

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

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

September 15, 2026

NOTICE OF LAND SALE

Old Union East- 40 Acres +/-

Stevens Forestry Service, Inc., acting as agent for the Seller, is offering for sale the following described property. This property is owned by an LLC and both members hold a current Arkansas Real Estate License (Broker owned).

Legal Description: NW¼ NE¼ Section 17, Township 17 South, Range 13 West, Union County, Arkansas; containing 40 acres, more or less.

Listing Price - \$69,500.00

Tract Description: *The land is accessed via an improved timber road and contains rolling topography. This is a complete turnkey hunting tract that is set up for deer & turkey hunting and is located in an area that historically offers premier hunting! There are two 4x6 deer stands with trough feeders that will convey with the land and are set up for maximum visibility. A dozer and drum mulcher have been utilized to create openings for food plots that should attract big bucks and strutting turkeys. If you have a desire to own an excellent hunting property you don't want to miss this opportunity!*

Conditions of Sale:

1. The property is being offered for sale at the Listing Price of \$69,500.00. 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. 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

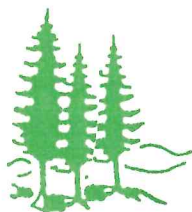
7. The information contained on the attached location map and topography map is intended for general location of the property only. The information is believed to be accurate, however it is not warranted or guaranteed in any way.
8. The property will be conveyed by warranty deed, subject to all previous 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 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.
10. Total consideration will be due when a Warranty Deed is transferred to the Buyer from the Seller.
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 an offer form, location map, topography map, and pictures of the land. 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

Old Union East – 40 Acres +/- (OFFER FORM)

Listing Price - \$69,500.00

Legal Description: NW¼ NE¼ Section 17, Township 17 South, Range 13 West, Union County, Arkansas; containing 40 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.

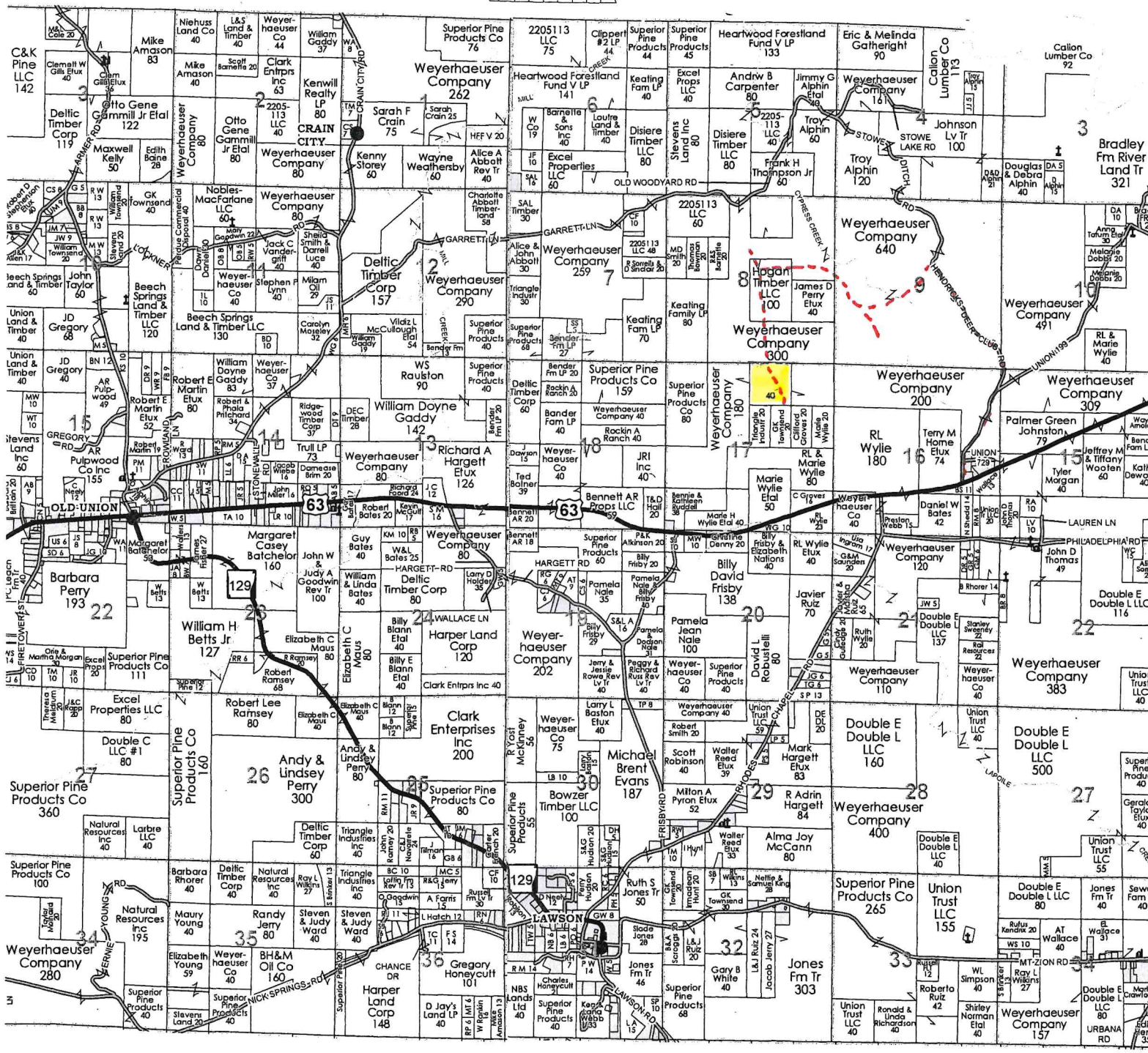
Offer should be sent via email, mail, or hand deliver to the following:

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

Date: _____

Broker Signature

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Old Union East - 40 Acres +/-
Pt. Section 17, Township 17 South, Range 13 West
Union County, Arkansas

