

Stevens Forestry Service, Inc.
Forestry Consultants
& Appraisers
P. O. Drawer 1994
El Dorado, Arkansas 71731
July 10, 2025

Telephone (870) 863-5068

Fax # (870) 863-5156

NOTICE OF LAND SALE

28.89 Acres +/- (West of El Dorado)

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

Legal Description: Pt. SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 24, Township 17 South, Range 16 West, Union County, Arkansas; containing 28.89 acres, more or less, being more particularly described on the attached Survey Plat.

Listing Price - \$218,000.00

Tract Description: This property is located just west of the El Dorado City limits and historical access is via a private drive along the west boundary. The topography is primarily gently rolling and well drained. The tract currently contains mature timber which offers the potential for immediate returns. *This is a perfect location to build your dream home and a great site for investors looking to pursue residential development!*

Timber Volume: Our firm completed a 10% timber inventory covering this property in September 2022 using 1/10th acre sample plots. The advertised timber volumes are Doyle Scale (BF) and Standard Cords and are as follows:

Pine Sawtimber	195,210 BF	1,222 Tons
Pine Pulpwood	6 Cords	16 Tons
Oak Sawtimber	36,220 BF	252 Tons
Misc. Hardwood Sawtimber	32,670 BF	243 Tons
Hardwood Pulpwood	113 Cords	339 Tons

A more detailed analysis of the 2022 cruise results is attached.

Conditions of Sale:

1. The property is being offered for sale at the Listing Price of **\$218,000.00**. 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.

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

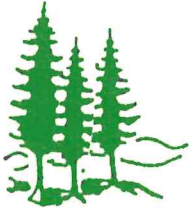
4. Offers must be submitted on a lump sum basis. No per acre offers will be accepted. The advertised acreage is believed to be correct, but is not guaranteed. The Seller will not provide a survey.
5. Upon acceptance of an offer, a more formal Contract of Sale will be executed between the Buyer and Seller, with earnest money in the amount of 5% 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 and survey plat 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, survey plat, 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



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

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

Land Sale

28.89 Acres +/- (West of El Dorado)
(OFFER FORM)

Listing Price - \$218,000.00

Legal Description: Pt. SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 24, Township 17 South, Range 16 West, Union County, Arkansas; containing 28.89 acres, more or less, being more particularly described on the attached Survey Plat.

OFFER \$ _____

BY: _____
Company Name/Authorized Signature

Date: _____

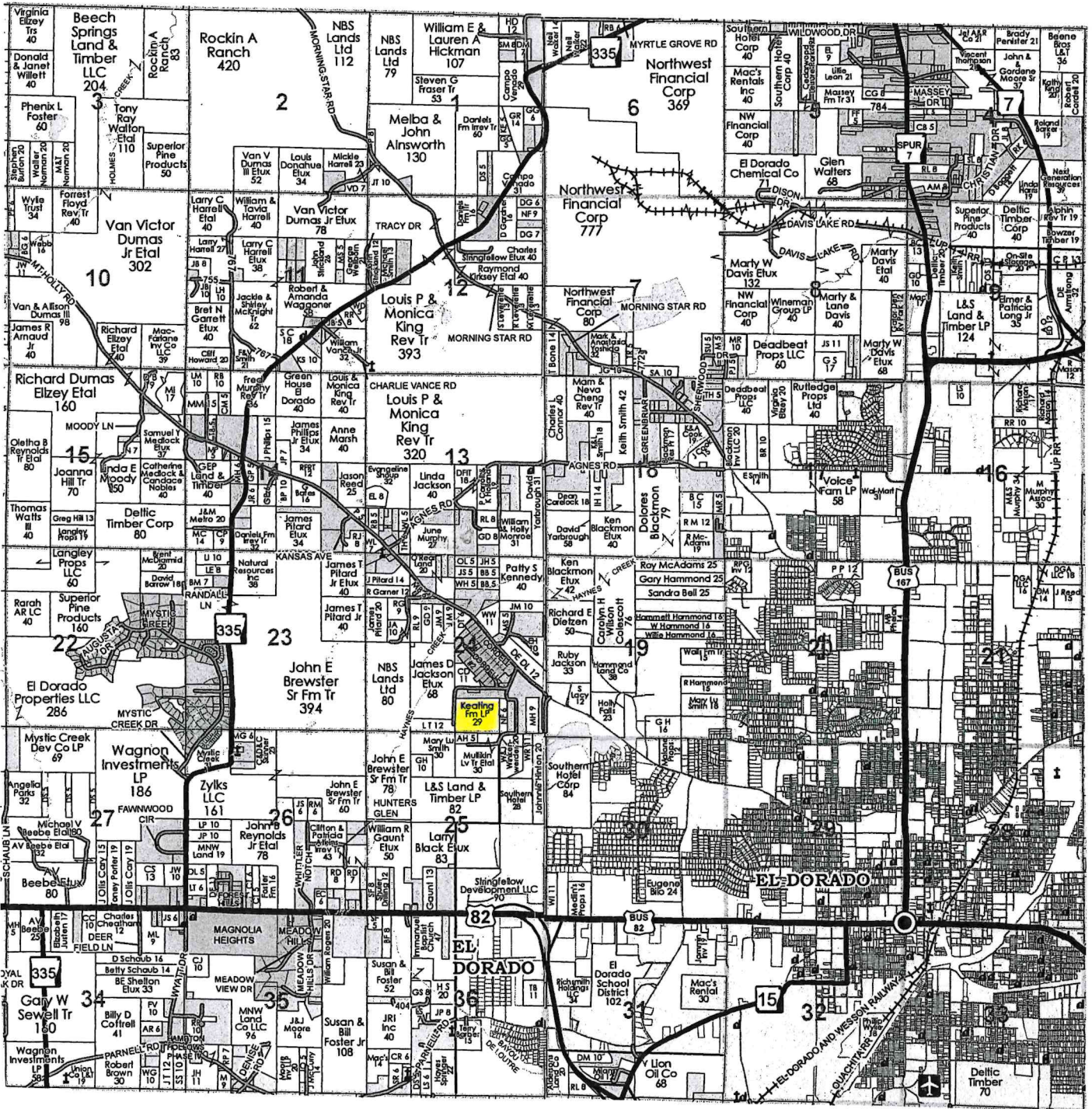
ADDRESS: _____

PHONE: _____

FAX: _____

E-MAIL: _____

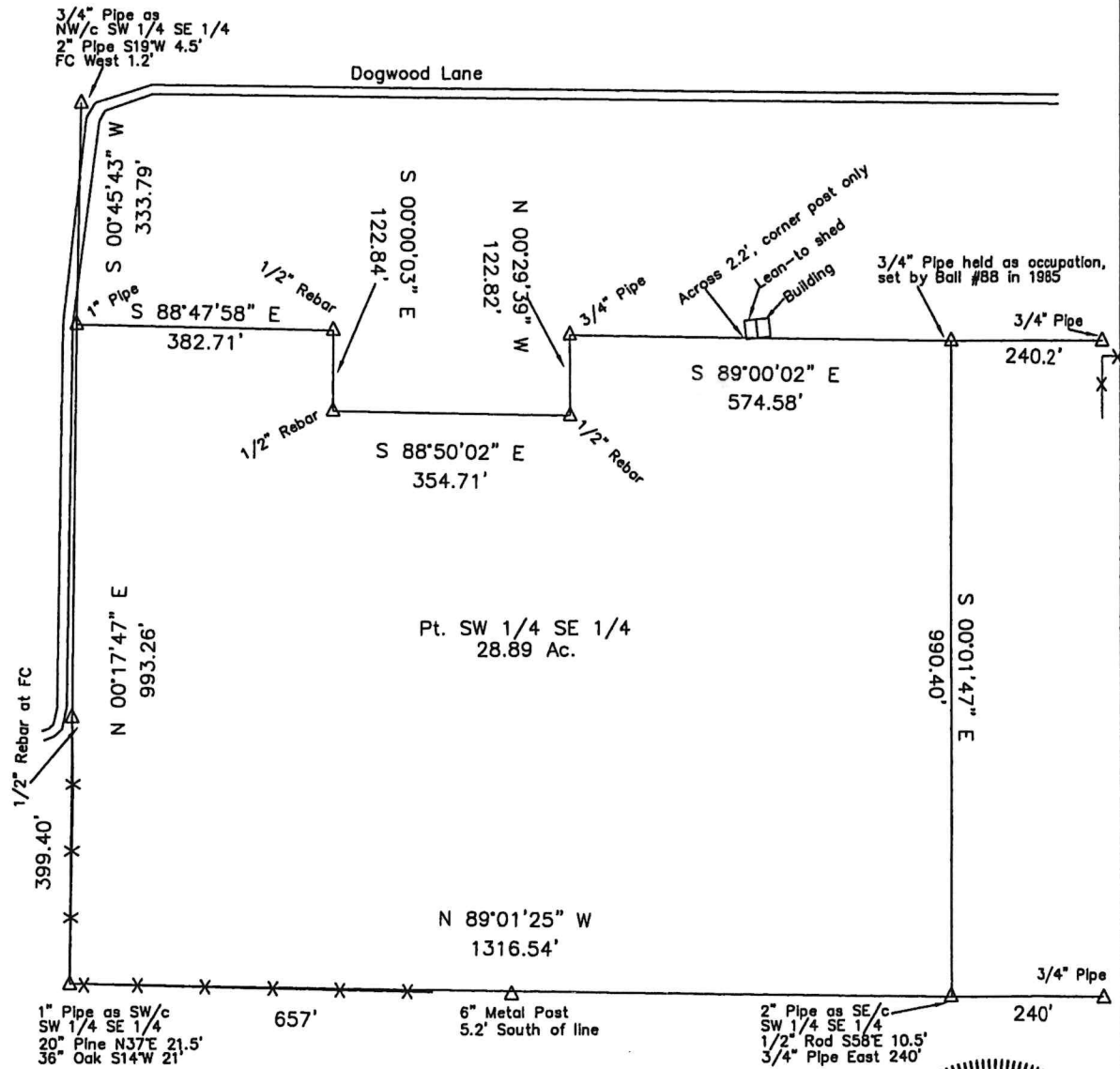
This offer is subject to all terms and conditions as stated in the attached land sale prospectus and remains valid until 5:00 P.M. five business days following the date written above. The company/individual submitting the offer will be contacted at or before this time, concerning the acceptance or rejection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



Joshua Nix Surveying dba Nix Land Surveying, LLC
 P.O. Box 175
 Hampton, AR 71744
 870-918-5918
 September 12, 2019

Survey Ordered by Stevens Forestry Service, Inc.

A part of the Southwest quarter of the Southeast quarter of Section 24, Township 17 South, Range 16 West, Union County, Arkansas, more particularly described as follows: Commencing at the Northwest corner of said Southwest quarter of the Southeast quarter and running S 00°45'43" W 333.79 feet to a 1" Pipe as the POINT OF BEGINNING; thence, S 88°47'58" E 382.71 feet to a 1/2" Rebar; thence, S 88°50'02" E 354.71 feet to a 1/2" Rebar; thence, N 00°29'39" W 122.82 feet to a 3/4" Pipe; thence, S 89°00'02" E 574.58 feet to a 3/4" Pipe; thence, S 00°01'47" E 990.40 feet to a 2" Pipe; thence, N 89°01'25" W 1316.54 feet to a 1" Pipe; thence, N 00°17'47" E 993.26 feet to the point of beginning, containing 28.89 Acres, more or less.



Bearings basis is GPS/GNSS
 AR South, State Plane, NAD 83.

LEGEND

- △ Found Monument
- Calculated Point
- Set 1/2" Capped Rebar
- X X Fence



I certify that this survey was done by me or under my supervision and was based on an actual ground survey on September 12, 2019. Iron monuments were found or set as shown on this drawing. This survey is correct to the best of my knowledge. This survey is subject to visible and invisible easements, setbacks, and right of ways, shown or otherwise. This is a boundary survey only, utilities not shown.

Plot Code:
 500-175-18W-0-24-230-70-1628

STEVENS FORESTRY SERVICE, Inc.
 RECAPITULATION SHEET

Client>

Page>

SHORT DESCRIPTION	S	T	R	ACRES	PINE	PPU	GUM	HPU	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	HARDWOOD	TOTAL	TOTAL
PT SW1/4 SE1/4	24	17S	16W	28.89	195210	6	24310	113	3570	32650	0	0	0	8360	68890	264100	
Total>				28.89	195210	6	24310	113	3570	32650	0	0	0	8360	68890	264100	

Total Volume

Pine Sawtimber	195,210 BF	1,222 Tons
Pine Pulpwood	6 Cords	16 Tons
Oak Sawtimber	36,220 BF	252 Tons
Misc. Hardwood ST	32,670 BF	243 Tons
Hardwood Pulpwood	113 Cords	339 Tons

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

Client Code> 0030 Short Description>PT SW1/4 SE1/4 Sec>24 Twp>17S Rng>16W
 County>UNION Compartment> 6
 Date of Cruise> 9/27/22 Acres> 28.89

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES (doyle scale)							TOTAL	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS		MISC.
10	1840	0	0	0	0	0	0	0	1840
12	2740	0	0	0	0	0	0	0	2740
14	12350	4200	620	2680	0	0	0	1240	21090
16	16450	4480	0	2820	0	0	0	940	24690
18	29620	1640	0	4600	0	0	0	1320	37180
20	58010	7110	0	8910	0	0	0	4860	78890
22	44350	6880	2950	3440	0	0	0	0	57620
24	21030	0	0	3700	0	0	0	0	24730
26	8820	0	0	0	0	0	0	0	8820
28	0	0	0	6500	0	0	0	0	6500
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>	195210	24310	3570	32650	0	0	0	8360	264100

Pine Pulpwood> 6 Hardwood Pulpwood> 113 Total Volume> 264100