

# KINGWOOD FORESTRY SERVICES, INC.

## Land For Sale Hot Spring County, Arkansas

**Highway 270 North  
Listing #4621-±57 Acres  
\$109,000.00**

**Highway 270 South  
Listing #4708—±103 Acres  
\$119,000.00**



- **One-half-mile Total Frontage on Highway 270 & Rhinehart Road**
- **Immediate Timber Income Potential**
- **Just Eight Miles off Interstate 30**

- **One-quarter-mile Frontage on Highway 270**
- **Gated Woods Road Access**
- **Timber Investment**
- **Great for Recreation**

**See Method of Sale and  
Conditions of Sale Within This Notice**

**KINGWOOD FORESTRY SERVICES, INC.**

**PHONE: (870)246-5757**

**FAX: (870)246-3341**

**4 EXECUTIVE CIRCLE P.O. Box 65  
ARKADELPHIA, AR 71923**

Please visit our website  
**[www.kingwoodforestry.com](http://www.kingwoodforestry.com)**  
to view maps and  
additional photographs of these tracts and all  
of our active listings.



**Notice:** Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands or causes of action, of every kind, nature and description relating to its access to or presence on the property.

Highway 270 North  
Listing #4621  
±57 Acres  
\$109,000.00

## NOTICE OF LAND SALES Hot Spring County

Highway 270 South  
Listing #4708  
±103 Acres  
\$119,000.00

### METHOD OF SALE

**Method of Sale:** The Highway 270 North tract is offered for sale for **\$109,000.00**. The Highway 270 South tract is offered for sale for **\$119,000.00**. An Offer Form is attached. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P. O. Box 65, Arkadelphia, Arkansas 71923 with “**Highway 270 Tracts**” clearly marked in the lower left corner of the envelope to protect security of the offer. On mailed offers, please call our office to confirm receipt of offer. Offers may also be delivered by fax to 870-246-3341, by e-mail to [Arkadelphia@kingwoodforestry.com](mailto:Arkadelphia@kingwoodforestry.com) or hand-delivered to #4 Executive Circle, Arkadelphia, AR. All faxed / e-mailed offers will be immediately acknowledged. Please await confirmation that your faxed / e-mailed offer has been received.

### Conditions of Sale

1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of five percent (5%) of purchase price, will be executed between the buyer and landowner within seven (7) business days. A sample Contract of Sale may be provided in advance upon request. Terms are cash at closing. Closing is to be scheduled within forty-five (45) days of offer acceptance.
3. Only offers for a specific dollar amount will be accepted. The parcels are being sold in their entirety, for a single sum(s) and not on a per-acre basis. Advertised acreage is believed to be correct, but is not guaranteed. Offer price is for entire tract(s) regardless of acreage. Seller will not provide a survey. The attached maps are thought to be accurate but should not be considered survey plats.
4. Conveyance will be by Warranty Deed, subject to all previous mineral conveyances, reservations, and exceptions, to any valid rights-of-way, easements, leaseholds, and to any protective covenants or restrictions, which may have been recorded affecting the property, with title assured through seller-provided title insurance policy. No environmental inspection or representation has been or will be made by Seller. Seller will convey, without warranty, any mineral rights they may own on the property advertised in this notice.
5. Seller will pay prorated property taxes (to date of closing), deed preparation, and one-half (½) of deed stamps. Buyer will pay recording fees and one-half (½) of deed stamps.
6. A local title company will conduct closing between Buyer and Seller with each paying one-half (½) of settlement / closing fee.
7. If prospective buyers or their agents wish to inspect the property, such property inspections shall be done at reasonable times during daylight hours. Prospective buyers and their agents understand and acknowledge that while on the property, prospective buyers and their agents assume all liability and shall indemnify Seller and its agents, property managers, and Kingwood Forestry Services from and against all claims, demands, or causes of action, of every kind, nature, and description relating to its access to or presence on the property.
8. Hunting equipment (such as deer stands, feeders, trail cameras, etc.) and any other man-made items found on the property do not convey unless stated otherwise.
9. Kingwood Forestry is the real estate firm acting as agent for the seller. All information presented in this prospectus is believed to be accurate. Prospective buyers are advised to verify information presented in this sale notice.
10. Questions regarding the land sale should be directed to licensed agents Brian Clark, Drew Griffin, Jimmy Don Thomas or broker Pete Prutzman of Kingwood Forestry Services at 870-246-5757 or by e-mail at [Arkadelphia@kingwoodforestry.com](mailto:Arkadelphia@kingwoodforestry.com)

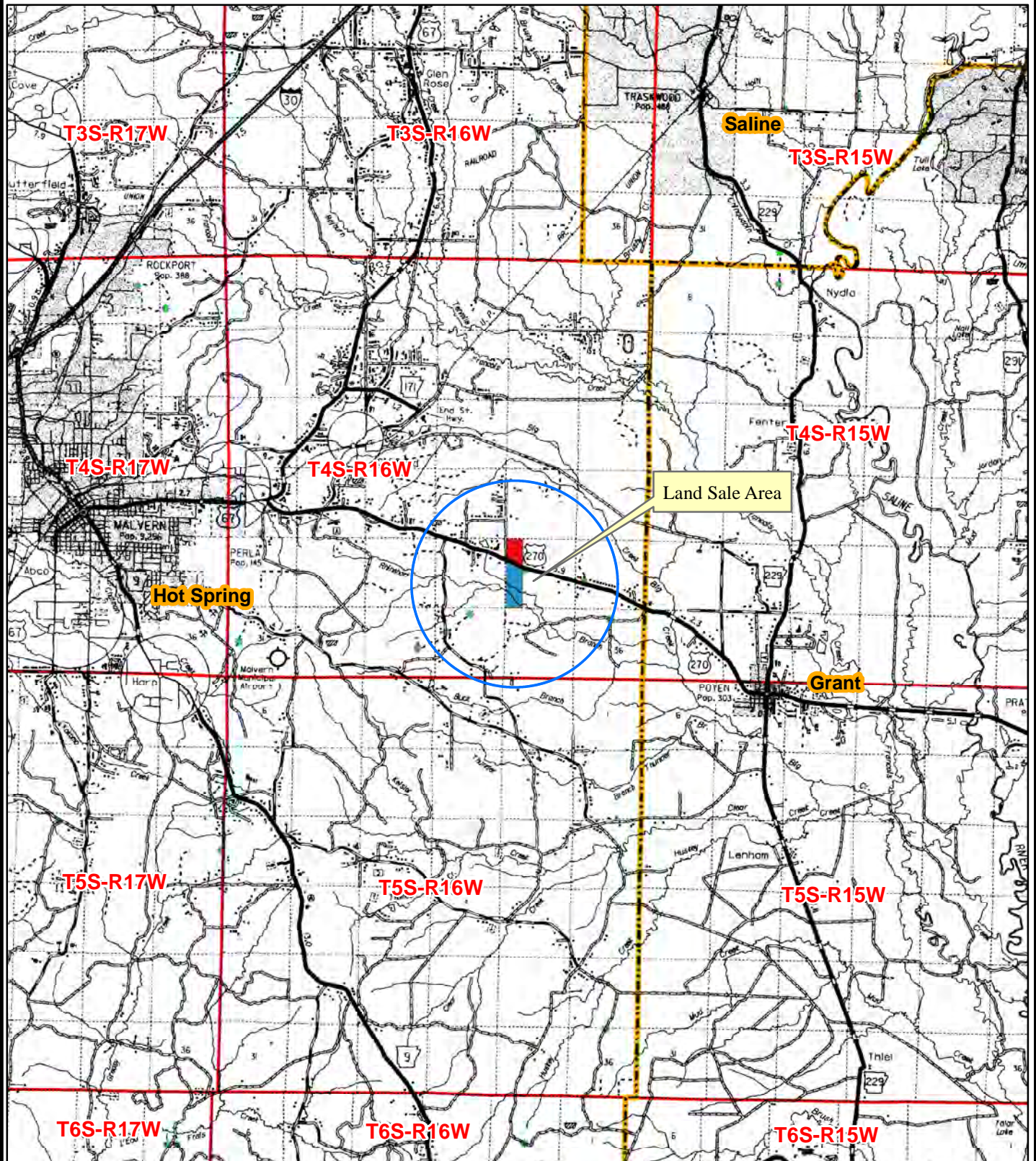
**Notice:** Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands, or causes of action, of very kind, nature, and description, relating to its access to or presence on the property.

Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate. Buyers are responsible for verifying information on this tract for themselves.  
Kingwood makes no representation for the Buyer.

[www.kingwoodforestry.com](http://www.kingwoodforestry.com)



**NOTICE OF LAND SALES**  
**"Highway 270 North & South Tracts" - Listing #4621 & #4708**  
**W<sup>1</sup>/<sub>2</sub> of W<sup>1</sup>/<sub>2</sub>, Sec. 26, T4S, R16W, Hot Spring County, Arkansas**



0 0.5 1 2 3 4 5  
Miles



Date: 4/25/2019  
Drawn By: JDT



# KINGWOOD FORESTRY SERVICES, INC.

## Highway 270 North Tract Listing #4621—±57 Acres \$109,000.00

**Highway 270 North Tract (#4621):** That part of W½ of NW¼ lying north of Highway 270, Section 26, Township 4 South, Range 16 West, containing 57 acres, more or less, Hot Spring County, Arkansas (see attached maps). Access is over one-quarter-mile frontage on Highway 270 and over one-quarter-mile frontage on gravel Rhinehart Road. Timber consists of ±17 acres of 1984 pine plantation, ±38 acres of 2009 Pine Plantation and ±2 acres of roads and pipeline. Kingwood Forestry conducted an inventory of merchantable timber (one point / acre with cruise lines running east to west) in April, 2018. Based on the inventory, estimated tree counts and timber volumes on 17 acres (1984 plantation) are as follows:

<b>Pine Sawtimber</b>	<b>1,141 Trees</b>	<b>140,805 BF</b>	<b>1,213 Tons</b>
<b>Pine Chip n' Saw</b>	<b>100 Trees</b>	<b>3,882 BF</b>	<b>45 Tons</b>
<b>Pine Pulpwood</b>	<b>77 Trees</b>	<b>—</b>	<b>22 Tons</b>
<b>Hardwood Pulpwood</b>	<b>391 Trees</b>	<b>—</b>	<b>68 Tons</b>

Due to variations in cruising methods, utilization standards, and scaling practices, tree counts and timber volume estimates cannot be guaranteed. Volume reports in Tons and Board Feet are included in this notice; additional timber volume reports with tree counts by species, diameter, and height, are available on our website at [www.kingwoodforestry.com/real-estate.html](http://www.kingwoodforestry.com/real-estate.html)



[www.kingwoodforestry.com](http://www.kingwoodforestry.com)

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# KINGWOOD FORESTRY SERVICES, INC.

## Highway 270 South Tract Listing #4708—±103 Acres \$119,000.00

**Highway 270 South Tract (#4708):** That part of W½ of W½, lying south of Highway 270, Section 26, Township 4 South, Range 16 West, containing 103 acres, more or less, Hot Spring County, Arkansas (see attached maps). Property has one-quarter-mile paved highway frontage with gated woods road access. Rhinehart Branch flows through property with pond—great for duck hunting. Site index for loblolly pine averages eighty-seven (87) feet (base age 50) on fine sandy and silt loams. Timber consists of ±42 acres of 2007 pine plantation, ±21 acres of 2009 pine plantation, ±26 acres of marsh and pond, ±8 acres of native timber and ±6 acres of roads and pipeline.

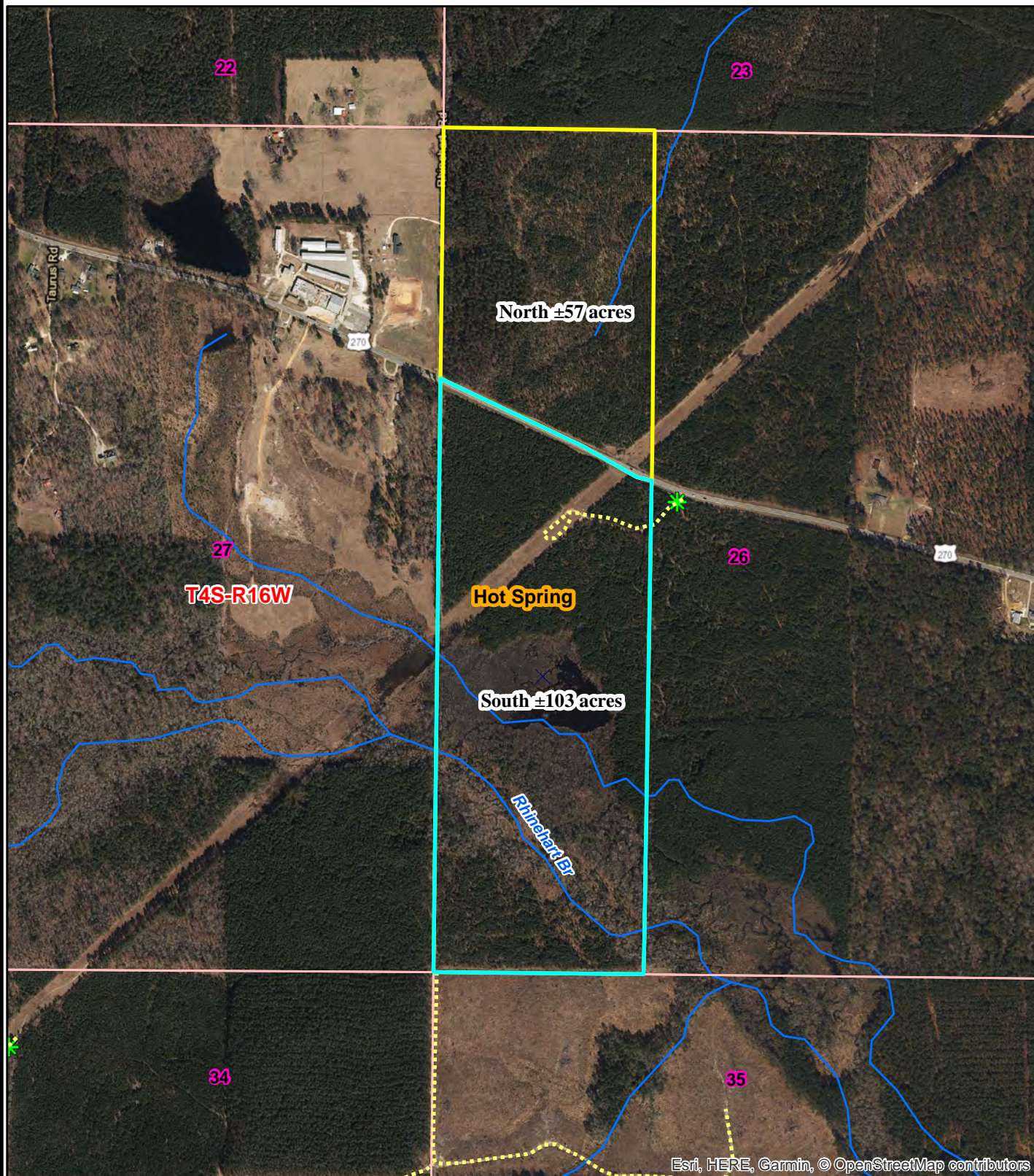


[www.kingwoodforestry.com](http://www.kingwoodforestry.com)

**Notice:** Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands or causes of action, of every kind, nature and description relating to its access to or presence on the property.



**NOTICE OF LAND SALES**  
**"Highway 270 North & South Tracts" - Listing #4621 & #4708**  
**W<sup>1</sup>/<sub>2</sub> of W<sup>1</sup>/<sub>2</sub>, Sec. 26, T4S, R16W, Hot Spring County, Arkansas**



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Miles

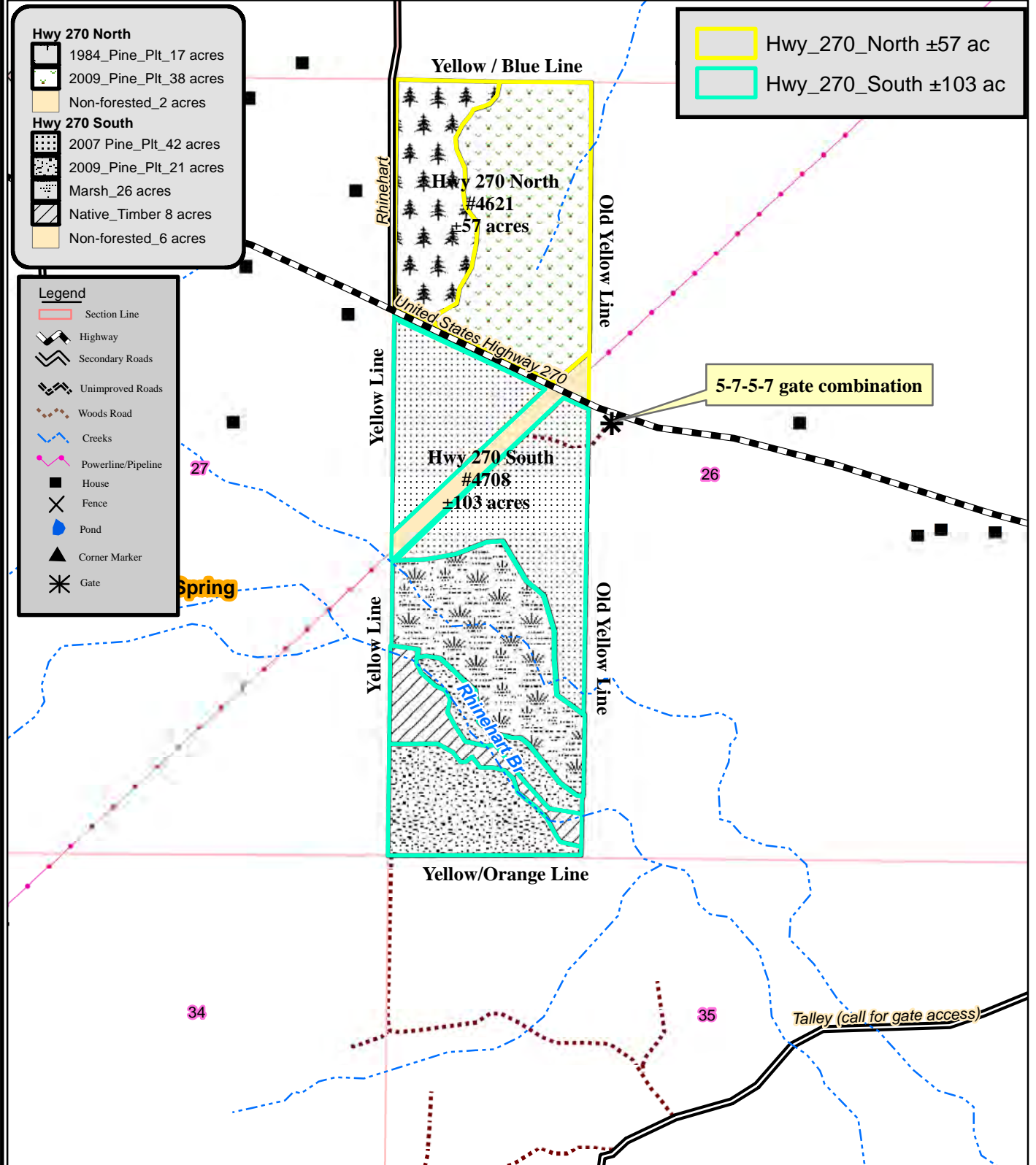


Date: 4/30/2019  
ESRI Aerial Photography  
Drawn By: JDT



# NOTICE OF LAND SALES

"Highway 270 North & South Tracts" - Listing #4621 & #4708  
W½ of W½, Sec. 26, T4S, R16W, Hot Spring County, Arkansas

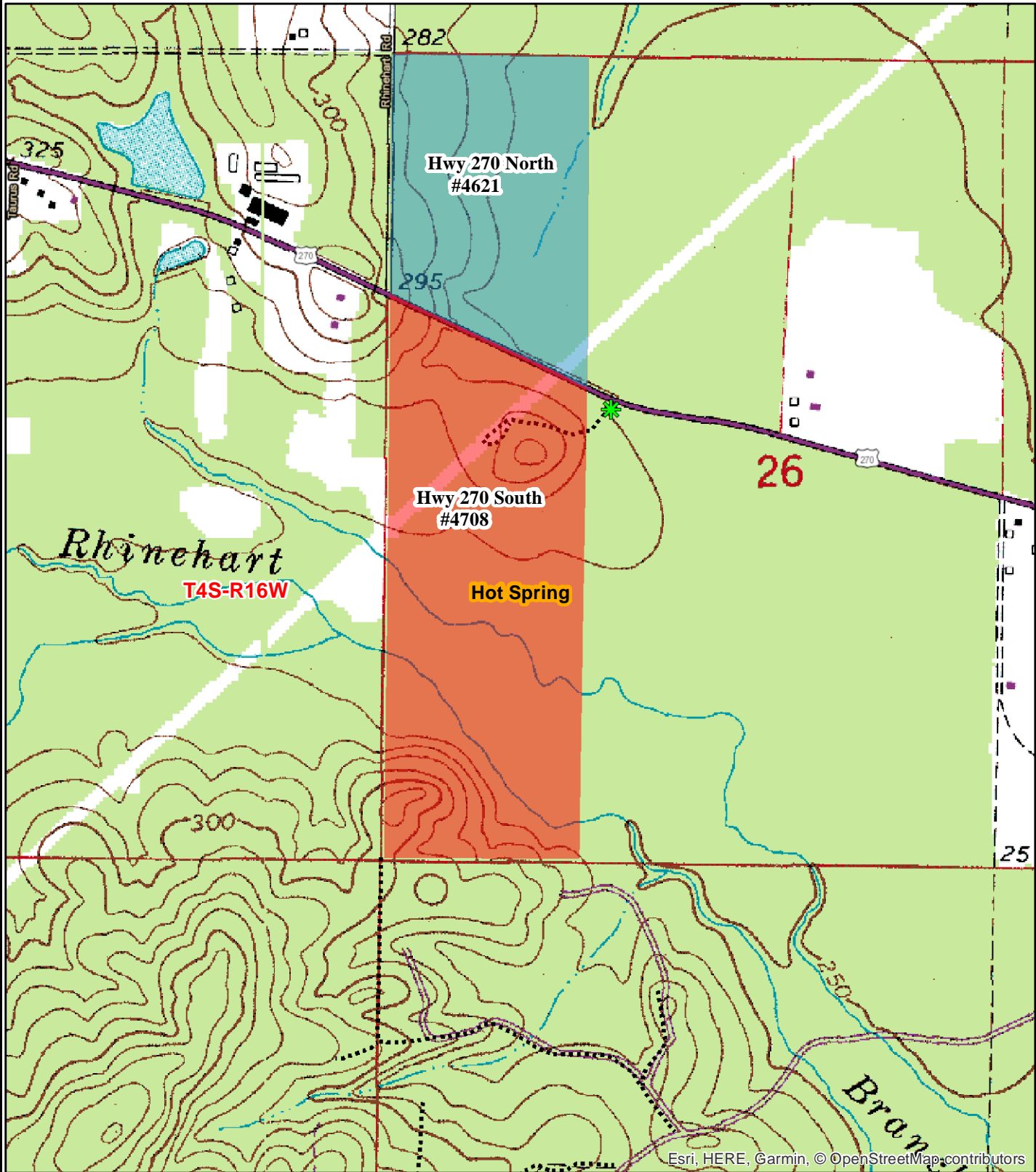


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Miles



Created: Date: 4/30/2019  
By: JDT

NOTICE OF LAND SALES  
"Highway 270 North & South Tracts" - Listing #4621 & #4708  
W<sup>1</sup>/<sub>2</sub> of W<sup>1</sup>/<sub>2</sub>, Sec. 26, T4S, R16W, Hot Spring County, Arkansas



0 0.125 0.25  
Miles



Date: 4/25/2019  
Drawn By: JDT





**Kingwood Forestry Services**  
**No. 4 Executive Circle**  
**Arkadelphia, AR 71923**

**Phone: 870-246-5757**  
**Fax: 870-246-3341**  
**Email: arkadelphia@kingwoodforestry.com**  
**Website: www.kingwoodforestry.com**

## ***Timber Volume Estimates***

**Stratum: 1984 Pine Plantation**

**Acres: 17**

**Plots: 17**

**Cruiser: JDT**

**Cruise Date: 03/15/2018**

**Cruise Type: Point**

**Plot Size/BAF: 15.00**

### **Pine**

<i><b>Product</b></i>	<i><b>Stratum Total</b></i>			<i><b>Per Acre</b></i>				<i><b>Average Tree</b></i>	
	<i><b>Trees</b></i>	<i><b>Tons</b></i>	<i><b>Doyle BF</b></i>	<i><b>BA</b></i>	<i><b>Trees</b></i>	<i><b>Tons</b></i>	<i><b>Doyle BF</b></i>	<i><b>DBH</b></i>	<i><b>Height</b></i>
Sawtimber	1,141	1,213	140,805	82.1	67	71.3	8,282.6	14.9	48.4
Chip-N-Saw	100	45	3,882	3.5	6	2.6	228.3	10.5	36.1
Pulpwood	77	22	0	1.8	5	1.3	0.0	8.4	46.3
Topwood	0	132	0	0.0	0	7.8	0.0	0.0	0.0
<i><b>Class Total</b></i>	1,319	1,412	144,687	87.4	78	83.0	8,511.0	14.2	47.4

### **Hardwood**

<i><b>Product</b></i>	<i><b>Stratum Total</b></i>			<i><b>Per Acre</b></i>				<i><b>Average Tree</b></i>	
	<i><b>Trees</b></i>	<i><b>Tons</b></i>	<i><b>Doyle BF</b></i>	<i><b>BA</b></i>	<i><b>Trees</b></i>	<i><b>Tons</b></i>	<i><b>Doyle BF</b></i>	<i><b>DBH</b></i>	<i><b>Height</b></i>
Pulpwood	391	68	0	7.1	23	4.0	0.0	7.4	23.2
<i><b>Class Total</b></i>	391	68	0	7.1	23	4.0	0.0	7.4	23.2
<i><b>StratumTotal</b></i>	1,709	1,479	144,687	94.4	101	87.0	8,511.0	12.6	41.8



# **ADDITIONAL TIMBER VOLUME REPORT**





**Kingwood Forestry Services**  
**No. 4 Executive Circle**  
**Arkadelphia, AR 71923**

**Phone: 870-246-5757**  
**Fax: 870-246-3341**  
**Email: arkadelphia@kingwoodforestry.com**  
**Website: www.kingwoodforestry.com**

## Timber Volume Estimates

**Stratum: 1984 Pine Plantation**

**Acres: 17**

**Plots: 17**

**Cruiser: JDT**

PAGE 1 OF 1

**Cruise Date: 03/15/2018**

**Cruise Type: Point**

**Plot Size/BAF: 15.00**

### Pine

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
<b>Planted Lob</b>									
Sawtimber	1,141	1,213	140,805	82.1	67	71.3	8,282.6	14.9	48.4
Chip-N-Saw	100	45	3,882	3.5	6	2.6	228.3	10.5	36.1
Pulpwood	77	22	0	1.8	5	1.3	0.0	8.4	46.3
Topwood	0	132	0	0.0	0	7.8	0.0	0.0	0.0
<b>Group Total</b>	1,319	1,412	144,687	87.4	78	83.0	8,511.0	14.2	47.4
<b>Class Total</b>	1,319	1,412	144,687	87.4	78	83.0	8,511.0	14.2	47.4

### Hardwood

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
<b>Misc. Hardwood</b>									
Pulpwood	391	68	0	7.1	23	4.0	0.0	7.4	23.2
<b>Group Total</b>	391	68	0	7.1	23	4.0	0.0	7.4	23.2
<b>Class Total</b>	391	68	0	7.1	23	4.0	0.0	7.4	23.2
<b>Stratum Total</b>	1,709	1,479	144,687	94.4	101	87.0	8,511.0	12.6	41.8



# **ADDITIONAL TIMBER VOLUME REPORT**



**Kingwood Forestry Services**  
**No. 4 Executive Circle**  
**Arkadelphia, AR 71923**

**Phone: 870-246-5757**  
**Fax: 870-246-3341**  
**Email: arkadelphia@kingwoodforestry.com**  
**Website: www.kingwoodforestry.com**

## Timber Volume Estimates

**Stratum:** 1984 Pine Plantation

**Acres:** 17

**Plots:** 17.00

**Cruiser:** JDT

PAGE 1 OF 2

**Cruise Date:** 02/08/2019

**Cruise Type:** Point

**Plot Size/BAF:** 15.00

### Pine

Planted Lob		Stratum Total					Per Acre					Average Tree	
Sawtimber	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	
	12	115	68	6,086	2,056	5.3	7	4.0	358.0	121.0	0.47	37.8	
	13	146	106	10,224	3,231	7.9	9	6.2	601.4	190.1	0.53	41.4	
	14	239	216	22,839	6,640	15.0	14	12.7	1,343.5	390.6	0.60	46.1	
	15	232	246	27,705	7,635	16.8	14	14.4	1,629.7	449.1	0.68	48.5	
	16	183	235	28,526	7,368	15.0	11	13.8	1,678.0	433.4	0.74	54.6	
	17	143	203	26,168	6,435	13.2	8	12.0	1,539.3	378.5	0.82	54.9	
	18	76	125	17,175	3,984	7.9	4	7.3	1,010.3	234.3	0.92	56.5	
	19	8	15	2,081	468	0.9	0	0.9	122.4	27.5	0.95	64.5	
Sawtimber Total	14.9	1,141	1,213	140,805	37,818	82.1	67	71.3	8,282.6	2,224.6	0.68	48.4	
Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	
	10	55	21	1,746	613	1.8	3	1.2	102.7	36.1	0.34	32.5	
	11	45	24	2,136	705	1.8	3	1.4	125.6	41.5	0.38	40.5	
Chip-N-Saw Total	10.5	100	45	3,882	1,318	3.5	6	2.6	228.3	77.5	0.36	36.1	
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	
	8	43	11	0	319	0.9	3	0.6	0.0	18.7	0.00	45.1	
	9	34	11	0	324	0.9	2	0.6	0.0	19.0	0.00	47.8	
Pulpwood Total	8.4	77	22	0	642	1.8	5	1.3	0.0	37.8	0.00	46.3	
Topwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	
Topwood Total	0.0	0	132	0	4,917	0.0	0	7.8	0.0	289.2	0.00	0.0	
Planted Lob Total	14.2	1,319	1,412	144,687	44,695	87.4	78	83.0	8,511.0	2,629.1	0.66	47.4	

Friday, February 8, 2019

Page 1 of 5



# Timber Volume Estimates

Stratum: 1984 Pine Plantation

Acres: 17

Plots: 17.00

Cruiser: JDT

PAGE 2 OF 2

Cruise Date: 02/08/2019

Cruise Type: Point

Plot Size/BAF: 15.00

## Pine

Pine Total	14.2	1,319	1,412	144,687	44,695	87.4	78	83.0	8,511.0	2,629.1	0.66	47.4
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## Hardwood

### Misc. Hardwood

### Stratum Total

### Per Acre

### Average Tree

Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	6	153	14	0	408	1.8	9	0.8	0.0	24.0	0.00	18.9
	7	56	7	0	204	0.9	3	0.4	0.0	12.0	0.00	18.9
	8	129	23	0	685	2.6	8	1.4	0.0	40.3	0.00	22.4
	9	34	11	0	325	0.9	2	0.6	0.0	19.1	0.00	37.3
	12	19	13	0	398	0.9	1	0.8	0.0	23.4	0.00	50.4
Pulpwood Total	7.4	391	68	0	2,020	7.1	23	4.0	0.0	118.8	0.00	23.2
Misc. Hardwood Total	7.4	391	68	0	2,020	7.1	23	4.0	0.0	118.8	0.00	23.2
Hardwood Total	7.4	391	68	0	2,020	7.1	23	4.0	0.0	118.8	0.00	23.2
Stratum Total	12.6	1,709	1,479	144,687	46,716	94.4	101	87.0	8,511.0	2,748.0	0.66	41.8

## OFFER FORM

**Highway 270 North Tract**  
**Listing #4621**  
**±57 Acres**  
**\$109,000.00**

**Highway 270 South Tract**  
**Listing #4708**  
**±103 Acres**  
**\$119,000.00**

**Send Completed Offer Forms to us:**

**Mail:** P.O. Box 65, Arkadelphia, AR 71923

**Fax:** 870-246-3341

**Hand Deliver:** #4 Executive Circle, Arkadelphia, AR 71923

**E-mail:** [arkadelphia@kingwoodforestry.com](mailto:arkadelphia@kingwoodforestry.com)

Reference is made to the attached Kingwood Forestry Services, Inc. Notice of Land Sales. I submit the following as offer(s) for the purchase of tract(s) located in Hot Spring County and further described within the attached Notice of land Sale (see attached maps and Conditions of Sale). The Highway 270 North Tract is offered for sale at **\$109,000.00**. The Highway 270 South Tract is offered for sale at **\$119,000.00**.

My offers(s) will remain valid for five (5) business days from this date. If my offer(s) is accepted, I am ready, willing, able and obligated to execute a Contract of Sale within seven (7) business days of owner's acceptance with earnest money in the amount of five percent (5%) of purchase price. Closing is expected to be held within forty-five (45) days of offer acceptance. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

**Send offer form to:** Kingwood Forestry Services, Inc.  
P.O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341  
E-mail completed offer form to: [Arkadelphia@kingwoodforestry.com](mailto:Arkadelphia@kingwoodforestry.com)

**Highway 270 North Tract (Listing #4621—±57 Acres):** \$ \_\_\_\_\_

**Highway 270 South Tract (Listing #4708—±103 Acres):** \$ \_\_\_\_\_

**Both Tracts Combined (±160 Acres)** \$ \_\_\_\_\_

Date: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Name: \_\_\_\_\_  
Printed Phone No.: \_\_\_\_\_

Name: \_\_\_\_\_  
Signed Email: \_\_\_\_\_

Address: \_\_\_\_\_  
Street City, State, Zip

\*Buyer acknowledges that Kingwood Forestry Services, Inc., is the agent of the seller in this land sale transaction.\*

**AREA BELOW FOR KINGWOOD USE ONLY**

Offer Acknowledged by Agent / Broker: \_\_\_\_\_  
Name Date

