



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, 2026

## NOTICE OF LAND SALE

### Hillsboro – 240 Acres +/-

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

**Legal Description:** SW $\frac{1}{4}$  NE $\frac{1}{4}$ , NE $\frac{1}{4}$  SW $\frac{1}{4}$ , & SE $\frac{1}{4}$  Section 35, Township 18 South, Range 14 West, Union County, Arkansas; containing 240 acres, more or less.

### Listing Price - \$564,000.00

**Tract Description:** This property can be accessed from the north via an improved timber road, which transitions into a woods haul/logging road approximately  $\frac{1}{4}$  mile from the tract. The majority of the topography is gently rolling and well drained. Based on the USDA Web Soil Survey the various soils have an average site index for Loblolly Pine of 90 feet (base age 50). *This is a phenomenal investment and hunting property. The tract contains mature natural pine and pine plantations of various ages, which can be seen on the enclosed maps. There are pipelines that traverse the land that are awesome areas for wildlife. If you have been looking for a solid land investment that gives you a shot at quality deer and the opportunity to fill your turkey tags then don't miss this one!*

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

Pine Sawtimber	1,467,270 BF	11,145 Tons
Pine Pulpwood	2,547 Cords	6,877 Tons
Oak Sawtimber	25,370 BF	213 Tons
Misc. Hardwood Sawtimber	1,800 BF	15 Tons
Hardwood Pulpwood	345 Cords	1,035 Tons

The above volumes include Stand #1, which is a pine plantation that has not had a 1<sup>st</sup> thinning and contains 43 acres, more or less. A more detailed analysis of the cruise results is attached.

### Conditions of Sale:

1. The property is being offered for sale at the Listing Price of \$564,000.00. 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.

*Timber Cruising • Timber Land Management • Timber Land Improvement*

*Members: Association of Consulting Foresters*

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.
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 1/10<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



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

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

**Land Sale**  
**Hillsboro – 240 Acres +/- (OFFER FORM)**

**Listing Price - \$564,000.00**

**Legal Description:** SW $\frac{1}{4}$  NE $\frac{1}{4}$ , NE $\frac{1}{4}$  SW $\frac{1}{4}$ , & SE $\frac{1}{4}$  Section 35, Township 18 South, Range 14 West, Union County, Arkansas; containing 240 acres, more or less.

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

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

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

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

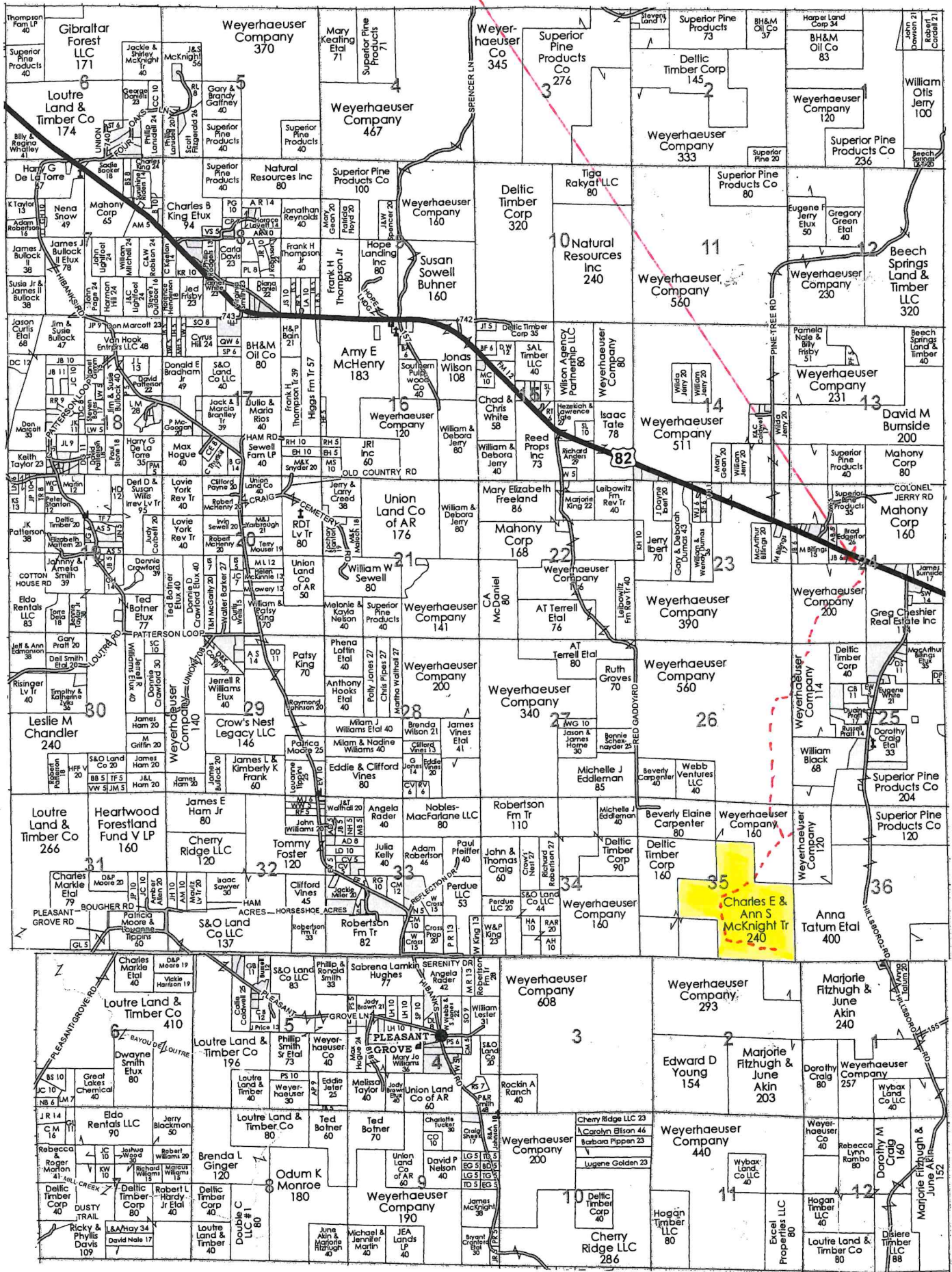
\_\_\_\_\_

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

FAX: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

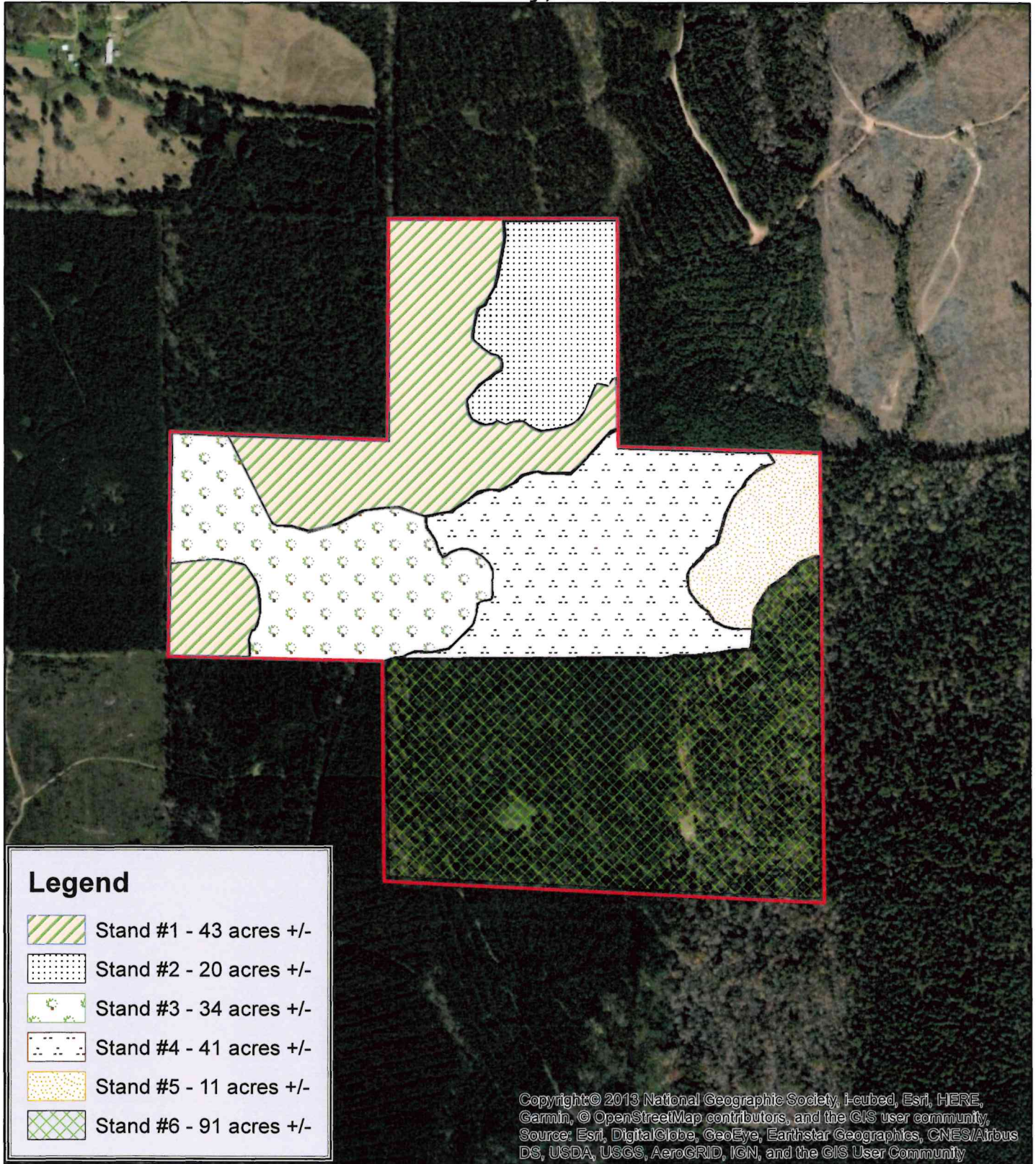
This offer is subject to all terms and conditions as stated in the attached land sale prospectus and remains valid until 5:00 P.M. five business days following the date written above. The company/individual submitting the offer will be contacted at or before this time, concerning the acceptance or rejection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





# Hillsboro - 240

Pt. Section 35, Township 18 South, Range 14 West  
Union County, Arkansas

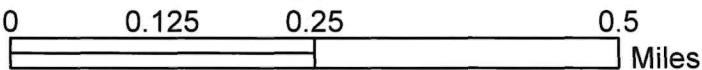


### Legend

-  Stand #1 - 43 acres +/-
-  Stand #2 - 20 acres +/-
-  Stand #3 - 34 acres +/-
-  Stand #4 - 41 acres +/-
-  Stand #5 - 11 acres +/-
-  Stand #6 - 91 acres +/-

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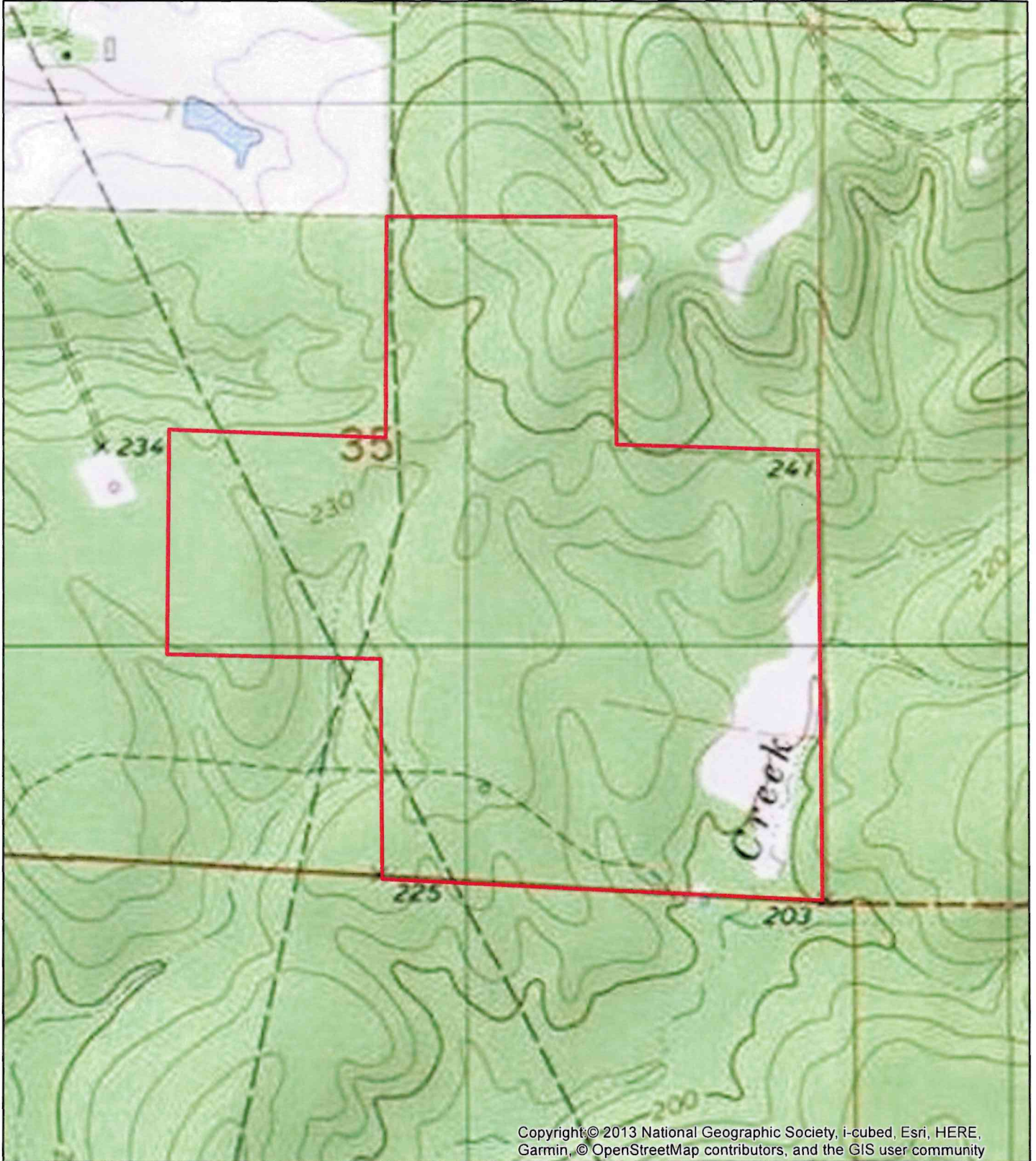
**240 Acres**





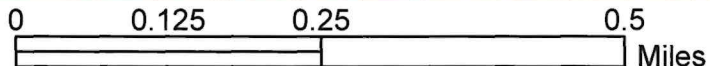
# Hillsboro - 240

Pt. Section 35, Township 18 South, Range 14 West  
Union County, Arkansas



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**240 Acres**



Client>	Page>	1	COMPARTMENT NUMBER>	1	SHORT DESCRIPTION	S	T	R	ACRES	PINE	PPU	GUM	HPU	W. OAK	R. OAK	P. OAK	HICKORY	CYPRESS	MISC.	HARDWOOD	TOTAL	TOTAL	
					SW NE - STAND #1	35	18S	14W	43.00	69200	1222	0	5	0	0	0	0	0	0	0	0	69200	
					SW NE - STAND #2	35	18S	14W	20.00	213580	70	0	9	0	0	0	0	0	0	0	0	213580	
					PT NWSE & NESE S#4	35	18S	14W	41.00	36620	950	0	0	0	0	0	0	0	0	0	0	36620	
					PT NE SE STAND #5	35	18S	14W	11.00	57880	80	0	27	0	960	0	0	0	0	0	960	58840	
					Total>	115.00			377280	2322	0	41	0	960	0	0	0	0	0	0	960	378240	

**Total Volume**  
 Pine Sawtimber 377,280 BF 3,802 Tons  
 Pine Pulpwood 2,322 Cords 6,269 Tons  
 Oak Sawtimber 960 BF 10 Tons  
 Misc. Hardwood ST 0 BF 0 Tons  
 Hardwood Pulpwood 41 Cords 123 Tons

Tree Count covering 115 acres, more or less; based on 5% inventory (1/10th acre plots)

Sawtimber Tree Count

DBH	Pine	White Oak	Red Oak	Post Oak	Misc.
10	3440	0	0	0	0
12	1620	0	0	0	0
14	860	0	20	0	0
16	420	0	0	0	0
18	120	0	0	0	0
20	20	0	0	0	0
22	0	0	0	0	0
24	0	0	0	0	0
26	0	0	0	0	0
28	0	0	0	0	0
30	0	0	0	0	0
32	0	0	0	0	0
<b>Total</b>	<b>6480</b>	<b>0</b>	<b>20</b>	<b>0</b>	<b>0</b>

Pulpwood Tree Count

DBH	Pine	Hardwood
6	11240	360
8	13660	120
10	1960	80
12	220	0
14	0	0
16	0	0
18	0	0
20	0	0
22	0	0
24	0	0
26	0	0
28	0	0
30	0	0
<b>Total</b>	<b>27080</b>	<b>560</b>

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

Client Code> 1257 Short Description> SW NE - STAND #1 Sec>35 Twp>18S Rng>14W  
 County>UNION Compartment> 1  
 Date of Cruise> 2/27/26 Acres> 43.00

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES (doyle scale)							TOTAL	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS		MISC.
10	39200	0	0	0	0	0	0	0	39200
12	26040	0	0	0	0	0	0	0	26040
14	3960	0	0	0	0	0	0	0	3960
16	0	0	0	0	0	0	0	0	0
18	0	0	0	0	0	0	0	0	0
20	0	0	0	0	0	0	0	0	0
22	0	0	0	0	0	0	0	0	0
24	0	0	0	0	0	0	0	0	0
26	0	0	0	0	0	0	0	0	0
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>	69200	0	0	0	0	0	0	0	69200

Pine Pulpwood> 1222 Hardwood Pulpwood> 5 Total Volumn> 69200

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

Client Code> 1257 Short Description>SW NE - STAND #2 Sec>35 Twp>18S Rng>14W  
 County>UNION Compartment> 1  
 Date of Cruise> 2/27/26 Acres> 20.00

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES (doyle scale)							TOTAL	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS		MISC.
10	8800	0	0	0	0	0	0	0	8800
12	32020	0	0	0	0	0	0	0	32020
14	75980	0	0	0	0	0	0	0	75980
16	65380	0	0	0	0	0	0	0	65380
18	31400	0	0	0	0	0	0	0	31400
20	0	0	0	0	0	0	0	0	0
22	0	0	0	0	0	0	0	0	0
24	0	0	0	0	0	0	0	0	0
26	0	0	0	0	0	0	0	0	0
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>	213580	0	0	0	0	0	0	0	213580

Pine Pulpwood> 70 Hardwood Pulpwood> 9 Total Volume> 213580

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

Client Code> 1257 Short Description>PT NWSE & NESE S#4 Sec>35 Twp>18S Rng>14W  
 County>UNION Compartment> 1  
 Date of Cruise> 2/27/26 Acres> 41.00

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES (doyle scale)							TOTAL	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS		MISC.
10	25600	0	0	0	0	0	0	0	25600
12	11020	0	0	0	0	0	0	0	11020
14	0	0	0	0	0	0	0	0	0
16	0	0	0	0	0	0	0	0	0
18	0	0	0	0	0	0	0	0	0
20	0	0	0	0	0	0	0	0	0
22	0	0	0	0	0	0	0	0	0
24	0	0	0	0	0	0	0	0	0
26	0	0	0	0	0	0	0	0	0
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>	36620	0	0	0	0	0	0	0	36620

Pine Pulpwood> 950 Hardwood Pulpwood> 0 Total Volumn> 36620

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

Client Code> 1257 Short Description>PT NE SE STAND #5 Sec>35 Twp>18S Rng>14W  
 County>UNION Compartment> 1  
 Date of Cruise> 2/27/26 Acres> 11.00

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES (doyle scale)							TOTAL	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS		MISC.
10	12800	0	0	0	0	0	0	0	12800
12	21140	0	0	0	0	0	0	0	21140
14	13700	0	0	960	0	0	0	0	14660
16	3960	0	0	0	0	0	0	0	3960
18	0	0	0	0	0	0	0	0	0
20	6280	0	0	0	0	0	0	0	6280
22	0	0	0	0	0	0	0	0	0
24	0	0	0	0	0	0	0	0	0
26	0	0	0	0	0	0	0	0	0
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>	57880	0	0	960	0	0	0	0	58840

Pine Pulpwood> 80 Hardwood Pulpwood> 27 Total Volume> 58840

STEVENS FORESTRY SERVICE, Inc.  
RECAPITULATION SHEET

3/18/26

Client>

Page> 1 COMPARTMENT NUMBER> 2

SHORT DESCRIPTION	S	T	R	ACRES	PINE	PPU	GUM	HPU	W. OAK	R. OAK	P. OAK	HICKORY	CYPRESS	MISC.	HARDWOOD	TOTAL	TOTAL	
																		VOLUME
PT NESW & NWSE S#3 35 18S 14W				34.00	179750	174	0	77	720	4860	0	0	0	0	0	5580	185330	
PT SWSE & SESE S#6 35 18S 14W				91.00	910240	51	0	227	1580	17250	0	1800	0	0	0	20630	930870	
<b>Total&gt;</b>				125.00	1089990	225	0	304	2300	22110	0	1800	0	0	0	26210	1116200	

Total Volume	
Pine Sawtimber	1,089,990 BF
Pine Pulpwood	225 Cords
Oak Sawtimber	24,410 BF
Misc. Hardwood ST	1,800 BF
Hardwood Pulpwood	304 Cords
	7,343 Tons
	608 Tons
	203 Tons
	15 Tons
	912 Tons

Tree Count covering 125.00 acres, more or less; based on 10% inventory (1/10th acre plots)

Sawtimber Tree Count

DBH	Pine	White Oak	Red Oak	Post Oak	Misc.
10	1020	0	0	0	0
12	900	0	0	0	0
14	900	30	40	0	10
16	670	10	90	0	0
18	870	0	70	0	10
20	740	0	20	0	0
22	510	0	10	0	0
24	130	0	0	0	0
26	40	0	0	0	0
28	0	0	0	0	0
30	0	0	0	0	0
<b>Total</b>	<b>5780</b>	<b>40</b>	<b>230</b>	<b>0</b>	<b>20</b>

Pulpwood Tree Count

DBH	Pine	Hardwood
6	1070	850
8	830	830
10	390	520
12	80	290
14	40	80
16	20	20
18	10	30
20	0	20
22	0	20
24	0	0
26	0	0
<b>Total</b>	<b>2440</b>	<b>2660</b>

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

Client Code> 1257 Short Description>PT NESW & NWSE S#3 Sec>35 Twp>18S Rng>14W  
 County>UNION Compartment> 2  
 Date of Cruise> 2/27/26 Acres> 34.00

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES (doyle scale)							TOTAL	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS		MISC.
10	25840	0	0	0	0	0	0	0	25840
12	32170	0	0	0	0	0	0	0	32170
14	39050	0	0	960	0	0	0	0	40010
16	11520	0	720	2160	0	0	0	0	14400
18	15520	0	0	0	0	0	0	0	15520
20	17840	0	0	0	0	0	0	0	17840
22	34350	0	0	1740	0	0	0	0	36090
24	3460	0	0	0	0	0	0	0	3460
26	0	0	0	0	0	0	0	0	0
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>	179750	0	720	4860	0	0	0	0	185330

Pine Pulpwood> 174 Hardwood Pulpwood> 77 Total Volume> 185330

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

Client Code> 1257 Short Description>PT SWSE & SESE S#6 Sec>35 Twp>18S Rng>14W  
 County>UNION Compartment> 1  
 Date of Cruise> 2/27/26 Acres> 91.00

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES (doyle scale)							TOTAL	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS		MISC.
10	3520	0	0	0	0	0	0	0	3520
12	18740	0	0	0	0	0	0	0	18740
14	51560	0	1580	960	480	0	0	0	54580
16	100780	0	0	4540	0	0	0	0	105320
18	205040	0	0	8600	1320	0	0	0	214960
20	235270	0	0	3150	0	0	0	0	238420
22	196600	0	0	0	0	0	0	0	196600
24	69290	0	0	0	0	0	0	0	69290
26	29440	0	0	0	0	0	0	0	29440
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>	910240	0	1580	17250	0	1800	0	0	930870

Pine Pulpwood> 51 Hardwood Pulpwood> 227 Total Volume> 930870