

Kingwood Forestry Services, Inc. Notice of Land Sales

-Three (3) Tracts in Dallas County, Arkansas-

Dalark 47 Tract
Listing #5067
±47 Acres
\$192,000.00

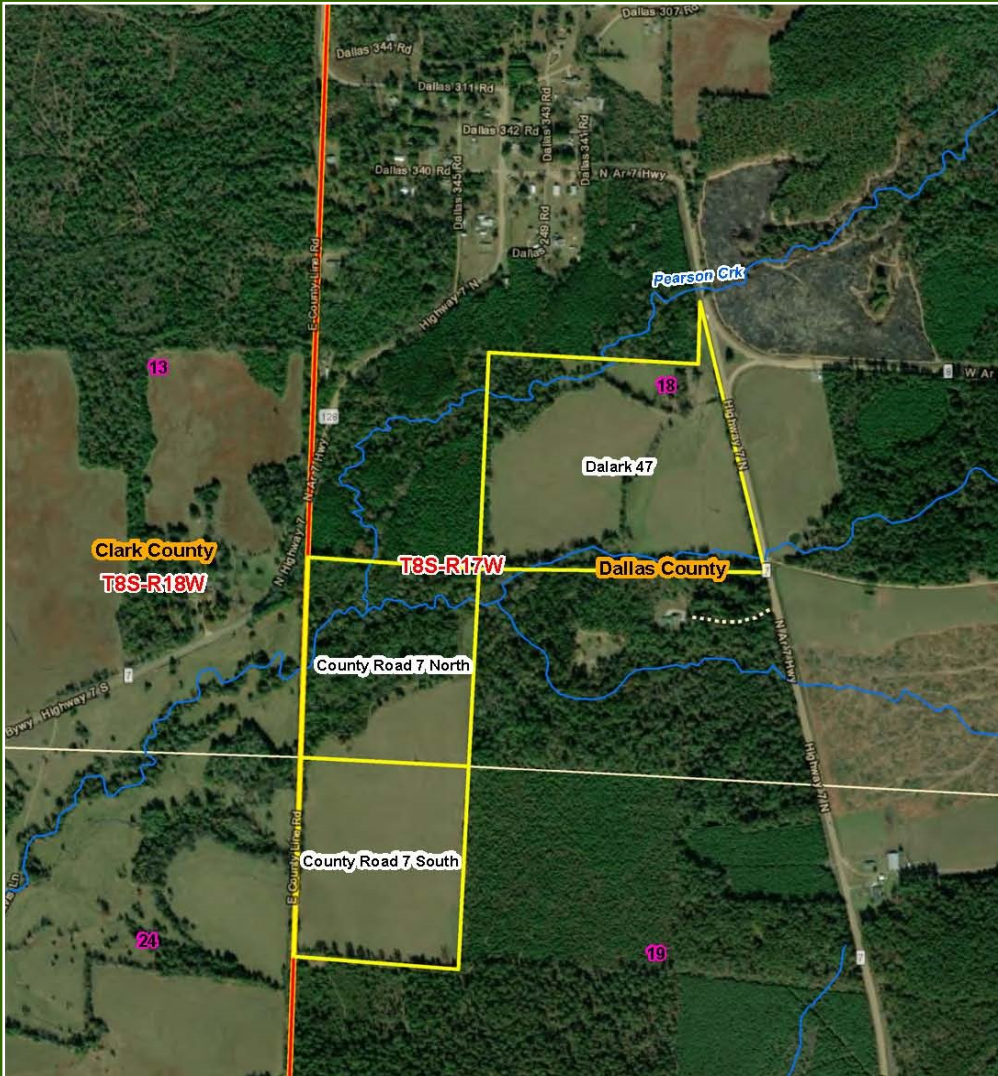
County Road 7 North
Listing #5068
±36.16 Acres
\$137,400.00

County Road 7 South
Listing #5069
±36.35 Acres
\$138,000.00

**Located at
Community of
Dalark, Arkansas**

Public Road Frontage

Pastureland / Timberland Investment



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 of Sale
and Conditions of Sale
Within this Notice

NOTICE OF LAND SALES

Dalark 47 Tract
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±47 Acres
\$192,000.00

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±36.16 Acres
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County Road 7 South Tract
Listing #5069
±36.35 Acres
\$138,000.00

METHOD OF SALE

These tracts are offered for sale at the prices advertised within this Notice of Land Sale. Offers may be submitted for any or all tracts using the attached Offer Form. Offers 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., PO Box 65, Arkadelphia, AR 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 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 which is expected to be held within forty-five (45) 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.
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. 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. Any existing hunting leases will terminate at closing.
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 including, but not limited to, acreage, timber, and access.
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.

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.

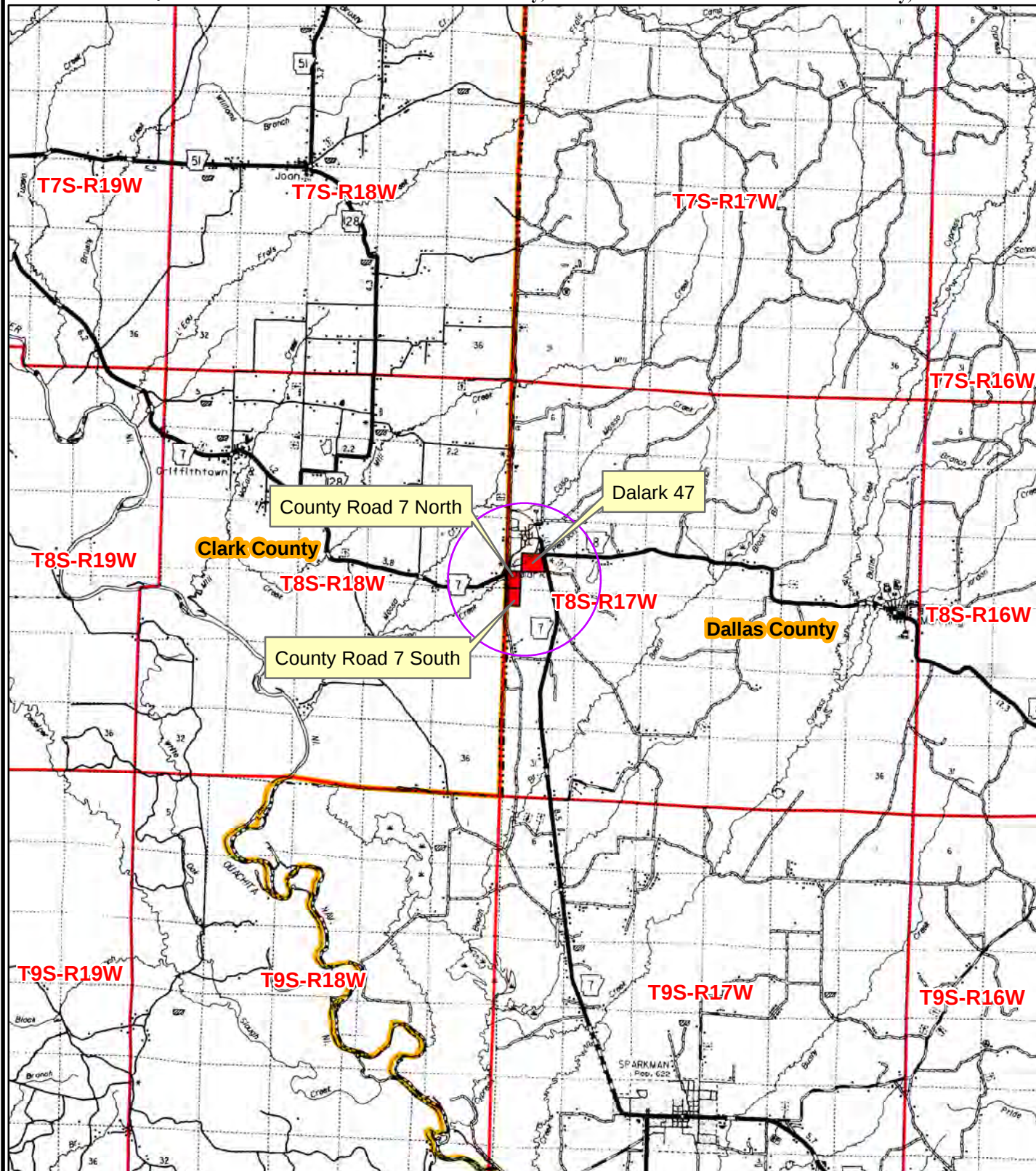
www.kingwoodforestry.com

NOTICE OF LAND SALES

"Dalark 47" - #5067
Pt. Sec. 18, T8S, R17W,
Dallas County, Arkansas

"County Road 7 North" - #5068
Pt. Sec. 18, T8S, R17W,
Dallas County, Arkansas

"County Road 7 South" - #5069
Pt. Sec. 19, T8S, R17W,
Dallas County, Arkansas



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Miles



ESRI Aerial Photography
Drawn By: BJC

NOTICE OF LAND SALES

Dalark 47

±47 Acres

\$192,000.00

Listing #5067

The Dalark 47 Tract (Listing #5067) is described as Part of NW¼ of SE¼, SE¼ of SW¼, lying west of Highway 7, NE¼ of SW¼, Section 18, Township 8 South, Range 17 West, containing a total 47 acres, more or less, Dallas County, Arkansas (see attached maps). Access is frontage on Highway 8 / 9. Site index for loblolly pine (base age 50) averages eighty-six (86) feet on fine sandy loam soils. Good quality pastureland with Pearson Creek flowing through northwest portion of property. Utilities are available.

Property has valuable highway frontage with utilities near Dalark community. Great opportunity for hay production or cattle grazing. Would be well suited for a homeplace or residential development.



County Road 7 North

±36.16 Acres

\$137,400.00

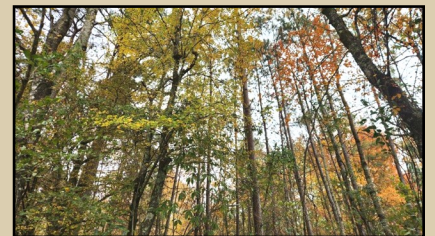
Listing #5068

The County Road 7 North Tract (Listing #5068) is described as Part of SW¼ of SW¼, Section 18, Township 8 South, Range 17 West, containing 36.16 acres, more or less, Dallas County, Arkansas (see attached maps). Access is frontage on County Road 7. Site index for loblolly pine (base age 50) averages eighty-six (86) feet on fine sandy loam soils. Timber consists of good, native timber along the north offering excellent hunting; property is pastureland on the south. Pearson Creek flows through timbered acres. Utilities are available. Property offers good opportunity for homeplace, hunting / recreation and mix of pasture / timberland.

Based on inventory of merchantable timber on ±20.7 acres, conducted by Kingwood Forestry in November, 2023, estimated tree counts and timber volumes are as follows:

Pine Sawtimber:	233 Trees	29,300 Board Feet	238 Tons
Pine Chip n' Saw:	27 Trees	1,200 Board Feet	15 Tons
Pine Pulpwood:	161 Trees	—	66 Tons
Pine Topwood:	—	—	68 Tons
Oak Sawtimber:	8 Trees	1,600 Board Feet	12 Tons
Hardwood Sawtimber:	34 Trees	1,700 Board Feet	17 Tons
Hardwood Pulpwood:	1,500 Trees	—	401 Tons

Due to variations in cruising methods, utilization standards, and scaling practices, tree counts and volume estimates cannot be guaranteed. Volume reports in Tons and Board Feet are attached.



www.kingwoodforestry.com

Stand Summary by Group, Product and DBH

Sampling Method:	Point
BAF / Plot Size:	15
# Plots/points:	17
Stand Acres:	20.7
Cruiser:	B/C
Template:	GENERIC

Tract Name:	County Road 7 North
Stand ID:	CR/North
Location:	Dallas County
Date Cruised:	11/10/2023
Sawlog Vol Units:	Doyle

Site Index Species:	Native
Base Age:	25
Site Index:	0.0
# SI Samples:	0
Avg Age:	0
Avg Ht:	0.0

Site Index Species:	Native
Base Age:	25
Site Index:	0.0
# SI Samples:	0
Avg Age:	0
Avg Ht:	0.0

Site Index Species:	Native
Base Age:	25
Site Index:	0.0
# SI Samples:	0
Avg Age:	0
Avg Ht:	0.0



Natural Lob

	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	7	68.3	14.9			0.88	3.3	0.72			0.219				40.0	50.5
	9	41.3	14.6			0.88	2.0	0.70			0.353				42.3	50.5
	11	27.7	16.3			0.88	1.3	0.79			0.590				51.6	60.5
	12	23.3	20.2			0.88	1.1	0.97			0.867				68.9	80.5
Pulpwood Total		160.6	66.0			3.53	7.8	3.19			0.411				46.8	56.6
Chip-N-Saw	11	27.7	5.1	14.8	1.2	0.88	1.3	0.25	0.71	56.14	0.534	41.990		35.5	67.5	80.5
Chip-N-Saw Total		27.7	5.1	14.8	1.2	0.88	1.3	0.25	0.71	56.14	0.534	41.990		35.5	67.5	80.5
Sawtimber	12	46.5	13.1	20.3	2.0	1.76	2.2	0.63	0.98	95.70	0.437	42.590		22.8	55.5	65.5
	13	19.8	5.3	14.3	1.5	0.88	1.0	0.26	0.69	70.65	0.721	73.807		35.0	68.5	80.5
	14	51.3	8.3	47.9	5.1	2.65	2.5	0.40	2.31	246.01	0.935	99.353		41.8	64.5	75.5
	15	14.9	2.4	18.3	2.1	0.88	0.7	0.11	0.88	99.67	1.230	138.628		50.5	74.5	85.5
	16	52.3	16.1	60.0	7.6	3.53	2.5	0.78	2.90	368.81	1.146	145.902		38.9	68.5	78.0
	17	11.6	3.7	15.7	2.1	0.88	0.6	0.18	0.76	103.07	1.356	184.129		40.5	70.5	80.5
	18	20.7	5.5	33.5	4.6	1.76	1.0	0.27	1.62	222.76	1.620	223.071		45.5	71.5	80.5
	19	9.3	3.7	13.8	2.0	0.88	0.4	0.18	0.67	98.28	1.486	219.319		35.0	62.5	70.5
	22	6.9	5.2	13.9	2.3	0.88	0.3	0.25	0.67	112.81	2.013	337.518		35.0	72.5	80.5
Sawtimber Total		233.2	63.3	237.7	29.3	14.12	11.3	3.06	11.48	1417.78	1.019	125.825		37.1	65.7	75.8
Group Total		421.5	134.4	252.5	30.5	18.53	20.4	6.49	12.20	1473.92	0.756	72.378		36.9	58.6	68.8

Red Oak Spp.

	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	14	34.2	0.0	17.2	1.7	1.76	1.7	0.00	0.83	80.98	0.502	49.058		16.5	16.5	20.5
	16	13.1	0.0	8.6	1.0	0.88	0.6	0.00	0.41	46.48	0.656	73.550		16.5	16.5	20.5
	18	10.3	0.0	8.6	1.1	0.88	0.5	0.00	0.41	51.42	0.830	102.985		16.5	16.5	20.5
	26	5.0	0.0	8.6	1.3	0.88	0.2	0.00	0.41	64.65	1.731	270.150		16.5	16.5	20.5
Large ST Total		62.5	0.0	42.9	5.0	4.41	3.0	0.00	2.07	243.54	0.686	80.605		16.5	16.5	20.5
Group Total		62.5	0.0	42.9	5.0	4.41	3.0	0.00	2.07	243.54	0.686	80.605		16.5	16.5	20.5

White Oak Spp.

	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	20	8.4	0.0	11.5	1.6	0.88	0.4	0.00	0.55	76.34	1.369	188.752		24.5	24.5	30.5
Large ST Total		8.4	0.0	11.5	1.6	0.88	0.4	0.00	0.55	76.34	1.369	188.752		24.5	24.5	30.5
Group Total		8.4	0.0	11.5	1.6	0.88	0.4	0.00	0.55	76.34	1.369	188.752		24.5	24.5	30.5

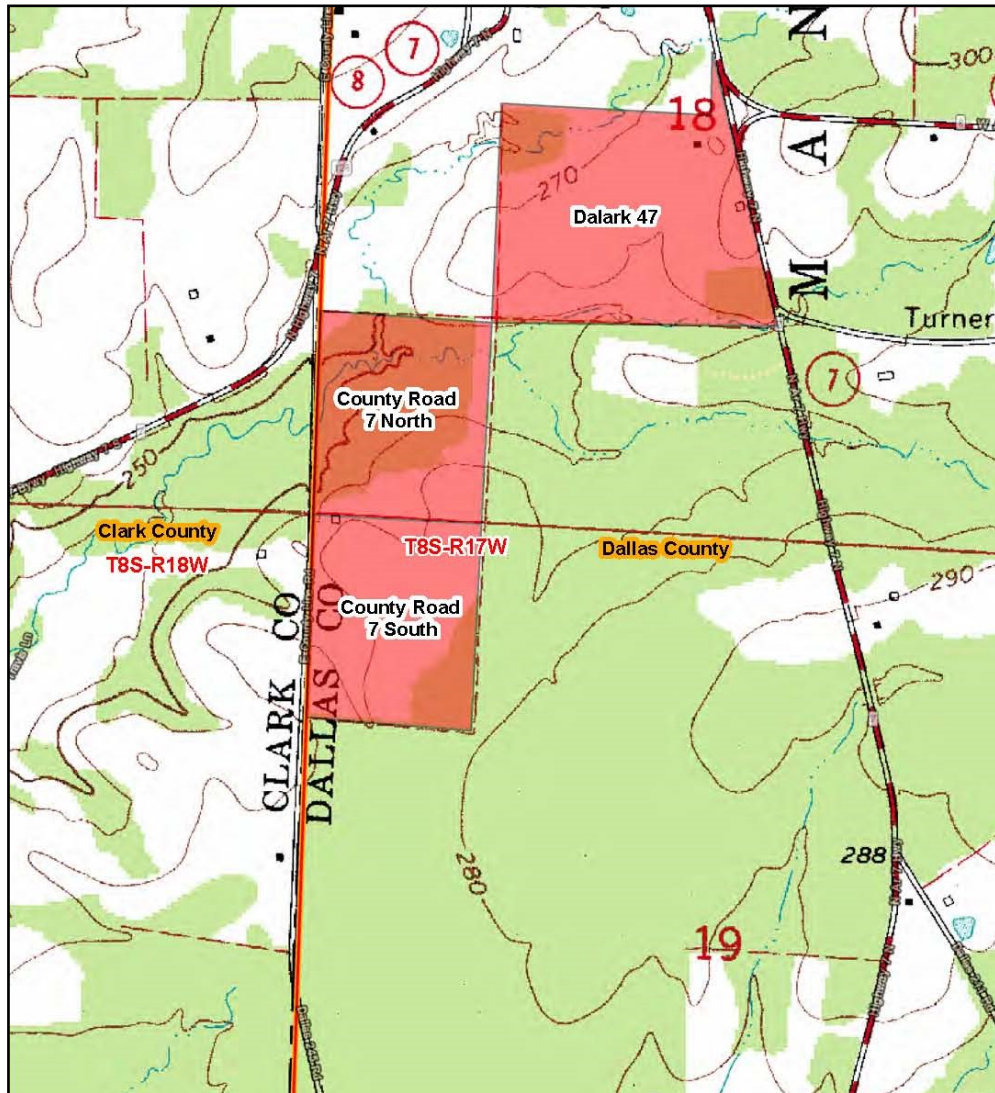
Misc. Hardwood

	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	6	372.1	46.0			3.53	18.0	2.22			0.124				24.5	25.5
	7	205.0	34.5			2.65	9.9	1.67			0.168				24.5	25.5
	8	313.9	71.6			5.29	15.2	3.46			0.228				25.8	28.8
	9	206.7	62.7			4.41	10.0	3.03			0.303				27.7	31.5
	10	234.4	88.0			6.18	11.3	4.25			0.375				27.9	30.5
	11	55.4	25.6			1.76	2.7	1.24			0.463				28.5	33.0
	12	93.0	58.4			3.53	4.5	2.82			0.628				34.5	36.8
	13	19.8	14.1			0.88	1.0	0.68			0.713				32.5	35.5
Pulpwood Total		1,500.4	401.0			28.24	72.5	19.37			0.267				26.6	28.9
Large ST	14	34.2	0.0	17.2	1.7	1.76	1.7	0.00	0.83	80.98	0.502	49.058		16.5	16.5	20.5
Large ST Total		34.2	0.0	17.2	1.7	1.76	1.7	0.00	0.83	80.98	0.502	49.058		16.5	16.5	20.5
Group Total		1,534.5	401.0	17.2	1.7	30.00	74.1	19.37	0.83	80.98	0.272	1.092		16.5	26.4	28.7

NOTICE OF LAND SALES

County Road 7 South ±36.35 Acres \$138,000.00 Listing #5069

The County Road 7 South Tract (Listing #5069) is described as Part of NW¼ of NW¼, Section 19, Township 8 South, Range 17 West, containing ±36.35 acres, more or less, Dallas County, Arkansas (see attached maps). Access is frontage on County Road 7. Site index for loblolly pine (base age 50) averages eighty-six (86) feet on fine sandy loam soils. Property offers productive pasture for hay or cattle. Perfect for homeplace out in the country close to town. Utilities are available.



www.kingwoodforestry.com

NOTICE OF LAND SALES

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Listing #5067
±47 Acres
\$192,000.00

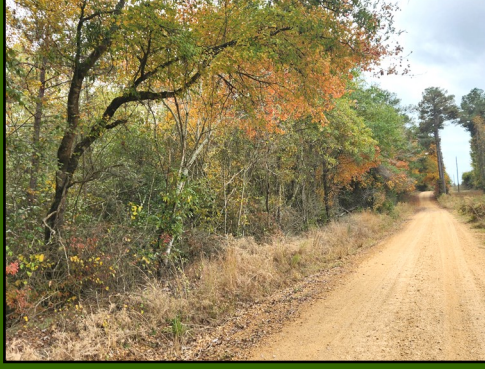
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County Road 7 South ±36.35 Acres \$138,000.00 Listing #5069



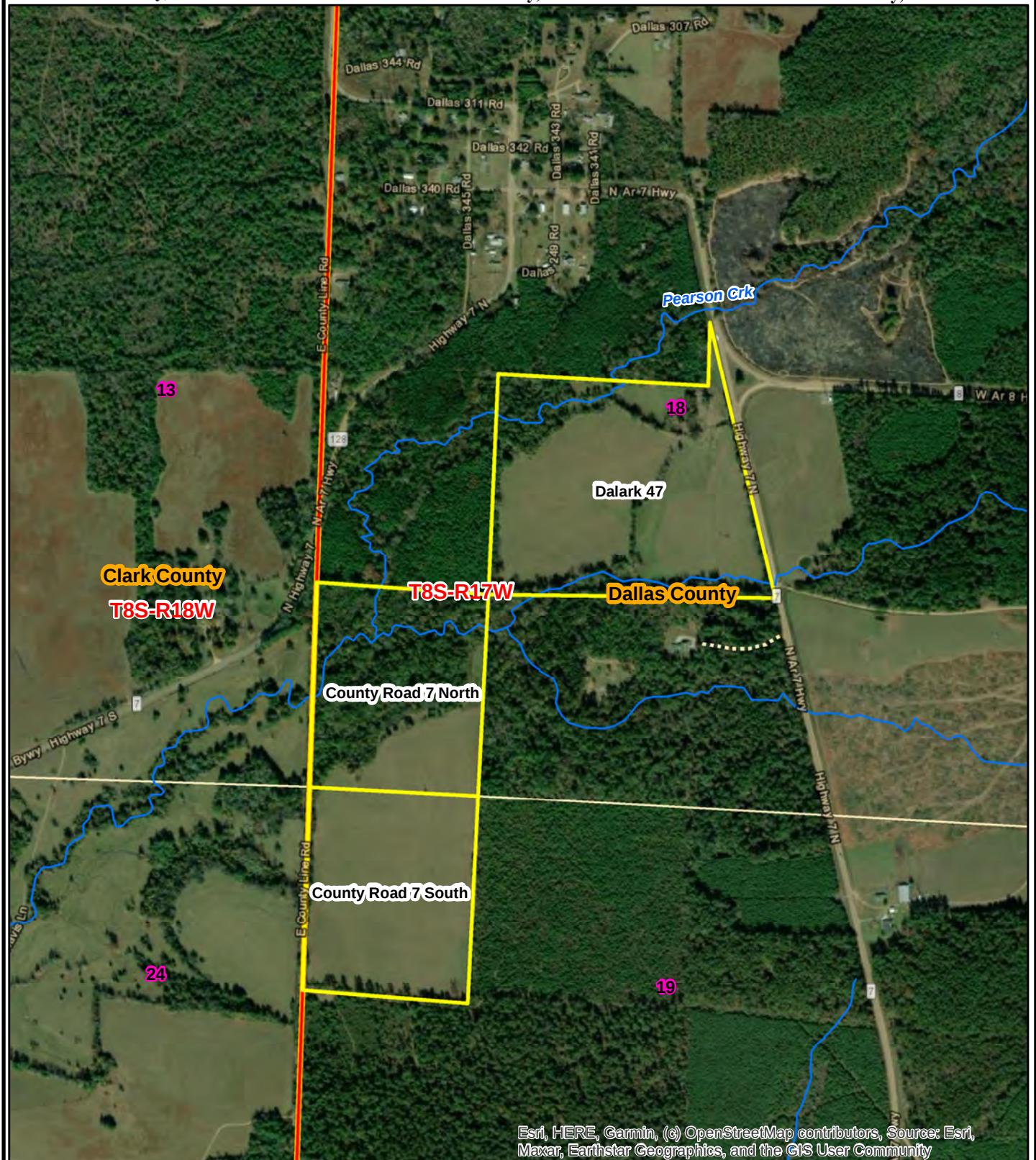
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NOTICE OF LAND SALES

"Dalark 47" - #5067 Pt. Sec. 18, T8S, R17W, Dallas County, Arkansas	"County Road 7 North" - #5068 Pt. Sec. 18, T8S, R17W, Dallas County, Arkansas	"County Road 7 South" - #5069 Pt. Sec. 19, T8S, R17W, Dallas County, Arkansas
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Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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ESRI Aerial Photography
Drawn By: BJC



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OFFER FORM

**Dalark 47 Tract
Listing #5067
±47 Acres
\$192,000.00**

**County Road 7 North Tract
Listing #5068
±36.16 Acres
\$137,400.00**

**County Road 7 South Tract
Listing #5069
±36.35 Acres
\$138,000.00**

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

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 Dallas County, Arkansas and further described within the attached Notice of Land Sale (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 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 in 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

Dalark 47 Tract (Listing #5067 - 47± Acres): \$ _____

County Road 7 North Tract (Listing #5068 - 36.16± Acres): \$ _____

County Road 7 South Tract (Listing #5069 - 36.35± Acres): \$ _____

ALL TRACTS COMBINED (119.51± TOTAL ACRES): \$ _____

Date: _____ Fax No.: _____

Company: _____
Printed Phone No.: _____

Name: _____
Printed Signed

Address: _____
Street City, State, Zip

Email: _____

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent / Broker: _____
Name Date

