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

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

October 27, 2026

NOTICE OF LAND SALE

Curtis Branch – 40 Acres +/-

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

Legal Description: SW¼ SE¼ Section 26, Township 18 South, Range 17 West, Union County, Arkansas; containing 40 acres, more or less.

Listing Price - $96,000.00

Tract Description: This property is located just north of the Three Creeks community and is accessed via an unimproved woods road that runs east from Charlie Rodgers Road. The topography is primarily gently rolling and based on the USDA Web Soil Survey the various soils have an average site index for Loblolly Pine of 84 feet (base age 50).

The land contains a mixed stand of natural pine and hardwood timber and a branch from Curtis Creek traverses the land, which can be seen on the enclosed topography map. This diverse property offers long term timber production and the potential for excellent deer & turkey hunting!

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. A more detailed analysis of the inventory results is attached.

Pine Sawtimber	191,410 BF	1,127 Tons
Pine Pulpwood	30 Cords	81 Tons
Oak Sawtimber	10,320 BF	84 Tons
Misc. Hardwood Sawtimber	17,010 BF	135 Tons
Hardwood Pulpwood	309 Cords	927 Tons

Conditions of Sale:

1. The property is being offered for sale at the Listing Price of $96,000.00. 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. 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, pictures of the land, 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

Curtis Branch– 40 Acres +/- (OFFER FORM)

Listing Price - $96,000.00

Legal Description: SW¼ SE¼ Section 26, Township 18 South, Range 17 West, Union, County, Arkansas; containing 40 acres, more or less.

OFFER $_____

BY: _____
Name/Company Name

SIGNATURE: _____ **Date:** _____

ADDRESS: _____

_____

PHONE: _____

FAX: _____

E-MAIL: _____

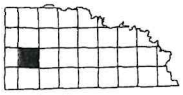
This offer is subject to all terms and conditions as stated in the attached land sale prospectus and remains valid until 5:00 P.M. five business days following the date written above. The company/individual submitting the offer will be contacted at or before this time, concerning the acceptance or rejection 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:

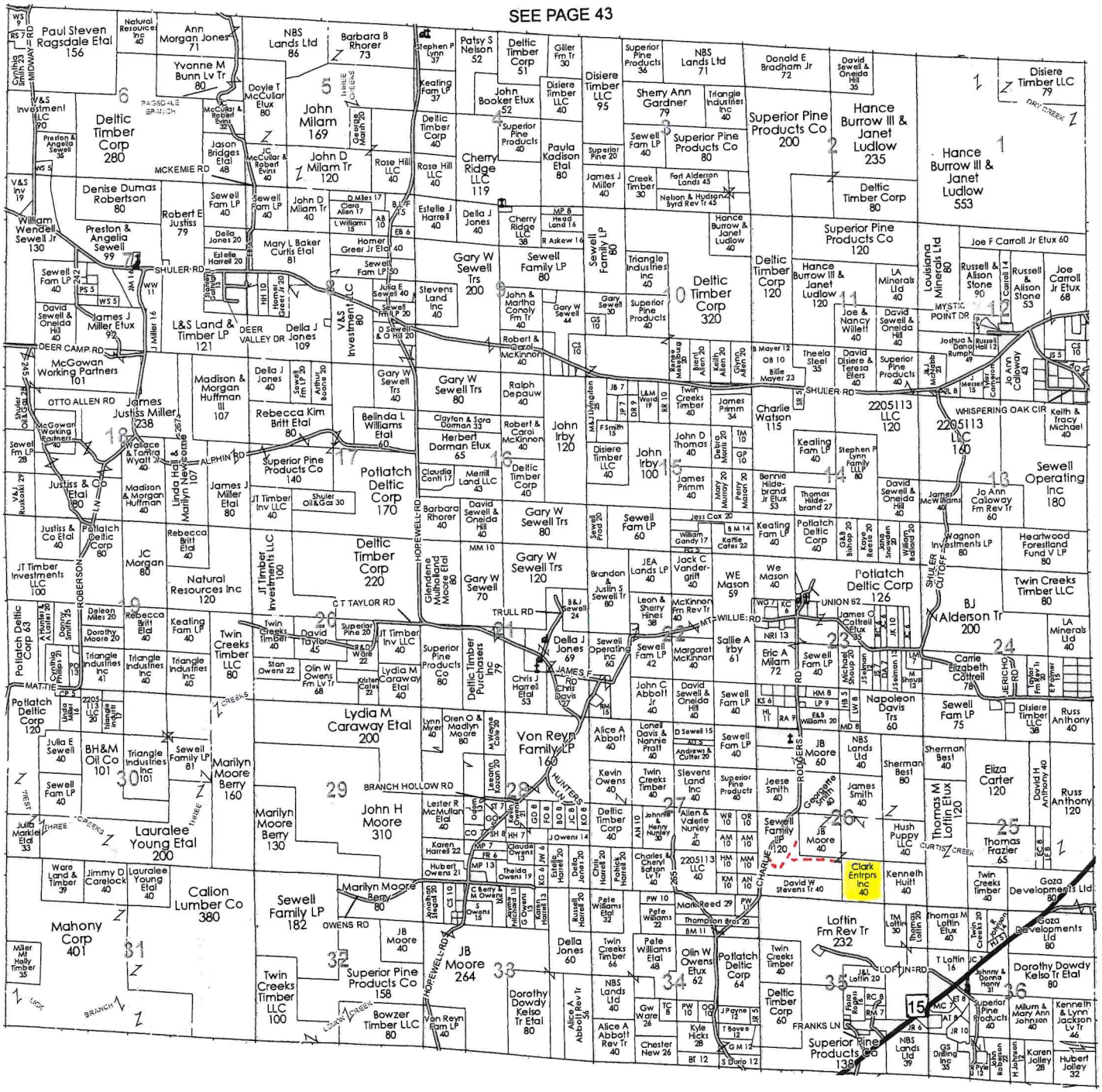
C. Ryan Jackson – ryan@stevensforestry.com
Stevens Forestry Service, Inc.
100 West Sharp
El Dorado, AR 71730

_____ Date: _____
Broker Signature

Township 18S - Range 17W



SEE PAGE 43



























STEVENS
FORESTRY SERVICE, INC.

N
W E
S

Curtis Branch - 40 Acres +/-

Pt. Section 26, Township 18 South, Range 17 West
Union County, Arkansas



40 Acres

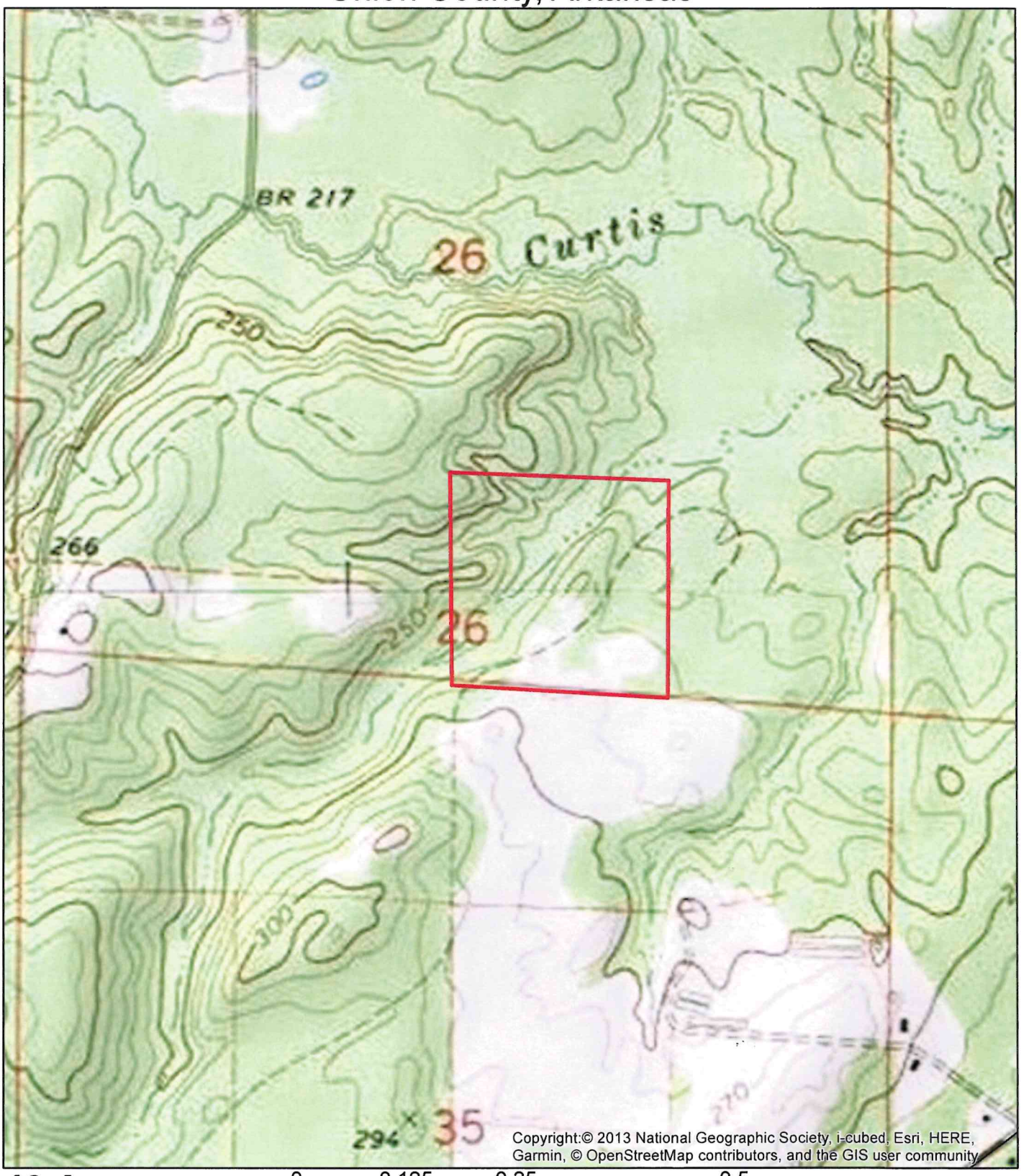
0 0.125 0.25 0.5
Miles

STEVENS
FORESTRY SERVICE, INC.

N
W E
S

Curtis Branch - 40 Acres +/-

Pt. Section 26, Township 18 South, Range 17 West
Union County, Arkansas



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

40 Acres

0 0.125 0.25 0.5
Miles

STEVENS FORESTRY SERVICE, Inc.

RECAPITULATION SHEET

7/17/26

Client>

Page> 1 COMPARTMENT NUMBER> 12

SHORT DESCRIPTION	S	T	R	ACRES	PINE	PPU	GUM	HPU	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	TOTAL HARDWOOD	TOTAL VOLUMN
SW SE	26	18S	17W	40.00	191410	30	14570	309	0	10320	0	0	0	2440	27330	218740
Total>				40.00	191410	30	14570	309	0	10320	0	0	0	2440	27330	218740

Total Volume

Pine Sawtimber	191,410 BF	1,127 Tons
Pine Pulpwood	30 Cords	81 Tons
Oak Sawtimber	10,320 BF	84 Tons
Misc. Hardwood ST	17,010 BF	135 Tons
Hardwood Pulpwood	309 Cords	927 Tons

Tree Count covering 40 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	10	0	0	0	0
12	20	0	0	0	0
14	70	0	40	0	70
16	120	0	30	0	20
18	140	0	30	0	70
20	90	0	10	0	10
22	110	0	0	0	0
24	50	0	0	0	0
26	10	0	0	0	0
28	20	0	0	0	0
30	0	0	0	0	0
32	0	0	0	0	0
Total	**640**	**0**	**110**	**0**	**170**

Pulpwood Tree Count

DBH	Pine	Hardwood
6	50	350
8	40	350
10	50	310
12	40	300
14	0	200
16	0	120
18	0	100
20	10	40
22	10	50
24	0	20
26	0	0
28	0	0
Total	**200**	**1840**

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

Client Code> 0021 Short Description>SW SE Sec>26 Twp>18S Rng>17W
County>UNION Compartment>12
Date of Cruise> 7/17/26 Acres> 40.00

TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES (doyle scale)

DBH	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	TOTAL
10	240	0	0	0	0	0	0	0	240
12	1100	0	0	0	0	0	0	0	1100
14	6450	2330	0	2060	0	0	0	1440	12280
16	17740	2260	0	2820	0	0	0	0	22820
18	31940	8180	0	3640	0	0	0	1000	44760
20	28820	1800	0	1800	0	0	0	0	32420
22	51250	0	0	0	0	0	0	0	51250
24	28190	0	0	0	0	0	0	0	28190
26	7360	0	0	0	0	0	0	0	7360
28	0	0	0	0	0	0	0	0	0
30	18320	0	0	0	0	0	0	0	18320
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>	191410	14570	0	10320	0	0	0	2440	

Pine Pulpwood> 30 Hardwood Pulpwood> 309 Total Volumn> 218740