

KINGWOOD FORESTRY SERVICES, INC.

LISTING #4868

LAND FOR SALE

HIGHWAY 19
Nevada County, Arkansas

- **±19.63 Acres near Prescott**
- **Highway 19 Frontage**
- **Mature Hardwood / Pine**
- **Great Hunting Property**

\$55,000.00

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 Highway 19 Tract described as N $\frac{1}{2}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 3, Township 10 South, Range 23 West, containing 19.63 acres, more or less, Nevada County, Arkansas (see attached maps).

The tract is located approximately eight (8) miles north of Prescott. Access is frontage on Highway 19. Terrain is flat with a small creek crossing tract. Site index for loblolly pine (base age 50) averages ninety (90) feet on fine sandy loam soils. Timber consists open-woods bottomland hardwood and pine, offering immediate timber income possibilities and excellent hunting close to the Little Missouri River bottoms.

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

Pine Sawtimber:	282 Trees	60,837 Board Feet	385 Tons
Pine Chip n' Saw:	20 Trees	828 Board Feet	9 Tons
Pine Pulpwood:	254 Trees	—	86 Tons
Pine Topwood:	—	—	99 Tons
Red Oak Sawtimber:	186 Trees	29,625 Board Feet	232 Tons
White Oak Sawtimber:	75 Trees	9,057 Board Feet	75 Tons
Misc. Hardwood Sawtimber:	20 Trees	1,646 Board Feet	15 Tons
Hardwood Pulpwood:	1,548 Trees	—	477 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 with tree counts by species, diameter, and height are attached.

Please see Method of Sale and Conditions of Sale within this notice.

KINGWOOD FORESTRY SERVICES, INC.

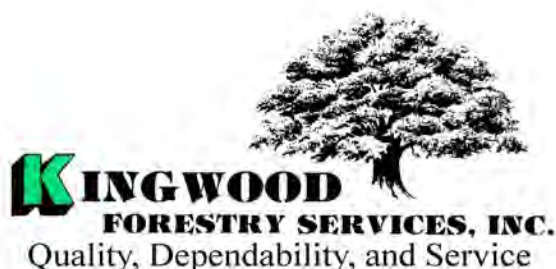
PHONE: (870) 246-5757

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

HIGHWAY 19 TRACT (LISTING #4868)

NEVADA COUNTY, ARKANSAS

Method of Sale

The tract is offered for sale for \$55,000.00. 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 ten (10) 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 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. If buyer requires a new survey, the cost will be buyer's responsibility. 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 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. Information presented in this prospectus is believed to be accurate but is not guaranteed. Prospective buyers are advised to verify information presented in this sale notice.
10. Questions regarding the land sale should be directed to licensed agent Jimmy Don Thomas or broker Phil Wright, 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

N½ of SE¼ of NE¼, Sec. 3, T10S, R23W, Nevada County, Arkansas
Containing 19.63 acres, more or less



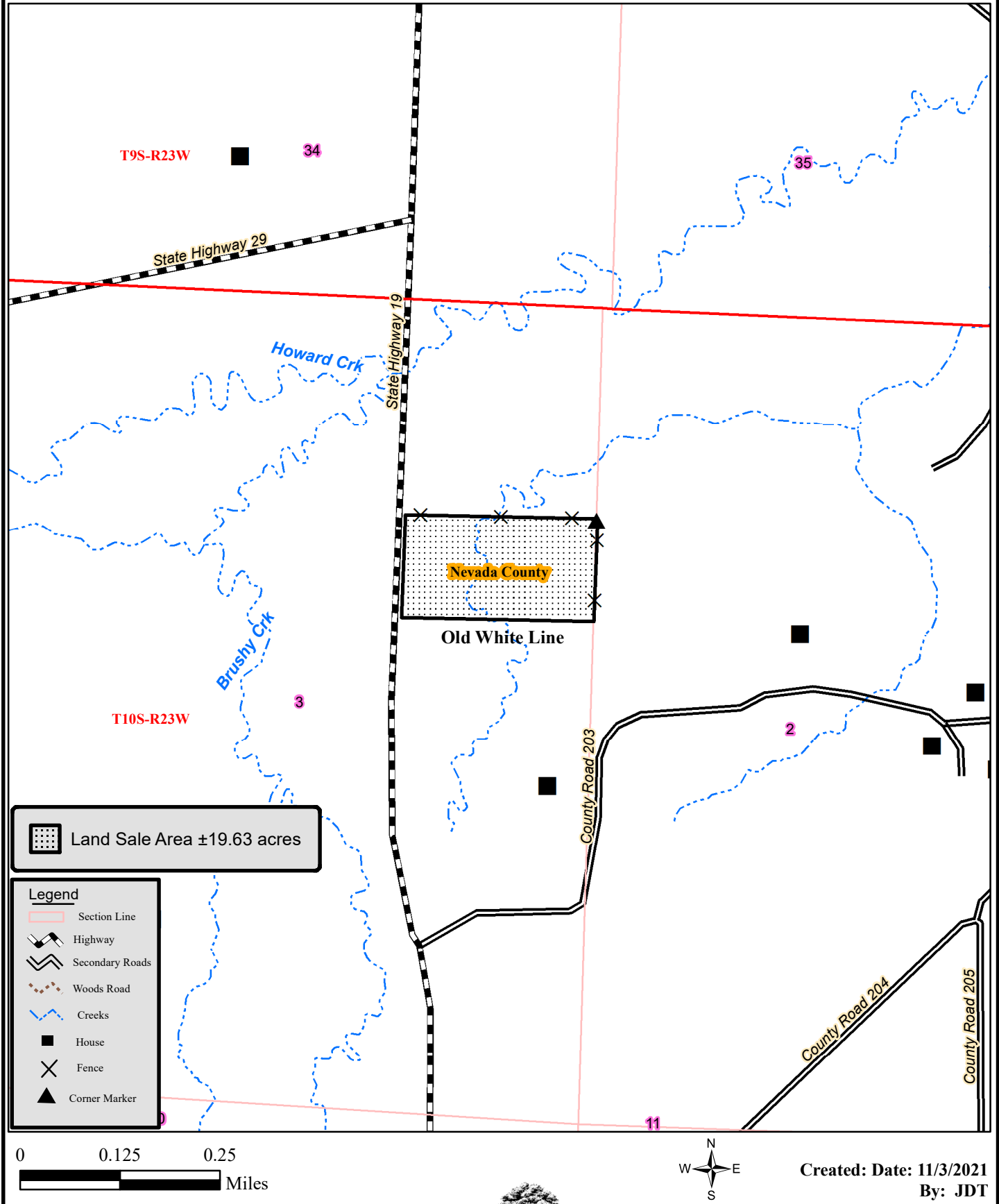
Date: 11/3/2021
Drawn By: JDT

NOTICE OF LAND SALE - Listing #4868

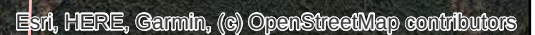
"Highway 19 Tract"

N½ of SE¼ of NE¼, Sec. 3, T10S, R23W, Nevada County, Arkansas

Containing 19.63 acres, more or less



N½ of SE¼ of NE¼, Sec. 3, T10S, R23W, Nevada County, Arkansas
Containing 19.63 acres, more or less



Date: 11/3/2021
ESRI Aerial Photography
Drawn By: JDT

Timber Volume Estimates

Stratum: Highway 19

Acres: 19.63

Plots: 20

Cruiser: JDT

Cruise Date: 09/27/2021

Cruise Type: Point

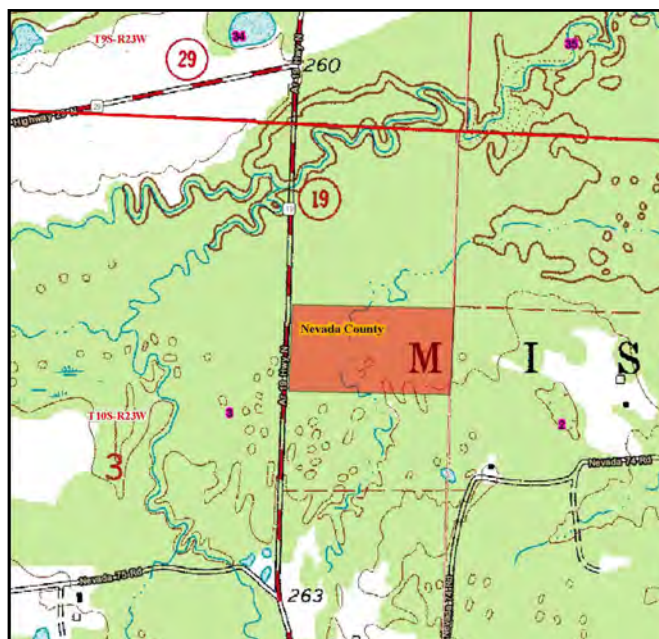
Plot Size/BAF: 15.00

Pine

	Stratum Total			Per Acre				Average Tree	
Product	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Natural Lob									
Sawtimber	282	385	60,837	22.5	14	19.6	3,099.2	16.5	39.8
Chip-N-Saw	20	9	828	0.7	1	0.5	42.2	11.0	28.5
Pulpwood	254	86	0	4.6	13	4.4	0.0	7.9	45.4
Topwood	0	99	0	0.0	0	5.0	0.0	0.0	0.0
Group Total	555	579	61,665	27.7	28	29.5	3,141.3	12.3	42.0
Class Total	555	579	61,665	27.7	28	29.5	3,141.3	12.3	42.0

Hardwood

	Stratum Total			Per Acre				Average Tree	
Product	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Misc. Hardwood									
Sawtimber	20	15	1,646	1.3	1	0.8	83.9	15.5	24.5
Pulpwood	1,538	464	0	32.8	78	23.6	0.0	8.4	34.5
Group Total	1,557	479	1,646	34.2	79	24.4	83.9	8.5	34.4
Red Oak Spp.									
Sawtimber	186	232	29,625	18.3	9	11.8	1,509.2	18.6	25.4
Pulpwood	10	13	0	0.7	1	0.7	0.0	16.0	45.1
Group Total	196	245	29,625	19.0	10	12.5	1,509.2	18.5	26.4
Sweetgum									
Sawtimber	29	36	4,640	2.8	2	1.8	236.4	18.3	29.8
Group Total	29	36	4,640	2.8	2	1.8	236.4	18.3	29.8
White Oak Spp.									
Sawtimber	75	75	9,057	6.8	4	3.8	461.4	17.9	21.4
Group Total	75	75	9,057	6.8	4	3.8	461.4	17.9	21.4
Class Total	1,858	835	44,968	62.8	95	42.5	2,290.8	10.1	32.9
Stratum Total	2,413	1,414	106,633	90.6	123	72.0	5,432.1	10.6	35.0



OFFER FORM

Highway 19 Tract—Listing #4868—Nevada 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 Highway 19 Tract located in Nevada County, Arkansas and further described within this Notice (see attached maps and Conditions of Sale). **The tract is offered for sale at \$55,000.00.**

My offer will remain valid for five (5) business days from this date. If my offer is 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 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

Highway 19 Tract (Listing #4868—±19.63 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

