



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



Other Kingwood Locations:
P.O. Box 1290
145 Greenfield Drive
Monticello, AR 71657
(870) 367-8567
FAX 1-870-367-8424

P.O. Box 5887
4414 Galleria Oaks
Texarkana, TX 75505
(903) 831-5200
FAX 1-903-831-9988

**Listing
#5071**

NOTICE OF LAND SALE

MARYSVILLE CEMETERY ROAD TRACT UNION COUNTY, ARKANSAS

Bid Date: Friday, March 15, 2024 @ 10:00 a.m.

- Mature Pine Sawtimber with County Road Frontage-

Kingwood Forestry Services, Inc. has been authorized to manage the sale of 40 acres, more or less, of timberland in Union County, Arkansas. Please visit our website at www.kingwoodforestry.com to view maps and photographs of listing #5071.

Location: The **Marysville Cemetery Road Tract** is located fourteen (14) miles west of El Dorado and fifteen (15) miles east of Magnolia, Arkansas, near the Columbia County line, and is described as SE¼ of SE¼, Section 27, Township 17 South, Range 18 West, containing 40 acres, more or less, Union County, Arkansas (see attached maps).

Tract Description: Timber consists of excellent quality native pine sawtimber with scattered hardwood. Access is frontage on paved Marysville Cemetery Road across the southeast corner of tract. Site index for loblolly pine averages ninety-two (92) feet (base age 50) on very fine sandy loam soils. Terrain is gently rolling. Tract offers potential for immediate timber harvesting and excellent hunting opportunities.

Merchantable Timber: Kingwood Forestry conducted an inventory of merchantable timber (one plot per acre with cruise lines running north and south) in April, 2023. Based on the inventory, estimated tree counts and timber volumes are as follows:

Pine Sawtimber	1,650 Trees	415,800 Board Feet	3,157 Tons
Pine Chip n' Saw	60 Trees	2,500 Board Feet	30 Tons
Pine Topwood	---	---	205 Tons
Pine Pulpwood	310 Trees	---	106 Tons
Red Oak Sawtimber	30 Trees	3,000 Board Feet	24 Tons
Hardwood Pulpwood	1,110 Trees	---	389 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.

Method of Sale: The tract will be sold on basis of lump sum sealed bids. 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, March 15, 2024.** Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Marysville Cemetery Road Tract Land Sale**" 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. Completed offer forms may also be delivered by fax to 870-246-3341 or e-mailed to arkadelphia@kingwoodforestry.com. All faxed / e-mailed offers will be immediately acknowledged; Please await confirmation that your faxed / e-mailed offer has been received. No verbal telephone offers will be accepted. Buyers submitting offers are welcome to attend the bid opening. Anyone submitting an offer for the purchase of the property will be provided with a summary of bid results.

www.kingwoodforestry.com

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NOTICE OF LAND SALE

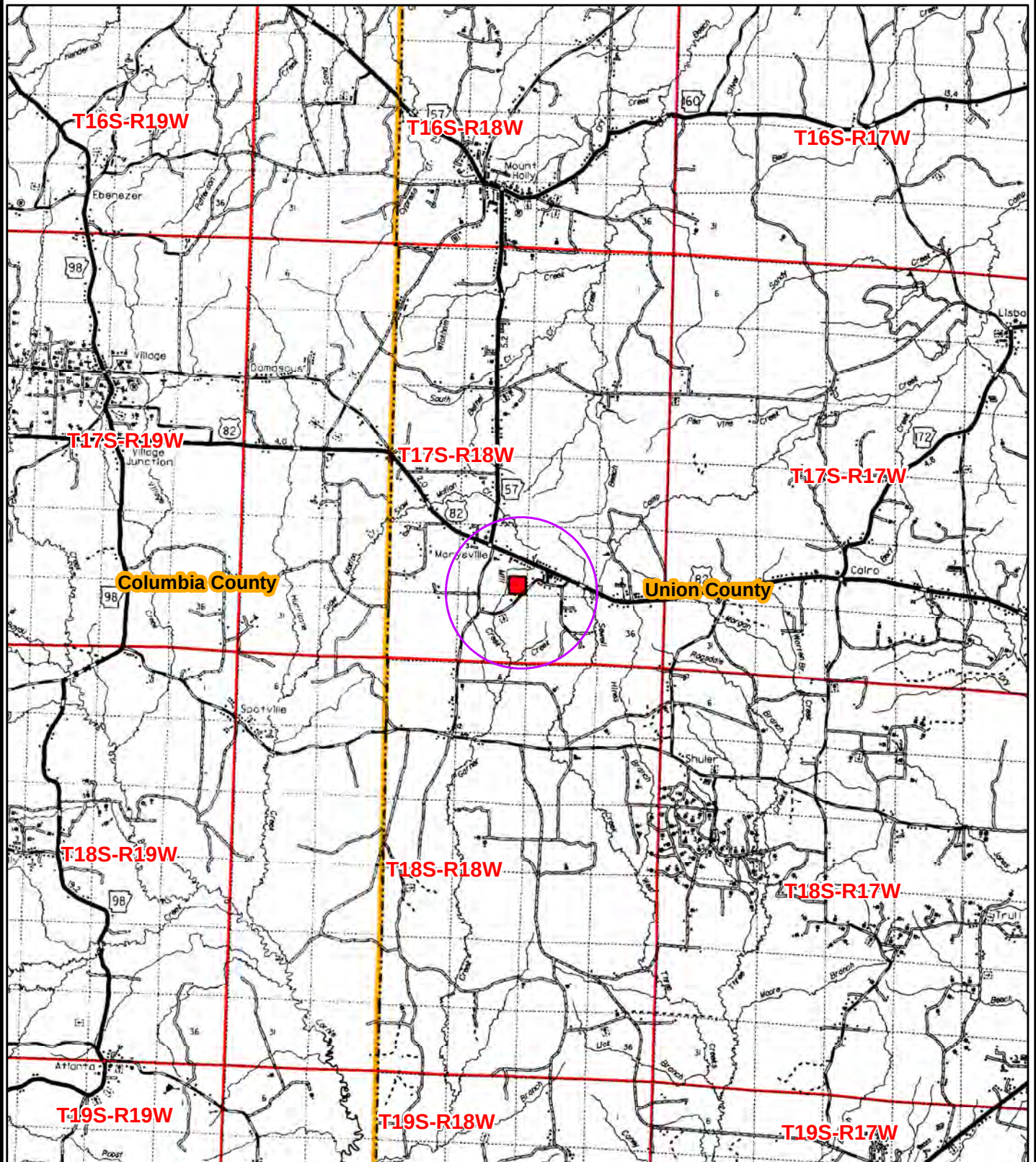
-MARYSVILLE CEMETERY ROAD TRACT-

Bid Date: Friday, March 15, 2024 @ 10:00 a.m.

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, March 20, 2024. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer, a formal Contract of Sale, with earnest money in the amount of five percent (5%) of purchase price, will be executed between the successful bidder 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 forty-five (45) days 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. Seller will not provide survey. The attached tract map is thought to be accurate but should not be considered as a survey plat. If buyer requires a survey, the cost will be buyer's responsibility.
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 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 NOT convey 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, selected by Seller, will conduct the closing between Buyer and Seller with each one-half (½) of settlement / 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. 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 agents Brian Clark or Jimmy Don Thomas, or broker Phil Wright, of Kingwood Forestry Services at 870-246-5757 or arkadelphia@kingwoodforestry.com

NOTICE OF LAND SALE - Listing #5071
"Marysville Cemetery Road"
SE¼ of SE¼, Sec. 27, T17S, R18W,
Union County, Arkansas, containing 40 acres, more or less

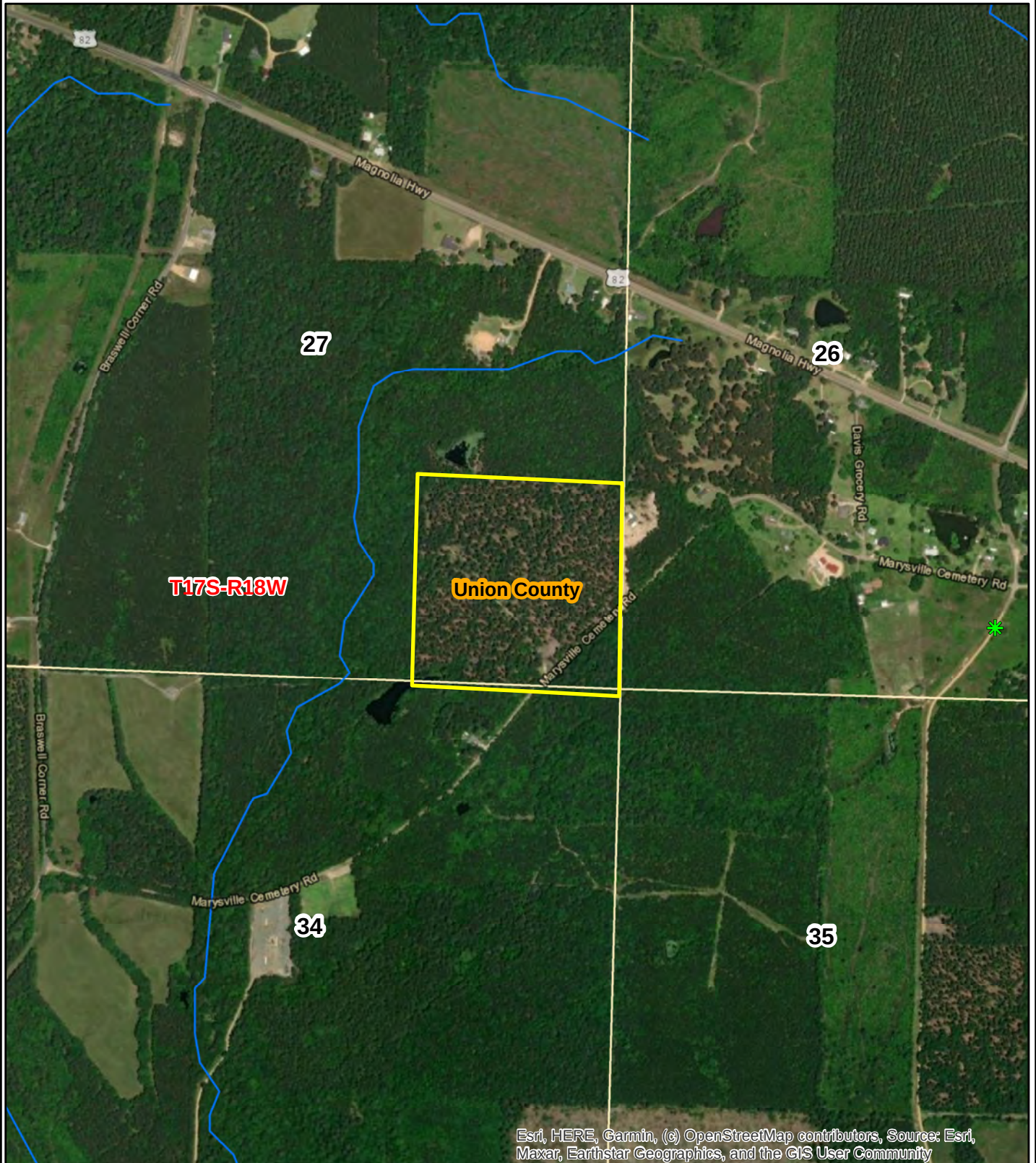


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Miles



Drawn By: BJC

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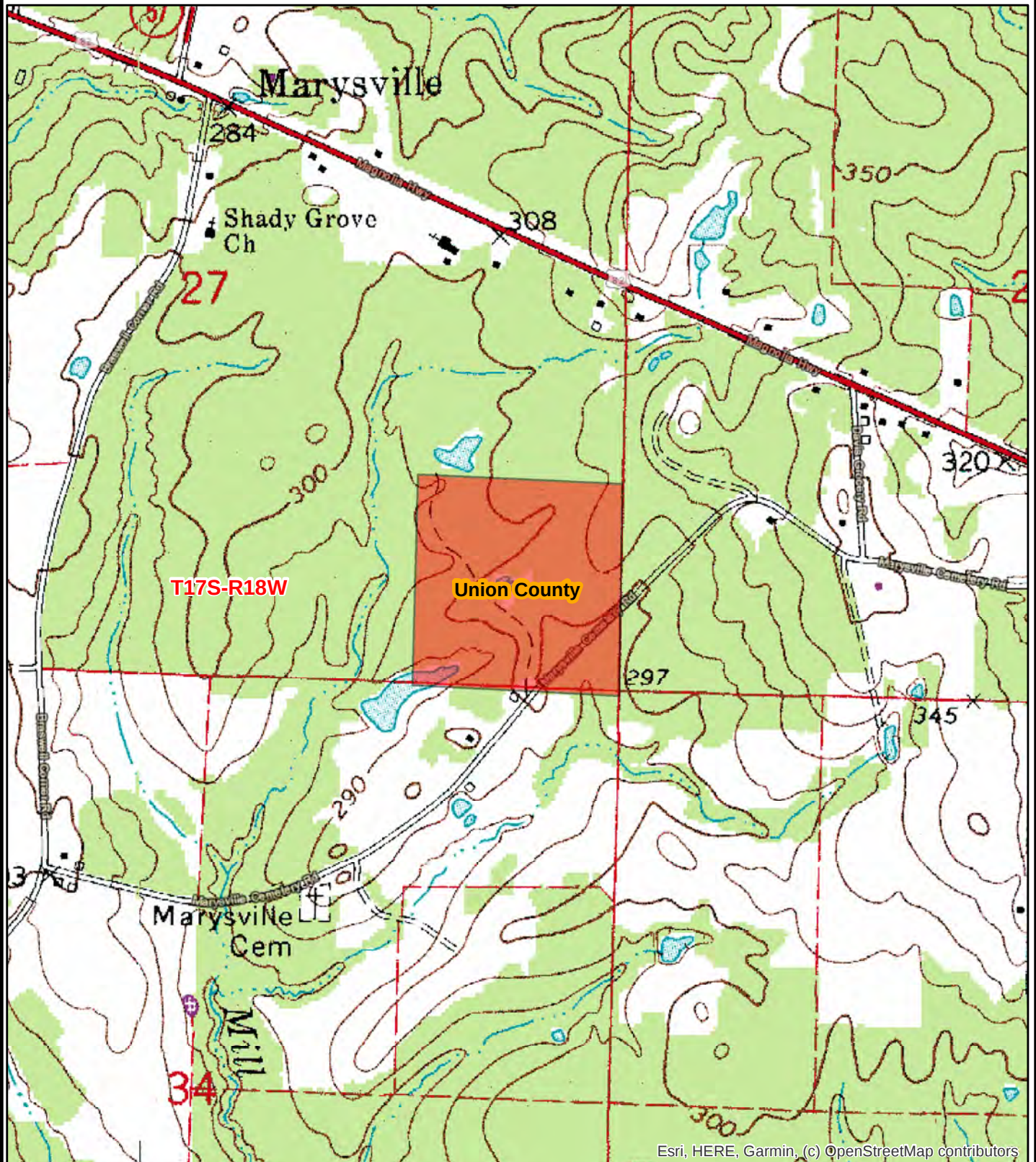
Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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Drawn By: BJC

Stand Summary by Group, Product and DBH

Sampling Method:	Plot
BAF / Plot Size:	0.1
# Plots/points:	38
Stand Acres:	38.0
Cruiser:	JDT
Template:	GENERIC

Tract Name:	Marysville Cemetery Rd
Stand ID:	Native
Location:	Union County AR
Date Cruised:	4/28/2023
Sawlog Vol Units:	Doyle

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



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	50.0	8.4			0.26	1.3	0.22			0.167			39.4	52.1
	7	30.0	7.3			0.21	0.8	0.19			0.243			45.8	58.5
	8	130.0	42.3			1.19	3.4	1.11			0.326			49.6	61.8
	9	40.0	17.0			0.47	1.1	0.45			0.424			53.5	65.3
	10	60.0	31.4			0.86	1.6	0.83			0.524			55.2	66.0
Pulpwood Total		310.0	106.4			2.99	8.2	2.80			0.343			49.2	61.2
Chip-N-Saw	10	30.0	3.9	11.2	0.9	0.43	0.8	0.10	0.29	23.19	0.372	29.379	28.8	53.2	63.8
	11	30.0	2.1	18.9	1.6	0.52	0.8	0.06	0.50	42.65	0.631	54.028	47.8	64.8	76.8
		60.0	6.0	30.1	2.5	0.95	1.6	0.16	0.79	65.85	0.502	41.703	38.3	59.0	70.3
Sawtimber	12	60.0	8.4	42.7	3.8	1.24	1.6	0.22	1.12	99.37	0.711	62.933	44.3	67.2	80.3
	13	110.0	15.1	93.9	8.9	2.67	2.9	0.40	2.47	235.26	0.853	81.273	45.2	67.8	79.6
	14	140.0	19.9	151.1	15.7	3.94	3.7	0.52	3.98	413.37	1.079	112.201	51.5	74.4	86.3
	15	140.0	14.5	187.3	20.8	4.52	3.7	0.38	4.93	548.53	1.338	148.886	58.5	77.4	89.4
	16	200.0	21.1	312.9	36.7	7.35	5.3	0.56	8.23	965.72	1.564	183.487	61.4	79.6	91.9
	17	180.0	15.7	326.9	40.3	7.47	4.7	0.41	8.60	1059.82	1.816	223.740	65.1	81.9	93.1
	18	310.0	36.1	637.2	83.6	14.42	8.2	0.95	16.77	2199.45	2.055	269.610	66.1	84.4	95.5
	19	180.0	16.6	421.1	57.4	9.33	4.7	0.44	11.08	1510.43	2.339	318.868	69.4	85.6	96.2
	20	100.0	9.1	265.3	37.7	5.74	2.6	0.24	6.98	992.73	2.653	377.238	72.3	88.5	98.6
	21	110.0	18.2	310.8	46.1	6.96	2.9	0.48	8.18	1212.39	2.825	418.827	69.5	88.0	97.7
	22	50.0	5.4	156.6	23.9	3.47	1.3	0.14	4.12	628.04	3.133	477.312	71.3	86.9	96.1
	23	30.0	13.5	93.7	15.0	2.28	0.8	0.36	2.46	395.59	3.122	501.082	62.7	89.2	98.2
	24	30.0	2.1	120.2	19.3	2.48	0.8	0.05	3.16	508.50	4.005	644.102	80.5	93.8	103.2
	25	10.0	3.4	37.8	6.6	0.90	0.3	0.09	1.00	172.46	3.784	655.363	60.5	86.5	95.5
Sawtimber Total		1,650.0	199.2	3,157.4	415.8	72.76	43.4	5.24	83.09	10941.68	1.914	251.990	62.6	81.3	92.5
Group Total		2,020.0	311.6	3,187.5	418.3	76.70	53.2	8.20	83.88	11007.52	1.631	207.072	61.8	75.7	87.0

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	10.0	0.0	5.8	0.6	0.32	0.3	0.00	0.15	15.97	0.576	60.686	16.5	16.5	20.5
	16	10.0	0.0	6.6	0.7	0.37	0.3	0.00	0.17	19.36	0.656	73.550	16.5	16.5	20.5
	19	10.0	0.0	12.3	1.6	0.52	0.3	0.00	0.32	42.97	1.233	163.304	24.5	24.5	25.5
Large ST Total		30.0	0.0	24.6	3.0	1.21	0.8	0.00	0.65	78.30	0.821	99.180	19.2	19.2	22.2
Group Total		30.0	0.0	24.6	3.0	1.21	0.8	0.00	0.65	78.30	0.821	99.180	19.2	19.2	22.2

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	140.0	16.1			0.72	3.7	0.42			0.115			22.2	26.4
	7	210.0	33.7			1.48	5.5	0.89			0.160			23.0	27.2
	8	240.0	56.4			2.20	6.3	1.48			0.235			27.2	30.7
	9	120.0	35.8			1.40	3.2	0.94			0.298			27.2	30.8
	10	90.0	35.3			1.29	2.4	0.93			0.392			29.8	32.8
	11	110.0	57.3			1.91	2.9	1.51			0.521			34.0	38.1
	12	110.0	76.5			2.27	2.9	2.01			0.696			39.8	43.6
	13	30.0	24.8			0.73	0.8	0.65			0.828			40.5	42.2
	14	40.0	34.8			1.13	1.1	0.92			0.870			36.5	41.0
	15	10.0	12.6			0.32	0.3	0.33			1.263			48.5	50.5
	16	10.0	6.6			0.37	0.3	0.17			0.656			16.5	23.5
Pulpwood Total		1,110.0	389.9			13.82	29.2	10.26			0.351			28.7	32.5
Group Total		1,110.0	389.9	0.0	0.0	13.82	29.2	10.26	0.00	0.00	0.351	0.000	0.0	28.7	32.5

OFFER FORM

–MARYSVILLE CEMETERY ROAD TRACT–

Bid Date: Friday, March 15, 2024 @ 10:00 a.m.

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. **Marysville Cemetery Road Tract Notice of Land Sale**, I submit the following offer for the purchase of the tract further described within this Notice and located in Union County, Arkansas (see attached map and Conditions of Sale).

My offer will remain valid through 10:00 a.m., Wednesday, March 20, 2024. Successful bidder will be notified at or before that time by telephone, fax, or e-mail. 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, understood, 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. **(Before 10:00 a.m., Friday, March 15, 2024)**

P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

E-mail completed offer form to: arkadelphia@kingwoodforestry.com

Marysville Cemetery Road Tract (Listing #5071 – 40± Acres): \$ _____

Date: _____ Fax No.: _____

Company: _____ Printed _____ Phone No.: _____

Name: _____ Signed _____ Name: _____ Printed _____

Address: _____ Street _____ City, State, Zip _____

Email: _____

www.kingwoodforestry.com

