

# KINGWOOD FORESTRY SERVICES, INC.

## LAND FOR SALE

**Pipeline Tract—Hot Spring County, Arkansas  
±160 Acres—Listing #4755**

**-Highway Frontage Property in Poyen School District-  
\$269,000.00**

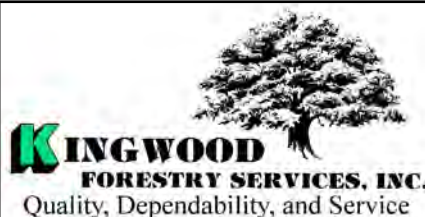
The **Pipeline Tract (Listing #4755)** is located five (5) miles east of Malvern and described as E½ of W½, Section 26, Township 4 South, Range 16 West, containing 160 acres, more or less, Hot Spring County, Arkansas. Access is one-quarter-mile of frontage on Arkansas Highway 270. Timber consists of well-stocked ±2007 pine plantation. ±2001 pine plantation (ready for thinning) on ±33 acres, and ±2007 pine plantation on ±40 acres. Site index for loblolly pine (base age 50) averages eighty-nine (89) feet on fine sandy loam and silt loam soils. Timber volume reports in Tons and Board Feet with tree counts by species, diameter, height are available on our website: <http://www.kingwoodforestry.com/real-estate.html>



**Visit [www.kingwoodforestry.com](http://www.kingwoodforestry.com) for additional maps and photographs.**

P.O. Box 65  
No. 4 Executive Circle  
Arkadelphia, AR 71923  
(870)246-5757  
FAX 1-870-246-3341

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



**See Method and  
Conditions of Sale  
on Next Page**

# NOTICE OF LAND SALE

## PIPELINE TRACT (LISTING #4755)

### HOT SPRING COUNTY, ARKANSAS

#### METHOD OF SALE

The tract is listed at \$269,000.00. An Offer Form is attached. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P. O. Box 65, Arkadelphia, Arkansas 71923 with **"Pipeline 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. 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 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 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 a single sum and not on a per-acre basis. If buyer requires a survey, the cost will be buyer's responsibility. 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 (1/2) of deed stamps. Buyer will pay recording fees and one-half (1/2) of deed stamps.
6. A local title company will conduct closing between Buyer and Seller with each paying one-half (1/2) 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, or brokers Pete Prutzman or Phil Wright, 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 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](http://www.kingwoodforestry.com)

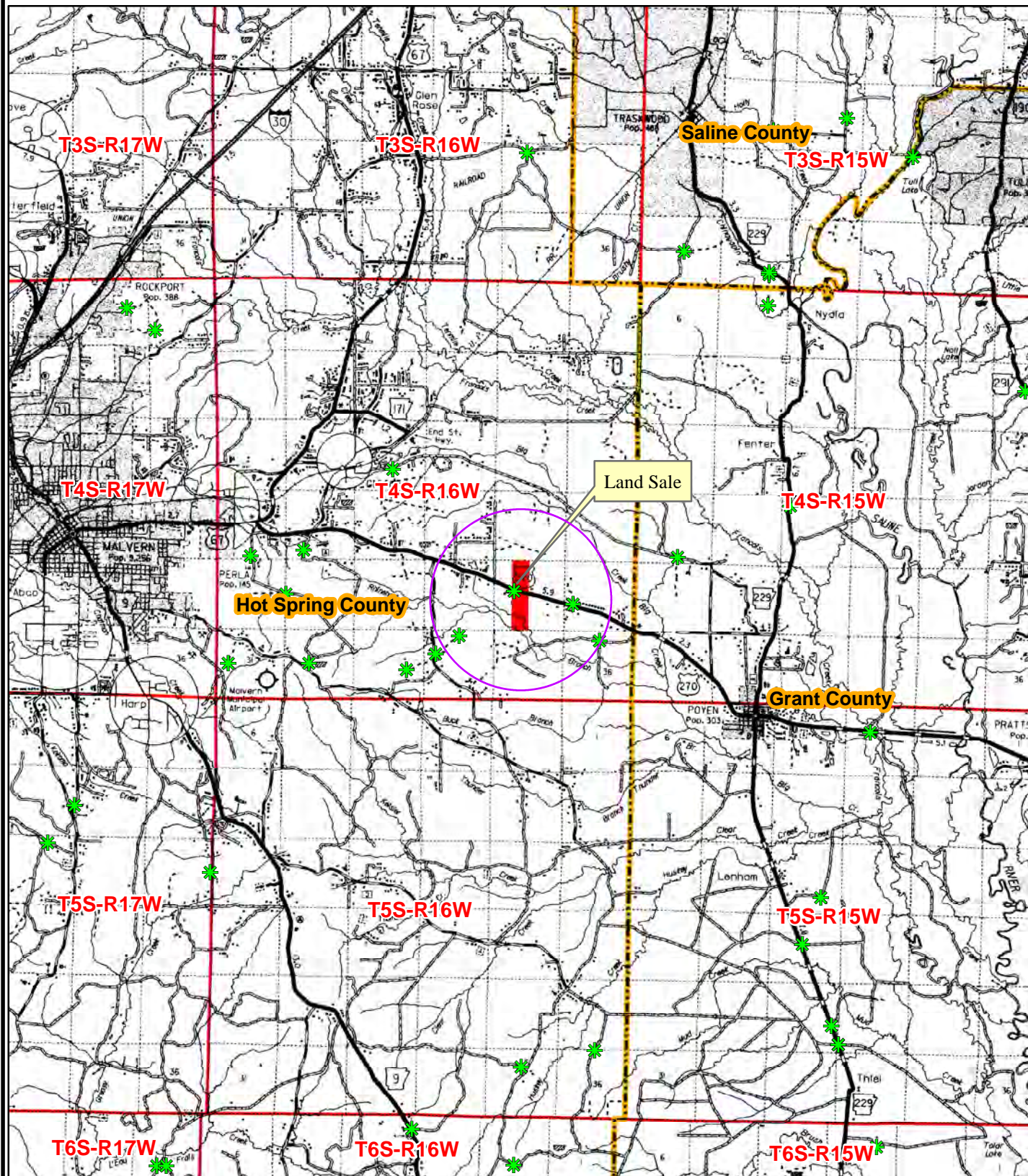


NOTICE OF LAND SALE - Listing #4755

"Pipeline Tract"

E½ of W½, Sec. 26, T4S, R16W,

Hot Spring County, Arkansas



0 0.5 1 2 3 4 5  
Miles



Date: 3/26/2020  
ESRI Aerial Photography  
Drawn By: BJC








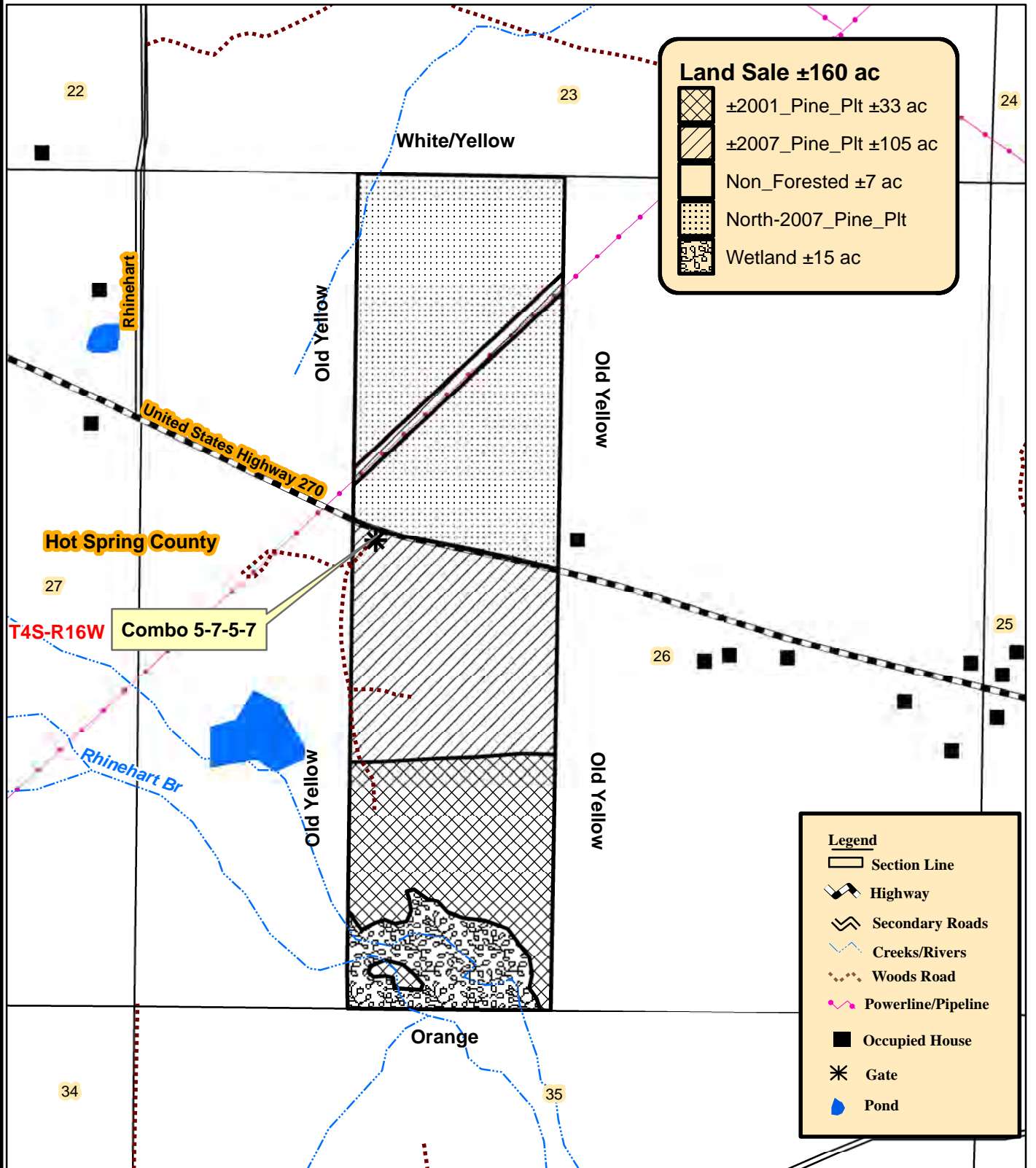
# NOTICE OF LAND SALE - Listing #4755

## "Pipeline Tract"

E½ of W½, Sec. 26, T4S, R16W,  
Hot Spring County, Arkansas

### Land Sale ±160 ac

-  ±2001\_Pine\_Plt ±33 ac
-  ±2007\_Pine\_Plt ±105 ac
-  Non\_Forested ±7 ac
-  North-2007\_Pine\_Plt
-  Wetland ±15 ac



### Legend

-  Section Line
-  Highway
-  Secondary Roads
-  Creeks/Rivers
-  Woods Road
-  Powerline/Pipeline
-  Occupied House
-  Gate
-  Pond

0 0.125 0.25  
Miles



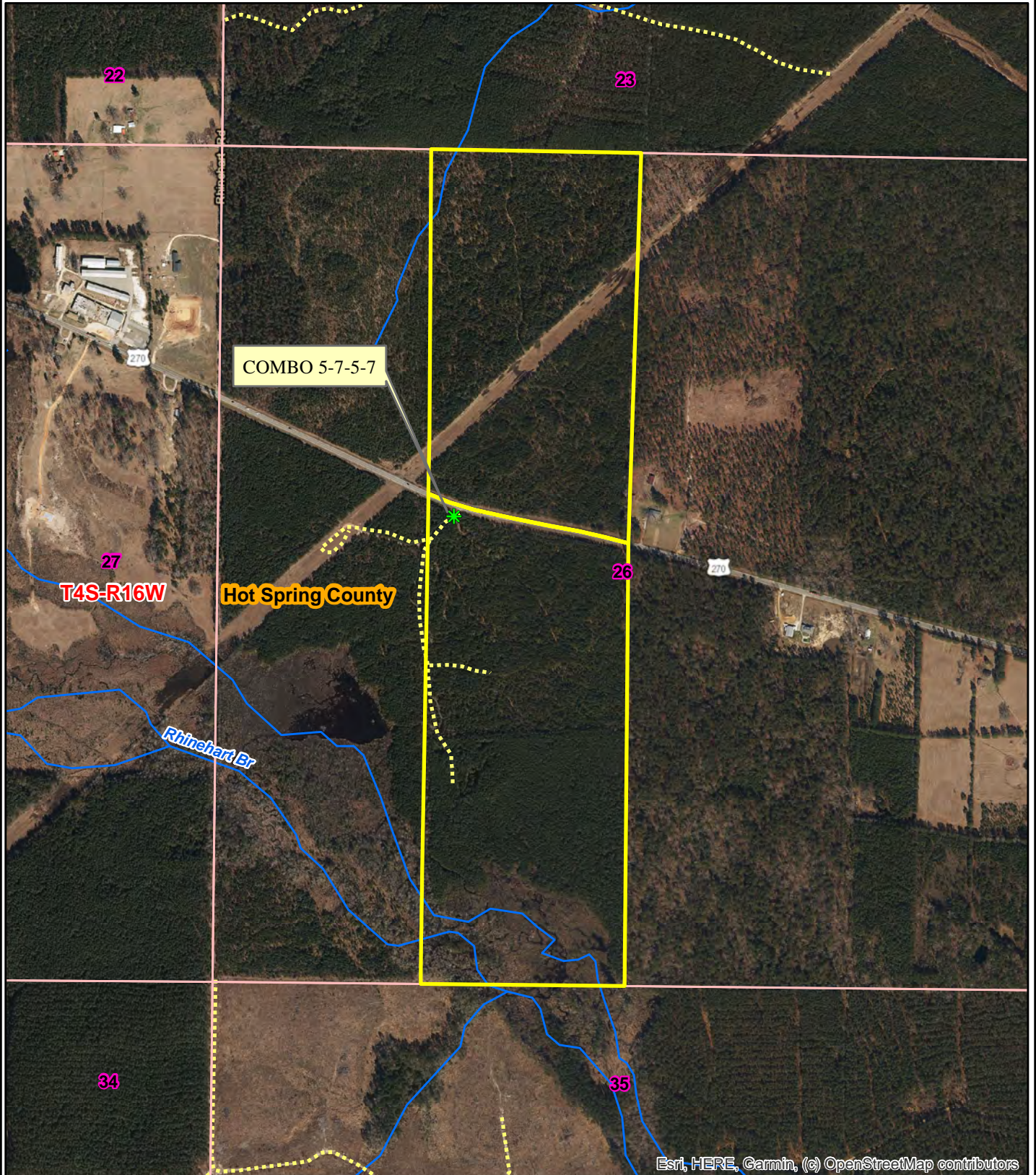
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NOTICE OF LAND SALE - Listing #4755

"Pipeline Tract"

E½ of W½, Sec. 26, T4S, R16W,  
Hot Spring County, Arkansas



Esri, HERE, Garmin, (c) OpenStreetMap contributors

0 0.125 0.25  
Miles



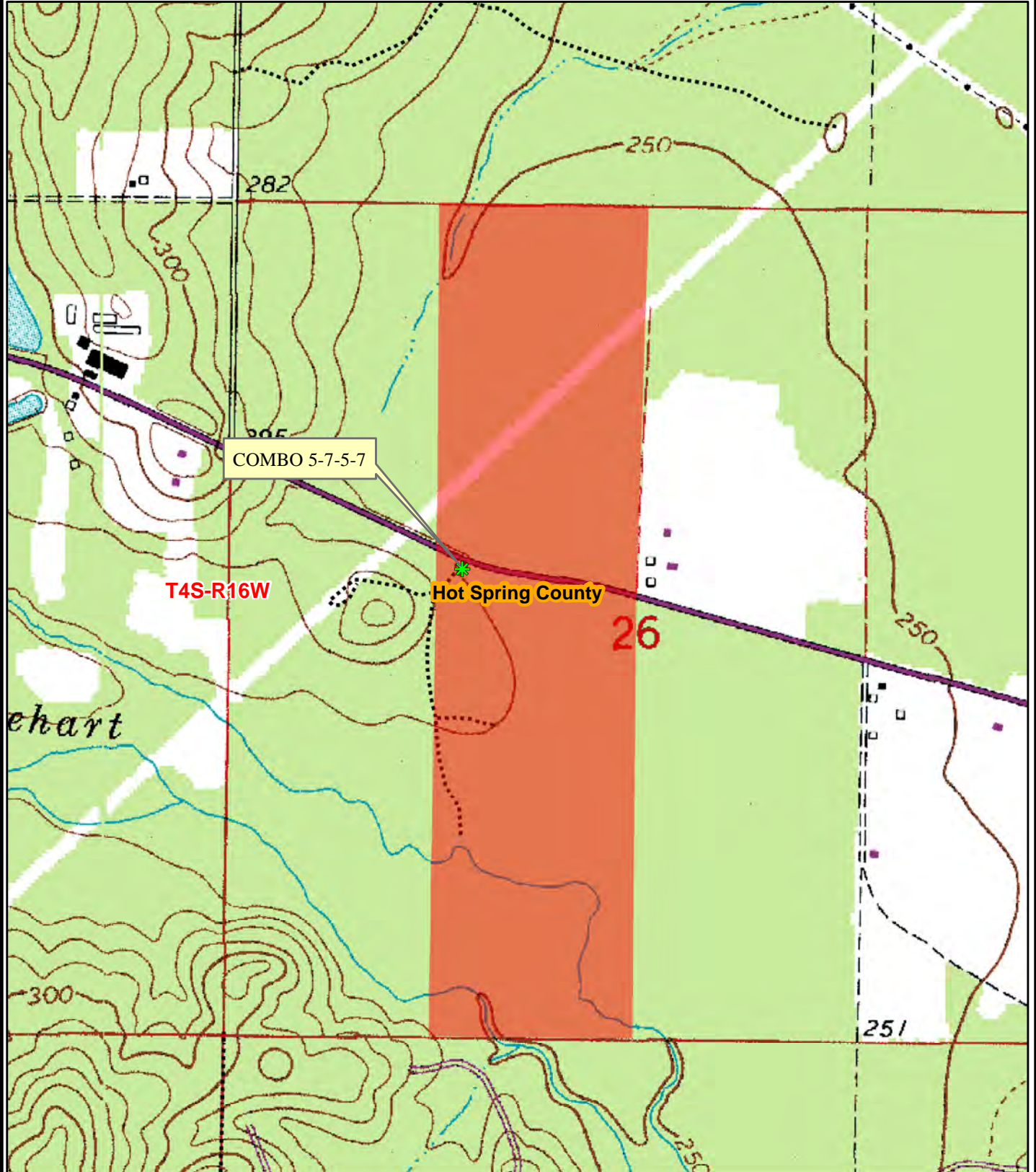
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**NOTICE OF LAND SALE - Listing #4755**

**"Pipeline Tract"**

**E½ of W½, Sec. 26, T4S, R16W,  
Hot Spring County, Arkansas**



0 0.125 0.25  
Miles



Date: 3/26/2020  
ESRI Aerial Photography  
Drawn By: BJC



Kingwood Forestry Services, Inc.  
PO Box 65  
Arkadelphia, AR 71923

Phone: (870) 246-5757  
Fax: (870) 246-3341  
Email: arkadelphia@kingwoodforestry.com  
Website: kingwoodforestry.com

## Timber Volume Estimates - Pipeline Tract

**Stratum:** 2001\_Pine\_Plt

**Acres:** 32.98

**Plots:** 7

**Cruiser:** Unknown

**Cruise Date:** 01/07/2020

**Cruise Type:** Point

**Plot Size/BAF:** 20.00

### Pine

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	360	146	12,483	8.6	11	4.4	378.5	12.0	24.5
Chip-N-Saw	1,495	495	39,740	25.7	45	15.0	1,204.8	10.2	28.0
Pulpwood	16,777	3,334	0	137.1	509	101.1	0.0	6.9	40.9
Topwood	0	193	0	0.0	0	5.9	0.0	0.0	0.0
<b>Class Total</b>	18,632	4,169	52,223	171.4	565	126.4	1,583.3	7.3	39.5
<b>StratumTotal</b>	18,632	4,169	52,223	171.4	565	126.4	1,583.3	7.3	39.5

# **ADDITIONAL TIMBER VOLUME REPORT**





**Kingwood Forestry Services, Inc.**  
**PO Box 65**  
**Arkadelphia, AR 71923**

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

## *Timber Volume Estimates - Pipeline Tract*

**Stratum:** 2001\_Pine\_Plt  
**Acres:** 32.98  
**Plots:** 7.00  
**Cruiser:** Unknown

**Cruise Date:** 01/07/2020  
**Cruise Type:** Point  
**Plot Size/BAF:** 20.00

### 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	360	146	12,483	4,373	8.6	11	4.4	378.5	132.6	0.50	24.5
Sawtimber Total	12.0	360	146	12,483	4,373	8.6	11	4.4	378.5	132.6	0.50	24.5
Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	10	1,210	385	30,761	11,311	20.0	37	11.7	932.6	342.9	0.33	27.9
	11	286	110	8,979	3,273	5.7	9	3.3	272.2	99.2	0.40	28.5
Chip-N-Saw Total	10.2	1,495	495	39,740	14,583	25.7	45	15.0	1,204.8	442.1	0.35	28.0
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	5	2,765	236	0	6,410	11.4	84	7.2	0.0	194.3	0.00	30.0
	6	4,800	657	0	18,331	28.6	146	19.9	0.0	555.7	0.00	37.0
	7	3,879	797	0	22,728	31.4	118	24.2	0.0	689.1	0.00	44.2
	8	3,240	855	0	24,858	34.3	98	25.9	0.0	753.6	0.00	46.2
	9	1,493	505	0	14,917	20.0	45	15.3	0.0	452.2	0.00	49.2
	10	173	75	0	2,232	2.9	5	2.3	0.0	67.7	0.00	53.0
	11	428	209	0	6,331	8.6	13	6.3	0.0	191.9	0.00	50.4
Pulpwood Total	6.9	16,777	3,334	0	95,806	137.1	509	101.1	0.0	2,904.6	0.00	40.9
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	193	0	6,666	0.0	0	5.9	0.0	202.1	0.00	0.0
Planted Lob Total	7.3	18,632	4,169	52,223	121,428	171.4	565	126.4	1,583.3	3,681.4	0.37	39.5

## *Timber Volume Estimates - Pipeline Tract*

**Stratum:** 2001\_Pine\_Plt

**Acres:** 32.98

**Plots:** 7.00

**Cruiser:** Unknown

**Cruise Date:** 01/07/2020

**Cruise Type:** Point

**Plot Size/BAF:** 20.00

Pine Total	7.3	18,632	4,169	52,223	121,428	171.4	565	126.4	1,583.3	3,681.4	0.37	39.5
<b>Stratum Total</b>	<b>7.3</b>	<b>18,632</b>	<b>4,169</b>	<b>52,223</b>	<b>121,428</b>	<b>171.4</b>	<b>565</b>	<b>126.4</b>	<b>1,583.3</b>	<b>3,681.4</b>	<b>0.37</b>	<b>39.5</b>



# OFFER FORM

## Pipeline Tract—160± Acres—Hot Spring County, Arkansas

**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 Sale. I submit the following as offer for the purchase of Pipeline Tract located in Hot Spring County, Arkansas and further described within the attached Notice of Land Sale (see attached maps and Conditions of Sale). **The tract is offered for sale at \$269,000.00.**

My offer will remain valid for five (5) business days. 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 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)

**Pipeline Tract (Listing #4755—±160 Acres):** \$ \_\_\_\_\_

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

**Company:** \_\_\_\_\_ **Phone No.:** \_\_\_\_\_

Printed

**Name:** \_\_\_\_\_ **Name:** \_\_\_\_\_

Printed

Signed

**Address:** \_\_\_\_\_

Street

City, State, Zip

**E-mail:** \_\_\_\_\_

\*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

