

LAND FOR SALE

Bid Date: Friday, January 15, 2021

**Ward Tract
Clark County, AR**

- **Managed 1995 Pine Plantation**
- **±93.15 Acres**
- **± 15 miles West of Arkadelphia & I-30**



**Bid Date:
Friday, January 15, 2021**

Please visit our website
www.kingwoodforestry.com
to view maps and additional photographs.



Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Ward Tract (Listing #4804) described as Frl. W½ of S½ of NW¼, Section 6, Township 8 South, Range 21 West; SE¼ of NE¼, Section 1, Township 8 South, Range 22 West; containing a total of 93.15 acres, more or less, Clark County, Arkansas (see attached maps).

The tract is located about three (3) miles southwest of Hollywood and fifteen (15) miles west of Arkadelphia and Interstate 30. Access is via woods road from Davidson Campground Road. Timber consists of ±93 acres of managed 1995 pine plantation. Pine site index averages eighty-six (86) feet (base age 50) on fine sandy loam soils. Terrain is gently rolling. Excellent deer and turkey hunting opportunities.

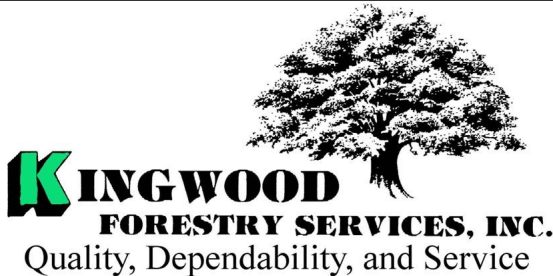
Kingwood Forestry conducted an inventory of ±93.15 acres of thinned 1995 plantation (four cruise lines running east and west) in October, 2020. Based on the inventory, estimated tree counts and timber volumes are as follows:

Pine Sawtimber:	6,473 Trees	499,561 Board Feet	4,554 Tons
Pine Chip n' Saw:	2,720 Trees	88,565 Board Feet	1,050 Tons
Pine Pulpwood:	9,178 Trees	—	2,335 Tons
Pine Topwood:	—	—	1,483 Tons
Hardwood Pulpwood:	115 Trees	—	34 Tons

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

Please 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



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
WARD TRACT (LISTING #4804) - CLARK COUNTY, ARKANSAS
BID DATE: FRIDAY, JANUARY 15, 2021

Method of Sale

The tract will be sold on the basis of lump sum sealed bids. 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, January 15, 2021**. Buyers submitting offers are welcome to attend the bid opening. Mailed bids should be addressed to Kingwood Forestry Services, P.O. Box 65, Arkadelphia, AR 71923, with "**Ward 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, Arkansas. 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 this property 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, January 20, 2021. 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 five percent (5%) 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 a single sum 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. Seller will not provide survey. The attached tract map is thought to be accurate but should not be considered as a survey plat.
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 the closing with buyer and seller each paying one-half (1/2) of fees of settlement / closing fees.
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 managements, 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 broker Phil Wright, or licensed agent Jimmy Don Thomas, of Kingwood Forestry Services at 870-246-5757 or by e-mail at Arkadelphia@kingwoodforestry.com

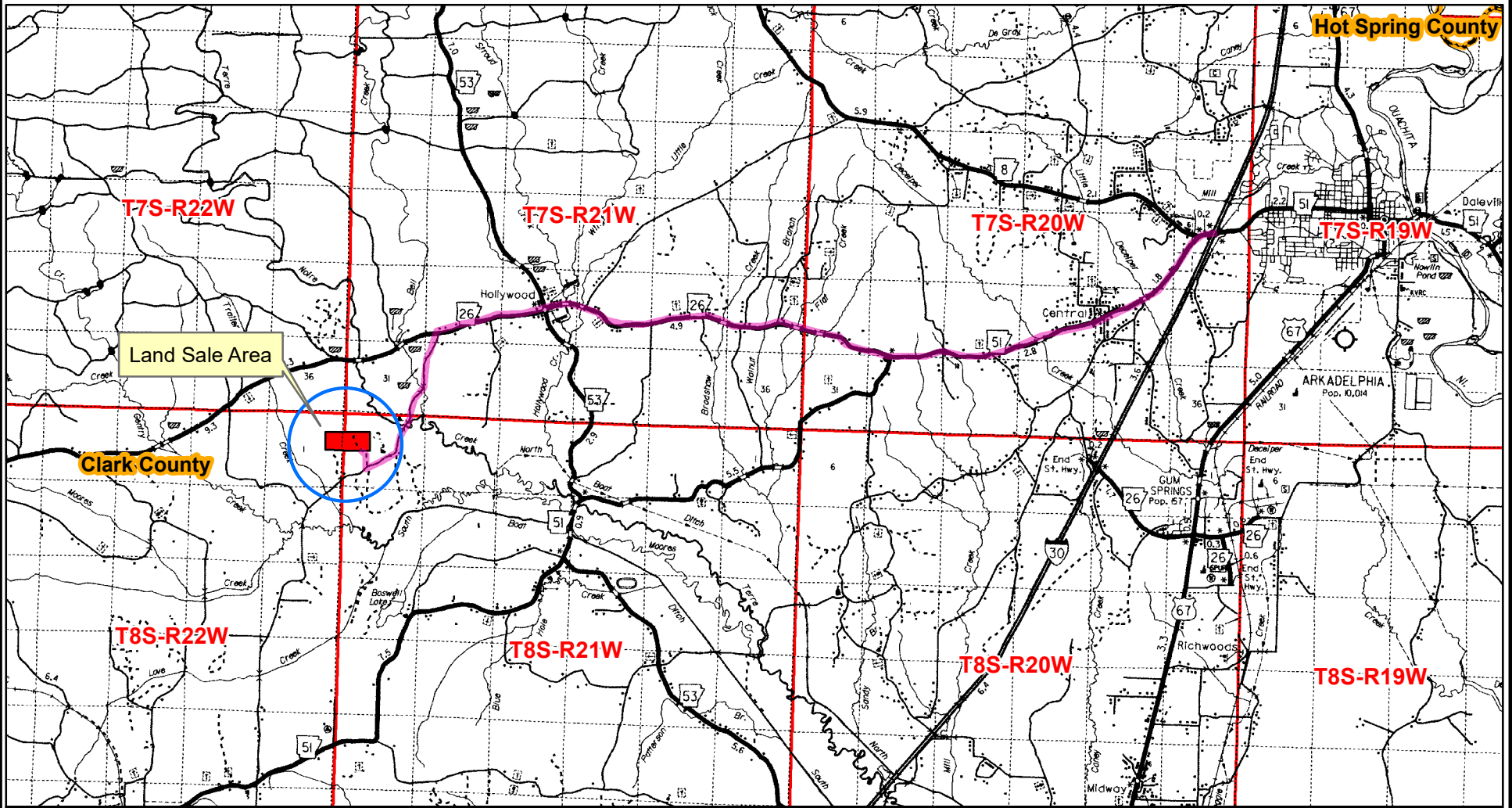
Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate. Buyers are responsible for verifying information on this tract for themselves.

Kingwood makes no representation for the Buyer.

www.kingwoodforestry.com

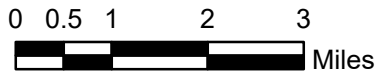
NOTICE OF LAND SALE
"Ward Tract" Listing #4804

SE¼ of NE¼, Sec. 1, T8S, R22W; Frl. W½ of S½ of NW¼, Sec. 6, T8S, R21W, Clark County, Arkansas
containing 93.15 acres, more or less



Driving Directions:

From the Arkadelphia Exit (#73) off Interstate 30, drive west on Highway 26 for 11.3 miles (passing through Hollywood). Turn left (south) on paved Davidson Campground Road. Drive 2.2 miles and turn right (north) on woods road, marked with Land For Sale (and arrow) sign and pink KFS flags. Follow woods road .3 mile to south boundary of tract, marked with Land For Sale sign and pink KFS flagging.

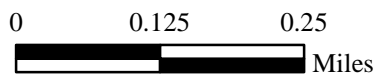
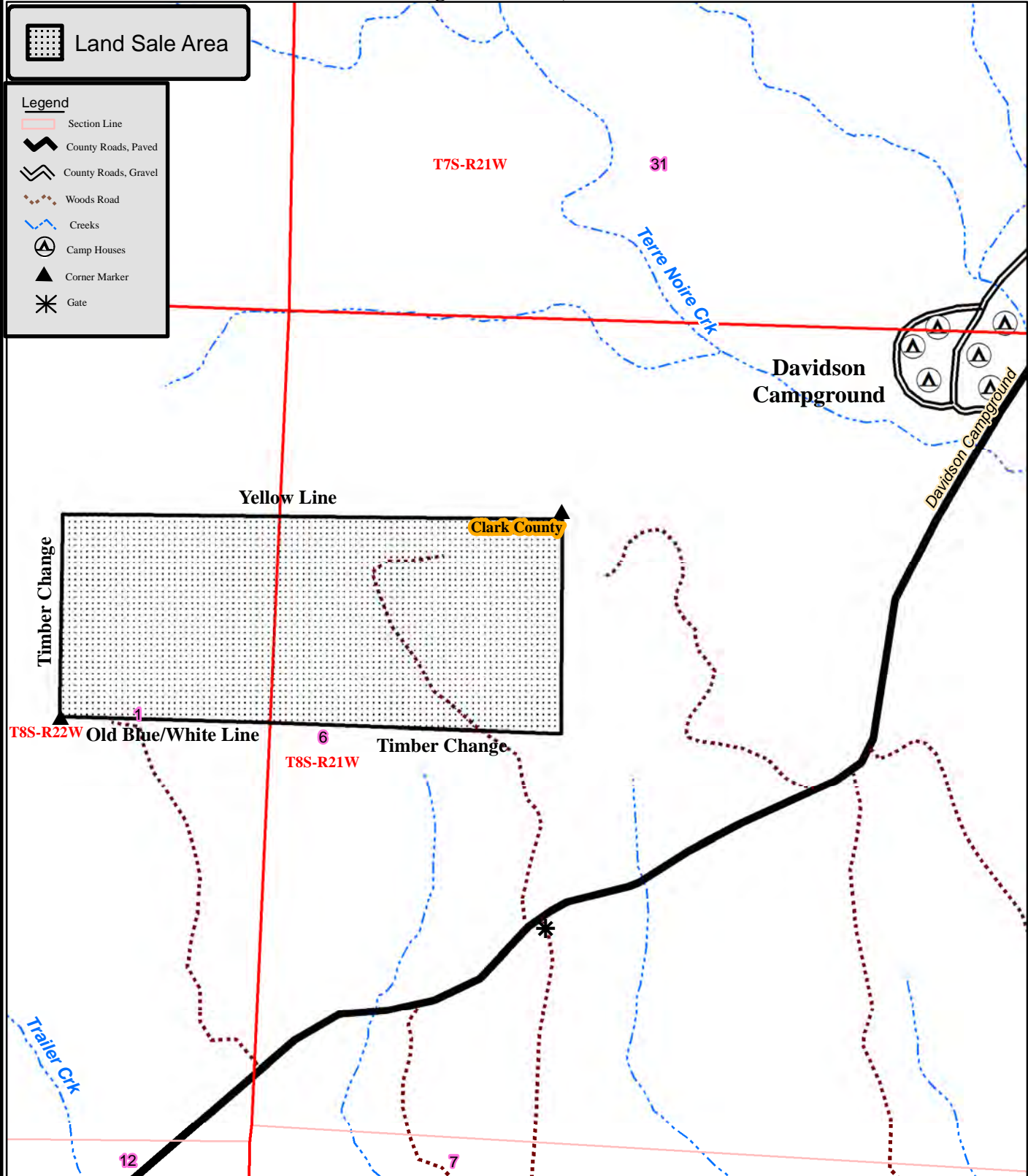


Created: Date: 12/3/2020
Drawn By: JDT

NOTICE OF LAND SALE

"Ward Tract" Listing #4804

SE¼ of NE¼, Sec. 1, T8S, R22W; Frl. W½ of S½ of NW¼, Sec. 6, T8S, R21W; Clark County, Arkansas
containing 93.15 acres, more or less

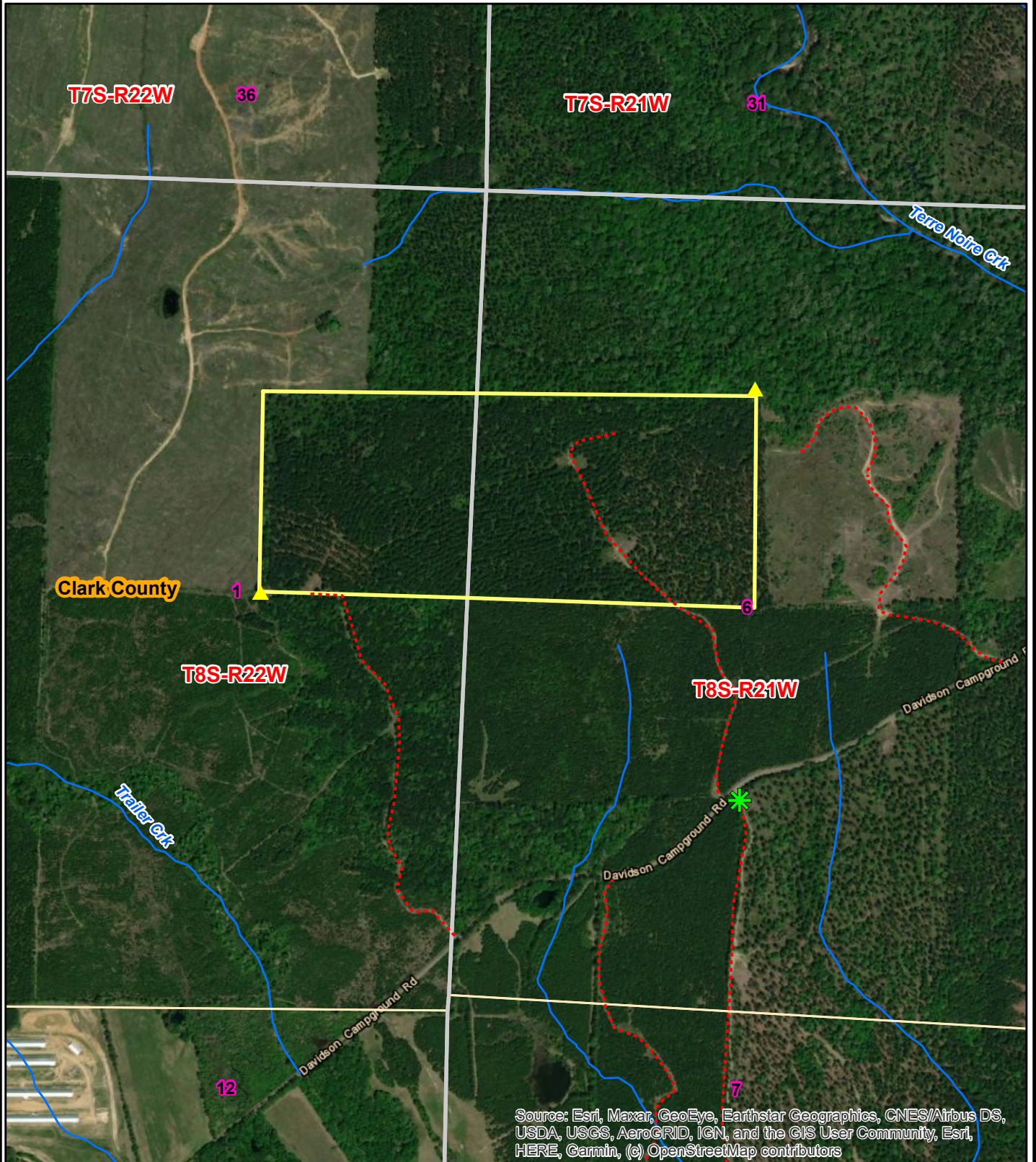


Created: Date: 10/22/2020
By: JDT

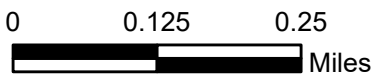
NOTICE OF LAND SALE

"Ward Tract" Listing #4804

**SE¼ of NE¼, Sec. 1, T8S, R22W; Fr. W½ of S½ of NW¼, Sec. 6, T8S, R21W, Clark County, Arkansas
containing 93.15 acres, more or less**



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors



Created: Date: 12/3/2020
ESRI Aerial Photography
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: Ward
Acres: 93.15
Plots: 48
Cruiser: JDT

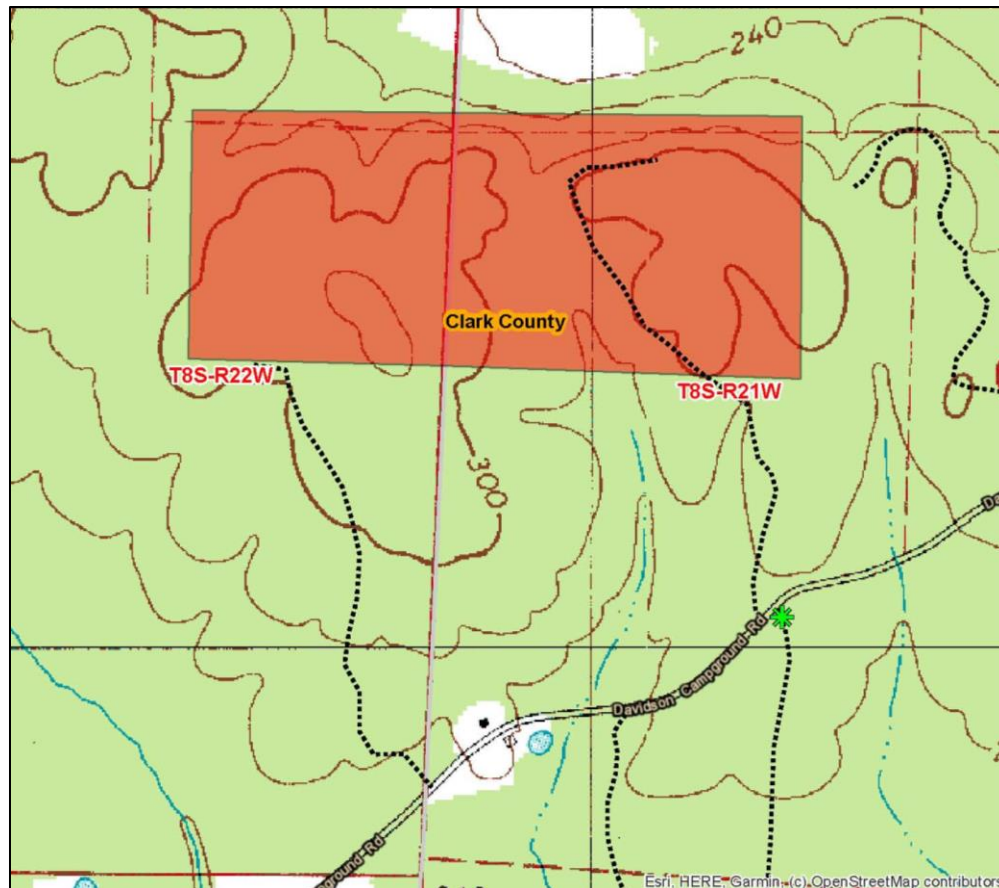
Cruise Date: 10/21/2020
Cruise Type: Point
Plot Size/BAF: 15.00

Pine

Product	Stratum Total			Per Acre			Average Tree		
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	6,473	4,554	499,561	76.6	69	48.9	5,363.0	14.1	32.9
Chip-N-Saw	2,720	1,050	88,565	17.5	29	11.3	950.8	10.5	31.8
Pulpwood	9,178	2,335	0	35.0	99	25.1	0.0	7.9	41.4
Topwood	0	1,483	0	0.0	0	15.9	0.0	0.0	0.0
Class Total	18,371	9,421	588,127	129.1	197	101.1	6,313.8	10.4	37.0

Hardwood

Product	Stratum Total			Per Acre			Average Tree		
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Pulpwood	115	34	0	0.6	1	0.4	0.0	9.4	27.9
Class Total	115	34	0	0.6	1	0.4	0.0	9.4	27.9
StratumTotal	18,486	9,455	588,127	129.7	198	101.5	6,313.8	10.4	36.9



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: Ward
Acres: 93.15
Plots: 48
Cruiser: JDT

Cruise Date: 10/21/2020
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
Loblolly Pine									
Sawtimber	6,473	4,554	499,561	76.6	69	48.9	5,363.0	14.1	32.9
Chip-N-Saw	2,720	1,050	88,565	17.5	29	11.3	950.8	10.5	31.8
Pulpwood	9,178	2,335	0	35.0	99	25.1	0.0	7.9	41.4
Topwood	0	1,483	0	0.0	0	15.9	0.0	0.0	0.0
Group Total	18,371	9,421	588,127	129.1	197	101.1	6,313.8	10.4	37.0
Class Total	18,371	9,421	588,127	129.1	197	101.1	6,313.8	10.4	37.0

Hardwood

Product	Stratum Total			Per Acre			Average Tree		
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Misc. Hardwood									
Pulpwood	115	34	0	0.6	1	0.4	0.0	9.4	27.9
Group Total	115	34	0	0.6	1	0.4	0.0	9.4	27.9
Class Total	115	34	0	0.6	1	0.4	0.0	9.4	27.9
Stratum Total	18,486	9,455	588,127	129.7	198	101.5	6,313.8	10.4	36.9

ADDITIONAL TIMBER VOLUME REPORT



Kingwood Forestry Services
No. 4 Executive Circle
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Timber Volume Estimates

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Acres: 93.15
Plots: 48.00
Cruiser: JDT

Cruise Date: 10/21/2020
Cruise Type: Point
Plot Size/BAF: 15.00

Pine

Loblolly Pine		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	1,520	770	66,869	23,152	12.8	16	8.3	717.9	248.5	0.48	31.9	
	13	1,232	751	71,013	22,816	12.2	13	8.1	762.4	244.9	0.55	33.9	
	14	1,362	932	97,239	28,551	15.6	15	10.0	1,043.9	306.5	0.64	32.8	
	15	996	794	90,540	24,579	13.1	11	8.5	972.0	263.9	0.71	34.6	
	16	709	639	79,437	19,898	10.6	8	6.9	852.8	213.6	0.83	33.9	
	17	296	272	35,856	8,526	5.0	3	2.9	384.9	91.5	0.96	30.0	
	18	247	266	38,722	8,388	4.7	3	2.9	415.7	90.0	1.10	30.9	
	19	74	82	12,057	2,600	1.6	1	0.9	129.4	27.9	1.20	29.3	
	20	27	37	5,783	1,096	0.6	0	0.4	62.1	11.8	1.44	28.5	
	22	11	11	2,045	354	0.3	0	0.1	22.0	3.8	1.95	16.5	
Sawtimber Total	14.1	6,473	4,554	499,561	139,958	76.6	69	48.9	5,363.0	1,502.5	0.66	32.9	
Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	
	10	1,441	498	41,328	14,640	8.4	15	5.3	443.7	157.2	0.33	30.7	
	11	1,279	552	47,238	16,437	9.1	14	5.9	507.1	176.5	0.39	33.1	
Chip-N-Saw Total	10.5	2,720	1,050	88,565	31,077	17.5	29	11.3	950.8	333.6	0.36	31.8	
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	
	5	854	60	0	1,634	1.3	9	0.6	0.0	17.5	0.00	25.4	
	6	1,483	173	0	4,843	3.1	16	1.9	0.0	52.0	0.00	32.3	
	7	1,653	288	0	8,212	4.7	18	3.1	0.0	88.2	0.00	37.7	
	8	1,835	460	0	13,377	6.9	20	4.9	0.0	143.6	0.00	43.9	
	9	2,108	721	0	21,267	10.0	23	7.7	0.0	228.3	0.00	49.5	
	10	747	302	0	9,025	4.4	8	3.2	0.0	96.9	0.00	47.9	

Timber Volume Estimates

Stratum: Ward
Acres: 93.15
Plots: 48.00
Cruiser: JDT

Cruise Date: 10/21/2020
Cruise Type: Point
Plot Size/BAF: 15.00

Pine

Loblolly Pine		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	
	11	221	112	0	3,393	1.6	2	1.2	0.0	36.4	0.00	53.0	
	12	148	89	0	2,721	1.3	2	1.0	0.0	29.2	0.00	53.7	
	14	47	35	0	1,095	0.5	1	0.4	0.0	11.8	0.00	51.7	
	15	24	25	0	793	0.3	0	0.3	0.0	8.5	0.00	63.5	
	16	21	27	0	853	0.3	0	0.3	0.0	9.2	0.00	68.7	
	17	18	24	0	762	0.3	0	0.3	0.0	8.2	0.00	63.5	
	18	19	19	0	622	0.4	0	0.2	0.0	6.7	0.00	45.1	
Pulpwood Total	7.9	9,178	2,335	0	68,596	35.0	99	25.1	0.0	736.4	0.00	41.4	
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	1,483	0	52,971	0.0	0	15.9	0.0	568.7	0.00	0.0	
Loblolly Pine Total	10.4	18,371	9,421	588,127	292,602	129.1	197	101.1	6,313.8	3,141.2	0.57	37.0	
Pine Total	10.4	18,371	9,421	588,127	292,602	129.1	197	101.1	6,313.8	3,141.2	0.57	37.0	

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	
	8	83	18	0	539	0.3	1	0.2	0.0	5.8	0.00	29.4	
	13	32	16	0	469	0.3	0	0.2	0.0	5.0	0.00	24.1	
Pulpwood Total	9.4	115	34	0	1,008	0.6	1	0.4	0.0	10.8	0.00	27.9	
Misc. Hardwood Total	9.4	115	34	0	1,008	0.6	1	0.4	0.0	10.8	0.00	27.9	
Hardwood Total	9.4	115	34	0	1,008	0.6	1	0.4	0.0	10.8	0.00	27.9	

Timber Volume Estimates

<i>Stratum Total</i>	10.4	18,486	9,455	588,127	293,610	129.7	198	101.5	6,313.8	3,152.0	0.57	36.9
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OFFER FORM

Bid Date: Friday, January 15, 2021 @ 10:00 a.m.

WARD TRACT—±93.15 ACRES—LISTING #4804—CLARK 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

In reference to the attached Kingwood Forestry Services, Inc. Notice of Land Sale, I submit the following as an offer for the purchase of **Ward Tract** located in Clark County, Arkansas and further described as Frl. W½ of S½ of NW¼, Section 6, Township 8 South, Range 21 West; SE¼ of NE¼, Section 1, Township 8 South, Range 22 West; containing a total of 93.15 acres, more or less, Clark County, Arkansas (see attached maps and Conditions of Sale).

My offer will remain valid through 10:00 a.m., Wednesday, January 20, 2021. 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 five percent (5%) of purchase price. Closing date to occur within forty-five (45) days of contract execution. I have read and understand the Method of Sale and Conditions of Sale sections within this notice.

Send offer form to: Kingwood Forestry Services, Inc. (**Before 10:00 a.m., Friday, January 15, 2021**)
P.O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341
E-mail completed Offer Form to Arkadelphia@kingwoodforestry.com

Ward Tract (Listing #4804—93.15± Acres): \$ _____

Date: _____ Fax No.: _____

Company: _____ Phone No.: _____
Printed

Name: _____ Name: _____
Printed 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

