

Stevens Forestry Service, Inc.  
Forestry Consultants  
& Appraisers  
P. O. Drawer 1994  
El Dorado, Arkansas 71731  
December 17, 2025

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

## NOTICE OF LAND SALE

### Parnell Road – 54.32 Acres +/-

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

**Legal Description:** SE¼ SW¼ & W½ SW¼ SE¼ Section 33, Township 17 South, Range 16 West, Union County, Arkansas; less and except the following described tract: Beginning at the Northwest Corner of the Southwest Quarter of the Southeast Quarter of Section 33, Township 17 South, Range 16 West, Union County, Arkansas and thence South 87°28'26" East 275.00 feet along the North line of Said Forty; thence South 00°47'14" West 900.00 feet; thence North 87°28'26" West 275.00 feet to the West line of Said Southwest Quarter of the Southeast Quarter; thence North 00°47'14" East along Said Forty line, a distance of 900.00 feet to the point of beginning, containing 5.68 acres, more or less.

**Listing Price - \$312,000.00**

**Tract Description:** This property is located approximately 3 miles west of the El Dorado city limits and has frontage along Parnell Road at the SW Corner. 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 has recently completed a 10% timber inventory covering this property using 1/10<sup>th</sup> acre sample plots and a detailed analysis of the cruise results is attached. The advertised timber volumes are Doyle Scale (BF) and Standard Cords and are as follows.

Pine Sawtimber	316,870 BF	1,977 Tons
Pine Pulpwood	66 Cords	178 Tons
Oak Sawtimber	14,750 BF	112 Tons
Misc. Hardwood Sawtimber	4,400 BF	37 Tons
Hardwood Pulpwood	52 Cords	156 Tons

#### **Conditions of Sale:**

1. The property is being offered for sale at the Listing Price of **\$312,000.00**. 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](mailto: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 10% of the purchase price.
6. The advertised timber volumes have been estimated by our firm using 1/10<sup>th</sup> 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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*& Appraisers*  
 P. O. Drawer 1994  
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 Fax # (870) 863-5156

**Land Sale**

Parnell Road – 54.32 Acres +/- (OFFER FORM)

**Listing Price - \$312,000.00**

**Legal Description:** SE¼ SW¼ & W½ SW¼ SE¼ Section 33, Township 17 South, Range 16 West, Union County, Arkansas; less and except the following described tract: Beginning at the Northwest Corner of the Southwest Quarter of the Southeast Quarter of Section 33, Township 17 South, Range 16 West, Union County, Arkansas and thence South 87°28'26" East 275.00 feet along the North line of Said Forty; thence South 00°47'14" West 900.00 feet; thence North 87°28'26" West 275.00 feet to the West line of Said Southwest Quarter of the Southeast Quarter; thence North 00°47'14" East along Said Forty line, a distance of 900.00 feet to the point of beginning, containing 5.68 acres, more or less.

OFFER \$ \_\_\_\_\_

BY: \_\_\_\_\_  
**Company Name/Authorized Signature**

Date: \_\_\_\_\_

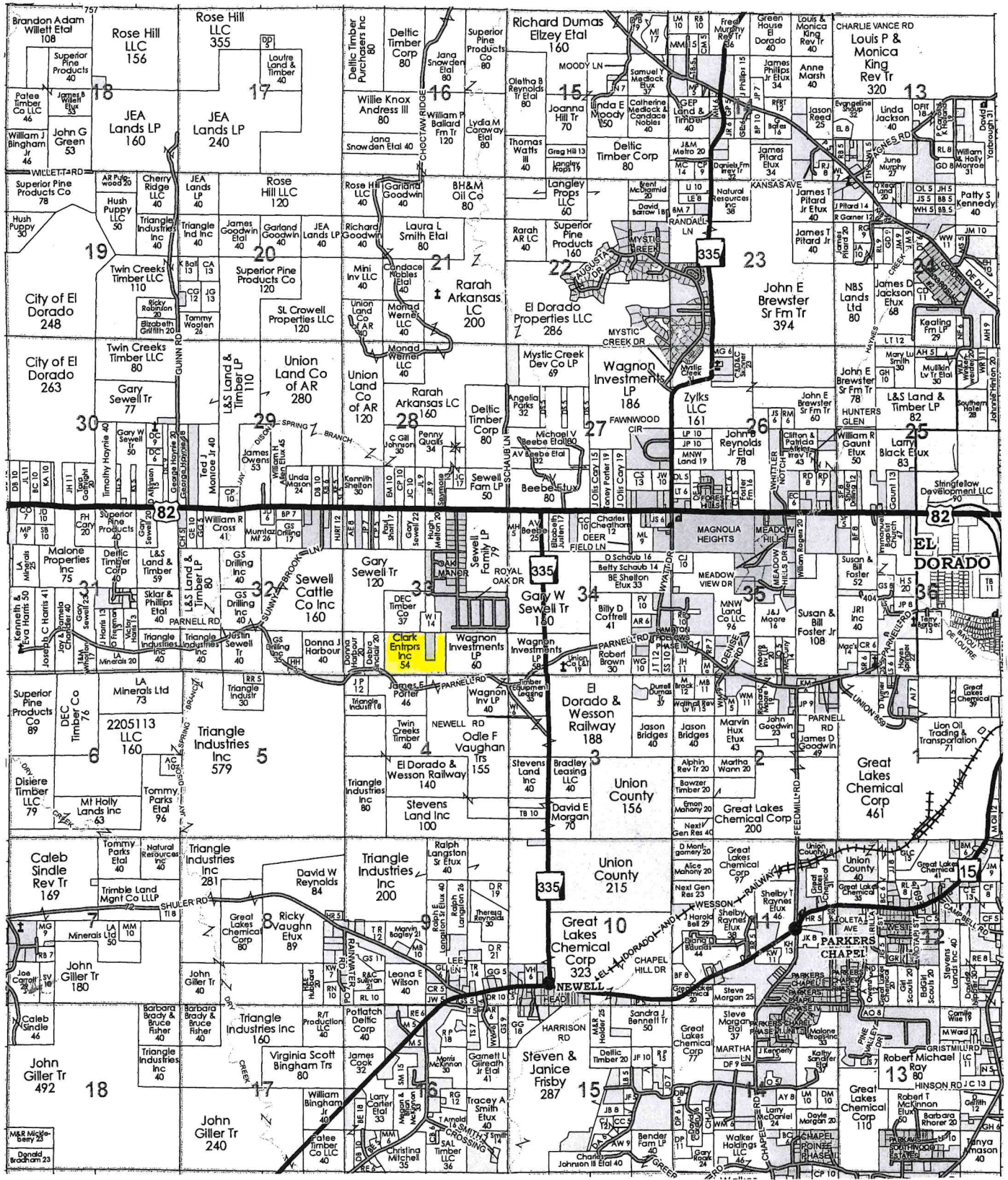
ADDRESS: \_\_\_\_\_

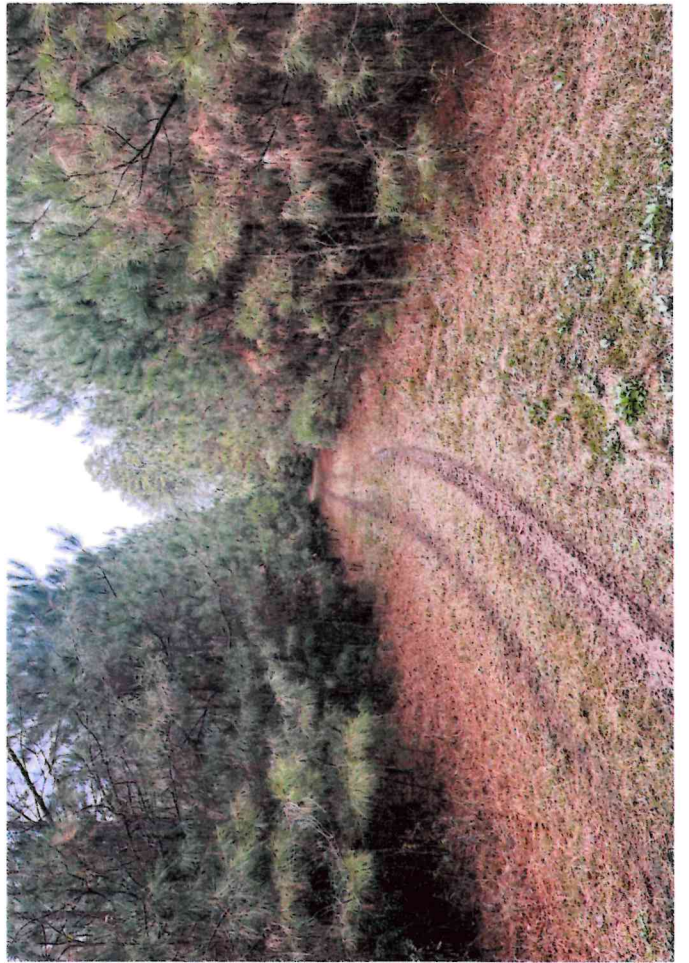
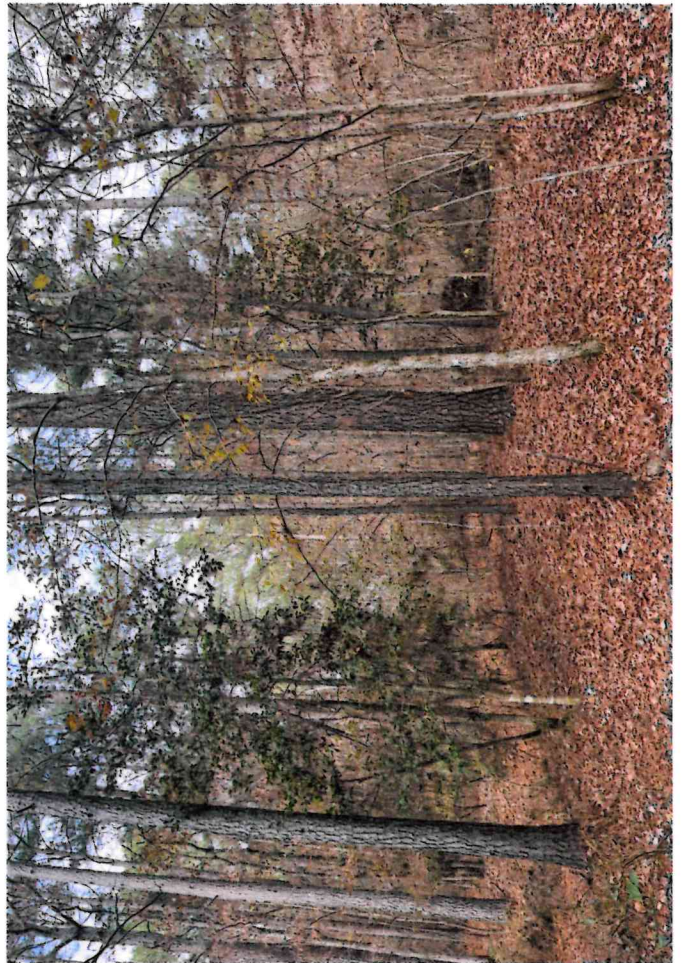
PHONE: \_\_\_\_\_

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.







# Clark Enterprises, Inc.

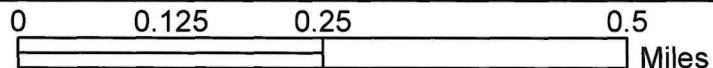
Pt. Section 33, Township 17 South, Range 16 West  
Union County, Arkansas

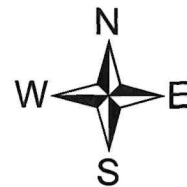


Combo #1994

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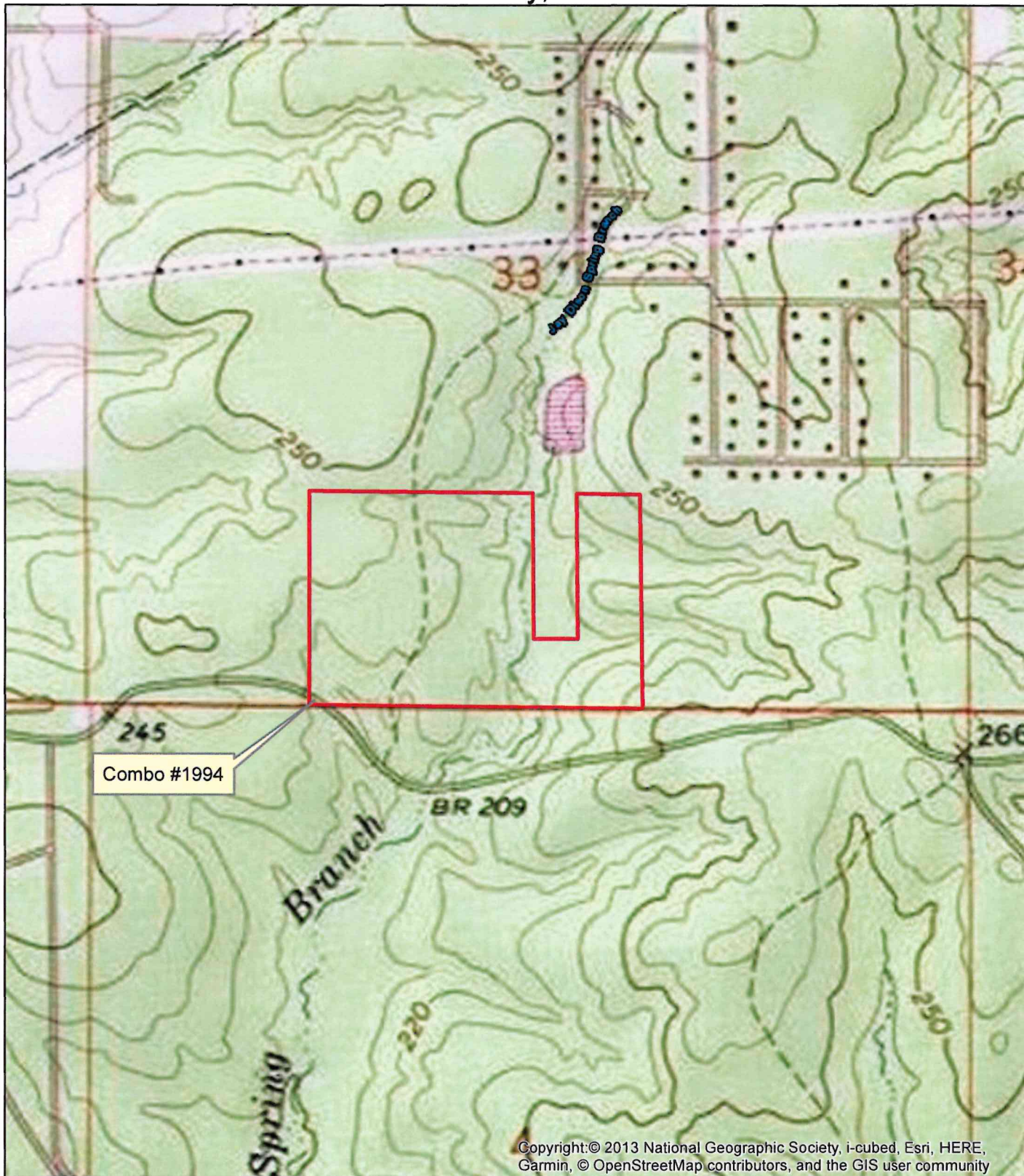
**54.32 Acres**



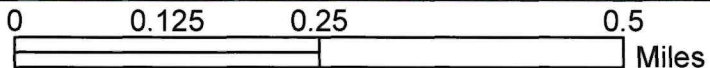


# Clark Enterprises, Inc.

Pt. Section 33, Township 17 South, Range 16 West  
Union County, Arkansas



**54.32 Acres**



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STEVENS FORESTRY SERVICE, Inc.  
 RECAPITULATION SHEET  
 11/17/25

Client:

Page>	1	COMPARTMENT NUMBER>	4														
SHORT DESCRIPTION	S	T	R	ACRES	PINE	PPU	GUM	HPU	W. OAK	R. OAK	P. OAK	HICKORY	CYPRESS	MISC.	HARDWOOD	TOTAL	
SE SW	33	17S	16W	40.00	250040	53	2840	35	5990	6640	0	0	0	0	0	15470	265510
W1/2 SW1/4 SE1/4	33	17S	16W	14.32	66830	13	0	17	2120	0	0	1560	0	0	3680	70510	
<b>Total&gt;</b>				54.32	316870	66	2840	52	8110	6640	0	1560	0	0	19150	336020	

Total Volume	
Pine Sawtimber	316,870 BF
Pine Pulpwood	66 Cords
Oak Sawtimber	14,750 BF
Misc. Hardwood ST	4,400 BF
Hardwood Pulpwood	52 Cords
	1,977 Tons
	178 Tons
	112 Tons
	37 Tons
	156 Tons

Tree Count covering 54.32 acres, more or less; based on 10% inventory (1/10th acre plots)

Sawtimber Tree Count

DBH	Oak			Misc.
	Pine	White	Red	
10	180	0	0	0
12	250	0	0	10
14	140	10	10	10
16	220	20	0	30
18	140	20	30	0
20	160	10	0	0
22	190	0	0	0
24	80	0	0	0
26	50	0	0	0
28	10	0	0	0
<b>Total</b>	<b>1420</b>	<b>60</b>	<b>60</b>	<b>50</b>

Pulpwood Tree Count

DBH	Pine	Hardwood
6	220	80
8	170	90
10	110	80
12	80	70
14	10	10
16	0	30
18	0	0
20	0	0
22	10	10
<b>Total</b>	<b>600</b>	<b>370</b>

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

Client Code> 0021 Short Description>SE SW Sec>33 Twp>17S Rng>16W  
 County>UNION Compartment> 4  
 Date of Cruise>11/17/25 Acres> 40.00

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES (doyle scale)							TOTAL	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS		MISC.
10	4000	0	0	0	0	0	0	0	4000
12	13180	360	0	0	0	0	0	0	13540
14	12480	0	0	480	0	0	0	0	12960
16	33380	2480	2100	1880	0	0	0	0	39840
18	25240	0	1640	4280	0	0	0	0	31160
20	39760	0	2250	0	0	0	0	0	42010
22	65760	0	0	0	0	0	0	0	65760
24	23270	0	0	0	0	0	0	0	23270
26	25290	0	0	0	0	0	0	0	25290
28	7680	0	0	0	0	0	0	0	7680
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>	250040	2840	5990	6640	0	0	0	0	265510

Pine Pulpwood> 53 Hardwood Pulpwood> 35 Total Volume> 265510

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 100 West Sharp P.O. Drawer 1994  
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 CONSULTING FORESTERS

Client Code> 0021 Short Description>W1/2 SW1/4 SE1/4 Sec>33 Twp>17S Rng>16W  
 County>UNION Compartment> 4  
 Date of Cruise>11/17/25 Acres> 14.32

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES (doyle scale)							TOTAL	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS		MISC.
10	640	0	0	0	0	0	0	0	640
12	0	0	0	0	0	0	0	0	0
14	930	0	480	0	0	620	0	0	2030
16	1410	0	0	0	0	940	0	0	2350
18	5440	0	1640	0	0	0	0	0	7080
20	13910	0	0	0	0	0	0	0	13910
22	18200	0	0	0	0	0	0	0	18200
24	20890	0	0	0	0	0	0	0	20890
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>	66830	0	2120	0	0	1560	0	0	70510

Pine Pulpwood> 13 Hardwood Pulpwood> 17 Total Volume> 70510