220800

Pine Pulpwood> 74 Hardwood Pulpwood> 286 Total Volume> 220800

