



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

Telephone (870) 863-5068

Fax # (870) 863-5156

December 10, 2025

NOTICE OF LAND SALE

East Main 40

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

Legal Description: NW¼ NW¼ Section 28, Township 17 South, Range 14 West, Union County, Arkansas; containing 40 acres (Tax Records), more or less.

Listing Price - \$120,000.00

Tract Description: This beautiful piece of undeveloped land, located approximately five miles east of El Dorado with convenient access from Union County Road 37 off of East Main (HWY 63). The property features gently rolling to generally flat topography and an established 10 year old even-aged pine stand, offering both visual appeal and long-term value. Surrounded by natural scenery and plenty of privacy for a future country home, investment opportunity, or hunting property right outside of town.

Conditions of Sale:

1. The property is being offered for sale at the Listing Price of \$120,000.00. The owner 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 eric@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.

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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, topography map, and aerial 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.
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. 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.
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, aerial photograph, and topography map. If you have any questions, please do not hesitate to contact our office.

Respectfully,

STEVENS FORESTRY SERVICE, INC.



Eric D. Clapp, Executive Broker



Stevens Forestry Service, Inc.

Forestry Consultants

& Appraisers

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Land Sale – East Main 40

OFFER FORM

Listing Price - \$120,000.00

Legal Description: NW¼ NW¼ Section 28, Township 17 South, Range 14 West, Union County, Arkansas; containing 40 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.

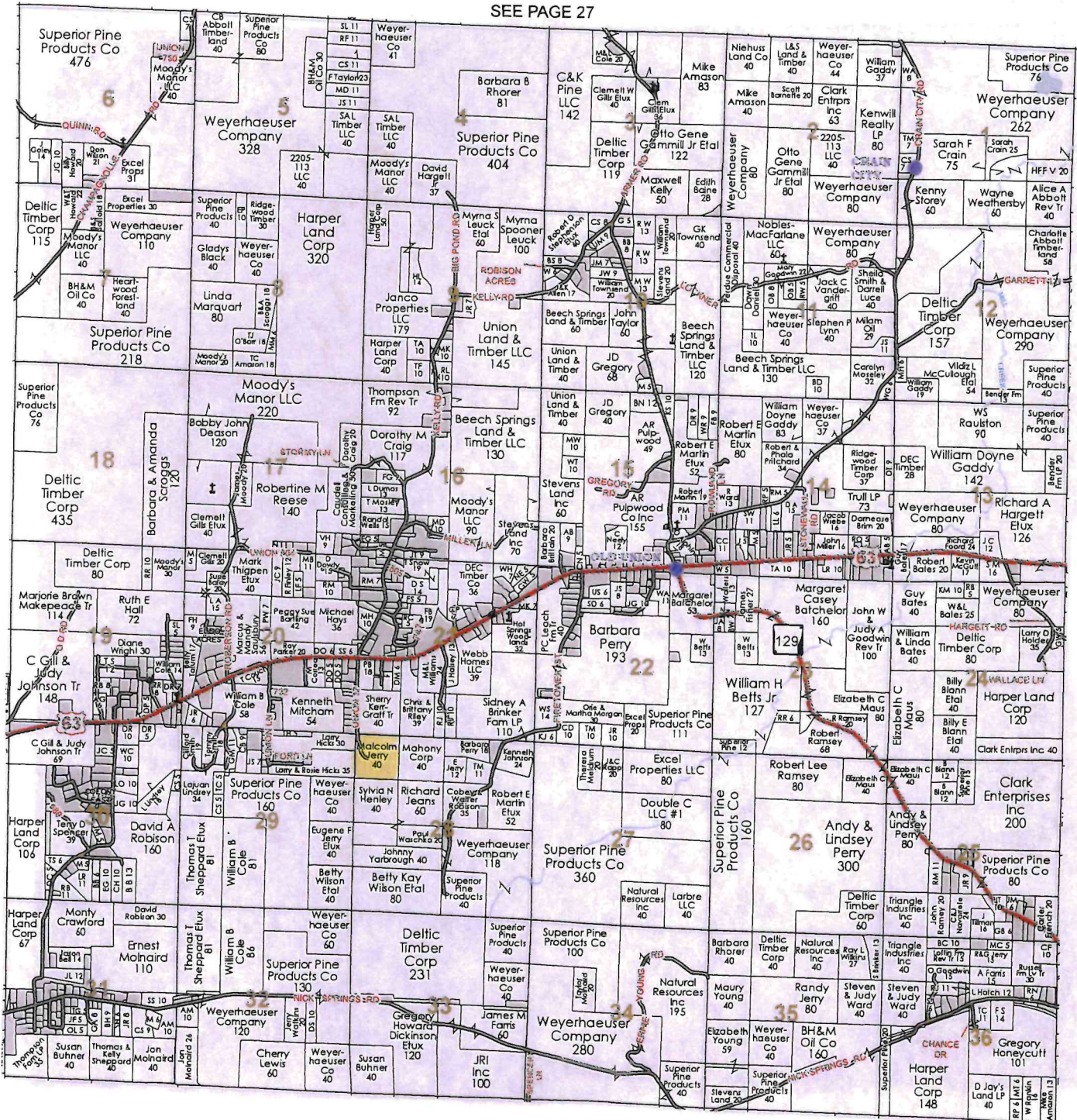
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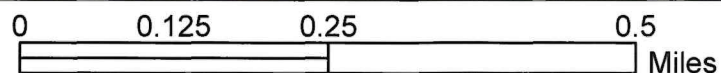
East Main Land Sale

Pt. Section 28, Township 17 South, Range 14 West
Union County, Arkansas



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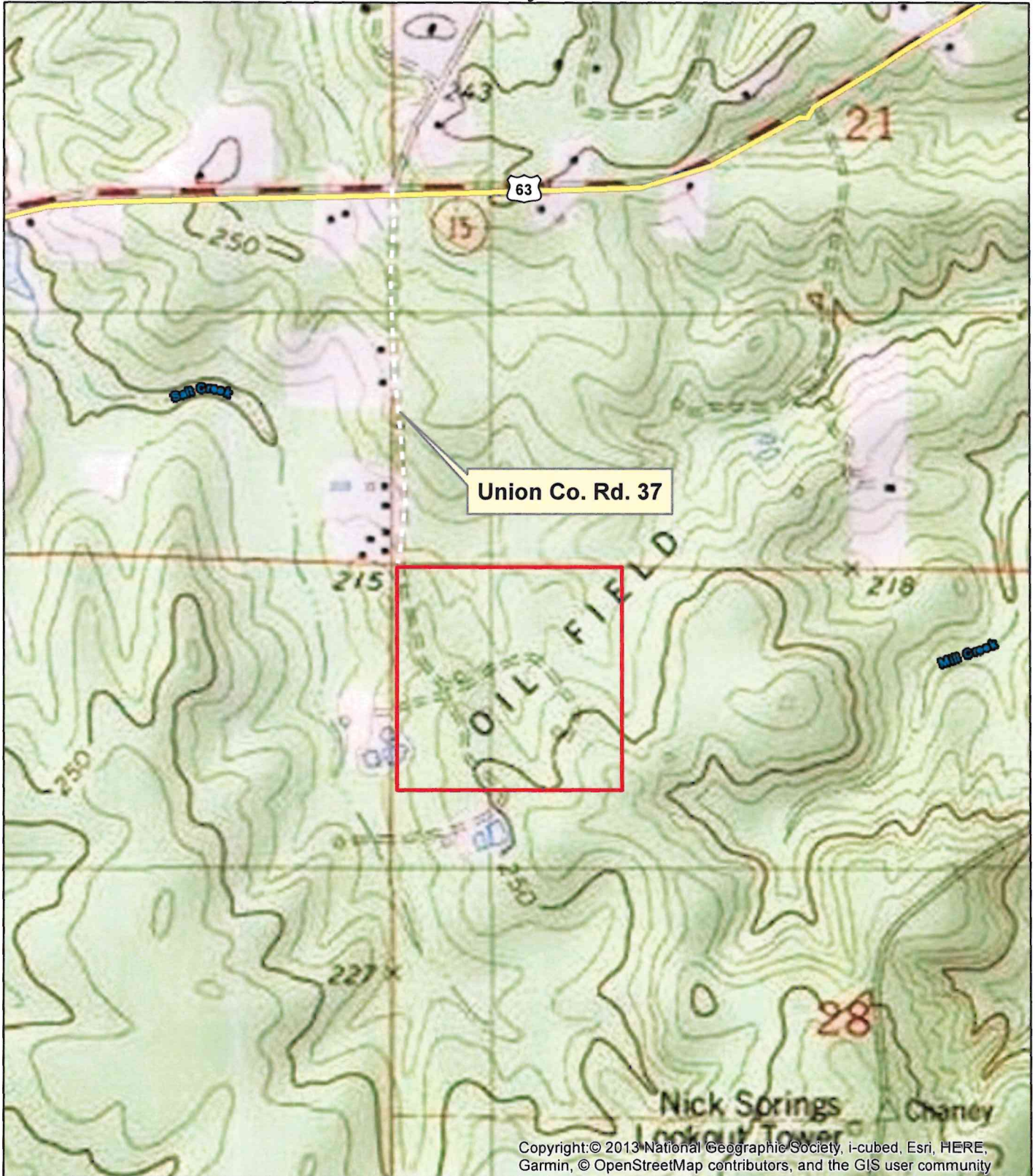
40 Acres





East Main Land Sale

Pt. Section 28, Township 17 South, Range 14 West
Union County, Arkansas



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40 Acres

