

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

Telephone (870) 863-5068

Fax # (870) 863-5156

April 17, 2026

NOTICE OF LAND SALE

Shepherd Land Sale

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

Legal Description: Part of the N $\frac{1}{2}$ Section 12, Township 15 South, Range 20 West, Columbia County, AR; being more particularly described on the attached Exhibit "A" (Survey Plat).

Listing Price - \$57,500.00

Tract Description: The property is located approximately 4 miles northwest of the Stephens community. Access is via an improved oil field road, which traverses the southwest corner as shown on the enclosed maps. The topography is gently rolling and well drained. The soil types are fine sandy loams, which based on the NRCS web soil survey have an average site index for loblolly pine of 84 feet (base age 50). This tract contains a well-stocked stand of pine & hardwood, which offers the potential for immediate returns!

Timber Volume:

Our firm has completed a 10% 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	180,160 BF	1,419 Tons
Pine Pulpwood	133 Cords	359 Tons
Oak Sawtimber	5,060 BF	46 Tons
Hardwood Pulpwood	113 Cords	339 Tons

Conditions of Sale:

1. The property is being offered for sale at the Listing Price of \$57,500.00. 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. The offer will be subject to all terms and conditions as advertised in this land sale prospectus. 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

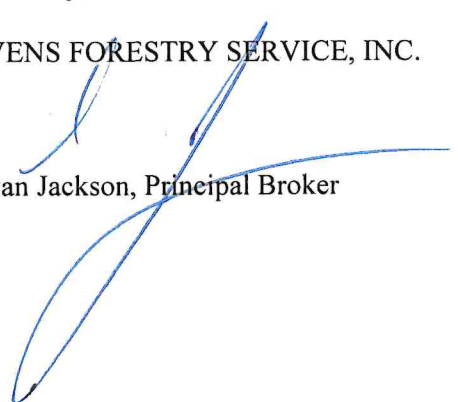
Members: Association of Consulting Foresters

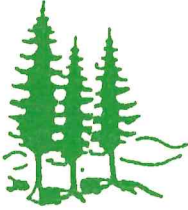
3. Offers must be submitted on a lump sum basis. No per acre offers will be accepted. The advertised acreage is believed to be correct, but is not guaranteed. The Seller will not provide a survey.
4. Upon acceptance of an offer, a more formal Contract of Sale will be executed between the Buyer and Seller, with earnest money in the amount of 10% of the purchase price.
5. No mineral rights will be conveyed.
6. 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.
7. 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.
8. 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.
9. Total consideration will be due when a Warranty Deed is transferred to the Buyer from the Seller.
10. Personal property including but not limited to deer stands, wildlife feeders, game cameras, etc. located on the subject property is not for sale.
11. 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 a bid sheet, location map, aerial photograph, topography 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



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

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

Shepherd Land Sale
OFFER FORM

Listing Price - \$57,500.00

Legal Description: Part of the N½ Section 12, Township 15 South, Range 20 West, Columbia County, AR; being more particularly described on the attached Exhibit "A" (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. If the offer is contingent on terms, conditions, etc. that are not advertised in this sale prospectus then those terms, conditions, etc. must be in writing.

Exhibit "A"

SOUTHERN GEODETIC LAND SURVEYORS, L.L.C.
SAMUEL T. WHITEHEAD, PLS.

R 20 W

This Survey is Subject to Visible and Non Visible Easements.

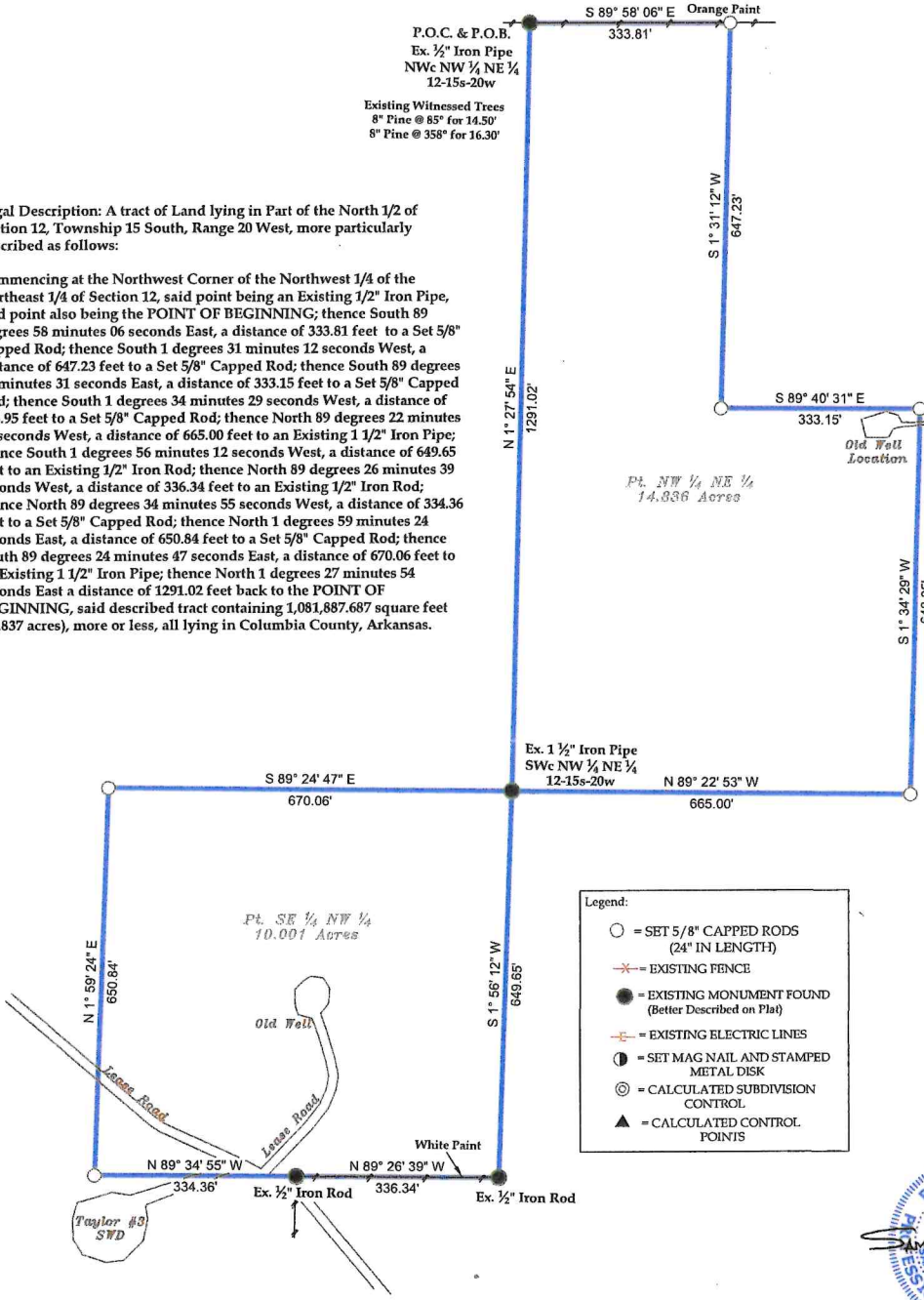
UNION COUNTY OFFICE
525 N. WASHINGTON
EL DORADO, AR. 71730
(870) 864-9665 Office
(870) 894-6505 Fax
(870) 510-7580 Mobile

LAFAYETTE COUNTY OFFICE
17 LAFAYETTE 5202
TAYLOR, AR. 71861
(870) 894-6504 Office
(870) 894-6505 Fax
(870) 510-7580 Mobile

Total Surveyed Acres = 24.837

Legal Description: A tract of Land lying in Part of the North 1/2 of Section 12, Township 15 South, Range 20 West, more particularly described as follows:

Commencing at the Northwest Corner of the Northwest 1/4 of the Northeast 1/4 of Section 12, said point being an Existing 1/2" Iron Pipe, said point also being the POINT OF BEGINNING; thence South 89 degrees 58 minutes 06 seconds East, a distance of 333.81 feet to a Set 5/8" Capped Rod; thence South 1 degrees 31 minutes 12 seconds West, a distance of 647.23 feet to a Set 5/8" Capped Rod; thence South 89 degrees 40 minutes 31 seconds East, a distance of 333.15 feet to a Set 5/8" Capped Rod; thence North 89 degrees 22 minutes 53 seconds West, a distance of 665.00 feet to an Existing 1 1/2" Iron Pipe; thence South 1 degrees 56 minutes 12 seconds West, a distance of 649.65 feet to an Existing 1/2" Iron Rod; thence North 89 degrees 26 minutes 39 seconds West, a distance of 336.34 feet to an Existing 1/2" Iron Rod; thence North 89 degrees 34 minutes 55 seconds West, a distance of 334.36 feet to a Set 5/8" Capped Rod; thence North 1 degrees 59 minutes 24 seconds East, a distance of 650.84 feet to a Set 5/8" Capped Rod; thence North 1 degrees 27 minutes 54 seconds East, a distance of 1291.02 feet back to the POINT OF BEGINNING, said described tract containing 1,081,887.687 square feet (24.837 acres), more or less, all lying in Columbia County, Arkansas.



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15
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Boundary Survey
for
James Ronnie Shepherd

Located in Part of the North 1/2 of Section 12,
Township 15 South, Range 20 West,
Columbia County, Arkansas.



Note: Basis for Bearings are based on Grid Azimuth System, Arkansas State Plane Coordinate System, NAD-83, Arkansas South Zone (0302). Control Point used and held was an OPUS Corrected Datum Point.

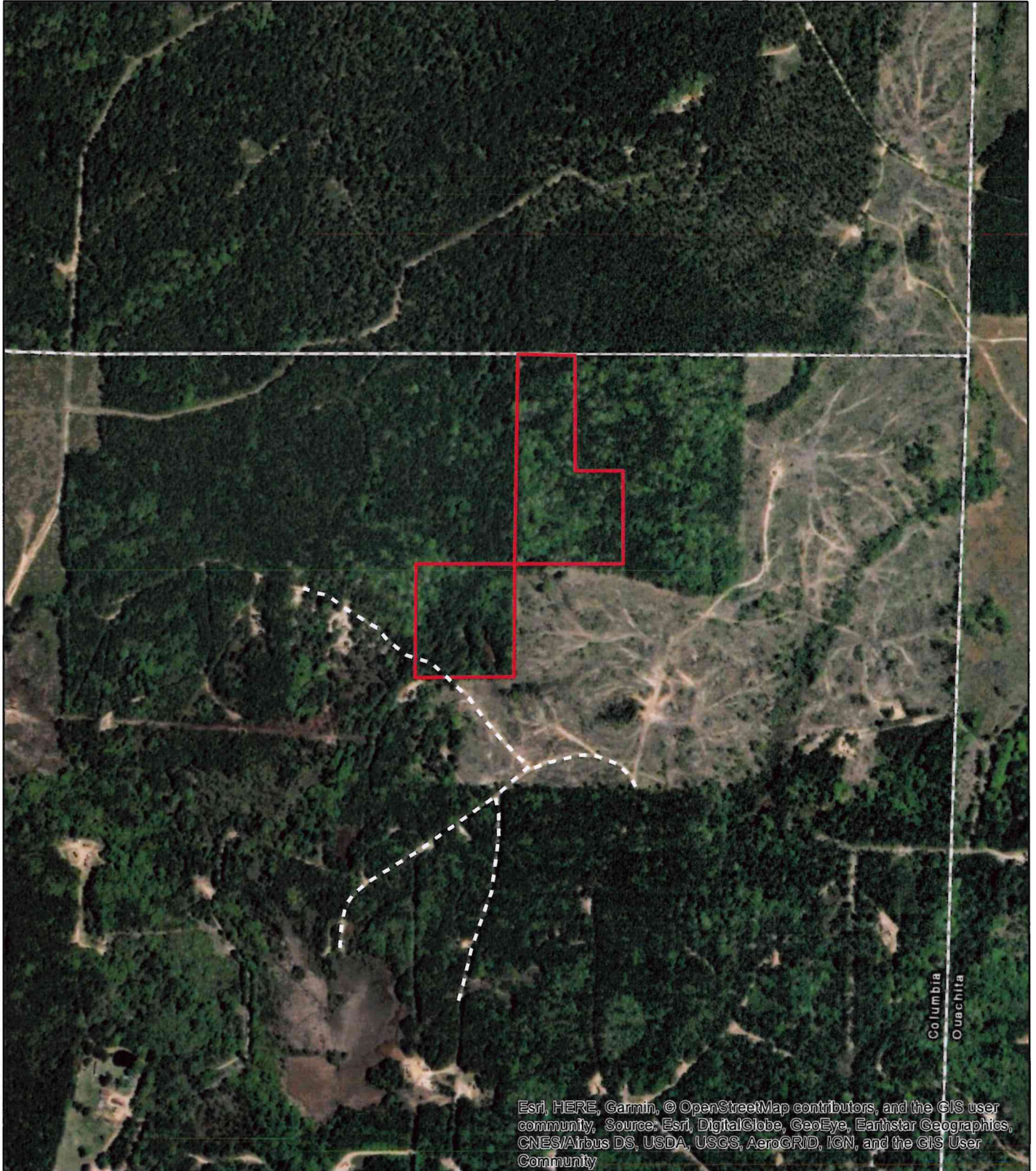
Survey Completed 11/24/17
Job # 2017-James Ronnie Shepherd-12-15s-20w
Cogo File: 12-15s-20w-83-Opus.Zak
PLAT CODE: 500-15S-20W-0-12-104-14-140

Note: This Plat should not be considered Valid without Inked Surveyor's Stamp and Signature.

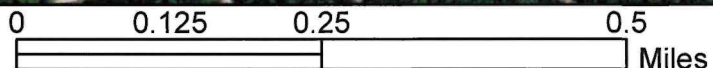


Shepherd Land Sale

Pt. Section 12, Township 15 South, Range 20 West
Columbia County, Arkansas



24.837 Acres

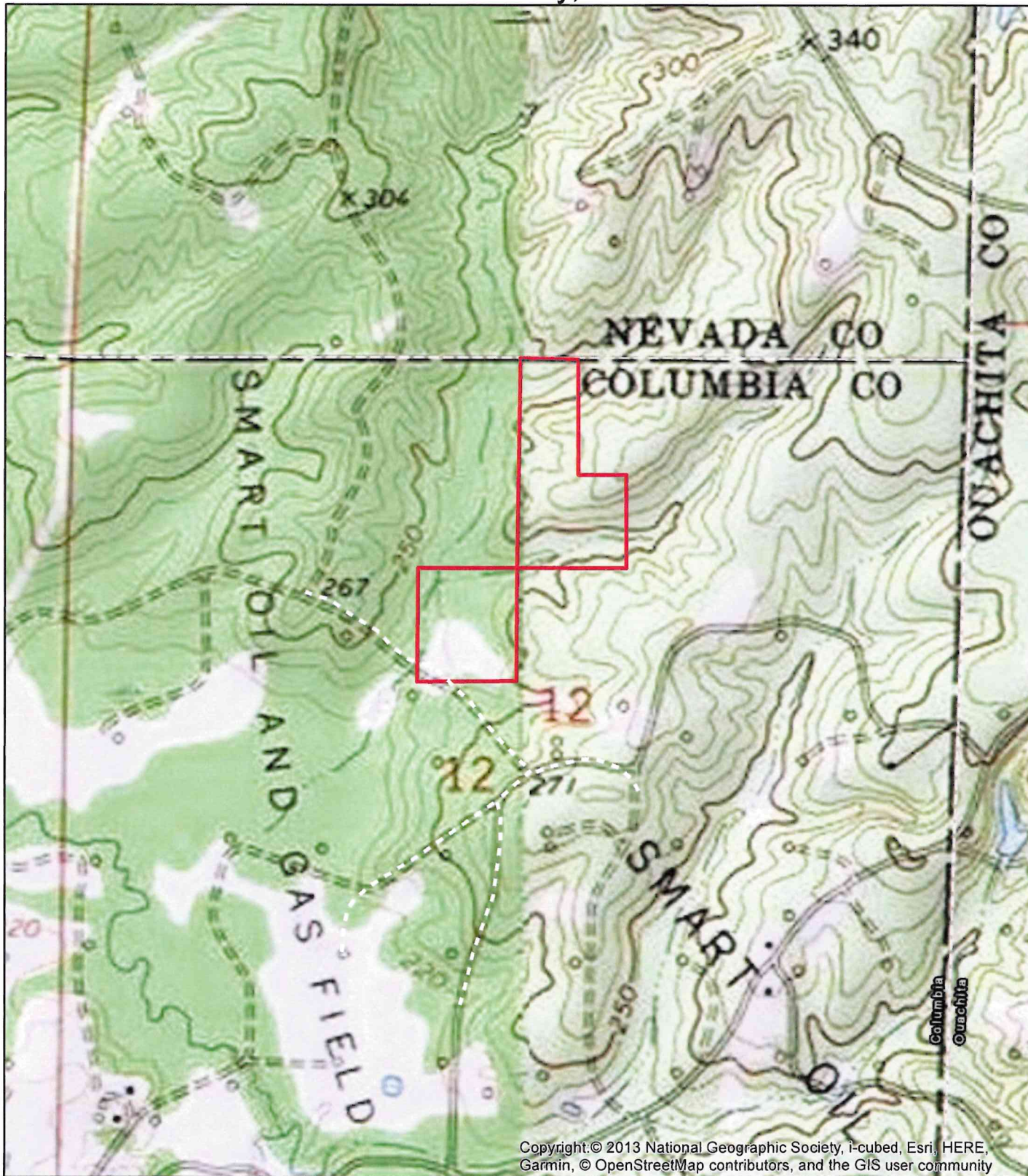


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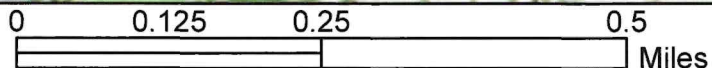


Shepherd Land Sale

Pt. Section 12, Township 15 South, Range 20 West
Columbia County, Arkansas



24.837 Acres



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Client> Shepherç
 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	
12 15S 20W				14.80	111370	58	0	73	2440	1200	0	0	0	0	0	3640	115010
12 15S 20W				10.00	68790	75	0	40	1420	0	0	0	0	0	0	1420	70210
Total>				24.80	180160	133	0	113	3860	1200	0	0	0	0	0	5060	185220

Total Volume	
Pine Sawtimber	180,160 BF
Pine Pulpwood	133 Cords
Oak Sawtimber	5,060 BF
Misc. Hardwood ST	0 BF
Hardwood Pulpwood	113 Cords
	1,419 Tons
	359 Tons
	46 Tons
	0 Tons
	339 Tons

Tree Count covering 24.80 acres, more or less; based on 10% inventory (1/10th acre plots)

Sawtimber Tree Count

DBH	Oak			Misc.
	Pine	White	Red	
10	290	0	0	0
12	420	0	0	0
14	380	10	10	0
16	250	30	10	0
18	160	10	0	0
20	80	0	0	0
22	20	0	0	0
24	10	0	0	0
26	0	0	0	0
28	0	0	0	0
Total	1610	50	20	0

Pulpwood Tree Count

DBH	Pine	Hardwood
6	340	260
8	440	240
10	270	220
12	120	170
14	20	40
16	20	0
18	0	0
20	0	10
22	0	0
Total	1210	940

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

Client Code> 1259 Short Description>PT NW NE Sec>12 Twp>15S Rng>20W
 Shepherd County>COLUMBIA Compartment> 1
 Date of Cruise> 3/25/26 Acres> 14.80

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES (doyle scale)							TOTAL	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS		MISC.
10	4960	0	0	0	0	0	0	0	4960
12	14020	0	0	0	0	0	0	0	14020
14	21570	0	0	480	0	0	0	0	22050
16	28250	0	1440	720	0	0	0	0	30410
18	24420	0	1000	0	0	0	0	0	25420
20	14050	0	0	0	0	0	0	0	14050
22	4100	0	0	0	0	0	0	0	4100
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>	111370	0	2440	1200	0	0	0	0	115010

Pine Pulpwood> 58 Hardwood Pulpwood> 73 Total Volume> 115010

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

Client Code> 1259 Short Description>NE SE NW Sec>12 Twp>15S Rng>20W
 Shepherd County>COLUMBIA Compartment> 1
 Date of Cruise> 3/25/26 Acres> 10.00

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES (doyle scale)							TOTAL	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS		MISC.
10	2480	0	0	0	0	0	0	0	2480
12	8700	0	0	0	0	0	0	0	8700
14	16090	0	480	0	0	0	0	0	16570
16	11120	0	940	0	0	0	0	0	12060
18	10460	0	0	0	0	0	0	0	10460
20	9630	0	0	0	0	0	0	0	9630
22	5150	0	0	0	0	0	0	0	5150
24	5160	0	0	0	0	0	0	0	5160
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>	68790	0	1420	0	0	0	0	0	70210

Pine Pulpwood> 75 Hardwood Pulpwood> 40 Total Volume> 70210