

*Stevens Forestry Service, Inc.*  
*Forestry Consultants*  
*& Appraisers*

*P. O. Drawer 1994*  
*El Dorado, Arkansas 71731*

*Telephone (870) 863-5068*

*Fax # (870) 863-5156*

May 28, 2026

## **NOTICE OF LAND SALE**

### **Tri-County 25 +/-**

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

**Legal Description:** The East Half of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter and The East Half of the Northwest Quarter of the Northeast Quarter, Section 12, Township 15 South, Range 20 West, Columbia County, Arkansas; containing 25 acres, more or less.

### **Listing Price - \$61,500.00**

**Tract Description:** The property is located approximately 4 miles northwest of the Stephens community. The tract can be accessed via woods roads at the NE & SE corners. The topography is primarily 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 1/10<sup>th</sup> acre sample plots. The advertised timber volumes are Doyle Scale (BF) and Standard Cords and are as follows:

Pine Sawtimber	171,970 BF	1,407 Tons
Pine Pulpwood	56 Cords	151 Tons
Oak Sawtimber	14,840 BF	125 Tons
Misc. Hardwood Sawtimber	480 BF	5 Tons
Hardwood Pulpwood	139 Cords	417 Tons

### **Conditions of Sale:**

1. The property is being offered for sale at the Listing Price of **\$61,500.00**. 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](mailto: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. 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.
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 a bid sheet, 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

**Tri-County 25 +/- Land Sale**  
 OFFER FORM

**Listing Price - \$61,500.00**

**Legal Description:** The East Half of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter and The East Half of the Northwest Quarter of the Northeast Quarter, Section 12, Township 15 South, Range 20 West, Columbia County, Arkansas; containing 25 acres, more or less.

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

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

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

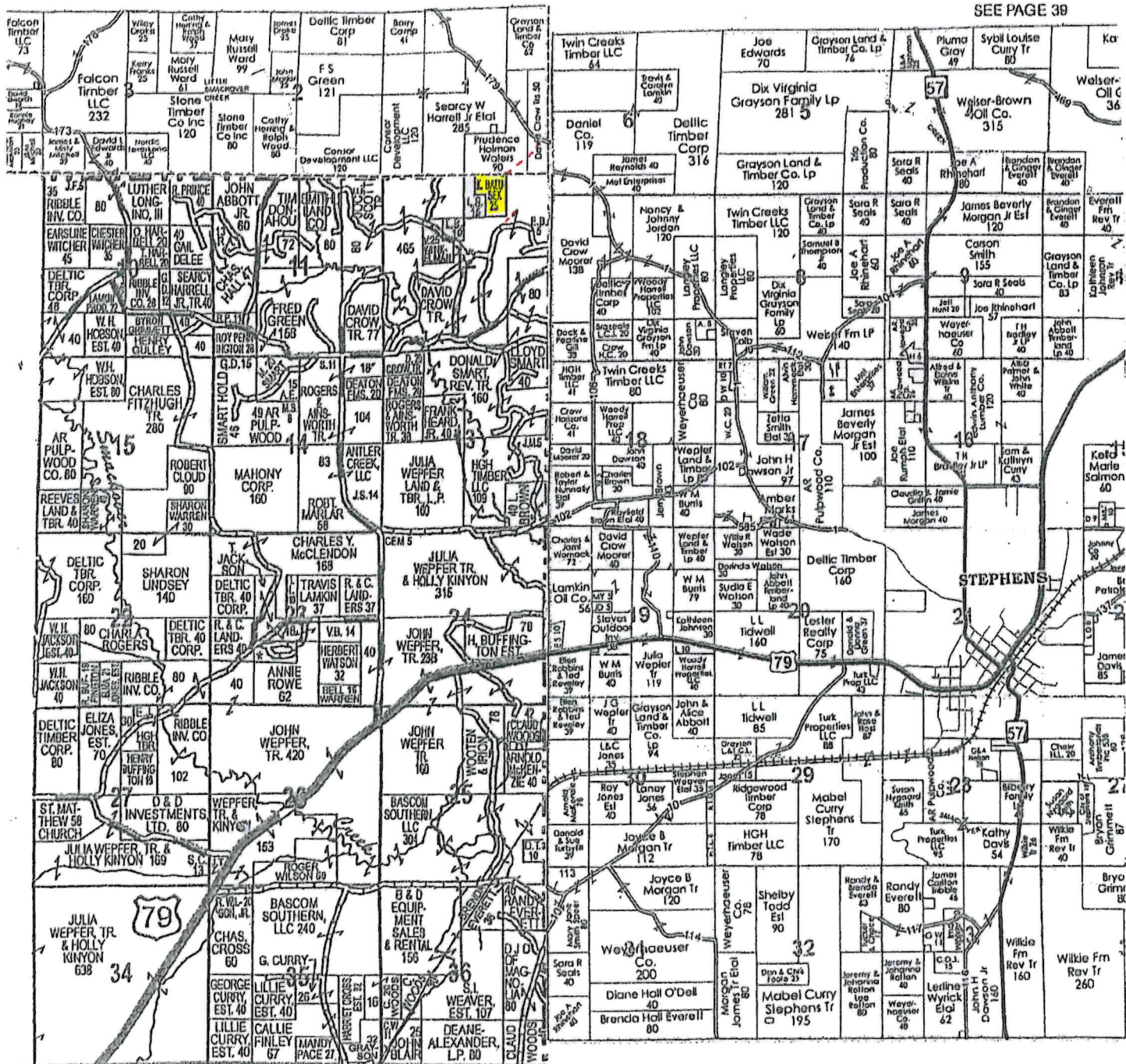
ADDRESS: \_\_\_\_\_  
 \_\_\_\_\_

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. 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.





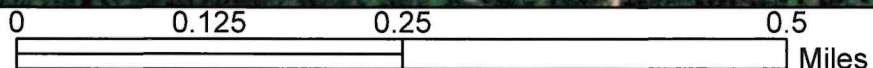
# *Tri-County 25 +/-*

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



Copyright © 2013 National Geographic Society, i-cubed, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

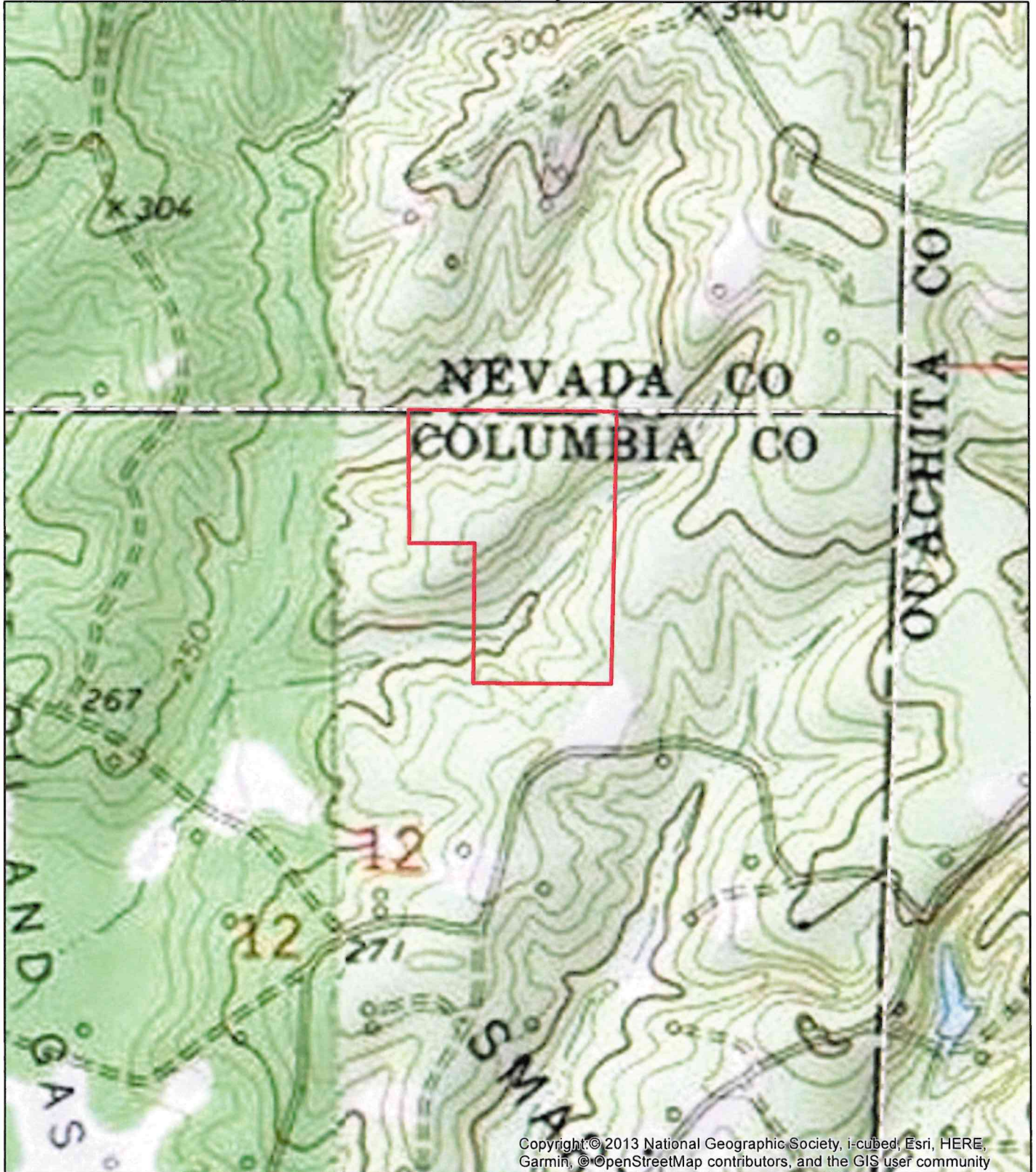
**25 Acres**





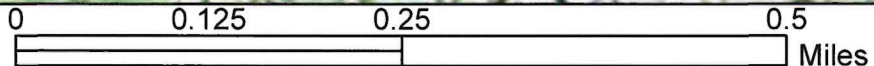
# Tri-County 25 +/-

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



Copyright © 2013 National Geographic Society, i-cubed, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

**25 Acres**



STEVENS FORESTRY SERVICE, Inc.  
 RECAPITULATION SHEET  
 5/15/26

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  
 PT NW1/4 NE1/4 12 15S 20W 25.00 171970 56 0 139 11940 2900 0 480 0 0 15320 187290  
 -----  
 Total> 25.00 171970 56 0 139 11940 2900 0 480 0 0 15320 187290

Total Volume	
Pine Sawtimber	171,970 BF 1,407 Tons
Pine Pulpwood	56 Cords 151 Tons
Oak Sawtimber	14,840 BF 125 Tons
Misc. Hardwood ST	480 BF 5 Tons
Hardwood Pulpwood	139 Cords 417 Tons

Tree Count covering 25.00 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	300	0	0	0	0
12	330	0	0	0	0
14	350	50	20	0	10
16	280	50	10	0	0
18	160	30	10	0	0
20	40	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
<b>Total</b>	<b>1460</b>	<b>130</b>	<b>40</b>	<b>0</b>	<b>10</b>

Pulpwood Tree Count

DBH	Pine	Hardwood
6	140	550
8	240	430
10	60	220
12	70	160
14	10	10
16	0	10
18	0	10
20	0	0
22	0	0
24	0	0
26	0	0
<b>Total</b>	<b>520</b>	<b>1390</b>

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

Client Code> 1262 Short Description>PT NW1/4 NE1/4 Sec>12 Twp>15S Rng>20W  
 County>OUACHITA Compartment> 1  
 Date of Cruise> 5/15/26 Acres> 25.00

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES (doyle scale)							TOTAL	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS		MISC.
10	9440	0	0	0	0	0	0	0	9440
12	20800	0	0	0	0	0	0	0	20800
14	38300	0	2960	960	0	480	0	0	42700
16	50040	0	4700	940	0	0	0	0	55680
18	39620	0	4280	1000	0	0	0	0	44900
20	13770	0	0	0	0	0	0	0	13770
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>	171970	0	11940	2900	0	480	0	0	187290

Pine Pulpwood> 56 Hardwood Pulpwood> 139 Total Volume> 187290