

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

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

August 11, 2026

NOTICE OF LAND SALE

Little River Co. – 200 Acres +/-

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

Legal Description: W½ NE¼, E½ NW¼, & NW¼ SE¼ Section 15, Township 12 South, Range 30 West, Little River, County, Arkansas; containing 200 acres, more or less.

Listing Price - \$590,000.00

Tract Description: This property has ½ mile frontage along Little River County Road #64 and an unimproved road provides internal access to the land. The topography is primarily gently rolling and transitions to generally flat along the east boundary. Based on the USDA Web Soil Survey the various soils have an average site index for Loblolly Pine of 86 feet (base age 50).

This is a mixed-use tract that offers numerous opportunities, including long term timber production, conversion into pasture, residential/industrial development, etc. It would be awesome for someone looking to build a home/camp and develop into an exceptional hunting property. The land contains a well-stocked stand of primarily pine sawtimber that offers the potential for immediate returns. A pipeline traverses the southern 40 acres, providing an opening for wildlife. If you're in the market for a great timberland investment or looking for your own hunting tract you don't want to miss this one!

Timber Volume: Our firm has recently 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: (www.stevensforestry.com for additional info regarding timber volume).

Pine Sawtimber	1,272,760 BF	8,852 Tons
Pine Pulpwood	347 Cords	937 Tons
Oak Sawtimber	4,500 BF	40 Tons
Hardwood Pulpwood	543 Cords	1,629 Tons

Conditions of Sale:

1. The property is being offered for sale at the Listing Price of \$590,000.00. 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.

Timber Cruising • Timber Land Management • Timber Land Improvement

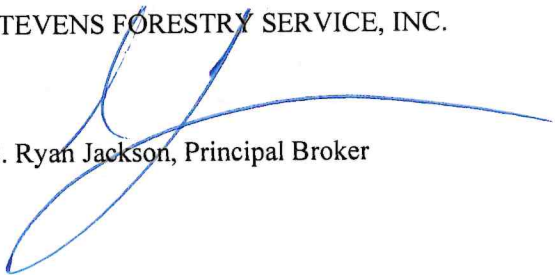
Members: Association of Consulting Foresters

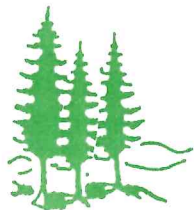
3. If an offer is contingent on terms, conditions, etc. that are not advertised in this sale prospectus then those terms, conditions, etc. must be in writing.
4. Offers must be submitted on a lump sum basis. No per acre offers will be accepted. The advertised acreage is believed to be correct, but is 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 1/10th 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 the lenders title policy, 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.

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

Little River Co. – 200 Acres +/- (OFFER FORM)

Listing Price - \$590,000.00

Legal Description: W½ NE¼, E½ NW¼, & NW¼ SE¼ Section 15, Township 12 South, Range 30 West, Little River, County, Arkansas; containing 200 acres, more or less.

OFFER \$ _____

BY: _____
Name/Company Name

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 accepted, earnest money in the amount of 5% will be due upon execution of the Contract for Purchase & Sale of Real Estate.

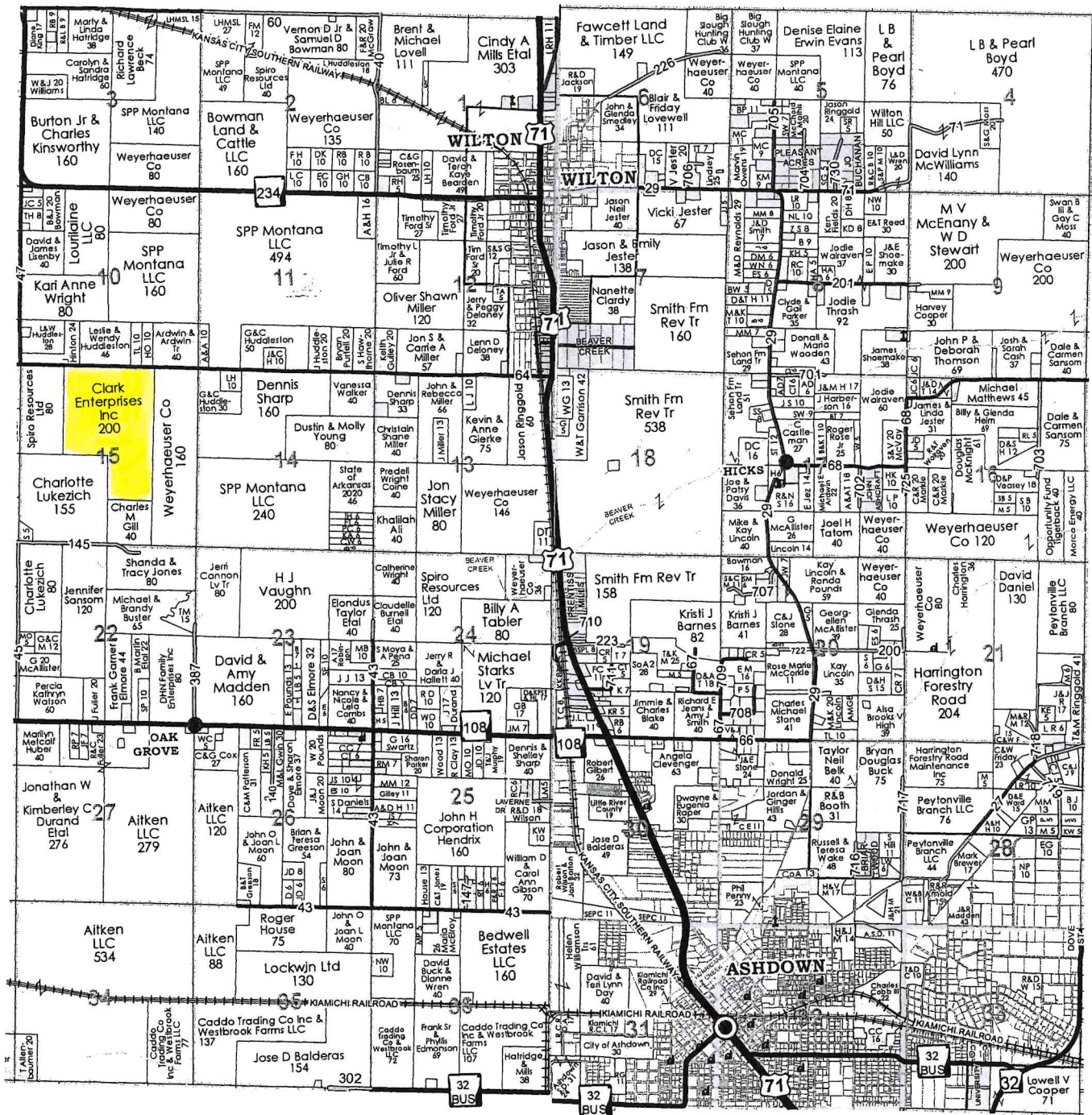
Offer should be sent via email, mail, or hand deliver to the following:

C. Ryan Jackson – ryan@stevensforestry.com
Stevens Forestry Service, Inc.
100 West Sharp
El Dorado, AR 71730

Broker Signature

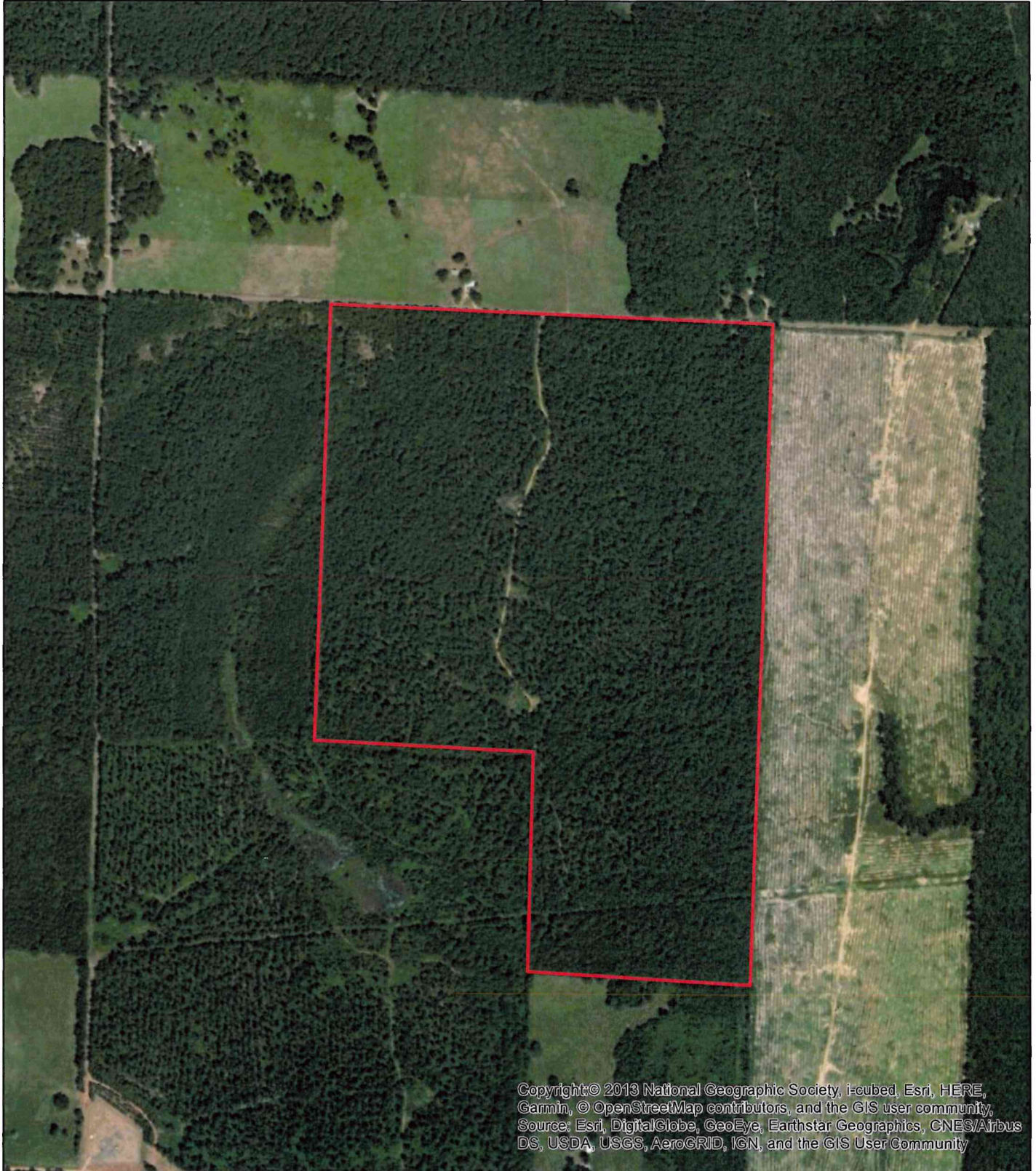
Date: _____

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



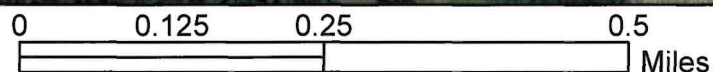


Little River Co. - 200 Acres +/-
Pt. Section 15, Township 12 South, Range 30 West
Little River County, Arkansas



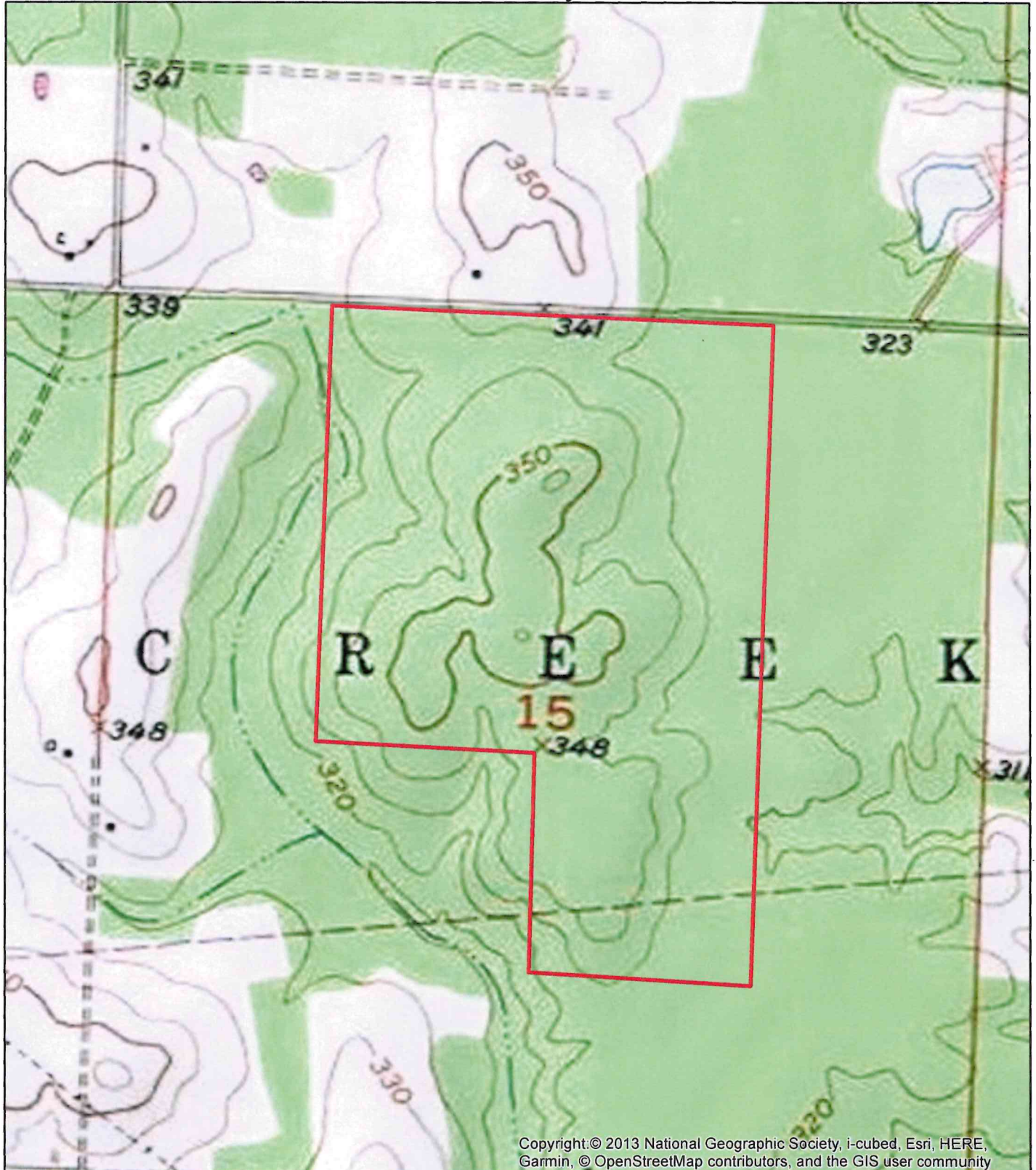
Copyright© 2013 National Geographic Society, i-cubed, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

200 Acres



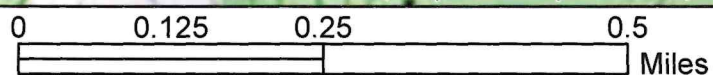


Little River Co. - 200 Acres +/-
Pt. Section 15, Township 12 South, Range 30 West
Little River County, Arkansas



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

200 Acres



Client> Clark Enterprises, Inc.
Page> 1 COMPARTMENT NUMBER> 7

SHORT DESCRIPTION	S	T	R	ACRES	PINE	PPU	GUM	HPU	W OAK	R. OAK	P. OAK	HICKORY	CYPRESS	MISC.	HARDWOOD	TOTAL	VOLUME
NW NE	15	12S	30W	40.00	321250	106	0	151	0	2140	0	0	0	0	2140	323390	
NE NW	15	12S	30W	40.00	215050	58	0	73	0	0	0	0	0	0	0	215050	
SE NW	15	12S	30W	40.00	174910	63	0	118	0	0	0	0	0	0	0	174910	
SW NE	15	12S	30W	40.00	302870	58	0	65	0	1420	0	0	0	0	1420	304290	
NW SE	15	12S	30W	40.00	258680	62	0	136	0	940	0	0	0	0	940	259620	
Total>	200.00	1272760	347				0	543	0	4500	0	0	0	0	4500	1277260	

Total Volume	
Pine Sawtimber	1,272,760 BF
Pine Pulpwood	347 Cords
Oak Sawtimber	4,500 BF
Misc. Hardwood ST	0 BF
Hardwood Pulpwood	543 Cords
	8,852 Tons
	937 Tons
	40 Tons
	0 Tons
	1,629 Tons

Tree Count covering 200 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	860	0	0	0	0
12	1590	0	0	0	0
14	1980	0	20	0	0
16	1730	0	40	0	0
18	1070	0	0	0	0
20	800	0	0	0	0
22	490	0	0	0	0
24	220	0	0	0	0
26	70	0	0	0	0
28	40	0	0	0	0
30	0	0	0	0	0
Total	8850	0	60	0	0

Pulpwood Tree Count

DBH	Pine	Hardwood
6	750	2060
8	980	1570
10	480	850
12	290	540
14	160	180
16	80	50
18	50	20
20	10	10
22	20	0
24	0	0
26	0	0
Total	2820	5280

```
Client Code> 0021  Short Description>NW NE
Clark Enterprises, Inc.
County>LITTLE RIV
Date of Cruise> 6/08/26
Sec>15  Twp>12S  Rng>30W
Compartment> 7
Acres> 40.00
```

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES							(doyle scale)	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	TOTAL
10	4480	0	0	0	0	0	0	0	4480
12	18120	0	0	0	0	0	0	0	18120
14	38640	0	0	480	0	0	0	0	39120
16	49200	0	0	1660	0	0	0	0	50860
18	44870	0	0	0	0	0	0	0	44870
20	60420	0	0	0	0	0	0	0	60420
22	47250	0	0	0	0	0	0	0	47250
24	34040	0	0	0	0	0	0	0	34040
26	6380	0	0	0	0	0	0	0	6380
28	17850	0	0	0	0	0	0	0	17850
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>	321250	0	0	2140	0	0	0	0	

Pine Pulpwood>		106	Hardwood Pulpwood>		151	Total Volume>		323390	

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

Client Code> 0021 Short Description>NE NW Sec>15 Twp>12S Rng>30W
 Clark Enterprises, Inc. County>LITTLE RIV Compartment> 7
 Date of Cruise> 6/08/26 Acres> 40.00

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES							(doyle scale)	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	TOTAL
10	4240	0	0	0	0	0	0	0	4240
12	18640	0	0	0	0	0	0	0	18640
14	44150	0	0	0	0	0	0	0	44150
16	73070	0	0	0	0	0	0	0	73070
18	42340	0	0	0	0	0	0	0	42340
20	28510	0	0	0	0	0	0	0	28510
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>	215050	0	0	0	0	0	0	0	
	Pine Pulpwood>	58	Hardwood Pulpwood>	73	Total Volume>	215050			

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

Client Code> 0021 Short Description>SE NW Sec>15 Twp>12S Rng>30W
 Clark Enterprises, Inc. County>LITTLE RIV Compartment> 7
 Date of Cruise> 6/08/26 Acres> 40.00

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES							(doyle scale)	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	TOTAL
10	2720	0	0	0	0	0	0	0	2720
12	16970	0	0	0	0	0	0	0	16970
14	29880	0	0	0	0	0	0	0	29880
16	29060	0	0	0	0	0	0	0	29060
18	35220	0	0	0	0	0	0	0	35220
20	24500	0	0	0	0	0	0	0	24500
22	29650	0	0	0	0	0	0	0	29650
24	6910	0	0	0	0	0	0	0	6910
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>	174910	0	0	0	0	0	0	0	174910

Pine Pulpwood>			63	Hardwood Pulpwood>			118	Total Volume>	
								174910	

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

Client Code> 0021 Short Description>SW NE Sec>15 Twp>12S Rng>30W
Clark Enterprises, Inc. County>LITTLE RIV Compartment> 7
Date of Cruise> 6/08/26 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	4320	0	0	0	0	0	0	0	4320
12	14550	0	0	0	0	0	0	0	14550
14	31620	0	0	480	0	0	0	0	32100
16	58490	0	0	940	0	0	0	0	59430
18	45900	0	0	0	0	0	0	0	45900
20	43100	0	0	0	0	0	0	0	43100
22	53730	0	0	0	0	0	0	0	53730
24	24290	0	0	0	0	0	0	0	24290
26	26870	0	0	0	0	0	0	0	26870
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>	302870	0	0	1420	0	0	0	0	
	Pine Pulpwood>	58		Hardwood Pulpwood>	65		Total Volume>		304290

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

Client Code> 0021 Short Description>NW SE Sec>15 Twp>12S Rng>30W
 Clark Enterprises, Inc. County>LITTLE RIV Compartment> 7
 Date of Cruise> 6/08/26 Acres> 40.00

DBH	TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES							(doyle scale)	
	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	TOTAL
10	4080	0	0	0	0	0	0	0	4080
12	10850	0	0	0	0	0	0	0	10850
14	29150	0	0	0	0	0	0	0	29150
16	31720	0	0	940	0	0	0	0	32660
18	41820	0	0	0	0	0	0	0	41820
20	57490	0	0	0	0	0	0	0	57490
22	44610	0	0	0	0	0	0	0	44610
24	31010	0	0	0	0	0	0	0	31010
26	4260	0	0	0	0	0	0	0	4260
28	3690	0	0	0	0	0	0	0	3690
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>	258680	0	0	940	0	0	0	0	

		Pine Pulpwood>	62	Hardwood Pulpwood>	136	Total Volume>	259620		