



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

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

May 27, 2026

NOTICE OF LAND SALE

South Jackson— 128.11 Acres +/-

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

Legal Description: Pt. Sections 21, 22, 27, & 28, Township 18 South, Range 15 West, Union County, Arkansas; containing 128.11 acres, more or less, and being more particularly described on Exhibit "A".

Listing Price - \$180,000.00

Tract Description: This property is located just south of the El Dorado City Limits and has frontage along South Jackson Avenue & Cabin Trail. There are a couple of areas along the road that are suitable for home development and the remaining acreage is generally flat. The land contains a very diverse habitat, which includes natural pine & hardwood, planted pine, hardwood marsh, and a beaver pond. A pipeline right-of way traverses the land, which adds to the diversity creating a wildlife opening containing native grasses. *This is an opportunity to acquire a great hunting property only minutes from town!*

Conditions of Sale:

1. The property is being offered for sale at the Listing Price of \$180,000.00. 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.
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.
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. No mineral rights will be conveyed.

Timber Cruising • Timber Land Management • Timber Land Improvement
Members: Association of Consulting Foresters

South Jackson – 128.11

May 27, 2026

Page 2

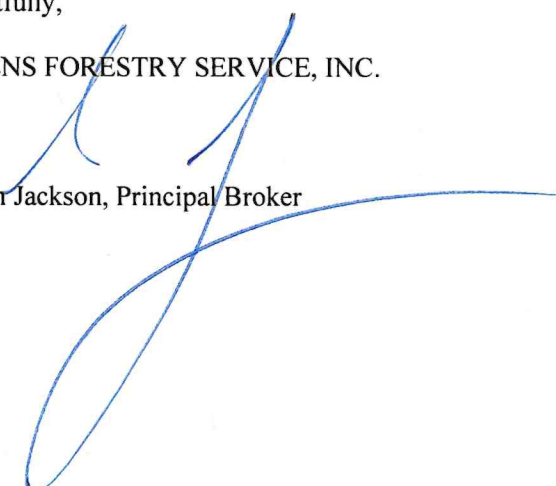
7. The information contained on the attached location map, topography map, and aerial photograph is intended for general location of the property only. The information is believed to be accurate, however it is not warranted or guaranteed in any way.
8. The property will be conveyed by warranty deed, 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.

C. Ryan Jackson, Principal Broker





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Land Sale

South Jackson – 128.11 Acres +/- (OFFER FORM)

Listing Price - \$180,000.00

Legal Description: Pt. Sections 21, 22, 27, & 28, Township 18 South, Range 15 West, Union County, Arkansas; containing 128.11 acres, more or less, and being more particularly described on Exhibit "A".

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.

Notice of Land Sale

Legal Description – Exhibit “A”

Beginning at the Southeast Corner of Section 21, Township 18 South, Range 15 West, Union County, Arkansas and run North 600 feet, thence West 15 degrees North 950 feet, thence South 4 degrees East 864 feet to section line, thence East 940 feet, more or less, to the point of beginning, as conveyed by deed to C. W. Smith, recorded in Book 58, at Page 138, Records of Union County, Arkansas, LESS & EXCEPT all that part of said tract lying East of the Chicago, Rock Island & Pacific Railroad right of way, **and**

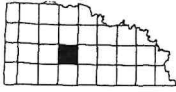
Beginning at the Northwest Corner of a tract of land described in deed recorded in Book 58, at Page 138, as conveyed to C. W. Smith, thence North to the line of the public road known as the El Dorado-Junction City Road, thence on an easterly course along said road until it intersects the North line of said tract described in said deed, thence along said North line to the place of beginning, said tract being a part of the SE 1/4 of SE 1/4 of Section 21, Township 18 South, Range 15 West, Union County, Arkansas, as conveyed by deed to C. W. Smith, recorded in Book 84, at Page 255, Records of Union County, Arkansas, **and**

All that part of the SW 1/4 of SW 1/4 of Section 22, Township 18 South, Range 15 West, Union County, Arkansas, lying West of Chicago, Rock Island & Pacific Railroad, **and**

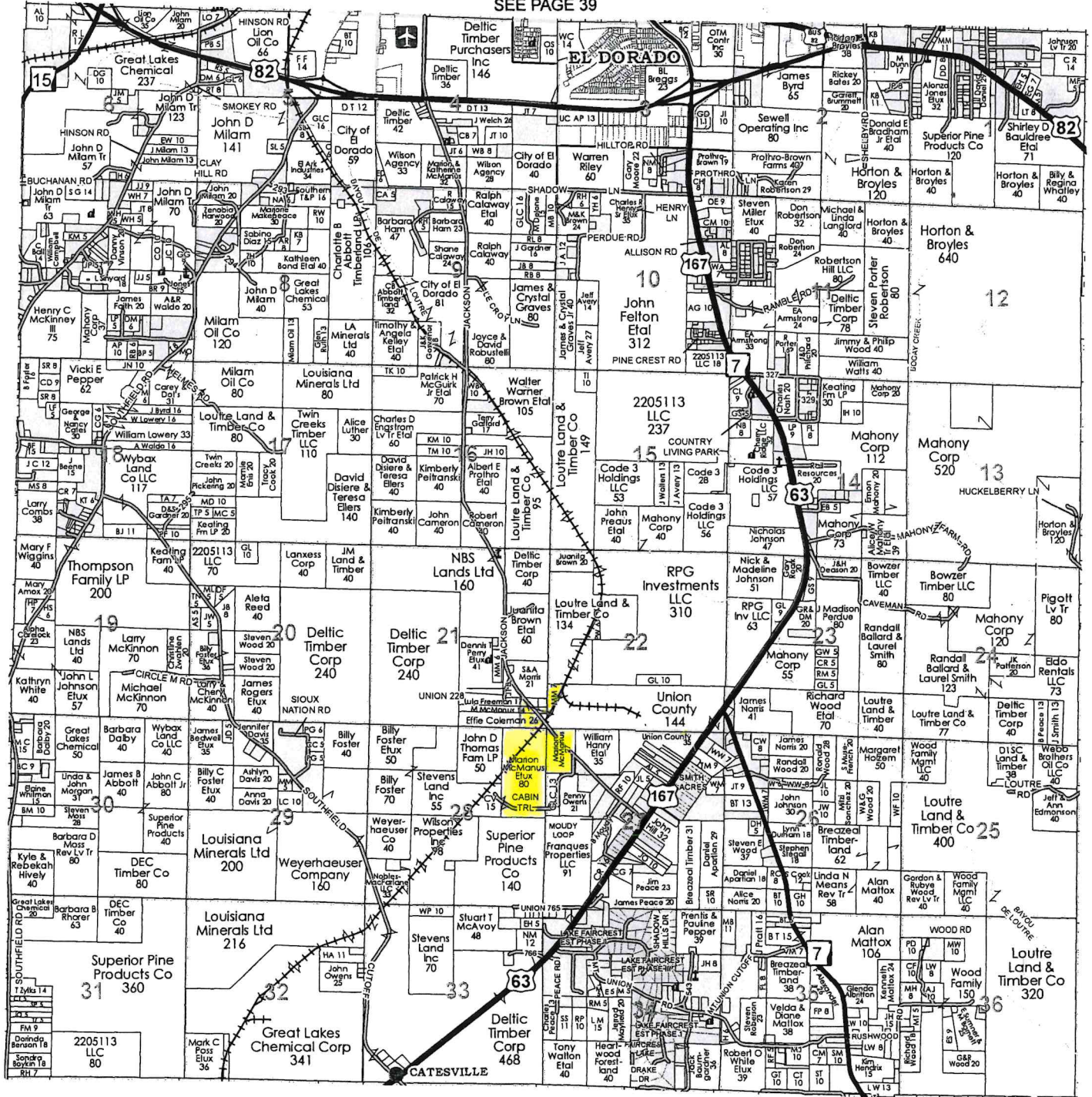
The NW 1/4 of NW 1/4 of Section 27, Township 18 South, Range 15 West, Union County, Arkansas, LESS & EXCEPT the East 14 acres thereof, **and**

The E 1/2 of NE 1/4 of Section 28, Township 18 South, Range 15, Union County, Arkansas, containing 80 acres,

Township 18S - Range 15W



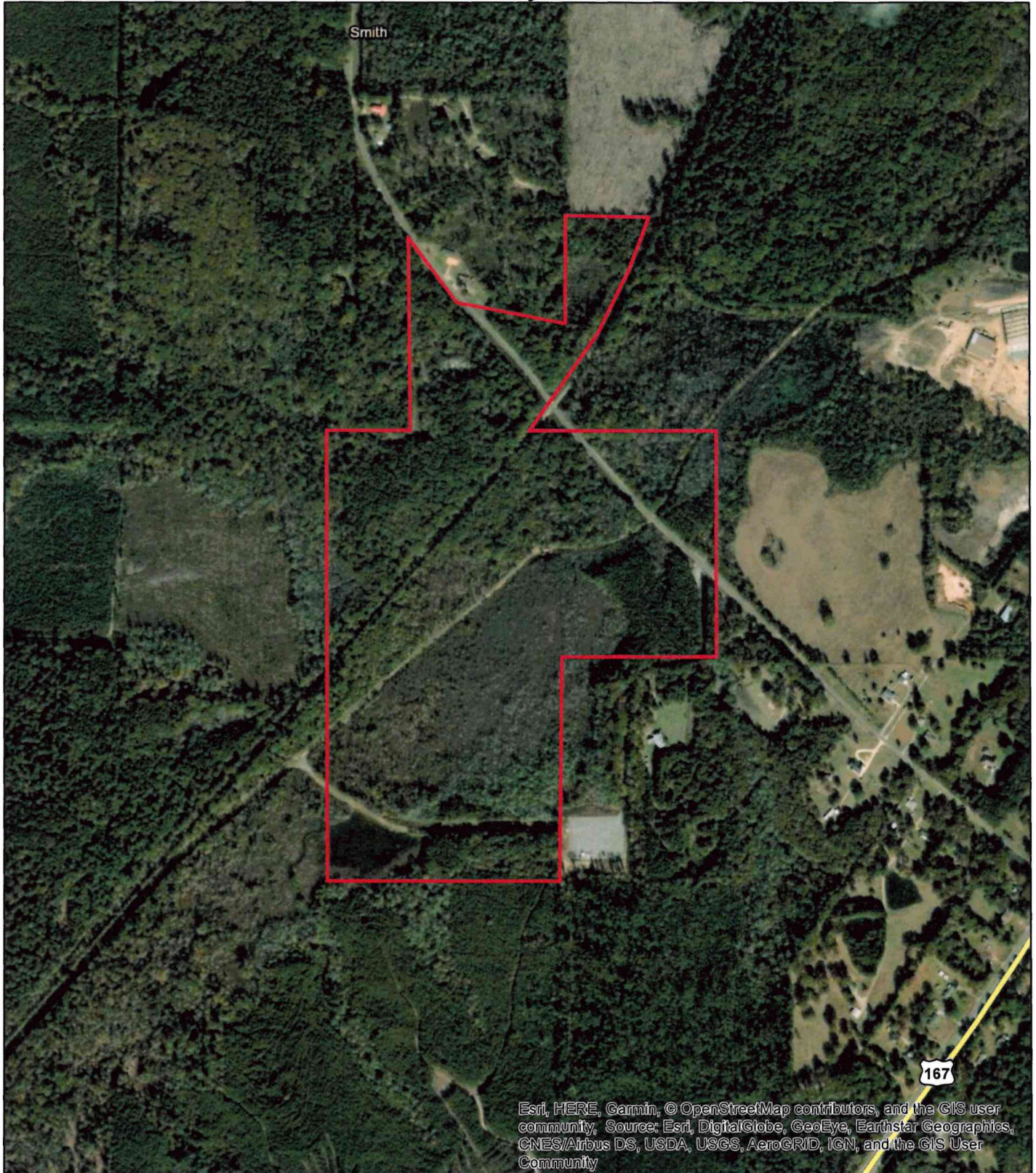
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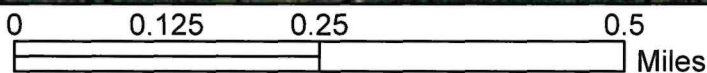
South Jackson - 128.11 Acres +/-

Pt. Sections 21, 22, 27, & 28 Township 18 South, Range 15 West
Union County, Arkansas



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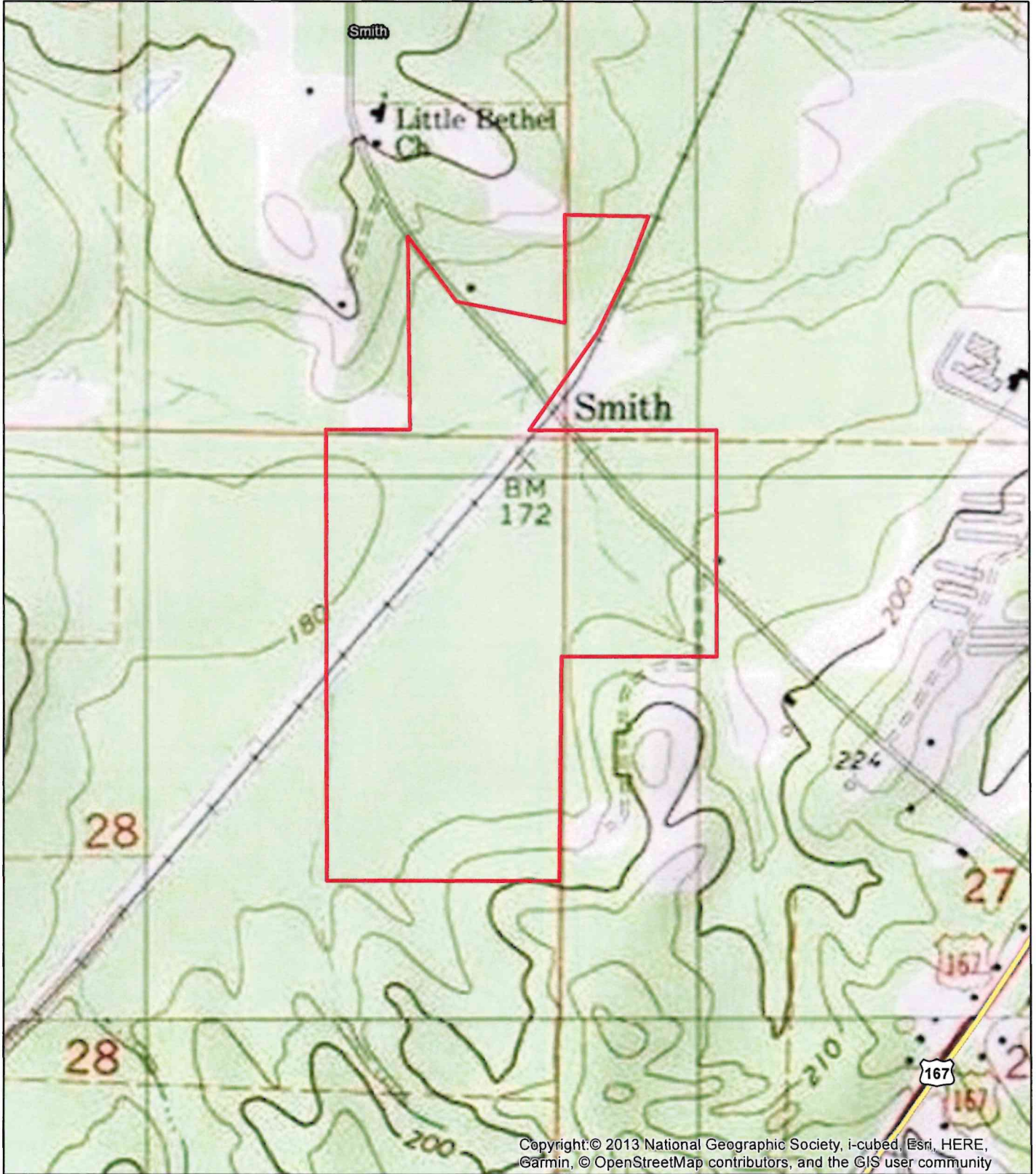
128.11 Acres





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Pt. Sections 21, 22, 27, & 28 Township 18 South, Range 15 West
Union County, Arkansas



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128.11 Acres

