

**KINGWOOD FORESTRY SERVICES, INC.**  
**NOTICE OF LAND SALES**

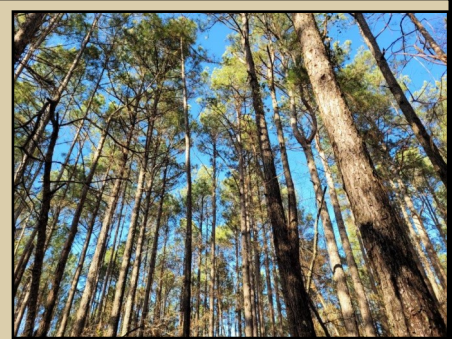
**-Three Timbered Tracts-  
Hot Spring County, Arkansas**

**Elkhart Lane Tract**

**±12.77 Acres—Listing #4837**  
**\$80,000.00**



**Shouse Ford Road West**  
**±40.00 Acres—Listing #4838**  
**\$135,000.00**



**Shouse Ford Road East**  
**±80.48 Acres—Listing #4839**  
**\$316,000.00**



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

**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**

**Visit our website  
[www.kingwoodforestry.com](http://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.

**KINGWOOD FORESTRY SERVICES, INC.  
NOTICE OF LAND SALES**

**Elkhart Lane Tract  
Listing #4837—±12.77 Acres  
\$80,000.00**

**Shouse Ford West  
±40.00 Acres—Listing #4838  
\$135,000.00**

**Shouse Ford East  
±80.48 Acres—Listing #4839  
\$316,000.00**

**METHOD OF SALE**

These tracts are offered for sale for the prices listed within this Notice of Land Sale. Offers may be submitted using the attached Offer Form and may be delivered by e-mail to [arkadelphia@kingwoodforestry.com](mailto:arkadelphia@kingwoodforestry.com), by fax to (870) 246-3341, or hand-delivered to #4 Executive Circle, Arkadelphia, Arkansas. All faxed / e-mailed offers will be immediately acknowledged; please await confirmation that your offer has been received. Offers may also be submitted by mail to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, Arkansas 71923. Please call our office at (870) 246-5757 to confirm receipt of offers.

**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 on 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 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. 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 agent Brian Clark or licensed broker 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 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

"Shouse Ford Road West" #4838  
NW¼ of NE¼, Sec. 12, T5S, R22W  
Hot Spring County, Arkansas  
Containing 40 acres

"Shouse Ford Road East" #4839  
Pt. Sec. 7, T5S, R21W & Pt. Sec. 12, T5S, R21W  
Hot Spring County, Arkansas  
Containing 80.48 acres

"Elkhart Lane" #4837  
Pt. SW¼, Sec. 31, T4S, R21W  
Hot Spring County, Arkansas  
Containing 12.77 acres



0 0.5 1 2 3 4 5  
Miles



Created: Date: 5/4/2021  
ESRI Aerial Photography  
Drawn By: BJC

**KINGWOOD FORESTRY SERVICES, INC.  
NOTICE OF LAND SALES**

**Elkhart Lane Tract**  
**Listing #4837—±12.77 Acres**  
**\$80,000.00**

**Shouse Ford West**  
**±40.00 Acres—Listing #4838**  
**\$135,000.00**

**Shouse Ford East**  
**±80.48 Acres—Listing #4839**  
**\$316,000.00**

**Elkhart Lane Tract—Listing #4837—±12.77 Acres—\$80,000.00**

The Elkhart Lane Tract (Listing #4837) is located one (1) mile north of the Point Cedar community and described as Lots 1, 2, 3, 4, of Unit II, Section 31, Township 4 South, Range 21 West, containing 12.77 acres, more or less, Hot Spring County, Arkansas. Access is frontage on Highway 347 and Elkhart Lane. Timber consists of mature, native pine and hardwood of good quality. Terrain is gently rolling with Philippi Creek flowing through part of property. Site index for loblolly pine (base age 50) averages eighty (80) feet on fine sandy loam soils. Potential for residential homesite with utilities available.

Based on inventory of merchantable timber conducted by Kingwood Forestry in January, 2021, estimated tree counts and timber volumes are as follows\*:

Pine Sawtimber	980 Trees	221,097 Board Feet	1,657 Tons
Pine Pulpwood:	143 Trees	—	35 Tons
Pine Topwood:	—	—	185 Tons
Red Oak Sawtimber:	60 Trees	10,683 Board Feet	83 Tons
White Oak Sawtimber:	22 Trees	3,326 Board Feet	28 Tons
Hardwood Pulpwood:	594 Trees	—	219 Tons

**Shouse Ford Road West—Listing #4838—±40 Acres—\$135,000.00**

The Shouse Road West Tract (Listing #4838) is located one (1) mile south of the Point Cedar community and described as NW¼ of NE¼, Section 12, Township 5 South, Range 22 West, containing 40 acres, more or less, Hot Spring County, Arkansas. Access is gated (unlocked) woods road with deeded easement from Shouse Ford Road. Timber consists of mature pine plantation of good quality with hardwood along Point Cedar Creek. Terrain is gently rolling. Site index for loblolly pine (base age 50) averages eighty (80) feet on fine sandy gravelly loam soils. Based on inventory of merchantable timber conducted by Kingwood Forestry in January, 2021, estimated tree counts and timber volumes are as follows\*:

Pine Sawtimber:	2,876 Trees	354,781 Board Feet	2,902 Tons
Pine Chip n' Saw:	513 Trees	19,863 Board Feet	234 Tons
Pine Pulpwood:	564 Trees	—	234 Tons
Pine Topwood:	—	—	627 Tons
White Oak Sawtimber:	23 Trees	1,310 Board Feet	13 Tons
Gum & Misc. Sawtimber:	110 Trees	10,441 Board Feet	88 Tons
Hardwood Pulpwood:	3,097 Trees	—	736 Tons

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

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# KINGWOOD FORESTRY SERVICES, INC. NOTICE OF LAND SALES

**Elkhart Lane Tract**  
**Listing #4837—±12.77 Acres**  
**\$80,000.00**

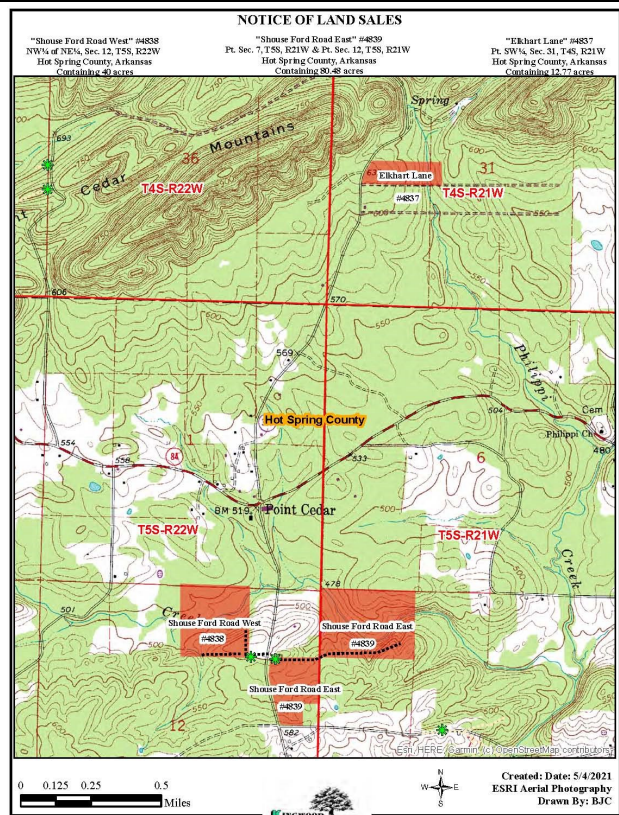
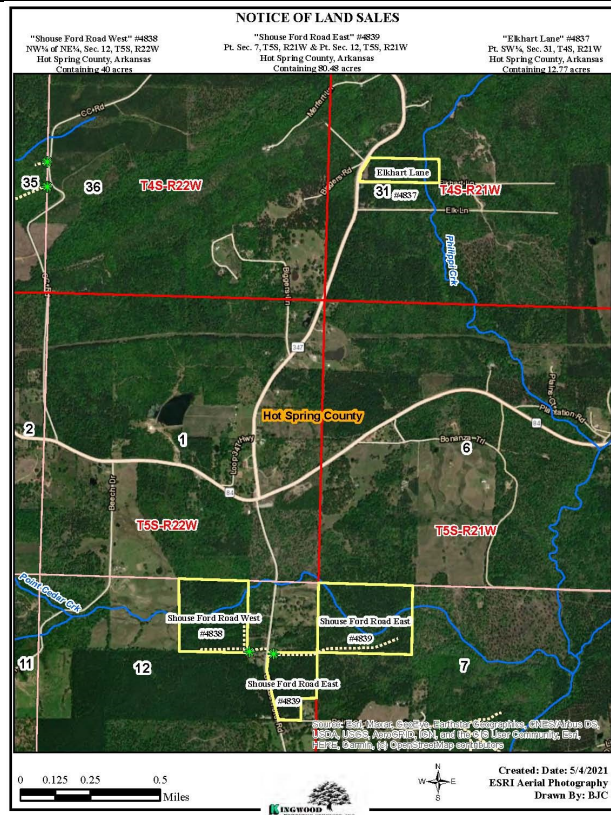
**Shouse Ford West**  
**±40.00 Acres—Listing #4838**  
**\$135,000.00**

**Shouse Ford East**  
**±80.48 Acres—Listing #4839**  
**\$316,000.00**

## Shouse Ford East Tract—Listing #4839—±80.48 Acres—\$316,000.00

The Shouse Ford East Tract (Listing #4839) is located less than one (1) mile south of the Point Cedar community and described as Part of SE¼ of NE¼, Section 23, Township 5 South, Range 22 West; frl. NW¼ of NW¼, Section 7, Township 5 South, Range 21 West; containing a total of 80.48 acres, more or less, Hot Spring County, Arkansas. Access is frontage on paved Shouse Ford Road with Gated (unlocked) internal woods roads. Timber consists of mature pine plantation of good quality with hardwood along low, wet areas. Utilities are available. Terrain ranges from gently rolling to steep. Point Cedar Creek flows through part of property. Site index for loblolly pine (base age 50) averages eighty (80) feet on fine sandy gravelly loam soils. Based on inventory of merchantable timber conducted by Kingwood Forestry in January, 2021, estimated tree counts and timber volumes are as follows\*:

Pine Sawtimber	6,369 Trees	785,699 Board Feet	6,395 Tons
Pine Chip n' Saw:	1,189 Trees	45,318 Board Feet	528 Tons
Pine Pulpwood:	3,488 Trees	—	1,127 Tons
Pine Topwood:	—	—	1,352 Tons
White Oak Sawtimber:	62 Trees	9,489 Board Feet	73 Tons
Gum & Misc. Sawtimber:	19 Trees	2,093 Board Feet	17 Tons
Hardwood Pulpwood:	2,735 Trees	—	620 Tons



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

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

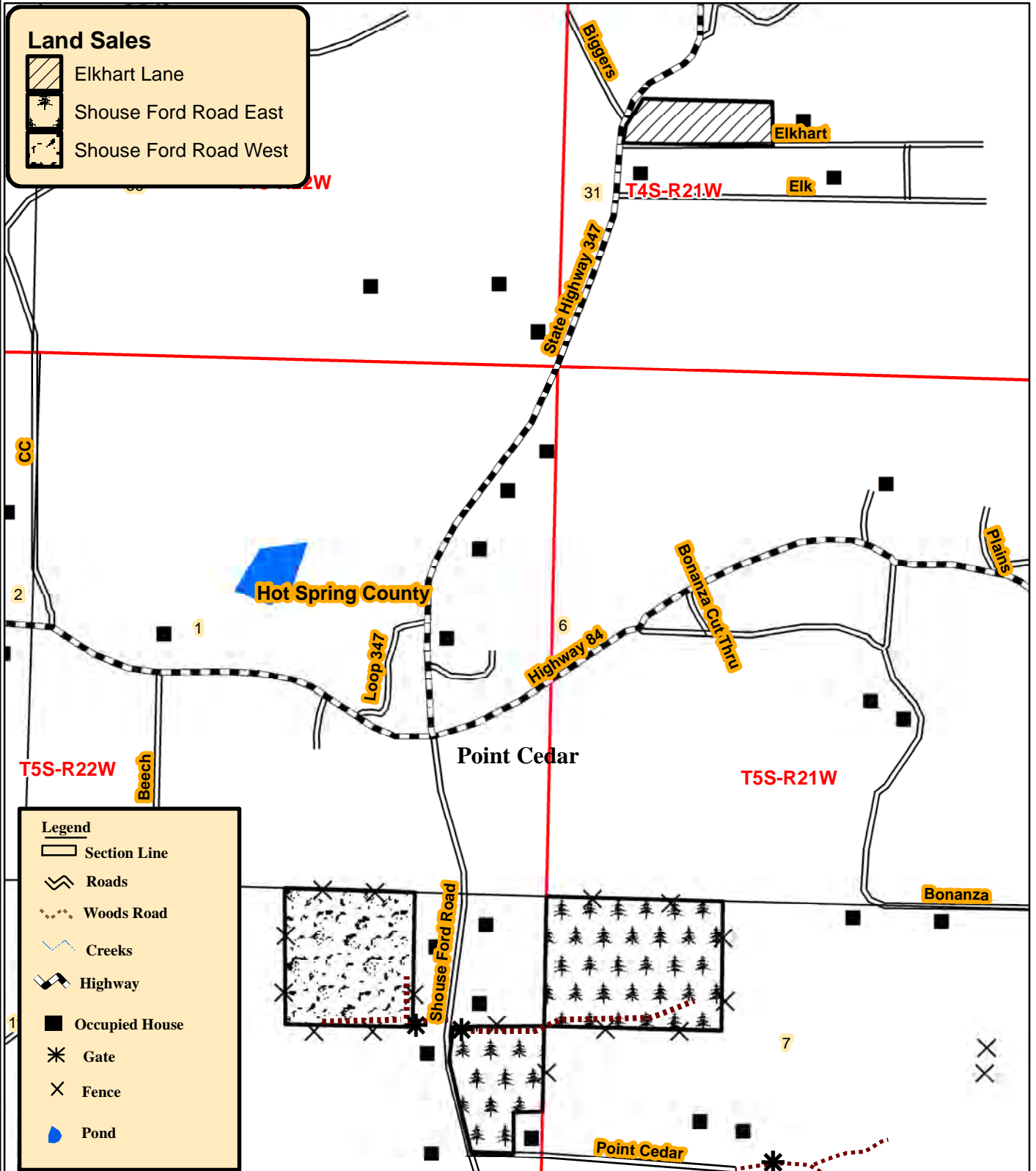
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# NOTICE OF LAND SALES

"Shouse Ford Road West" #4838  
NW¼ of NE¼, Sec. 12, T5S, R22W  
Hot Spring County, Arkansas  
Containing 40 acres

"Shouse Ford Road East" #4839  
Pt. Sec. 7, T5S, R21W & Pt. Sec. 12, T5S, R21W  
Hot Spring County, Arkansas  
Containing 80.48 acres

"Elkhart Lane" #4837  
Pt. SW¼, Sec. 31, T4S, R21W  
Hot Spring County, Arkansas  
Containing 12.77 acres



0 0.05 0.1 0.2 0.3 0.4  
Miles



Date: 5/5/2021  
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 - Lambert Appraisal***

**Stratum:** Parcel 1 ELKHART LANE TRACT

**Acres:** 12.77

**Plots:** 10

**Cruiser:** BJC

**Cruise Date:** 01/27/2021

**Cruise Type:** Point

**Plot Size/BAF:** 15.00

### **White oak**

<i><b>Stratum Total</b></i>				<i><b>Per Acre</b></i>				<i><b>Average Tree</b></i>	
<i><b>Product</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	22	28	3,326	3.0	2	2.2	260.5	17.8	34.6
<b>Class Total</b>	22	28	3,326	3.0	2	2.2	260.5	17.8	34.6

### **Red oak**

<i><b>Stratum Total</b></i>				<i><b>Per Acre</b></i>				<i><b>Average Tree</b></i>	
<i><b>Product</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	60	83	10,683	9.0	5	6.5	836.5	18.4	30.3
<b>Class Total</b>	60	83	10,683	9.0	5	6.5	836.5	18.4	30.3

### **Pine**

<i><b>Stratum Total</b></i>				<i><b>Per Acre</b></i>				<i><b>Average Tree</b></i>	
<i><b>Product</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	980	1,657	221,097	108.0	77	129.7	17,313.8	15.8	59.9
Pulpwood	143	35	0	3.0	11	2.7	0.0	7.0	41.2
Topwood	0	185	0	0.0	0	14.5	0.0	0.0	0.0
<b>Class Total</b>	1,123	1,877	221,097	111.0	88	147.0	17,313.8	14.7	57.5

### **Hardwood**

<i><b>Stratum Total</b></i>				<i><b>Per Acre</b></i>				<i><b>Average Tree</b></i>	
<i><b>Product</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	594	219	0	24.0	47	17.1	0.0	9.5	33.4
<b>Class Total</b>	594	219	0	24.0	47	17.1	0.0	9.5	33.4
<b>StratumTotal</b>	1,799	2,207	235,106	147.0	141	172.9	18,410.8	13.2	48.4

# Timber Volume Estimates - Lambert Appraisal

**Stratum:** Parcel 2 SHOUSE FORD ROAD WEST

**Acres:** 40.00

**Plots:** 21

**Cruiser:** BJC

**Cruise Date:** 01/27/2021

**Cruise Type:** Point

**Plot Size/BAF:** 15.00

## White oak

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	23	13	1,310	0.7	1	0.3	32.8	15.0	16.5
<b>Class Total</b>	23	13	1,310	0.7	1	0.3	32.8	15.0	16.5

## Pine

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	2,876	2,902	354,781	87.1	72	72.5	8,869.5	14.7	43.5
Chip-N-Saw	513	234	19,863	7.9	13	5.8	496.6	10.6	35.1
Pulpwood	564	177	0	5.7	14	4.4	0.0	8.5	46.3
Topwood	0	627	0	0.0	0	15.7	0.0	0.0	0.0
<b>Class Total</b>	3,953	3,940	374,643	100.7	99	98.5	9,366.1	13.3	42.8

## Hardwood

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	110	88	10,441	4.3	3	2.2	261.0	16.7	21.0
Pulpwood	3,097	736	0	27.9	77	18.4	0.0	7.9	30.0
<b>Class Total</b>	3,206	824	10,441	32.1	80	20.6	261.0	8.2	29.7
<b>StratumTotal</b>	7,183	4,777	386,394	133.6	180	119.4	9,659.9	11.0	36.9



# Timber Volume Estimates - Lambert Appraisal

**Stratum:** Parcel 3 SHOUSE FORD ROAD EAST

**Acres:** 24.73

**Plots:** 24

**Cruiser:** BJC

**Cruise Date:** 01/27/2021

**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	2,525	2,480	301,203	124.4	102	100.3	12,179.7	14.7	42.4
Chip-N-Saw	334	153	13,317	8.1	14	6.2	538.5	10.5	36.1
Pulpwood	1,721	592	0	26.9	70	23.9	0.0	8.3	52.4
Topwood	0	511	0	0.0	0	20.6	0.0	0.0	0.0
<b>Class Total</b>	4,579	3,736	314,520	159.4	185	151.1	12,718.2	12.0	45.7

## Hardwood

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Pulpwood	267	46	0	3.1	11	1.9	0.0	7.0	26.6
<b>Class Total</b>	267	46	0	3.1	11	1.9	0.0	7.0	26.6
<b>StratumTotal</b>	4,846	3,783	314,520	162.5	196	153.0	12,718.2	11.7	44.6

# Timber Volume Estimates - Lambert Appraisal

**Stratum:** Parcel 4 SHOUSE FORD ROAD EAST

**Acres:** 55.75

**Plots:** 28

**Cruiser:** BJC

**Cruise Date:** 01/27/2021

**Cruise Type:** Point

**Plot Size/BAF:** 15.00

## White oak

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	62	73	9,489	2.1	1	1.3	170.2	18.5	22.5
<b>Class Total</b>	62	73	9,489	2.1	1	1.3	170.2	18.5	22.5

## Pine

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	3,844	3,915	484,496	82.5	69	70.2	8,690.5	14.5	43.7
Chip-N-Saw	855	375	32,001	9.1	15	6.7	574.0	10.4	35.0
Pulpwood	1,767	535	0	11.8	32	9.6	0.0	8.1	47.6
Topwood	0	841	0	0.0	0	15.1	0.0	0.0	0.0
<b>Class Total</b>	6,466	5,667	516,497	103.4	116	101.6	9,264.5	12.2	43.6

## Hardwood

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	19	17	2,093	0.5	0	0.3	37.5	17.0	24.5
Pulpwood	2,468	574	0	16.6	44	10.3	0.0	7.9	27.2
<b>Class Total</b>	2,487	592	2,093	17.1	45	10.6	37.5	8.0	27.2
<b>StratumTotal</b>	9,015	6,331	528,079	122.7	162	113.6	9,472.3	11.1	39.0

**OFFER FORM**  
**TRACTS LOCATED IN HOT SPRING COUNTY, ARKANSAS**

**Elkhart Lane Tract**  
**Listing #4837—±12.77 Acres**  
**\$80,000.00**

**Shouse Ford West**  
**±40.00 Acres—Listing #4838**  
**\$135,000.00**

**Shouse Ford East**  
**±80.48 Acres—Listing #4839**  
**\$316,000.00**

**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)

In reference to the attached Kingwood Forestry Services, Inc. Notice of Land Sale, I submit the following as an offer(s) for the purchase of tract(s) located in Hot Spring County, Arkansas and further described within the attached Notice of Land Sale (see attached maps and Conditions of Sale). Offers may be submitted for any or all tracts.

My offer(s) will remain valid for five (5) business days from this date. If my offer(s) is (are) accepted, I am ready, willing, able, and obligated to execute a Contract of Sale within seven (7) business days 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 within 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)

**Elkhart Lane Tract (Listing #4837—±12.77 Acres):** \$ \_\_\_\_\_

**Shouse Ford Road West (Listing #4838—±40 Acres):** \$ \_\_\_\_\_

**Shouse Ford Road East (Listing #4839—±80.48 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

