

KINGWOOD FORESTRY SERVICES, INC.

LISTING #5043

LAND FOR SALE

Calhoun County 80 Tract Calhoun County, AR

- **±80 Acres in Calhoun Co., AR**
- **Mature Pine / Hardwood**
- **Timberland Investment**
- **Excellent Recreational Tract with Income Potential**

\$210,000.00

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 Calhoun County 80 Tract described as SE¼ of SW¼, SW¼ of SE¼, Section 6, Township 16 South, Range 13 West, containing a total of 80 acres, more or less, Calhoun County, Arkansas (see attached maps).

Tract located five (5) miles northeast of Calion, Arkansas. Access is woods road from Calhoun County Road 131. Terrain is flat. Pine site index averages eighty-eight (88) feet (base age 50) on silt and fine sandy loam soils. Timber consists of mature native pine and hardwood timber.

Tract offers a great mix of timberland investment and recreational potential. Current timber stand offers the opportunity for varying levels of income to meet the buyer's objectives.

Based on five percent (5%) inventory of merchantable timber in July, 2023, conducted by Kingwood Forestry, estimated tree counts and timber volumes are as follows:

Pine Sawtimber:	2,620 Trees	5,023 Tons
Pine Chip n' Saw:	506 Trees	265 Tons
Pine Pulpwood:	1,539 Trees	667 Tons
Red Oak Sawtimber:	544 Trees	573 Tons
Gum & Misc. Hardwood:	83 Trees	57 Tons
Hardwood Pulpwood:	5,423 Trees	1,594 Tons

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

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

CALHOUN COUNTY 80 TRACT (LISTING #5043)

CALHOUN COUNTY, ARKANSAS

Method of Sale

The tract is offered for sale for \$210,000.00. 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

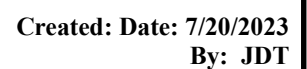
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of five percent (5%) of purchase price, will be executed between 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 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. Should Buyer be required by a lender to purchase a lender's title insurance policy, the Buyer will pay any fees for such policy. Property is being sold "As is, where is, with all faults." 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. Any existing hunting lease will terminate at closing.
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 including, but not limited to, acreage, timber, and access.
10. Questions regarding the land sale should be directed to licensed agents Brian Clark 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.

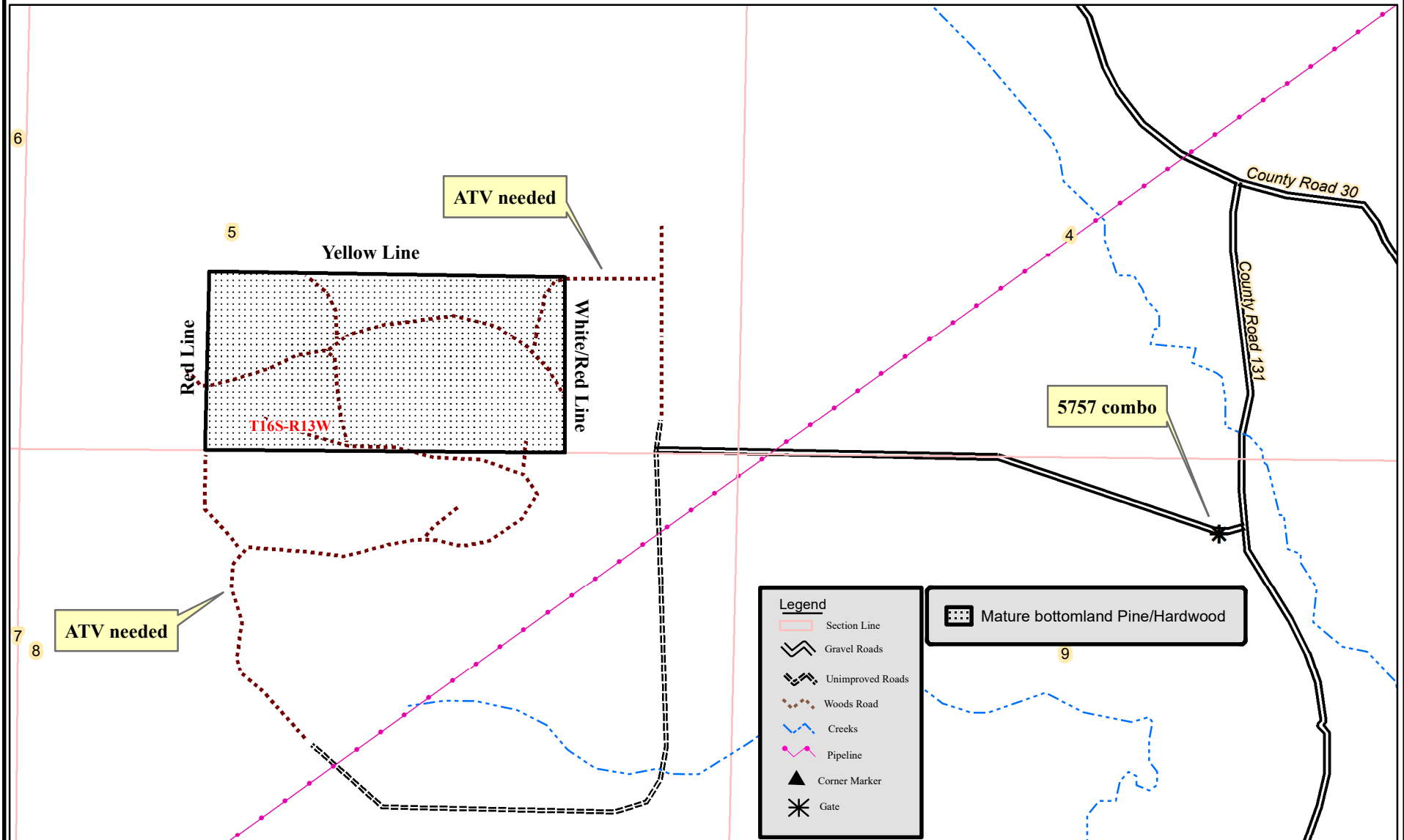
Kingwood makes no representation for the Buyer.

www.kingwoodforestry.com

**SE¼ of SW¼, SW¼ of SE¼, Sec. 5, T16S, R13W, Calhoun County, Arkansas
containing 80 acres, more or less**



NOTICE OF LAND SALE
"Calhoun County 80 Tract" - Listing #5043
SE¼ of SW¼, SW¼ of SE¼, Sec. 5, T16S, R13W, Calhoun County, Arkansas
containing 80 acres, more or less

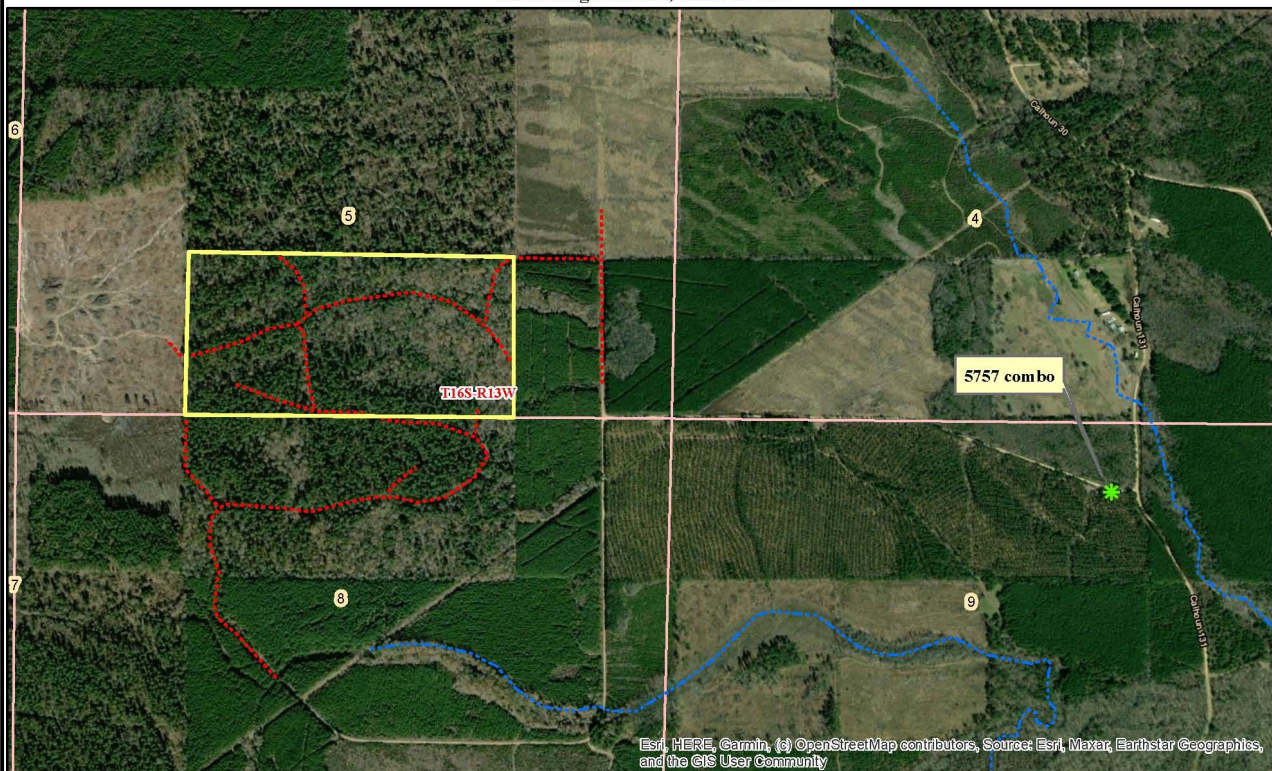


0 0.125 0.25 0.5 Miles



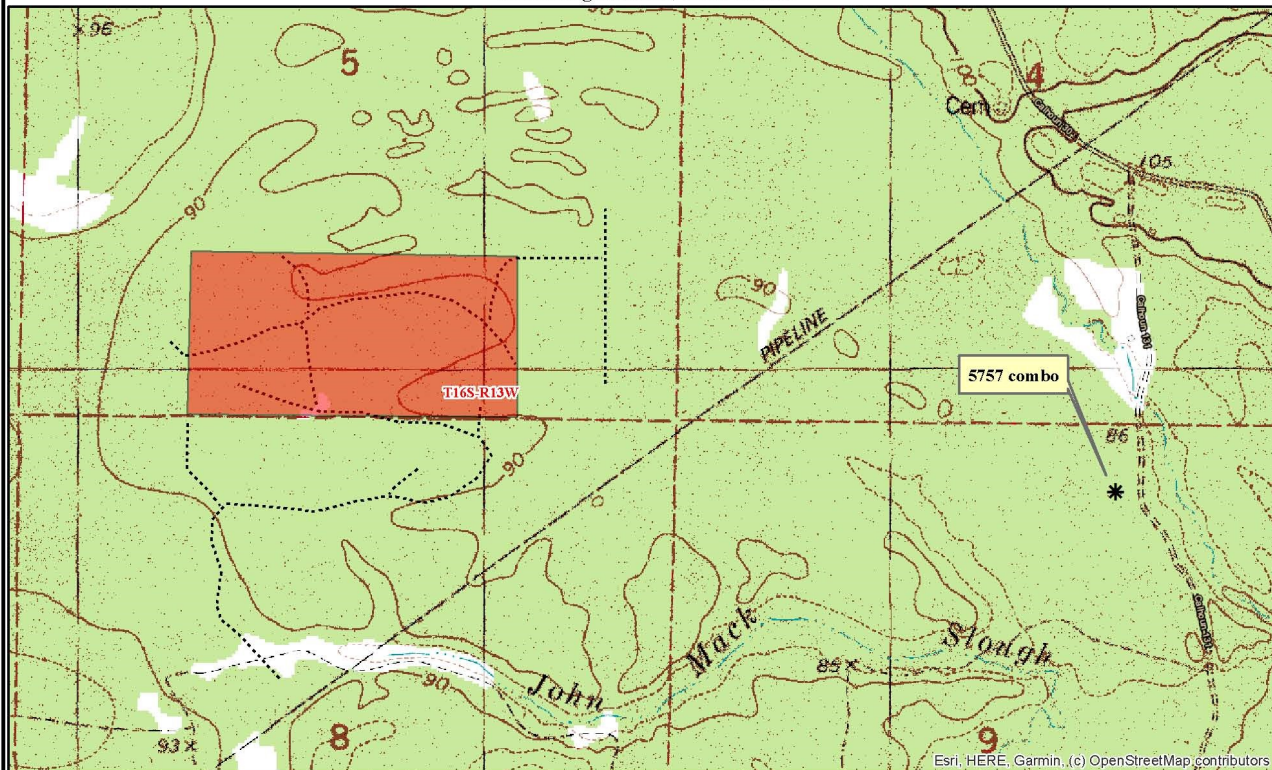
Created: Date: 7/20/2023
By: JDT

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SE¼ of SW¼, SW¼ of SE¼, Sec. 5, T16S, R13W, Calhoun County, Arkansas
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SE¼ of SW¼, SW¼ of SE¼, Sec. 5, T16S, R13W, Calhoun County, Arkansas
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Created: Date: 7/20/2023
By: JDT

Stand Summary by Group, Product and DBH

Sampling Method:	Plot
BAF / Plot Size:	0.1
# Plots/points:	39
Stand Acres:	80.0
Cruiser:	JDT
Template:	GENERIC

Tract Name:	Calhoun County 80
Stand ID:	1
Location:	Calhoun County AR
Date Cruised:	7/19/2023
Sawlog Vol Units:	Doyle



Pine

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Pulpwood	6	20.5	3.2			0.05	0.3	0.04			0.158			36.9	47.5
	7	230.3	52.9			0.77	2.9	0.66			0.230			42.7	54.0
	8	440.7	140.7			1.92	5.5	1.76			0.319			48.5	60.1
	9	508.0	211.3			2.81	6.4	2.64			0.416			52.1	63.5
	10	112.8	60.8			0.77	1.4	0.76			0.539			57.1	68.5
	12	117.5	86.1			1.15	1.5	1.08			0.732			55.7	64.5
	13	66.8	59.4			0.77	0.8	0.74			0.889			59.0	68.0
	14	20.5	19.3			0.27	0.3	0.24			0.942			53.5	60.5
Pulpwood Total	16	22.0	33.4			0.38	0.3	0.42			1.516			71.4	80.5
		1,539.2	667.1			8.90	19.2	8.34			0.433			50.7	61.7
Chip-N-Saw	10	133.3	20.3	48.3	3.7	0.91	1.7	0.25	0.60	46.54	0.363	27.922	28.1	55.6	66.3
	11	373.0	23.6	216.7	18.4	3.08	4.7	0.29	2.71	230.36	0.581	49.409	43.5	58.3	68.8
Chip-N-Saw Total		506.3	43.9	265.1	22.2	3.99	6.3	0.55	3.31	276.90	0.524	43.750	39.5	57.6	68.1
Sawtimber	12	274.2	38.5	183.6	16.2	2.69	3.4	0.48	2.30	202.28	0.670	59.008	40.5	63.4	75.2
	13	154.0	24.8	126.1	12.2	1.77	1.9	0.31	1.58	152.99	0.819	79.454	42.5	67.1	78.6
	14	349.4	52.5	361.6	37.9	4.67	4.4	0.66	4.52	473.39	1.035	108.400	48.7	71.2	83.2
	15	287.2	44.4	348.9	39.3	4.41	3.6	0.55	4.36	490.90	1.215	136.742	51.4	72.6	84.2
	16	217.3	53.3	298.9	36.4	3.79	2.7	0.67	3.74	454.70	1.376	167.384	51.3	77.8	89.1
	17	159.1	22.8	242.7	30.5	3.14	2.0	0.29	3.03	380.87	1.525	191.463	51.5	69.3	79.2
	18	289.1	37.2	597.6	78.8	6.39	3.6	0.46	7.47	985.51	2.067	272.724	66.4	85.5	96.9
	19	128.9	9.3	291.3	39.1	3.17	1.6	0.12	3.64	489.37	2.259	303.644	67.1	81.1	91.2
	20	34.6	10.4	78.6	11.9	0.94	0.4	0.13	0.98	148.27	2.272	342.655	54.2	82.0	91.8
	21	102.6	9.9	294.0	43.2	3.08	1.3	0.12	3.68	539.96	2.867	421.172	70.9	87.3	96.3
	22	205.1	20.3	652.8	99.5	6.77	2.6	0.25	8.16	1243.67	3.182	485.032	72.8	88.3	97.6
	23	154.3	59.6	460.7	75.7	5.56	1.9	0.74	5.76	946.59	2.987	490.928	55.3	82.9	91.3
	24	71.3	4.5	273.9	43.6	2.80	0.9	0.06	3.42	545.46	3.839	611.734	76.7	89.0	97.7
	25	123.1	21.1	498.6	83.3	5.24	1.5	0.26	6.23	1041.61	4.051	677.045	71.3	88.8	97.8
	26	28.9	5.1	120.9	20.4	1.33	0.4	0.06	1.51	255.23	4.191	707.541	69.0	84.2	92.6
Sawtimber Total	27	20.5	10.2	91.5	16.8	1.02	0.3	0.13	1.14	209.68	4.461	817.757	60.5	90.5	99.5
	28	20.5	8.2	101.4	18.5	1.10	0.3	0.10	1.27	231.36	4.943	902.311	65.0	92.5	99.5
Group Total		4,665.7	1,142.9	5,288.2	725.5	70.76	58.3	14.29	66.10	9068.74	1.276	155.495	53.7	66.4	77.2

Red Oak

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Large ST	15	107.1	0.0	73.3	7.7	1.64	1.3	0.00	0.92	95.86	0.684	71.586	21.1	21.1	24.3
	16	123.1	0.0	80.7	9.1	2.15	1.5	0.00	1.01	113.15	0.656	73.550	16.5	16.5	20.5
	17	101.6	0.0	114.3	13.5	2.00	1.3	0.00	1.43	168.87	1.126	133.004	29.3	29.3	31.5
	18	123.1	0.0	134.4	16.7	2.72	1.5	0.00	1.68	208.17	1.092	135.310	24.5	24.5	28.8
	19	36.1	0.0	56.2	7.4	0.89	0.5	0.00	0.70	92.01	1.556	203.670	33.6	33.6	36.9
	20	20.5	0.0	41.0	5.6	0.56	0.3	0.00	0.51	69.65	1.999	271.638	40.5	40.5	45.5
	21	12.8	0.0	23.8	3.3	0.38	0.2	0.00	0.30	41.80	1.862	261.379	32.5	32.5	35.5
	24	20.5	0.0	49.9	7.7	0.81	0.3	0.00	0.62	95.95	2.433	374.194	32.5	32.5	35.5
Large ST Total		544.8	0.0	573.7	70.8	11.15	6.8	0.00	7.17	885.45	1.053	130.020	24.6	24.6	28.1
Group Total		544.8	0.0	573.7	70.8	11.15	6.8	0.00	7.17	885.45	1.053	130.020	24.6	24.6	28.1

Sweetgum

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Large ST	15	20.5	0.0	11.8	1.2	0.31	0.3	0.00	0.15	15.56	0.576	60.686	16.5	16.5	20.5
	16	20.5	0.0	17.9	2.0	0.36	0.3	0.00	0.22	25.54	0.875	99.616	24.5	24.5	25.5
Large ST Total		41.0	0.0	29.8	3.3	0.67	0.5	0.00	0.37	41.10	0.725	80.151	20.5	20.5	23.0
Group Total		41.0	0.0	29.8	3.3	0.67	0.5	0.00	0.37	41.10	0.725	80.151	20.5	20.5	23.0

Misc. Hardwood

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Pulpwood	5	20.5	1.3			0.03	0.3	0.02			0.064			16.5	22.5
	6	1,430.9	157.5			3.51	17.9	1.97			0.110			21.0	25.2
	7	826.4	123.7			2.76	10.3	1.55			0.150			21.0	25.8
	8	936.9	211.8			4.09	11.7	2.65			0.226			25.8	30.5
	9	299.1	87.8			1.65	3.7	1.10			0.294			26.4	31.7
	10	625.7	221.5			4.27	7.8	2.77			0.354			25.9	29.5
	11	481.1	226.3			3.97	6.0	2.83			0.470			29.5	33.0
	12	276.1	170.5			2.71	3.5	2.13			0.618			33.6	38.3
	13	300.4	195.7			3.46	3.8	2.45			0.651			28.9	33.3
	14	86.3	73.8			1.15	1.1	0.92			0.854			35.2	39.5
	15	75.2	57.9			1.15	0.9	0.72			0.769			24.5	26.8
	16	44.1	38.7			0.77	0.6	0.48			0.877			24.5	30.5
	20	20.5	28.1			0.56	0.3	0.35			1.369			24.5	30.5
Pulpwood Total		5,423.3	1,594.6			30.09	67.8	19.93			0.294			24.8	29.2
Large ST	15	25.1	0.0	14.4	1.5	0.38	0.3	0.00	0.18	19.02	0.576	60.686	16.5	16.5	20.5
	18	17.4	0.0	14.4	1.8	0.38	0.2	0.00	0.18	22.41	0.830	102.985	16.5	16.5	20.5
Large ST Total		42.5	0.0	28.9	3.3	0.77	0.5	0.00	0.36	41.43	0.680	78.022	16.5	16.5	20.5
Group Total		5,465.8	1,594.6	28.9	3.3	30.86	68.3	19.93	0.36	41.43	0.297	0.606	16.5	24.8	29.1
Grand Total		10,717.4	2,737.5	5,920.6	802.9	113.45	134.0	34.22	74.01	10036.73	0.763	74.919	48.7	42.9	50.0

OFFER FORM

Calhoun County 80 Tract—Listing #5043—Calhoun 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 Calhoun County 80 Tract located in Calhoun County, Arkansas and further described within this Notice (see attached maps and Conditions of Sale). **The tract is offered for sale at \$210,000.00.**

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, understand, **and agree to** the Method of Sale and Conditions of Sale sections within this Notice. Any contingencies must be in writing and accompany this completed Offer Form.

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

Calhoun County 80 Tract (Listing #5043—±80 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

