

KINGWOOD FORESTRY SERVICES, INC.

NOTICE OF LAND SALE

Bid Date: August 2, 2019 @ 10:00a.m.

Beeson Flatwoods Tract

Listing #4619—±165.96 Acres



- **Located Five (5) Miles East of Malvern with Frontage on Hwy. 270**
- **2002 Pine Plantation on ±80 Acres; 2011 Pine Plantation on ±19 Acres; 2016 Pine Plantation on ±55 Acres**
- **Estimated 6,000 Total Tons of Pine Pulpwood in Plantation Ready to Thin**
- **Great Timberland Investment and 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
to view maps and additional photographs.



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 SALE
BEESON FLATWOODS TRACT (LISTING #4619)
BID DATE: FRIDAY, AUGUST 2, 2019 @ 10.00 A.M.

METHOD OF SALE

The tract will be sold on the basis of lump sum sealed bid. An Offer Form is attached. Bids will be opened at the Kingwood Forestry office at #4 Executive Circle, Arkadelphia, Arkansas at 10:00 a.m., Friday, August 2, 2019. Buyers submitting offers are welcome to attend the bid opening. Mailed bids should be addressed to Kingwood Forestry Services, Inc., P. O. Box 65, Arkadelphia, Arkansas 71923 with "**Flatwoods Tract**" 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. Bids may also be delivered by fax to 870-246-3341, by e-mail to 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. No verbal telephone bids will be accepted. Anyone submitting an offer for the purchase of these properties will be provided with a summary of bid results.

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 through 10:00 a.m. Wednesday, August 7, 2019. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer, a Contract of Sale with earnest money in the amount of ten percent (10%) of purchase price will be executed between the successful bidder 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 expected to be held within forty-five (45) days of offer acceptance.
3. Only offers for a specific dollar amount will be accepted. The parcel is being sold in its entirety for 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 regardless of acreage. 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 or Jimmy Don Thomas of Kingwood Forestry Services at 870-246-5757 or by e-mail at 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 every kind, nature, and description, relating to its access to or presence on the property.

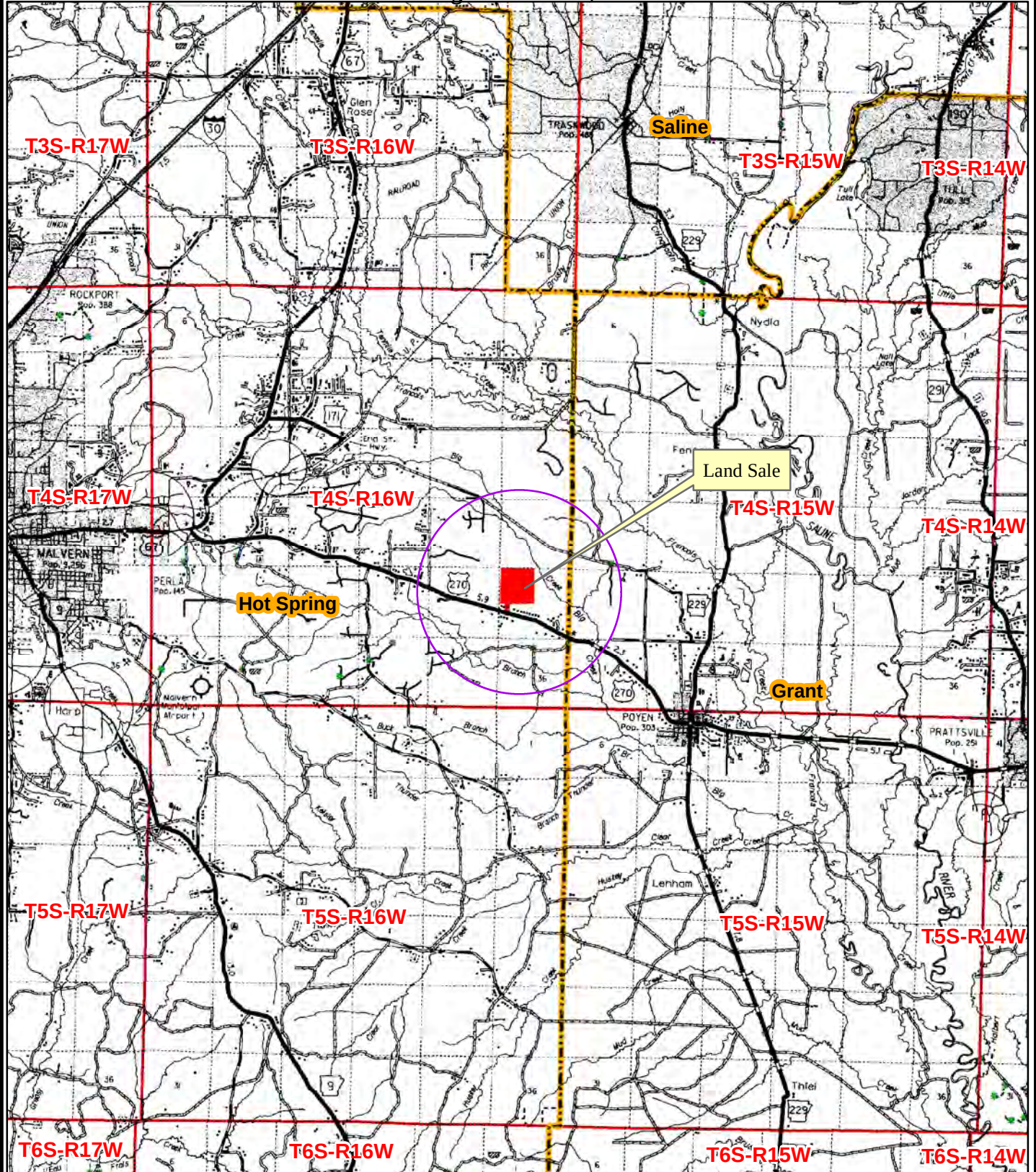
Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate. Buyers are responsible for verifying information on this tract for themselves.
Kingwood makes no representation for the Buyer.

www.kingwoodforestry.com

NOTICE OF LAND SALE - Listing #4619

"Beeson Flatwoods Tract"

NW¼; Pt. NW¼ of SW¼, Sec. 25, T4S, R16W, Hot Spring County, Arkansas
containing 165.96 acres, more or less



0 0.5 1 2 3 4 5
Miles



Date: 7/3/2019
Drawn By: JDT

KINGWOOD FORESTRY SERVICES, INC.

Beeson Flatwoods Tract Listing #4619—±165.96 Acres Bid Date: Friday, August 2, 2019 @ 10.00 a.m.

The **Beeson Flatwoods Tract (#4619)** is located five (5) miles east of Malvern and is described as NW¼, and Part of NW¼ of SW¼, Section 25, Township 4 South, Range 16 West, containing a total of 165.96 acres, more or less, Hot Spring County, Arkansas (see attached maps). Access is frontage on Highway 270 and gated woods road. Terrain is flat. Site index for loblolly pine (base age 50) averages eighty-eight (88) feet on fine sandy loam soils. Timber consists of well-stocked pine plantations: ±80 acres of 2002 pine plantation (estimated 6,000 tons of pine pulpwood), ±19 acres of 2011 pine plantation, and ±55 acres of 2016 pine plantation. Powerline right-of-way crosses tract. Great property for timberland investment and/or recreation.



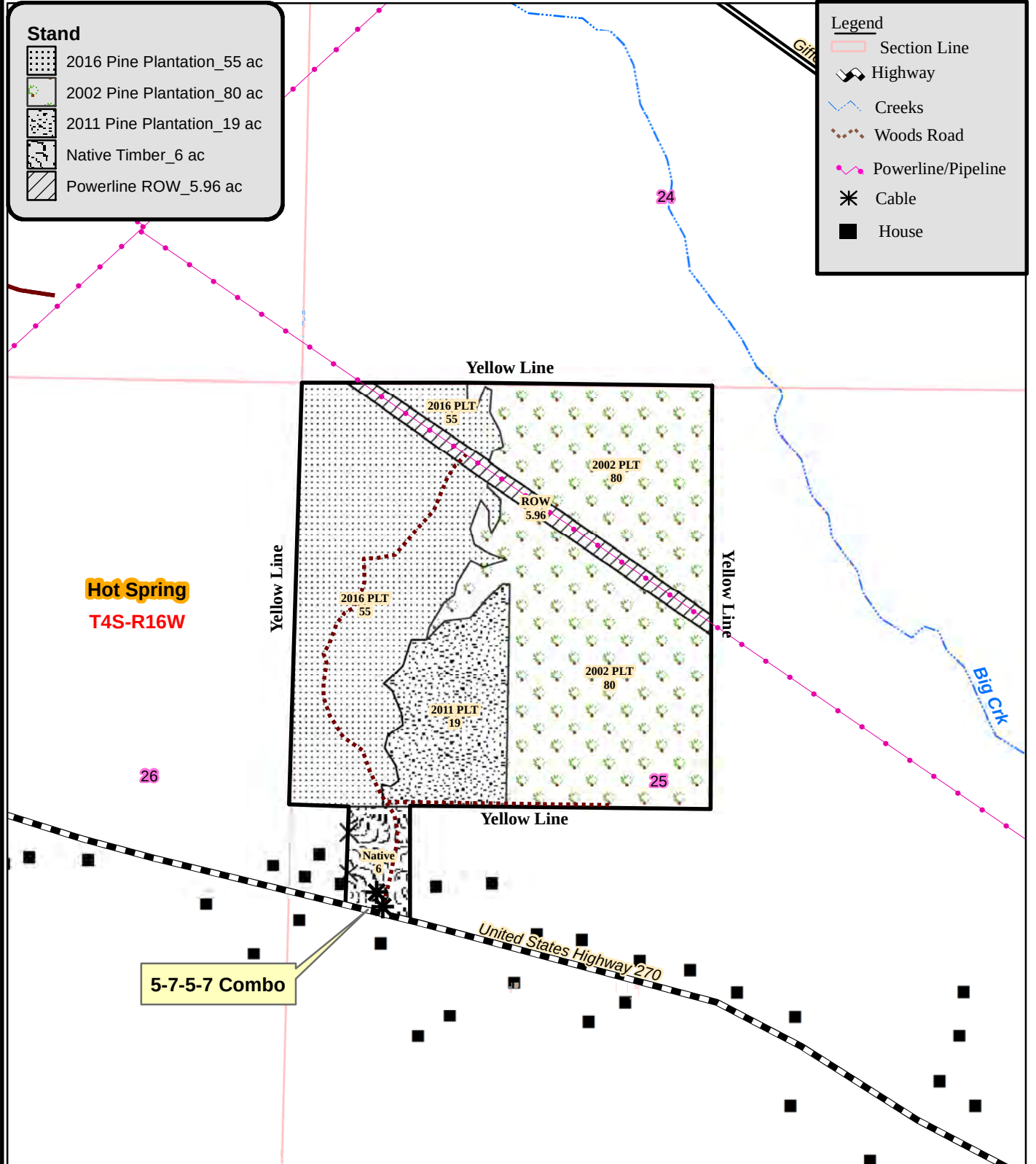
www.kingwoodforestry.com

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 SALE - Listing #4619

"Beeson Flatwoods Tract"

NW¼; Pt. NW¼ of SW¼, Sec. 25, T4S, R16W, Hot Spring County, Arkansas
containing 165.96 acres, more or less



0 0.125 0.25
Miles

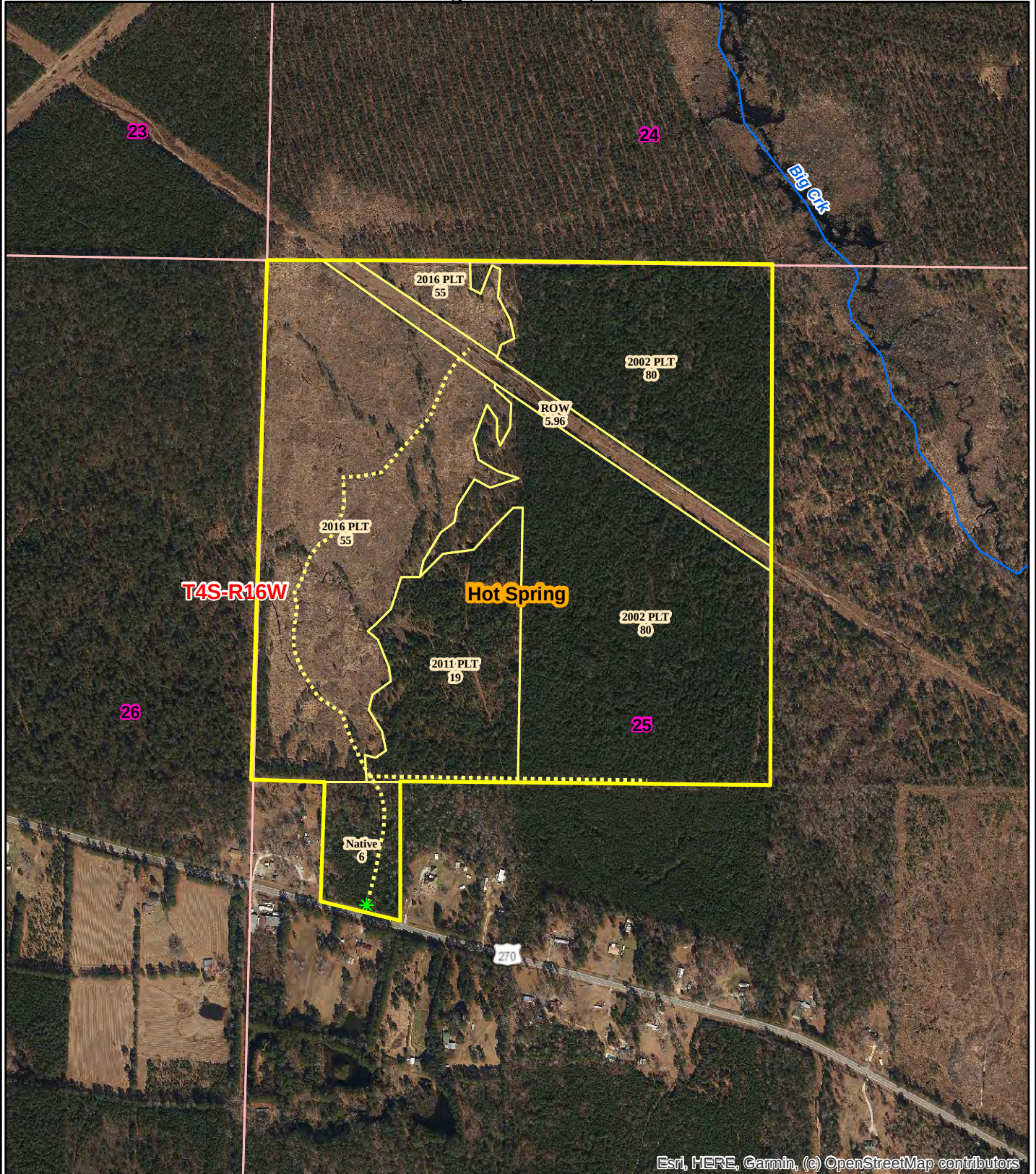


Date: 7/9/2019
ESRI GIS Mapping
Drawn By: BJC

NOTICE OF LAND SALE - Listing #4619

"Beeson Flatwoods Tract"

**NW¼; Pt. NW¼ of SW¼, Sec. 25, T4S, R16W, Hot Spring County, Arkansas
containing 165.96 acres, more or less**



Esri, HERE, Garmin, (c) OpenStreetMap contributors

0 0.125 0.25
Miles

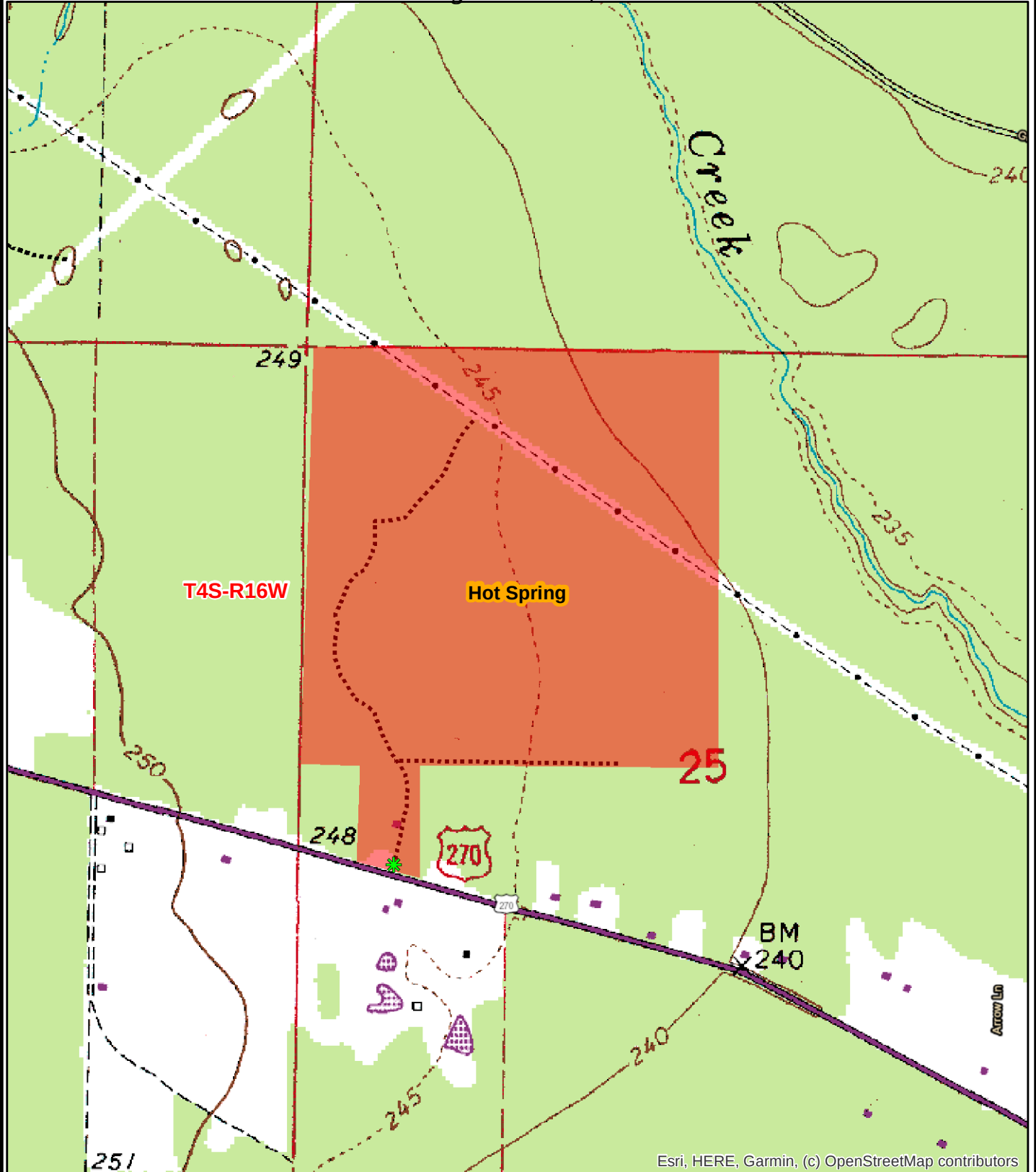


Date: 7/3/2019
ESRI Aerial Photography
Drawn By: JDT

NOTICE OF LAND SALE - Listing #4619

"Beeson Flatwoods Tract"

NW¼; Pt. NW¼ of SW¼, Sec. 25, T4S, R16W, Hot Spring County, Arkansas
containing 165.96 acres, more or less



Esri, HERE, Garmin, (c) OpenStreetMap contributors

0 0.125 0.25
Miles



Date: 7/3/2019
Drawn By: JDT

OFFER FORM

Bid Date: Friday, August 2, 2019 @ 10.00 a.m.

Beeson Flatwoods Tract—Listing #4619—±165.96 Acres

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

Reference is made to the attached Kingwood Forestry Services, Inc. Notice of Land Sale. I submit the following as offer for the purchase of **Beeson Flatwoods Tract** described as NW¼, and Part of NW¼ of SW¼, Section 25, Township 4 South, Range 16 West, containing a total of 165.96 acres, more or less, Hot Spring County, Arkansas (see attached maps and Conditions of Sale).

My offer will remain valid through 10:00 a.m. Wednesday, August 7, 2019. Successful bidder will be notified at or before that time by telephone, fax, or e-mail. If my offer 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 ten percent (10%) 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. (**Before 10:00 a.m., Friday, August 2, 2019**)
P.O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341
E-mail completed offer form to: Arkadelphia@kingwoodforestry.com

Beeson Flatwoods Tract (Listing #4619—±165.96 Acres): \$ _____

Date: _____

Fax No.: _____

Company: _____
Printed

Phone No.: _____

Name: _____
Printed

Name: _____
Signed

Address: _____
Street City, State, Zip

Email: _____

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

