

KINGWOOD FORESTRY SERVICES, INC.
NOTICE OF LAND SALES

-HIGHWAY 270 PLANTATION-

Hot Spring County, Arkansas

West Tract—\$264,000.00
±160 Acres Listing #4834

East Tract—\$405,000.00
±245.96 Acres Listing #4840

These tracts are located about eight (8) miles southeast of Malvern, Arkansas and Interstate 30.
Visit www.kingwoodforestry.com to view maps and photographs.



The **West Tract (Listing #4834)** is described as W½ of W½, Section 26, Township 4 South, Range 16 West, containing 160 acres, more or less, Hot Spring County, Arkansas. Access is over one-quarter-mile frontage on Highway 270 and over one-quarter-mile frontage on gravel Rhinehart Road. Site index for loblolly pine (base age 50) averages eighty-seven (87) feet on fine sandy and gravelly loam soils. Timber consists of ±17 acres of 2021 plantation, ±40 acres of 2007 Pine Plantation, ±58 acres of 2009 Pine Plantation, ±37 acres of wetland/SMZ and ±8 acres of roads and pipeline. Rhinehart Branch flows through southern portion of property making for great duck hunting. **Seller will divide along Highway 270.**

The **East Tract (Listing #4840)** is described as NW¼ of NW¼, Part of SW¼ of NW¼, E½ of NW¼, W½ of NE¼, Lots 5, 6, 7, 8 in NW¼ of SW¼, Section 25, Township 4 South, Range 16 West, containing a total of 245.96 acres, more or less, Hot Spring County, Arkansas (see attached maps). Property has paved highway frontage with woods road access. Site index for loblolly pine averages eighty-seven (87) feet (base age 50) on fine sandy and silt loam soils. Timber consists of ±64 acres of 2016 pine plantation, ±15 acres of 2011 pine plantation, ±6 acres of native timber, ±76 acres of 2002 pine plantation (ready for 1st thinning), ±53 acres of scattered pine, ±20 acres of wetland and ±11.96 acres of pipeline right-of-way. Property offers a diverse timber with multiple age classes with good recreation. Based on low-intensity inventory of merchantable timber on ± 52.83 acres conducted by Kingwood Forestry in May, 2021, estimated tree counts and timber volumes are as follows:



Pine Sawtimber:	687 Trees	77,039 Board Feet	601 Tons
Pine Chip n' Saw:	106 Trees	3,366 Board Feet	37 Tons
Pine Pulpwood:	898 Trees	—	373 Tons
Pine Topwood:	—	—	237 Tons
Misc. Hardwood Sawtimber:	53 Trees	2,397 Board Feet	25 Tons
Hardwood Pulpwood:	792 Trees	—	262 Tons

Due to variations in cruising methods, utilization standards, and scaling practices, tree counts and volume estimates cannot be guaranteed.

www.kingwoodforestry.com

P.O. Box 65
No. 4 Executive Circle
Arkadelphia, AR 71923
(870)246-5757
FAX 1-870-246-3341
E-mail: arkadelphia@kingwoodforestry.com



See Method and
Conditions of Sale
Within this Notice

**NOTICE OF LAND SALES
-HIGHWAY 270 PLANTATION-
HOT SPRING COUNTY, ARKANSAS**

West Tract—\$264,000.00
±160 Acres Listing #4834

East Tract—\$405,000.00
±245.96 Acres Listing #4840

METHOD OF SALE

These tracts are offered for sale at the prices advertised 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, 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 expected to be held within thirty (30) days of offer acceptance.
3. Only offers for a specific dollar amount will be accepted. The parcels are being sold in their 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(s) regardless of acreage. The attached maps are thought to be accurate but should not be considered survey plats. Seller will not provide survey.
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 reserve 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. Local title company will conduct the closing with buyer and seller each paying one-half (½) of settlement 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 sales agents Jimmy Don Thomas or Brian Clark, or broker Phil Wright, of Kingwood Forestry Services at 870-246-5757 or by e-mail at Arkadelphia@kingwoodforestry.com

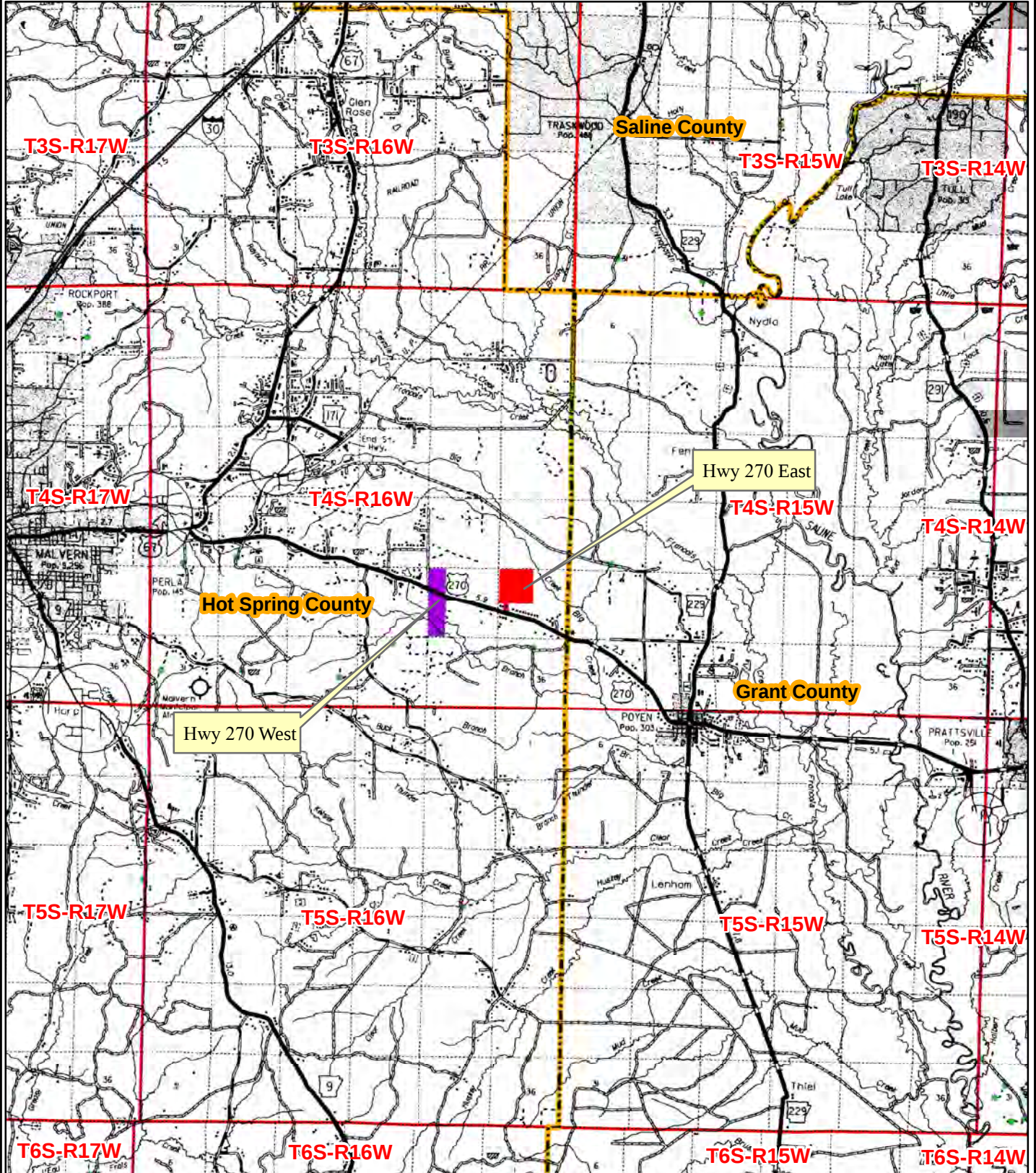
Notice: Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any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

www.kingwoodforestry.com

NOTICE OF LAND SALES

Highway 270 Plantation - West Tract - Listing #4834
W½ of W½, Sec. 26, T4S, R16W,
Hot Spring County, Arkansas
containing 160 acres, more or less

Highway 270 Plantation - East Tract - Listing #4619
NW¼ of NW¼, Pt. SW¼ of NW¼, E½ of NW¼,
W½ of NE¼, Lots 5, 6, 7, 8 in NW¼ of SW¼, Sec. 25, T4S, R16W,
Hot Spring County, Arkansas
containing 245.96 acres, more or less



0 0.5 1 2 3 4 5
Miles

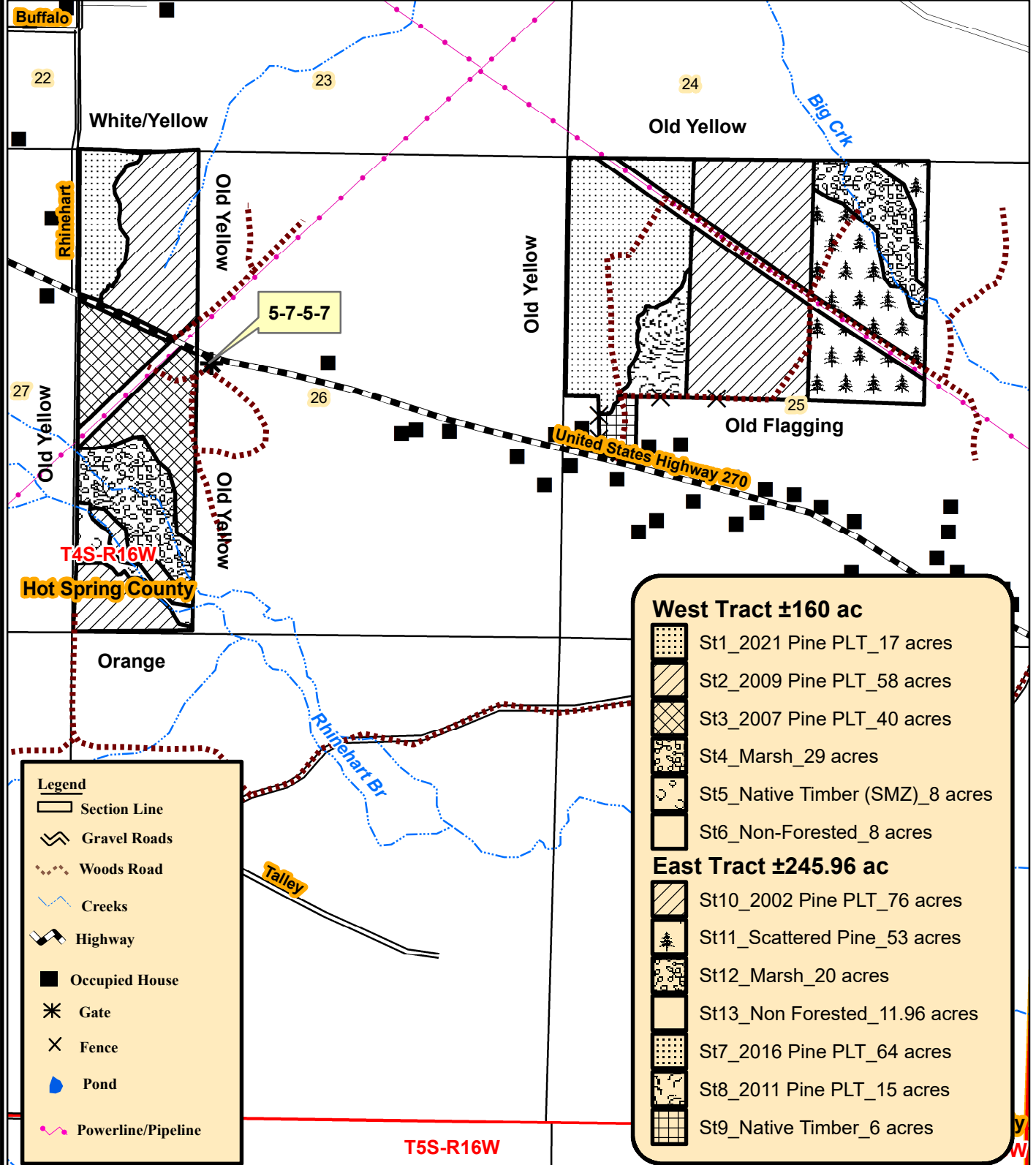


Date: 5/19/2021
Drawn By: BJC

NOTICE OF LAND SALES

Highway 270 Plantation - West Tract - Listing #4834
E½ of W½, Sec. 26, T4S, R16W,
Hot Spring County, Arkansas
containing 160 acres, more or less

Highway 270 Plantation - East Tract - Listing #4619
NW¼ of NW¼, Pt. SW¼ of NW¼, E½ of NW¼,
W½ of NE¼, Lots 5, 6, 7, 8 in NW¼ of SW¼, Sec. 25, T4S, R16W,
Hot Spring County, Arkansas
containing 245.96 acres, more or less



0.0 0.1 0.2 0.3 0.4
Miles



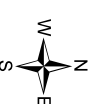
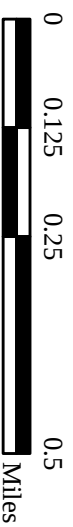
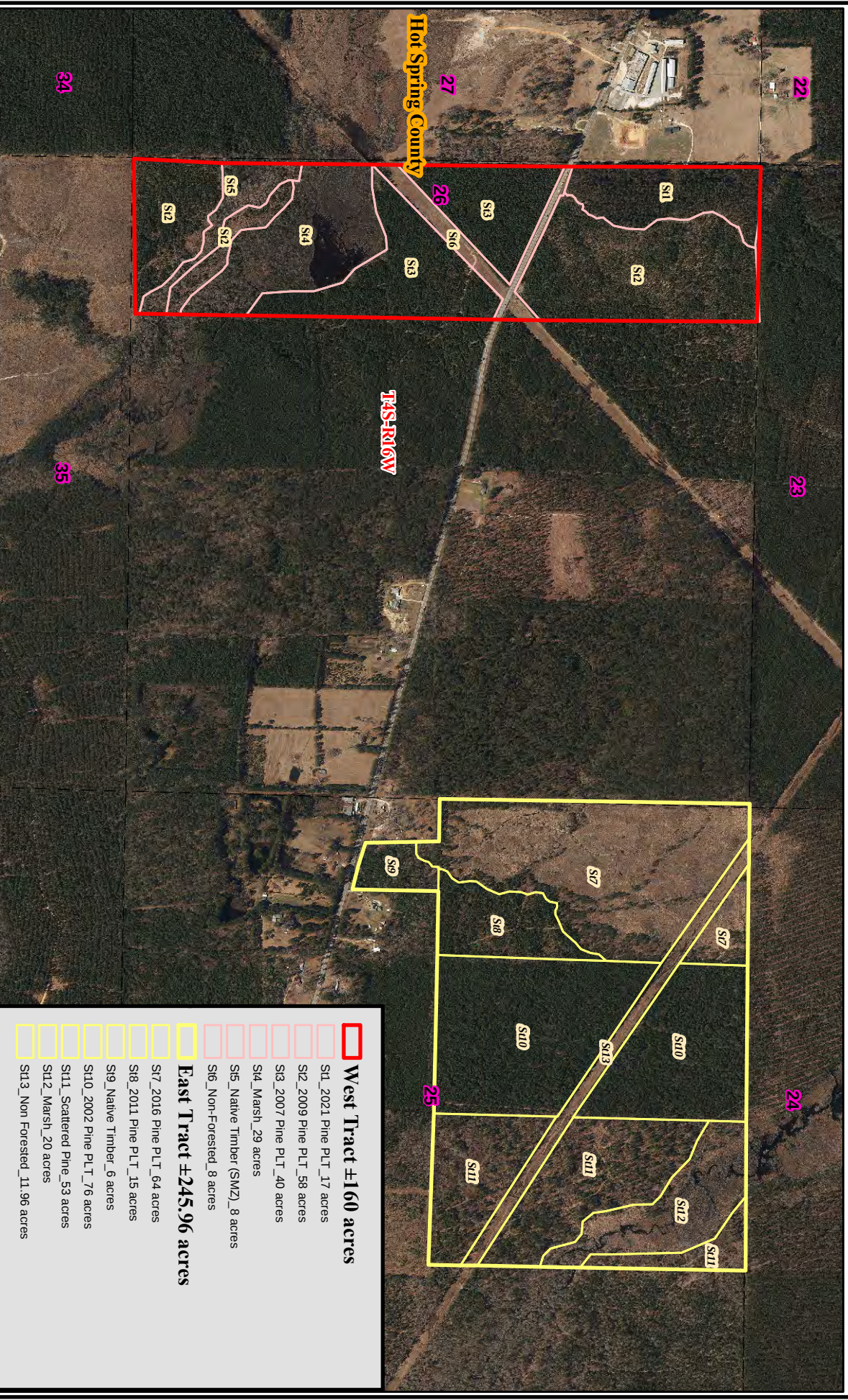
Highway 27 Plantation - West Tract - Listing #4834

NOTICE OF LAND SALES

Highway 270 Plantation - East Tract - Listing #4840

W $\frac{1}{2}$ of W $\frac{1}{2}$, Sec. 26, T4S, R16W
Hot Spring County, Arkansas
Containing 160 acres, more or less

NW $\frac{1}{4}$ of NW $\frac{1}{4}$, Pt. SW $\frac{1}{4}$ of NW $\frac{1}{4}$, E $\frac{1}{2}$ of NW $\frac{1}{4}$,
W $\frac{1}{2}$ of NE $\frac{1}{4}$, Lots 5, 6, 7, 8 in NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Sec. 25, T4S, R16W
Hot Spring County, Arkansas
Containing 245.96 acres, more or less



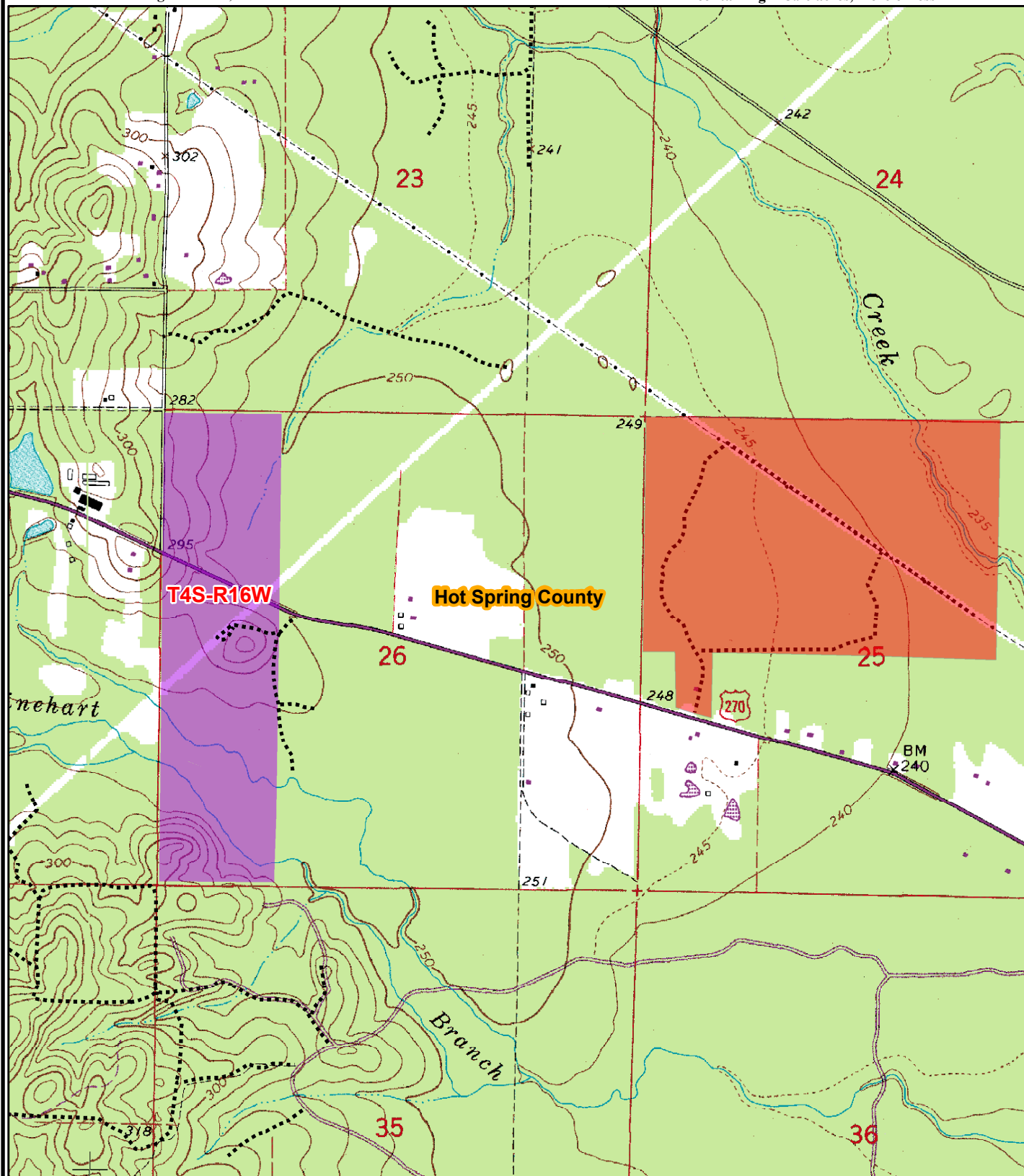
Date: 4/29/2021
ESRI Aerial Photography
Drawn By: JDT



NOTICE OF LAND SALES

Highway 270 Plantation - West Tract - Listing #4834
W½ of W½, Sec. 26, T4S, R16W,
Hot Spring County, Arkansas
containing 160 acres, more or less

Highway 270 Plantation - East Tract - Listing #4619
NW¼ of NW¼, Pt. SW¼ of NW¼, E½ of NW¼,
W½ of NE¼, Lots 5, 6, 7, 8 in NW¼ of SW¼, Sec. 25, T4S, R16W,
Hot Spring County, Arkansas
containing 245.96 acres, more or less



0 0.125 0.25 0.5 0.75
Miles



Date: 5/19/2021
Drawn By: BJC

OFFER FORM
-HIGHWAY 270 PANTATION-
HOT SPRING COUNTY, ARKANSAS

West Tract—\$264,000.00
±160 Acres Listing #4834

East Tract—\$405,000.00
±245.96 Acres Listing #4840

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 Sales, I submit the following as offer(s) for the purchase of tract(s) located in Hot Spring County, Arkansas and further described within the attached Notice of Land Sales (see attached maps and Conditions of Sale).

My offer(s) will remain valid for five (5) business days. If any of my offers 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 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

West Tract (Listing #4834—160 Acres, more or less): \$ _____

East Tract (Listing #4840—245.96 Acres, more or less): \$ _____

Both Tracts Combined (±405.96 total acres): \$ _____

Date: _____ Fax No.: _____

Company: _____
Printed Phone No.: _____

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

