

KINGWOOD FORESTRY SERVICES, INC.
NOTICE OF LAND SALES

-TWO CALHOUN COUNTY TRACTS-
Bid Date: Friday, October 15, 2021 @ 10:00 a.m.

Chambersville 60 Tract
±60 Acres Listing #4859

North Hampton 80 Tract
±80 Acres Listing #4860

-Managed Pine Plantation Tracts for Investment & Recreation-
Visit www.kingwoodforestry.com to view additional maps and photographs.

The **Chambersville 60 Tract** (Listing #4859) is described as E½ of SE¼ of NW¼, NE¼ of SW¼, Section 14, Township 11 South, Range 13 West, containing a total of 60 acres, more or less, Calhoun County, Arkansas (see attached maps). Tract is located about three (3) miles south of Fordyce. Access is frontage on County Road 73 and woods roads from the southeast. Site index for loblolly pine (base age 50) averages eighty-four (84) feet on silt and fine sandy loam soils. Terrain is gently rolling. Utilities are available. Timber consists of ±58.5 acres of well stocked ±2013 pine plantation with ±1.5 acres in SMZ. Tract offers timber investment, residential development and hunting/recreation.



The **North Hampton 80 Tract** (Listing #4860) is described as SE¼ of SW¼, SW¼ of SE¼, Section 4, Township 13 South, Range 13 West, containing a total of 80 acres, more or less, Calhoun County, Arkansas. (see attached maps). Tract is located about four and one-half (4½) miles north of Hampton. Access is via woods road from west via County Road 53. Site index for loblolly pine averages eighty-eight (88) feet (base age 50) on silt and fine sandy loam soils. Terrain is gently rolling to flat. Timber consists of ±78 acres of merchantable ±2006 pine plantation, and ±2 acres of utility ROW. Tract offers timber investment and hunting/recreation. Utilities are close by on County Road 53.



Bids may be Submitted for Either or Both Tracts
Bid Date: Friday, October 15, 2021 @ 10:00 a.m.

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

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

Chambersville 60 Tract
±60 Acres Listing #4859

North Hampton 80 Tract
±80 Acres Listing #4860

METHOD OF SALE

These tracts will be sold on the basis of lump sum sealed bids. Bids may be submitted for either or both tracts. 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, October 15, 2021.** 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, AR 71923 with “**Calhoun County Land Sales**” clearly marked in the lower left corner of the envelope to protect the security of the offer. On mailed offers, please call our office prior to bid opening to confirm receipt of offer. Bids may also be delivered by fax to 870-246-3341 or by e-mail to Arkadelphia@kingwoodforestry.com. All faxed / e-mailed bids will be immediately acknowledged; please await confirmation that your faxed / e-mailed bid 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, October 20, 2021. Successful bidder(s) 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(s) and landowner within ten (10) 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 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. 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 agent 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

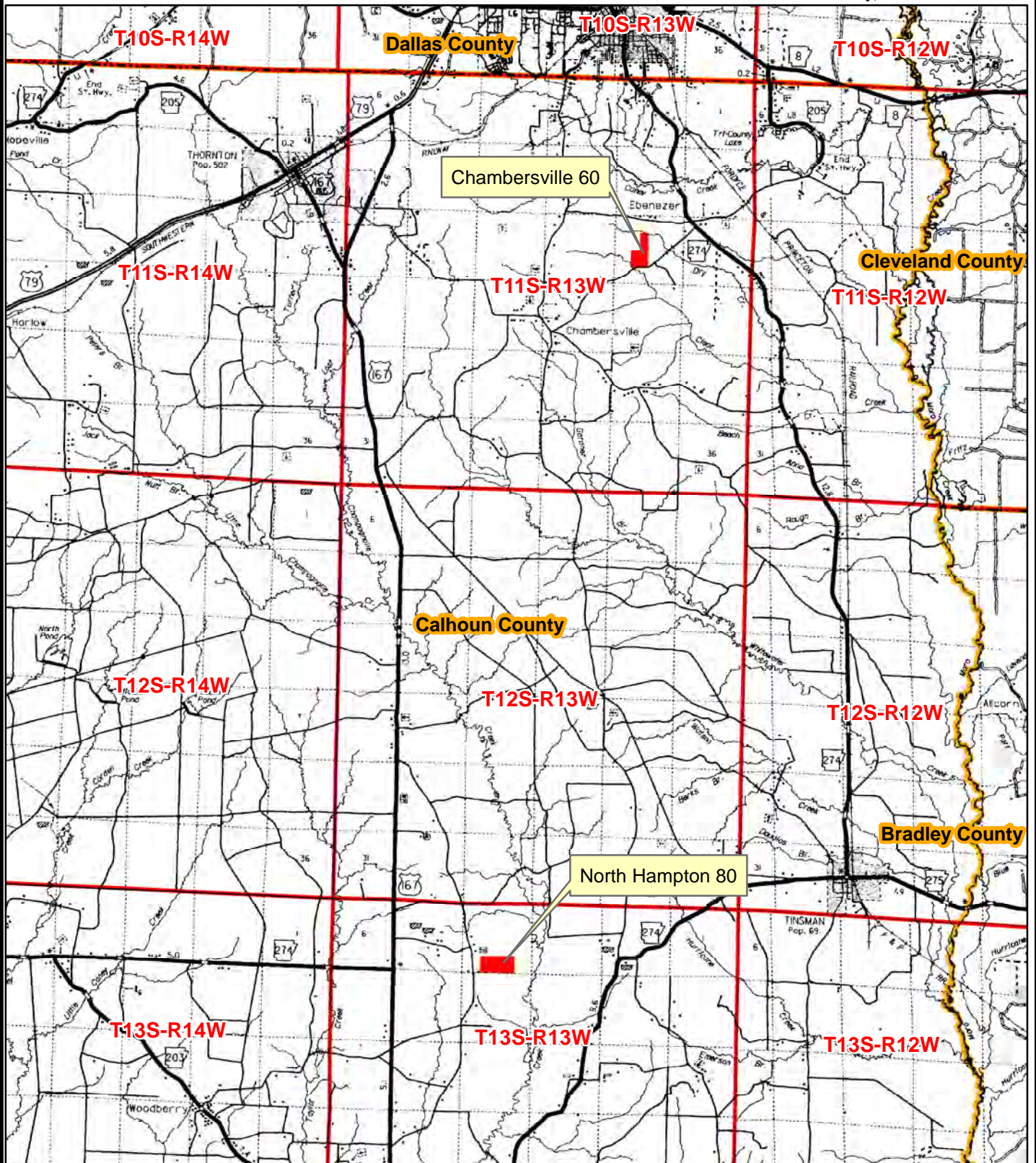
NOTICE OF LAND SALES

"Chambersville 60 Tract" Listing #4859

E½ of SE¼ of NW¼, NE¼ of SW¼, Sec. 14, T11S, R13W
Calhoun County, Arkansas

"North Hampton 80 Tract" Listing #4860

SE¼ of SW¼, SW¼ of SE¼, Sec. 4, T13S, R13W
Calhoun County, Arkansas



0 0.5 1 2 3
Miles



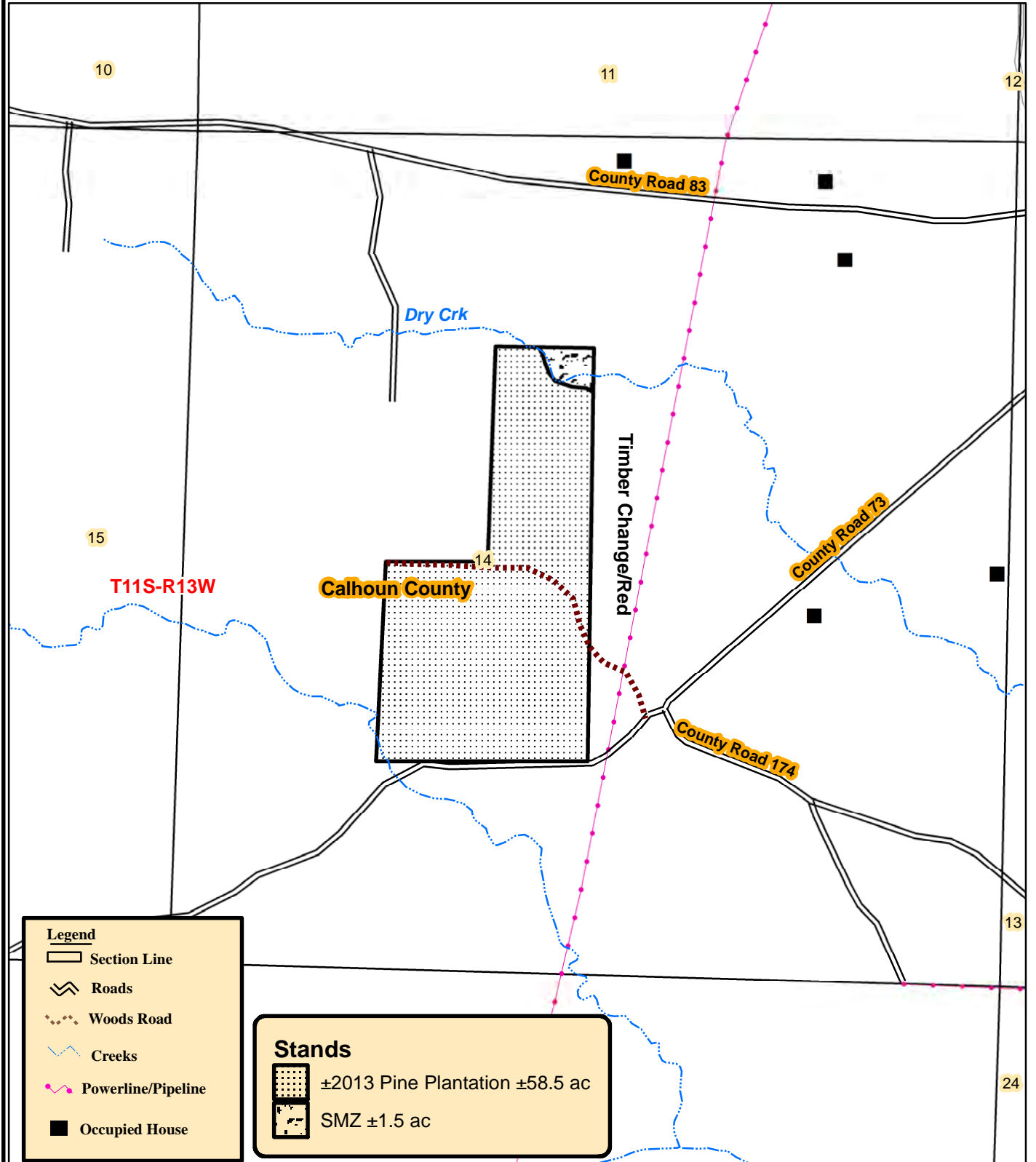
Date: 9/17/2021
ESRI Aerial Photography
Drawn By: BJC

NOTICE OF LAND SALE - Listing #4859

"Chambersville 60 Tract"

E½ of SE¼ of SW¼ & NE¼ of SW¼, Sec. 14, T11S, R13W, Calhoun County, Arkansas

Containing 60 acres, more or less

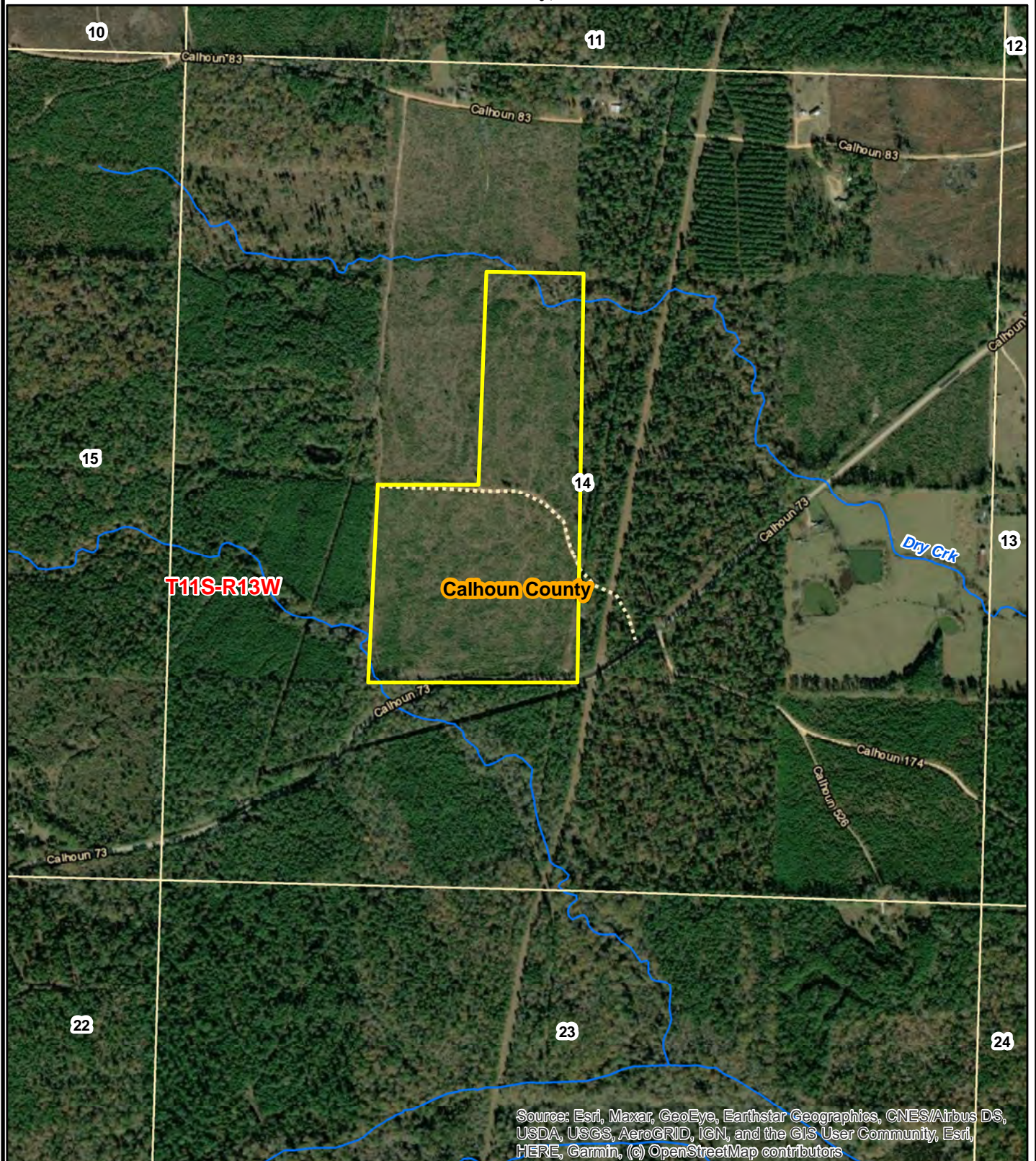


0 0.05 0.1 0.2
Miles



Date: 9/17/2021
Drawn By: BJC

NOTICE OF LAND SALE - Listing #4859
"Chambersville 60 Tract"
E½ of SE¼ of NW¼, NE¼ of SW¼, Sec. 14, T11S, R13W
Calhoun County, Arkansas



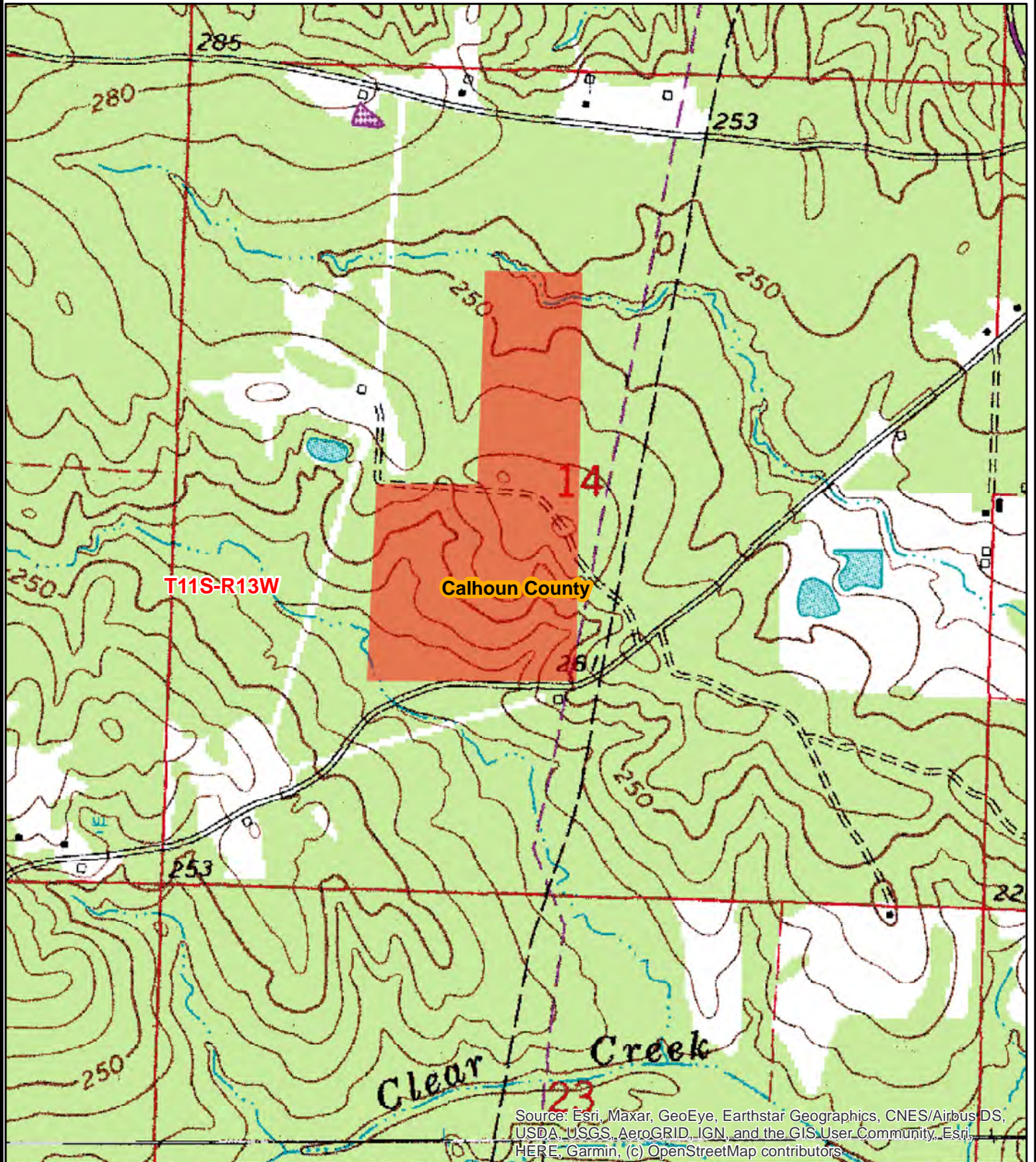
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors

0 0.125 0.25
Miles



Date: 9/17/2021
ESRI Aerial Photography
Drawn By: BJC

NOTICE OF LAND SALE - Listing #4859
"Chambersville 60 Tract"
E½ of SE¼ of NW¼, NE¼ of SW¼, Sec. 14, T11S, R13W
Calhoun County, Arkansas



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

0 0.125 0.25
Miles



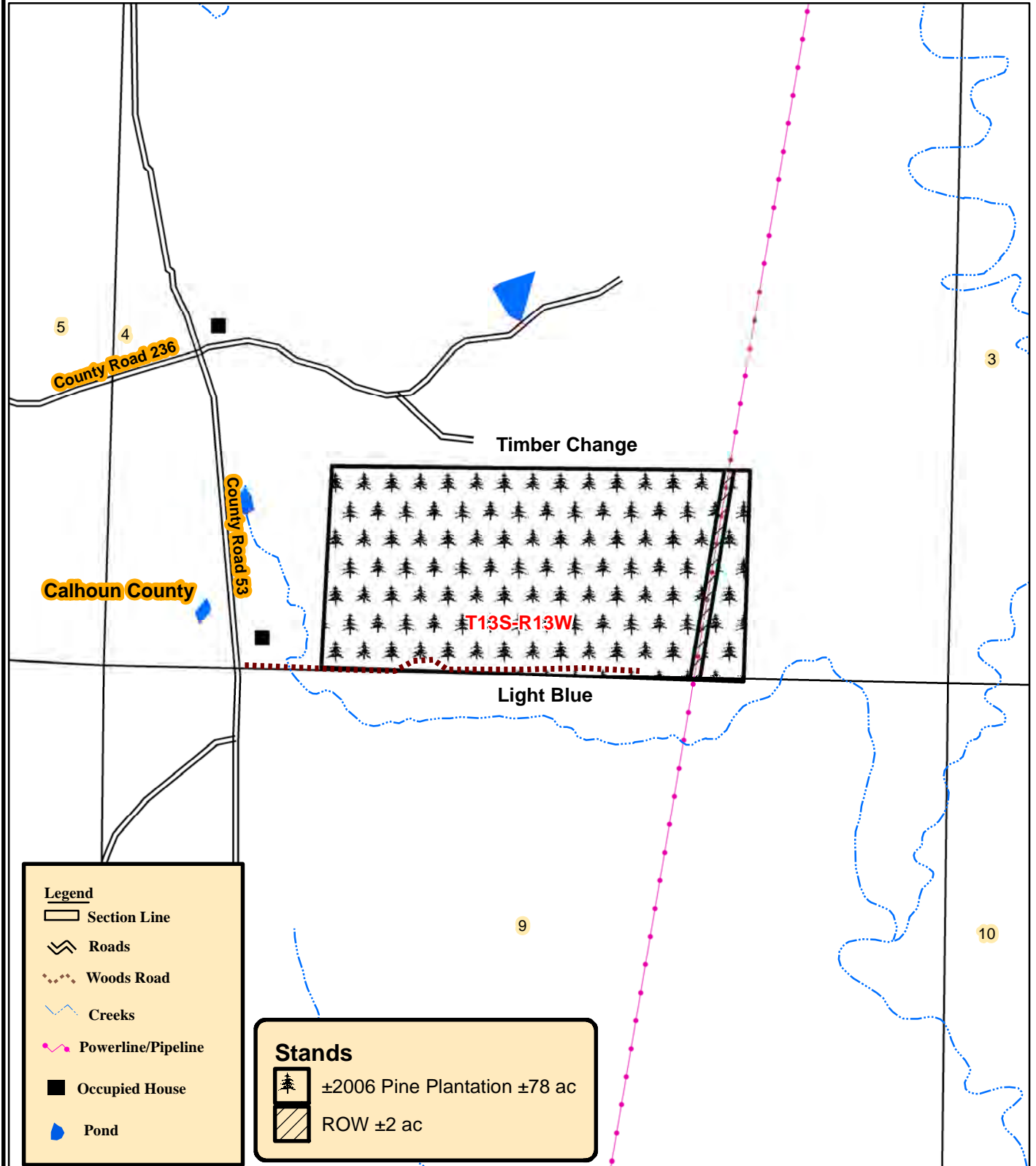
Date: 9/17/2021
ESRI Aerial Photography
Drawn By: BJC

NOTICE OF LAND SALE - Listing #4860

"North Hampton 80 Tract"

SE¹/₄ of SW¹/₄ & SW¹/₄ of SE¹/₄, Sec. 4, T13S, R13W, Calhoun County, Arkansas

Containing 80 acres, more or less

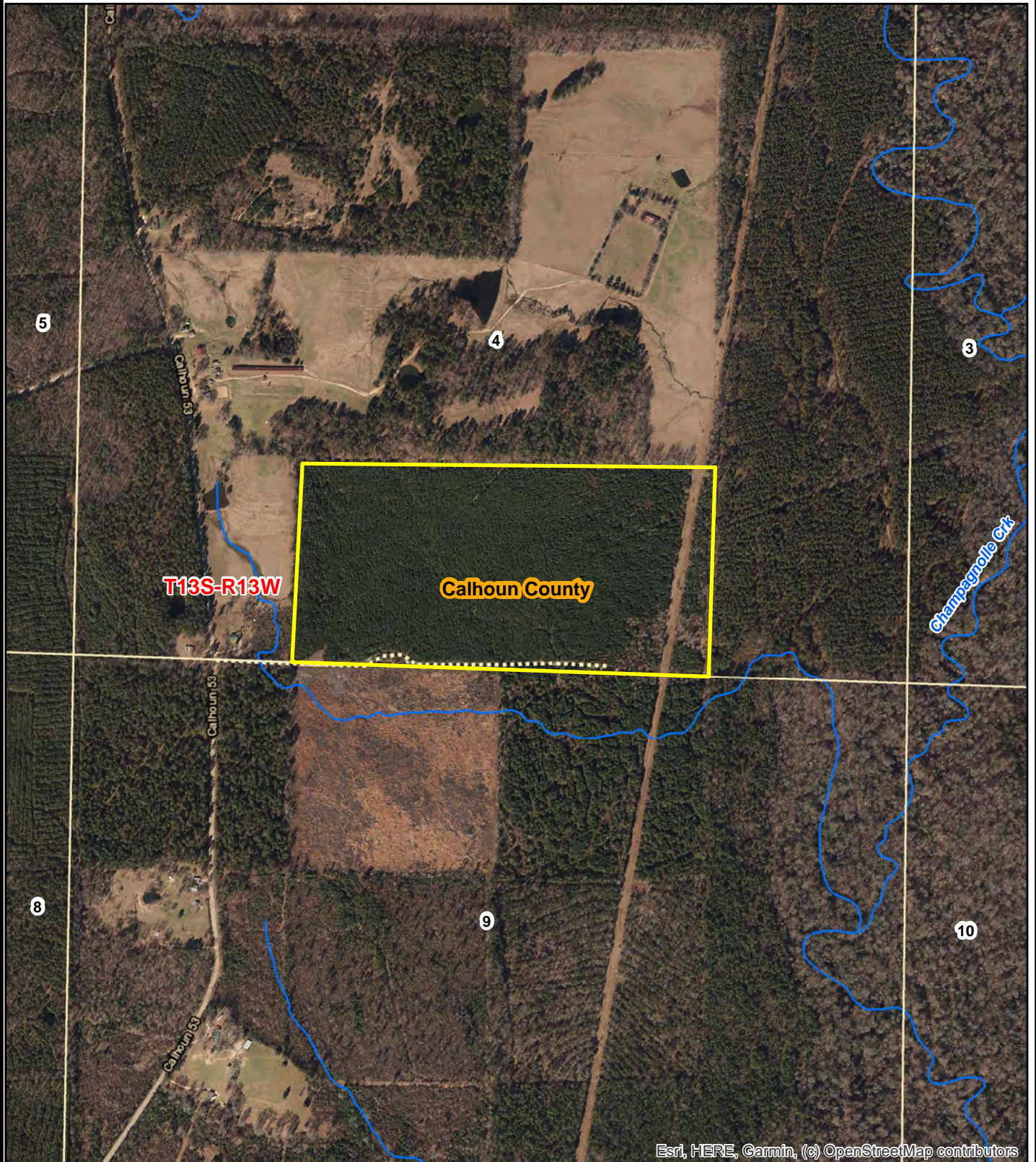


0 0.05 0.1 0.2
Miles



Date: 9/17/2021
Drawn By: BJC

NOTICE OF LAND SALE - Listing #4860
"North Hampton 80 Tract"
SE $\frac{1}{4}$ of SW $\frac{1}{4}$, SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Sec. 4, T13S, R13W
Calhoun County, Arkansas



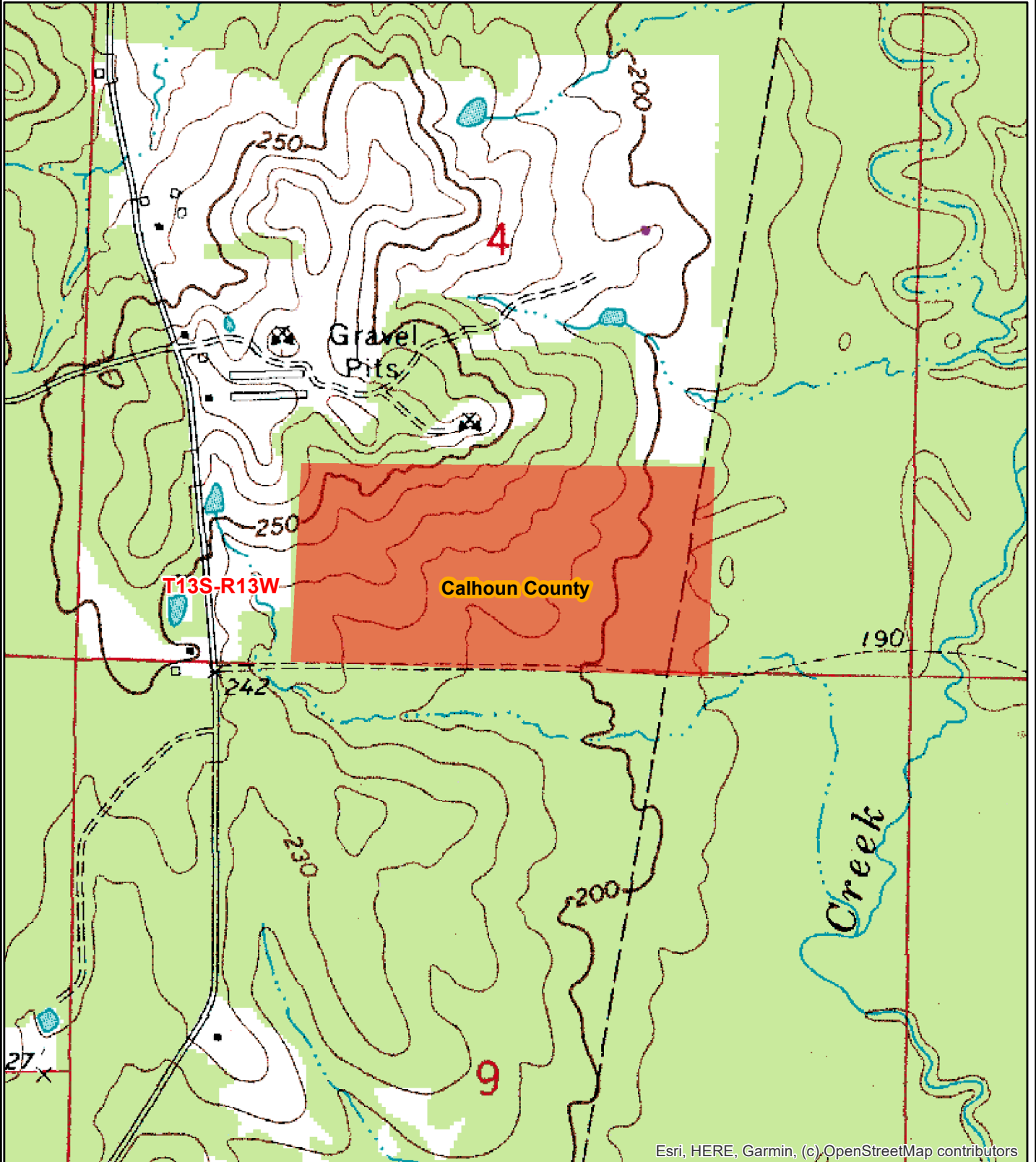
Esri, HERE, Garmin, (c) OpenStreetMap contributors

0 0.125 0.25
Miles



Date: 9/17/2021
ESRI Aerial Photography
Drawn By: BJC

NOTICE OF LAND SALE - Listing #4860
"North Hampton 80 Tract"
SE¼ of SW¼, SW¼ of SE¼, Sec. 4, T13S, R13W
Calhoun County, Arkansas



Esri, HERE, Garmin, (c) OpenStreetMap contributors

0 0.125 0.25
Miles



Date: 9/17/2021
ESRI Aerial Photography
Drawn By: BJC

OFFER FORM

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

Chambersville 60 Tract

±60 Acres

Listing #4859

North Hampton 80 Tract

±80 Acres

Listing #4860

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 Calhoun 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 through 10:00 a.m. Wednesday, October 20, 2021. Successful bidder(s) will be notified at or before that time by telephone, fax, or e-mail. If any of my offers are accepted, I am ready, willing, able, and obligated to execute a Contract of Sale within ten (10) 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

Chambersville 60 Tract (Listing #4859—60 Acres, more or less): \$ _____

North Hampton 80 Tract (Listing #4860—80 Acres, more or less): \$ _____

Both Tracts Combined (±140 total 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

