

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

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

October 12, 2026

NOTICE OF LAND SALE

Felsenthal – 52.34 Acres +/-

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

Legal Description: Pt. Section 16, Township 19 South, Range 10 West, Union County, Arkansas; containing 52.34 acres, more or less, as shown on the attached survey plat (Exhibit "A").

Listing Price - \$159,000.00

Tract Description: This is a very rare opportunity to acquire a hunting property near the town of Felsenthal. The tract is accessed via K Avenue (Old Lock #6 Road), which traverses the land as shown on the enclosed maps. There is electricity on the property and water just west of the land making it suitable for building a hunting/fishing camp or weekend retreat.

The land contains mature hardwood and natural hardwood regeneration. It would be an awesome property to build food plots for deer and turkey that would serve as openings for mallard ducks when it floods in the winter. Felsenthal NWR is just north of the land and Beryl Anthony WMA joins it on the east and south boundaries. *If you have been looking to build a camp or develop an awesome hunting tract you don't want to miss this one!*

Conditions of Sale:

1. The property is being offered for sale at the Listing Price of \$159,000.00. 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.

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

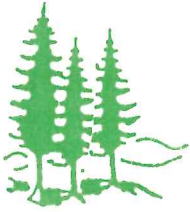
6. No mineral rights will be conveyed.
7. The information contained on the attached location map, topography map, and aerial photograph is intended for general location of the property only. The information is believed to be accurate, however it is not warranted or guaranteed in any way.
8. The property 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, survey plat, 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

Felsenthal – 52.34 Acres +/- (OFFER FORM)

Listing Price - \$159,000.00

Legal Description: Pt. Section 16, Township 19 South, Range 10 West, Union County, Arkansas; containing 52.34 acres, more or less, as shown on the attached survey plat (Exhibit "A").

OFFER \$ _____

BY: _____
Company Name/Authorized Signature

Date: _____

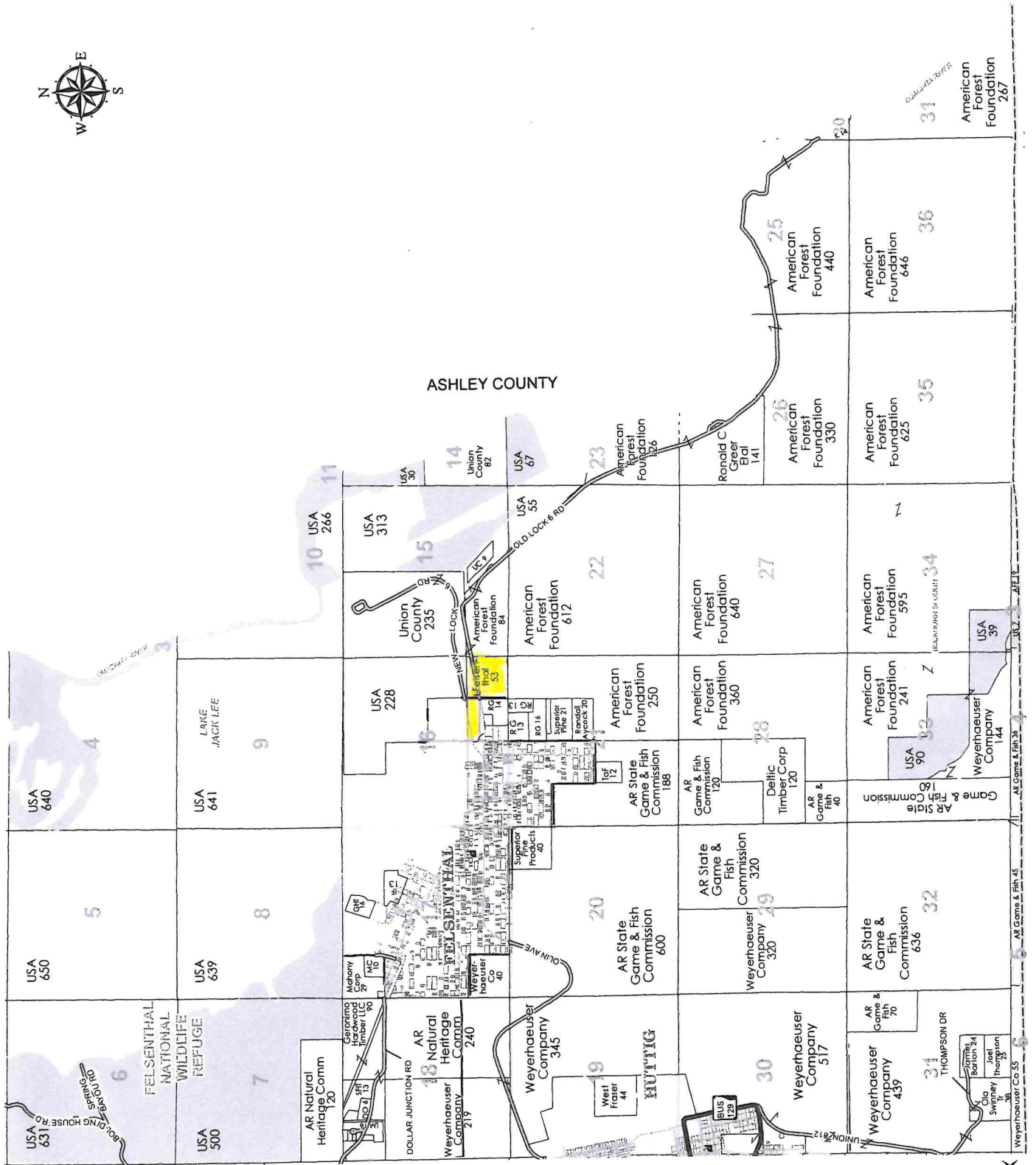
ADDRESS: _____

PHONE: _____

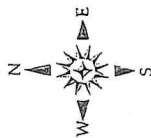
FAX: _____

E-MAIL: _____

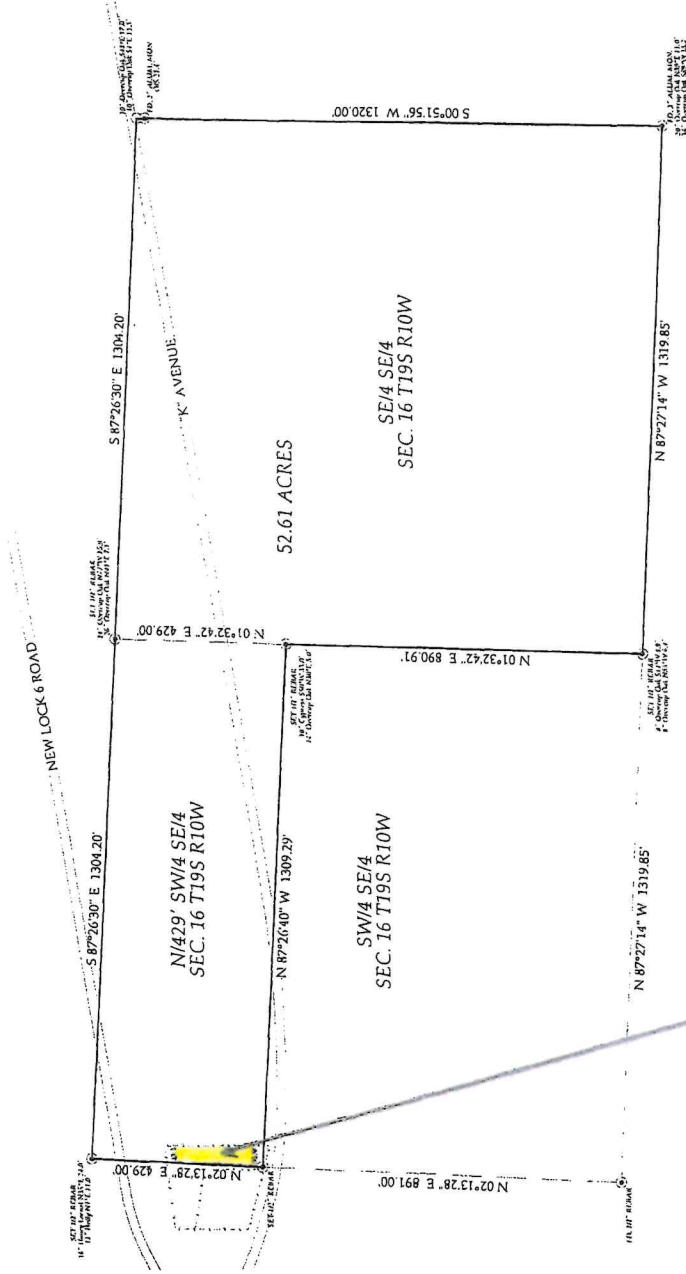
This offer is subject to all terms and conditions as stated in the attached land sale prospectus and remains valid until 5:00 P.M. five business days following the date written above. The company/individual submitting the offer will be contacted at or before this time, concerning the acceptance or rejection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



Felsenthal - 52.34 Acres +/- (Exhibit "A")



SURVEYOR'S NOTE:
Bearings based on a previous survey for Arkansas Gamie & Fish, dated 12/21/1991, by James Souler, PLS #1050.



LEGAL DESCRIPTION:

The Southeast Quarter of the Southeast Quarter, and the North 429.00 feet of the Southwest Quarter of the Southeast Quarter of Section 16, Township 19 South, Range 10 West, Union County, Arkansas.
Said property contains 52.61 Acres, more or less.

This property is in flood zone "A" and "AE" according to FIRM Map #05139C0625C Date: September 28, 2007.

I certify this plat discloses the results of a survey made by me or under my direction on January 7, 2026 and improvements, as shown, are located on this property. Overlaps disclosed by this survey are as shown. Iron pins were also set on found corners as indicated. This survey is true and correct to the best of my knowledge. This survey is subject to all previous mineral conveyances, reservations and exceptions to any valid rights of way of record, to all municipal, city, county, and state zoning laws, and to any protective covenants, easements or restrictions which may have been recorded in the records of Union County, Arkansas.

RESTRICTIONS OF USE:

This document has been prepared for the exclusive use of those listed on the title block below. Use or reliance on the Survey Plat by any other party other than those listed on title block below and their legal representation is forbidden without permission in writing from the President of Ball & Paulus Surveyors, Inc., whose seal and name are shown on the plat.

KFS INVESTMENTS, LTD & FELSENTHAL INVESTMENTS, LTD

SCALE	1" = 300'
DATE	1/7/2026
DRAWN BY	SCP
JOIN NUMBER	299-25.dwg
	146-20.crd

LEGEND

BOUNDARY:
LOT LINE:
CENTER ROAD:
FENCE:
CONC:

"Out Property" - 0.27 acres +/-

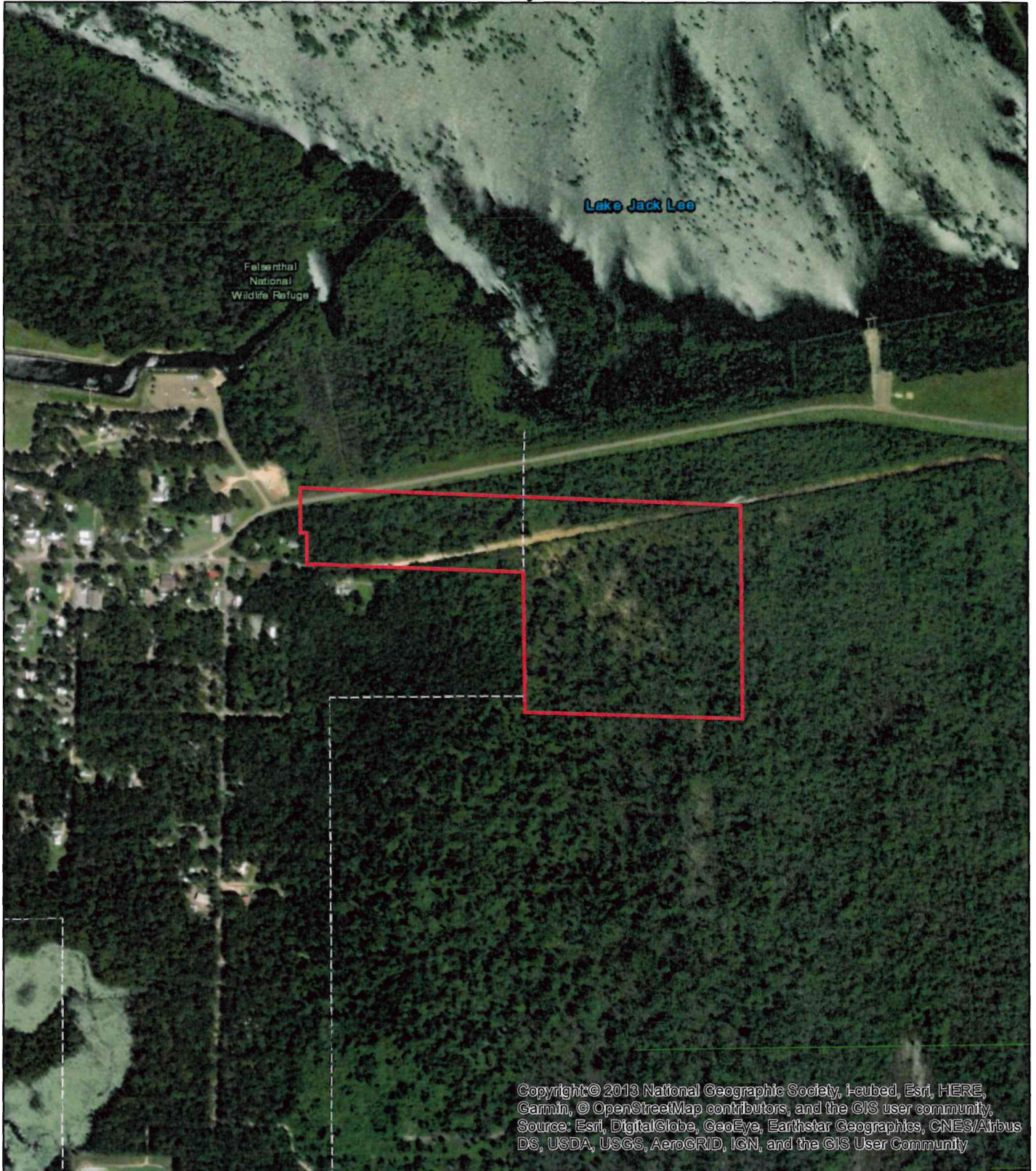


STATE FILE CODE: 500-195-10W-0-16-200-70-1123

BALL & PAULUS SURVEYORS, INC.
211 EAST ELM
EL DORADO, ARKANSAS 71230
PHO: 870-663-0631
FAX: 870-662-4232
EMAIL: bpaulus@ball.net



Felsenthal - 52.34 Acres +/-
Pt. Section 16, Township 19, Range 10 West
Union County, Arkansas



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0 0.125 0.25 0.5
Miles



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