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

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

October 16, 2026

NOTICE OF LAND SALE

Lisbon Road – 50.42 Acres +/-

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

Legal Description: Pt. Section 11, Township 17 South, Range 17 West, Union County, Arkansas; containing 50.42 acres, more or less; and being more particularly described on the attached Exhibit "A".

Listing Price - $265,500.00

Tract Description: This property is located northwest of El Dorado in the community of Lisbon and has approximately 400 yards of frontage along Lisbon Road (Arkansas Highway #172). There are utilities, which include electricity, water, and fiber optic cables along the road. The land contains an excellent stand of natural pine and hardwood timber. The topography is primarily gently rolling and well drained then transitions into generally flat along the west boundary. *This country setting is a perfect location to build your dream home and enjoy hunting in your own backyard!*

Timber Volume: Our firm 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:

Pine Sawtimber	182,220 BF	1,071 Tons
Pine Pulpwood	10 Cords	27 Tons
Oak Sawtimber	126,490 BF	845 Tons
Misc. Hardwood Sawtimber	18,660 BF	140 Tons
Hardwood Pulpwood	235 Cords	705 Tons

A more detailed analysis of the cruise results is attached.

Conditions of Sale:

1. The property is being offered for sale at the Listing Price of $265,500.00. 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. 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 maps 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 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.

Respectfully,

STEVENS FORESTRY SERVICE, INC.

C. Ryan Jackson, Principal Broker

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& Appraisers
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El Dorado, Arkansas 71731

Telephone (870) 863-5068
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Land Sale

Lisbon Road – 50.42 Acres +/-

(OFFER FORM)

Listing Price - $265,500.00

Legal Description: Pt. Section 11, Township 17 South, Range 17 West, Union County, Arkansas; containing 50.42 acres, more or less; and being more particularly described on the attached Exhibit "A".

OFFER $_____

BY: _____ **Date:**_____
Company Name/Authorized Signature

PRINTED NAME: _____

ADDRESS: _____

_____

PHONE: _____

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

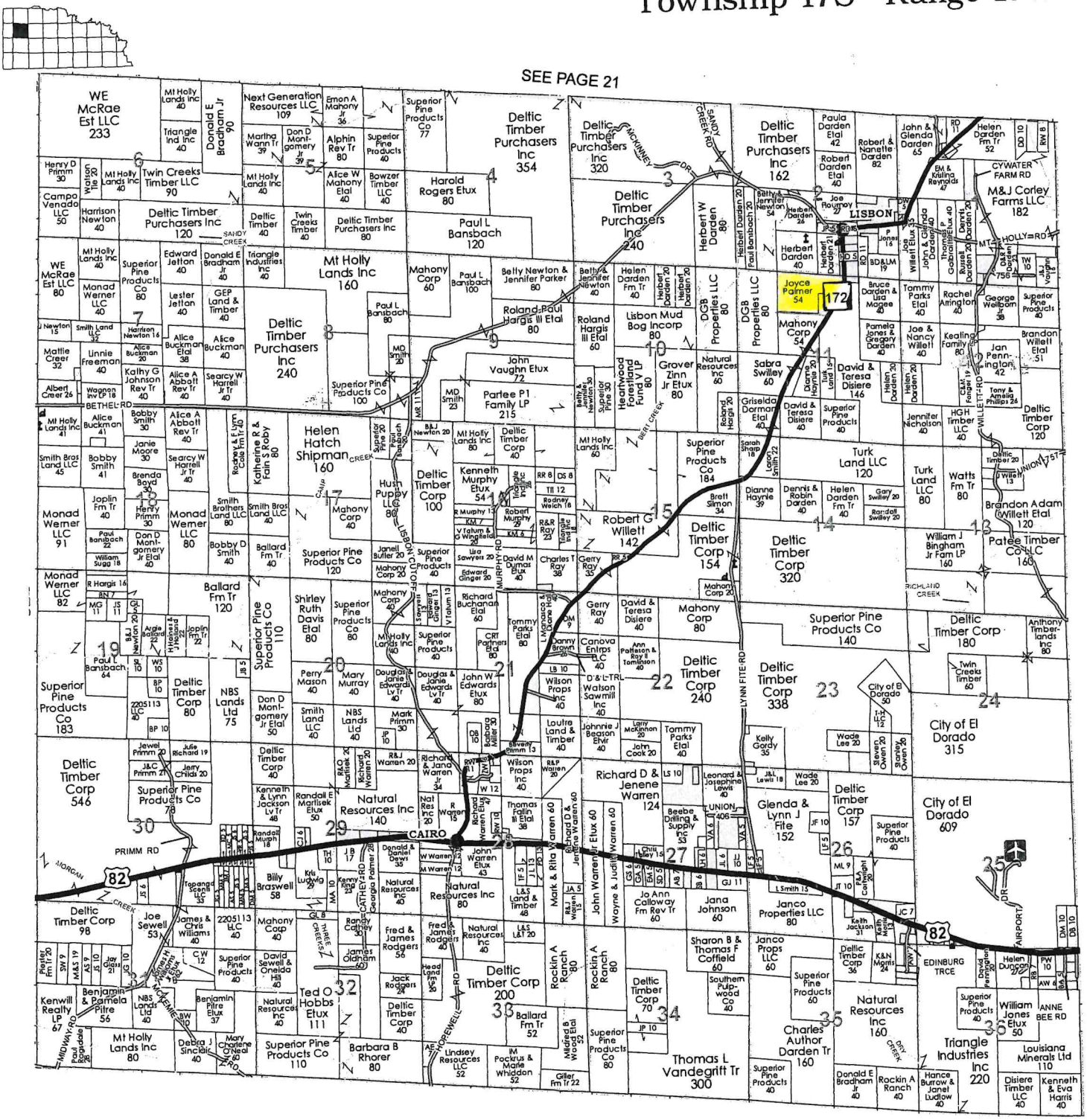
_____ Date: _____
Broker Signature

Lisbon Road - 50.42 Acres +/-

Exhibit "A"

The N½ of the entire E½ of the NW¼ and that part of the W½ of the NE¼ of Section 11, Township 17 South, Range 17 West lying West of the Lisbon-Three Creeks Road which may be more particularly described as beginning at the Northwest Corner of the NE¼ of the NW¼ of Section 11, Township 17 South, Range 17 West, Union County, Arkansas, and run thence South 00°25' East 1098.50 feet; thence South 84°55' East and parallel to the North line of said Section 11, 1761.00 feet to the center line of the Lisbon-Three Creeks Road; thence North 32°26' East along same said center line 316.56 feet; thence North 23°34' East along same said center line 642.00 feet; thence North 03°07' East along same said center line 203.0 feet to the North line of said Section 11; thence North 84°55' West along said North line 2201.20 feet to the point of beginning, said tract containing 50.42 acres.

Township 17S - Range 17W


SEE PAGE 21
CAIRO
LISBON
PRIMM RD
BETHEL RD
MT HOLLY RD
CYWATER FARM RD
MORGAN CREEK
SANDY CREEK
LYNN FITE RD
MURPHY RD
RICHLAND CREEK
EDINBURG TRCE
AIRPORT DR
WE McRae Est LLC 233
Twin Creeks Timber LLC 90
Deltic Timber Purchasers Inc 120
Deltic Timber Purchasers Inc 354
Deltic Timber Purchasers Inc 320
Deltic Timber Purchasers Inc 162
Deltic Timber Purchasers Inc 240
M&J Corley Farms LLC 182
Mt Holly Lands Inc 160
Helen Hatch Shipman Creek 160
Deltic Timber Corp 100
Deltic Timber Corp 154
Deltic Timber Corp 320
Deltic Timber Corp 338
Deltic Timber Corp 240
Deltic Timber Corp 546
Deltic Timber Corp 98
Deltic Timber Corp 200
Deltic Timber Corp 70
Deltic Timber Corp 120
Deltic Timber Corp 180
Deltic Timber Corp 157
Deltic Timber Corp 36
Superior Pine Products Co 110
Superior Pine Products Co 120
Superior Pine Products Co 140
Superior Pine Products Co 183
Superior Pine Products Co 184
Superior Pine Products Co 80
Natural Resources Inc 140
Natural Resources Inc 80
Natural Resources Inc 160
Ballard Fm Tr 120
NBS Lands Ltd 75
Turk Land LLC 120
Turk Land LLC 80
Watts Fm Tr 80
Patee Timber Co LLC 160
Brandon Adam Willett Etal 120
Robert G Willett 142
Mahony Corp 80
Mahony Corp 54
Mahony Corp 60
Mahony Corp 40
Mahony Corp 20
Janco Properties LLC 80
Janco Props LLC 60
Thomas L Vandegrift Tr 300
Charles Author Darden Tr 160
Triangle Industries Inc 220
City of El Dorado 315
City of El Dorado 609
Joyce Palmer 54
Monad Werner LLC 91
Monad Werner LLC 82
Monad Werner LLC 80
Kenwell Realty LP 67
Ted O Hobbs Etux 111
Barbara B Rhorer 80
Rockin A Ranch 80
Rockin A Ranch 40
Joe Sewell 53
Benjamin & Pamela Pitre 56
Benjamin Pitre Etux 37
Louisiana Minerals Ltd 110
Kenneth & Eva Harris 40
Diseire Timber LLC 40
Anthony Timberlands Inc 80
Twin Creeks Timber 60
Helen Duncan 27
William Jones Etux 50
ANNE BEE RD
Hance Burrow & Janet Ludlow 40
Donald E Bradham Jr 40
Rockin A Ranch 40
Superior Pine Products 60
Superior Pine Products 40
Southern Pulpwood Co 40
Sharon B & Thomas F Coffield 60
Jana Johnson 60
Jo Ann Calloway Fm Rev Tr 60
Richard D & Jenene Warren 124
Wade Lee 20
Kelly Gordy 35
Glenda & Lynn J Fite 152
Tommy Parks Etal 40
Sabra Swilley 60
David & Teresa Disiere 146
Griselda Dorman Etal 40
Grover Zinn Jr Etux 80
Lisbon Mud Bog Incorp 80
DGB Properties LLC 80
Roland-Paul Hargis III Etal 80
Roland Hargis III Etal 60
Paul L Bansbach 120
Paul L Bansbach 100
Paul L Bansbach 80
Partee P1 Family LP 215
John Vaughn Etux 72
Kenneth Murphy Etux 54
Hearthwood Forestland Fund V LP 80
Natural Resources Inc 80
Superior Pine Products Co 100
Superior Pine Products Co 77
Superior Pine Products 40
Superior Pine Products 30
Harold Rogers Etux 80
Alice W Mahony Etal 40
Alphin Rev Tr 80
Emon A Mahony Jr 36
Next Generation Resources LLC 109
Donald E Bradham Jr 90
Triangle Ind Inc 40
Mt Holly Lands Inc 40
Watson Tile 20
Henry D Primm 30
Campo Venado LLC 50
Harrison Newton 40
Monad Werner LLC 40
Lester Jetton 40
GEP Land & Timber 40
Triangle Industries Inc 40
Twin Creeks Timber 40
Deltic Timber 40
Alice Buckman Etal 38
Alice Buckman 40
Kathy G Johnson Rev Tr 40
Alice A Abbott Rev Tr 40
Searcy W Harrell Jr Tr 40
Unnie Freeman 40
Mattie Creer 32
Albert Creer 26
Wagner Inv LP 18
Smith Land LLC 32
Harrison Newton 16
Alice Buckman 20
Bobby Smith 30
Janie Moore 30
Brenda Boyd 30
Joplin Fm Tr 40
Henry Primm 30
Paul Barnbach 22
Don D Montgomery Jr Etal 40
William Sugg 18
Bobby Smith 41
Alice Buckman 41
Smith Bros Land LLC 45
Rodney & Flynn Cole Fm Tr 40
Katherine R & Fain S Roby 80
Smith Brothers Land LLC 80
Bobby D Smith 40
Ballard Fm Tr 40
Shirley Ruth Davis Etal 80
Perry Mason 40
Mary Murray 40
Don D Montgomery Jr Etal 50
Smith Land LLC 40
NBS Lands Ltd 40
Mark Primm 30
Douglas & Janie Edwards Lv Tr 40
John W Edwards Etux 80
Robert Murphy 29
Kenneth & Lynn Jackson Lv Tr 48
Randall E Martisek Etux 50
Randall Murphy 18
Billy Braswell 58
Kris Ludwig 29
Kenny King 23
Randy Cathey 30
Fred & James Rodgers 40
Jack Rodgers 24
Head Land Fm 36
Lindsey Resources LLC 52
IM Pockrus & Marie Whiddon 52
Gilley Fm Tr 22
Mildred B Wood Etal 22
Richard & Jana Warren 34
Wilson Props Inc 40
Thomas Faith III Etal 38
Loutre Land & Timber 40
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Tommy Parks Etal 80
CRT Partners Etal 80
Lura Sawyers 20
Edward Ginger 20
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Superior Pine Products 40
Mt Holly Lands Inc 60
Mahony Corp 40
Superior Pine Products Co 120
Ballard Fm Tr 40
Bobby D Smith 40
Smith Brothers Land LLC 80
Monad Werner LLC 80
Henry Primm 30
Joplin Fm Tr 40
Don D Montgomery Jr Etal 40
Paul Barnbach 22
Paul L Barnbach 64
Deltic Timber Corp 80
Superior Pine Products Co 78
Deltic Timber Corp 40
Jerry Childs 20
Julie Richard 19
Jewel Primm 20
J&C Primm 21
Superior Pine Products Co 183
2205113 LLC 40
Joplin Fm Tr 32
Arde Ballard 23
B&J Newton 20
Ballard Fm Tr 120
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Deltic Timber Corp 546
Deltic Timber Corp 98
Joe Sewell 53
James & Chris Williams 40
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Barbara B Rhorer 80
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Deltic Timber Corp 200
Deltic Timber Corp 70
Deltic Timber Corp 40
Ballard Fm Tr 52
Natural Resources Inc 40
Natural Resources Inc 80
Natural Resources Inc 140
Richard D & Jenene Warren 124
Richard D & Jenene Warren 60
John Warren Etux 43
Mark & Rita Warren 60
John Warren Etux 60
Wayne & Judith Warren 60
Richard Warren 20
R&J Warren 20
Richard Warren Etux 47
Nat Res Inc 20
R Warren 15
Wilson Props Inc 40
Watson Sawmill Inc 40
D&L-TRL 40
Beebe Drilling & Supply Inc 53
Chris Haley 15
Leonard & Josephine Lewis 40
J&L Lewis 18
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Deltic Timber Corp 338
Deltic Timber Corp 240
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Triangle Industries Inc 220

STEVENS
FORESTRY SERVICE, INC.

N
W E
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Pt. Section 11, Township 17 South, Range 17 West
Union County, Arkansas



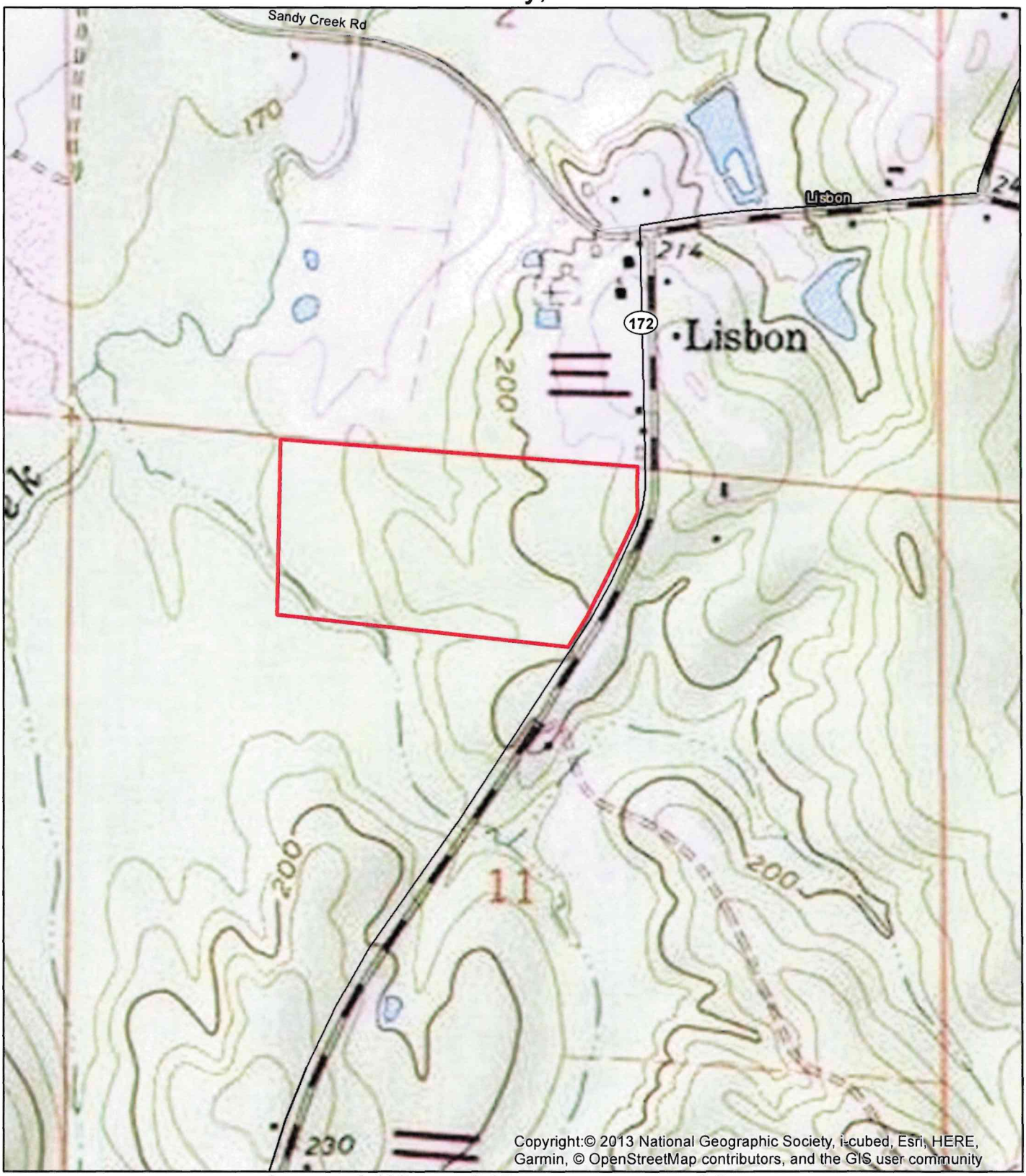
50.42 Acres

0 0.125 0.25 0.5
Miles

STEVENS
FORESTRY SERVICE, INC.

Lisbon Road - 50.42 Acres +/-

Pt. Section 11, Township 17 South, Range 17 West
Union County, Arkansas



50.42 Acres

0 0.125 0.25 0.5
Miles

STEVENS FORESTRY SERVICE, Inc.

RECAPITULATION SHEET

9/29/26

Client>

Page> 1 COMPARTMENT NUMBER> 1

SHORT DESCRIPTION	S	T	R	ACRES	PINE	PPU	GUM	HPU	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	TOTAL HARDWOOD	TOTAL VOLUMN
PT	11	17S	17W	50.42	182220	10	4260	235	7490	119000	0	12840	0	1560	145150	327370
Total>				50.42	182220	10	4260	235	7490	119000	0	12840	0	1560	145150	327370

Total Volume

Pine Sawtimber	182,220 BF	1,071 Tons
Pine Pulpwood	10 Cords	27 Tons
Oak Sawtimber	126,490 BF	845 Tons
Misc. Hardwood ST	18,660 BF	140 Tons
Hardwood Pulpwood	235 Cords	705 Tons

Tree Count covering 50.42 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	30	0	0	0	0
12	40	0	0	0	0
14	50	10	60	0	30
16	30	0	90	0	60
18	50	10	110	0	30
20	180	10	160	0	10
22	80	0	50	0	10
24	40	0	70	0	0
26	30	10	10	0	0
28	0	0	10	0	0
30	0	0	0	0	0
Total	**530**	**40**	**560**	**0**	**140**

Pulpwood Tree Count

DBH	Pine	Hardwood
6	40	560
8	30	440
10	20	400
12	0	270
14	0	150
16	10	40
18	0	20
20	0	20
22	0	0
24	0	0
26	0	0
Total	**100**	**1900**

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

Client Code> 1270 Short Description>PT Sec>11 Twp>17S Rng>17W
County>UNION Compartment> 1
Date of Cruise> 9/29/26 Acres> 50.42

TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES (doyle scale)

DBH	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	TOTAL
10	960	0	0	0	0	0	0	0	960
12	2180	0	0	0	0	0	0	0	2180
14	4900	620	750	3020	0	480	0	620	10390
16	6090	3640	0	9440	0	1880	0	940	21990
18	13180	0	1320	16510	0	4920	0	0	35930
20	67050	0	1800	35730	0	2610	0	0	107190
22	38950	0	0	15610	0	2950	0	0	57510
24	25370	0	0	27790	0	0	0	0	53160
26	23540	0	3620	5390	0	0	0	0	32550
28	0	0	0	5510	0	0	0	0	5510
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>	182220	4260	7490	119000	0	12840	0	1560	

Pine Pulpwood> 10 Hardwood Pulpwood> 235 Total Volumn> 327370