

Friendship Tract
± 200 Acres
Listing # 7409
\$450,000.00
Columbia County, Arkansas



CONDITIONS OF SALE

1. The seller reserves the right to accept or reject any offer.
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 the purchase price, will be executed between the buyer and seller within ten (10) business days. A sample real estate sales contract may be provided in advance upon request. 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 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.
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. Seller is reserving any mineral rights they may own.
5. It is understood that the property is being sold “as is, where is, and with all faults” condition. Seller makes no representations or warranties of any kind with respect to the condition or value of the property or its fitness, suitability or acceptability for any particular use or purpose. No environmental inspection or representation has been or will be made by seller.
6. A local title company, selected by buyer, will conduct the closing.
7. Seller will pay prorated property taxes (to date of closing), the cost of title insurance, and Kingwood’s real estate commission.
8. Buyer will pay deed stamps, closing costs/fees, and a survey if desired. Should buyer be required to purchase a lender’s title insurance policy, the buyer will pay any fees for such policy.

Disclaimer: Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. 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, they assume all liability and shall indemnify Seller and its agents, property managers and Kingwood Forestry Services from and 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. The attached maps are thought to be accurate but should not be considered survey plats. 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. Kingwood Forestry is the real estate firm acting as agent for and represents the seller. Kingwood makes no representation for the Buyer. All information presented in this brochure is believed to be accurate but is not guaranteed. Prospective buyers are advised to verify information presented in this sale brochure including, but not limited to, access, acreage, timber information, utilities and property lines.

Broker cooperation statement: real estate agents must make the first contact with kingwood and register their potential buyer to participate in kingwood’s real estate commission. The buyer’s agent must also accompany the potential buyer on the initial showing of the property. Otherwise, the fee participation will be at the sole discretion of kingwood.

Friendship Tract

Listing #7409

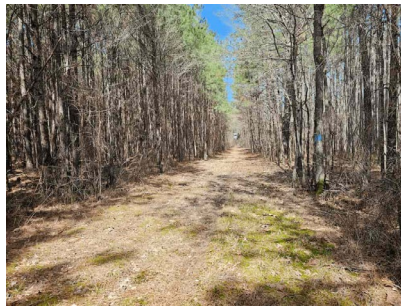
± 200 Acres
\$450,000.00

Highlights

- Columbia County, Arkansas
- Recreational timberland
- Immediate timber revenue
- Internal woods roads
- Legal access via old county road
- High site index (86 avg.)
- Maturing plantations
- Native pine
- Secluded hunting



Scan for Driving Directions



PROPERTY DESCRIPTION

This recreational timberland investment opportunity offers an outstanding combination of investment potential and outdoor enjoyment. Featuring a strong average site index of 86, the property supports healthy, fast-growing pine with a mix of native stands and maturing plantations, some ready for first thinning and others approaching more advanced stages of growth. This creates an opportunity for immediate timber revenue along with long-term upside.

Estimated pine tons per acre are summarized as follows with complete timber volumes included in this sales brochure.

Stand 1: 87 Tons/Acre Stand 2: 137 Tons/Acre Stand 3: 76 Tons/Acre Stand 4: 101 Tons/Acre

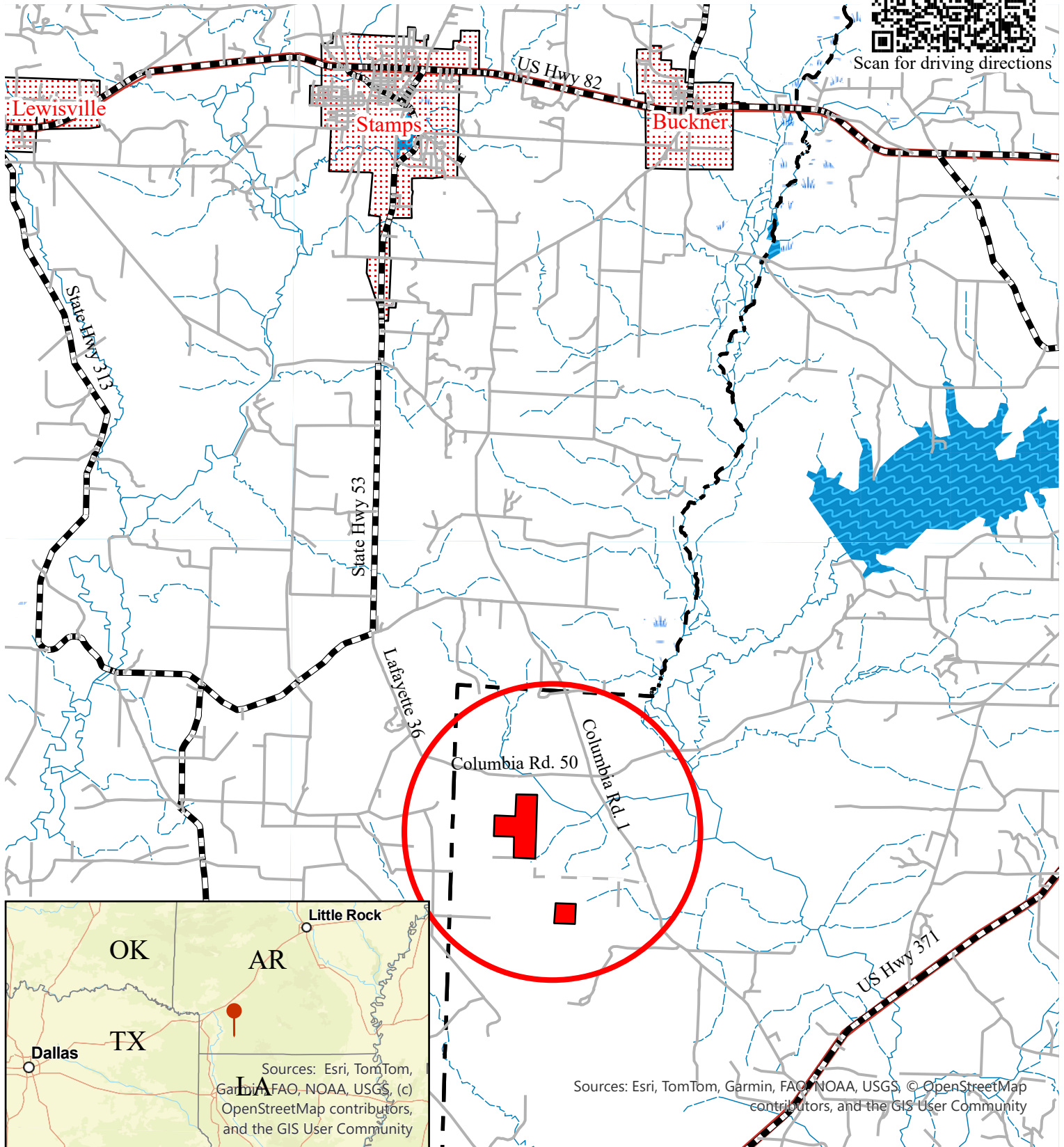
The tract is well-suited for recreation, offering a network of internal woods roads and excellent secluded hunting. Legal access is provided via an old county road, enhancing privacy while still maintaining legal access. Bring your ATV or UTV to fully explore all the property has to offer.

Video and additional photographs can be found online.

LAND FOR SALE
Listing #7409
+/- 200 Acres
Columbia County, Arkansas



Scan for driving directions

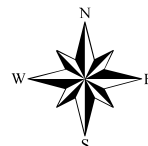
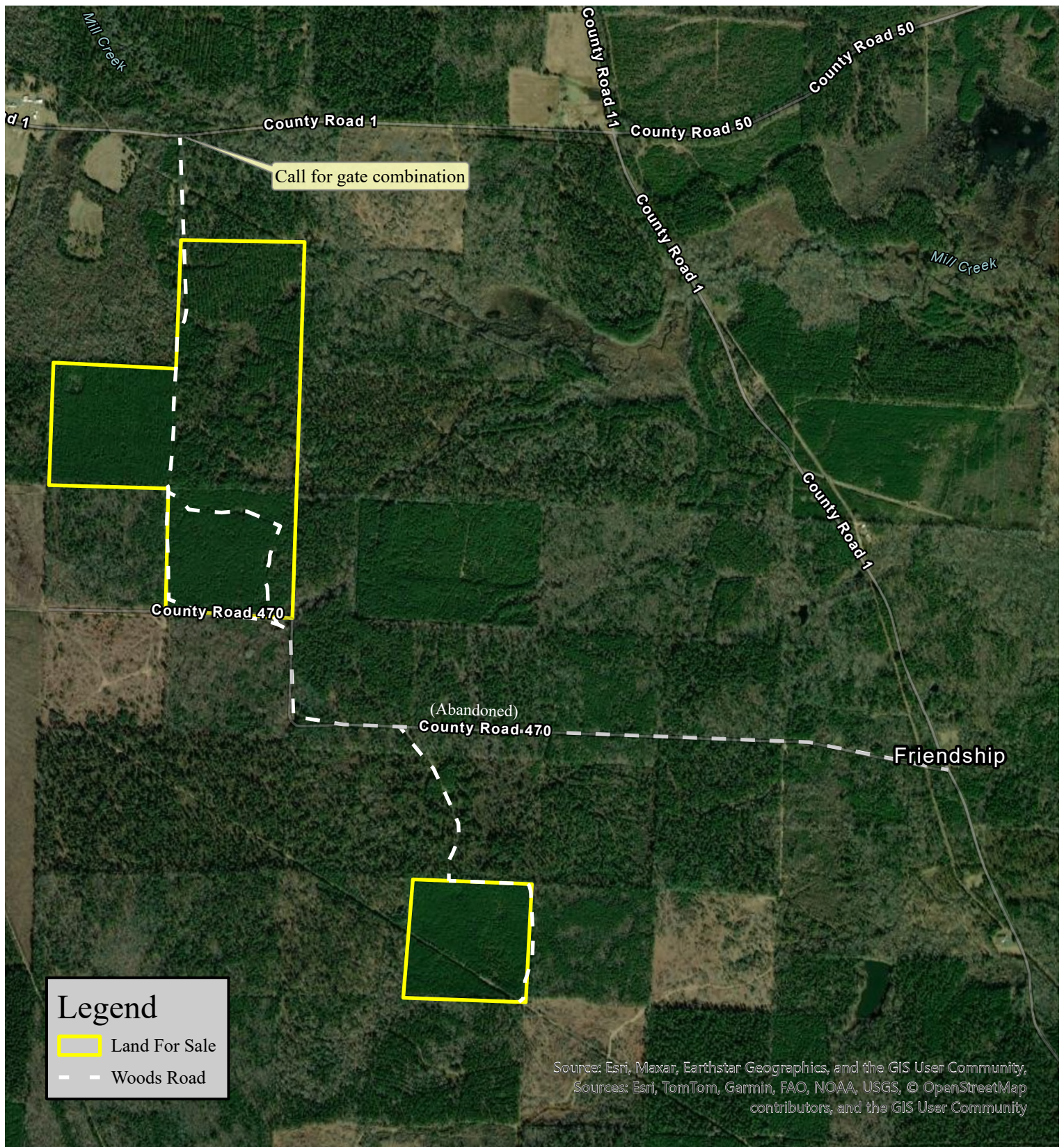


2.5
Miles

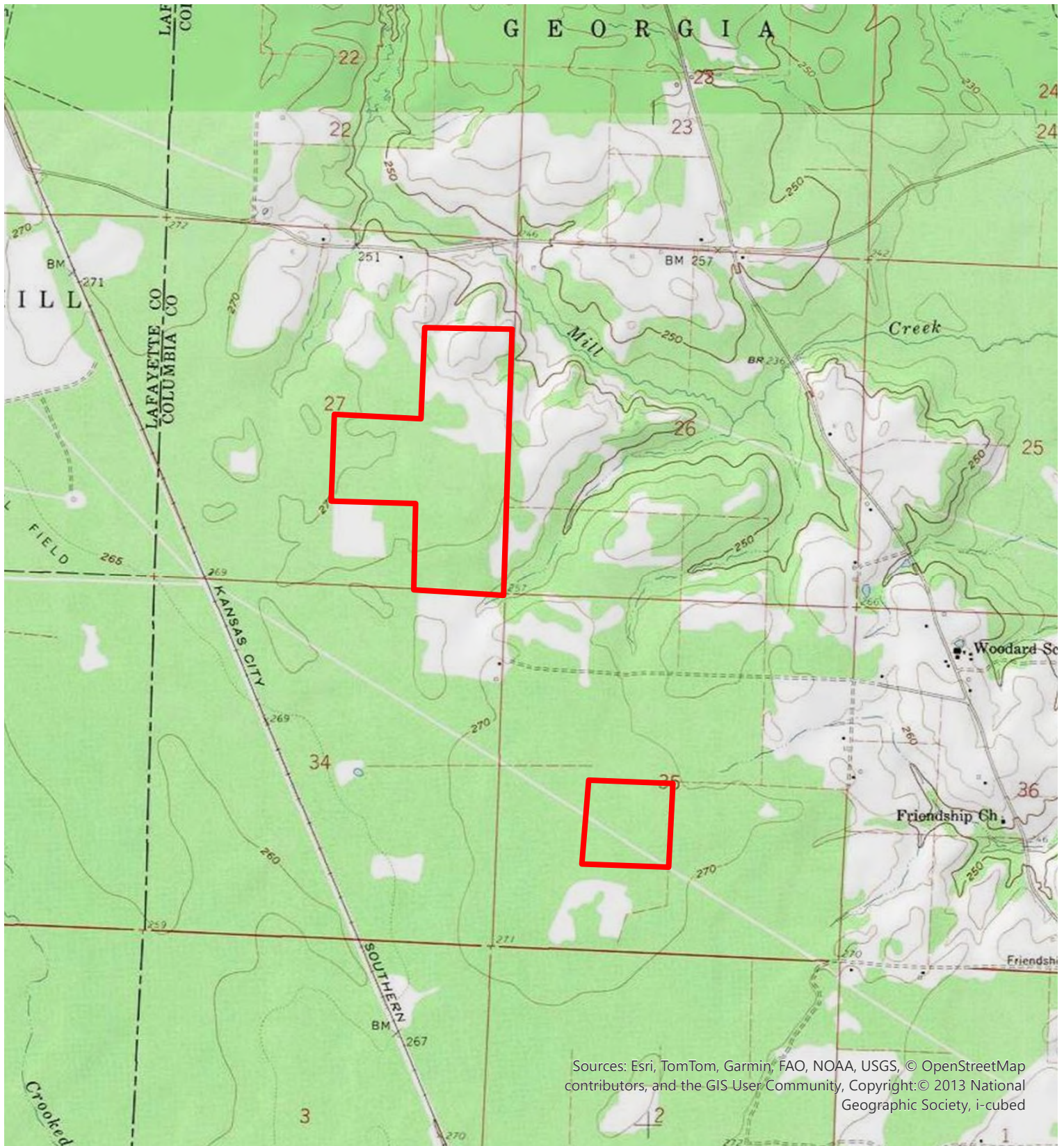


Printed By: DJS

LAND FOR SALE
Listing #7409
+/- 200 Acres
Columbia County, Arkansas



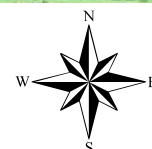
LAND FOR SALE
Listing #7409
+/- 200 Acres
Columbia County, Arkansas



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Copyright: © 2013 National Geographic Society, i-cubed

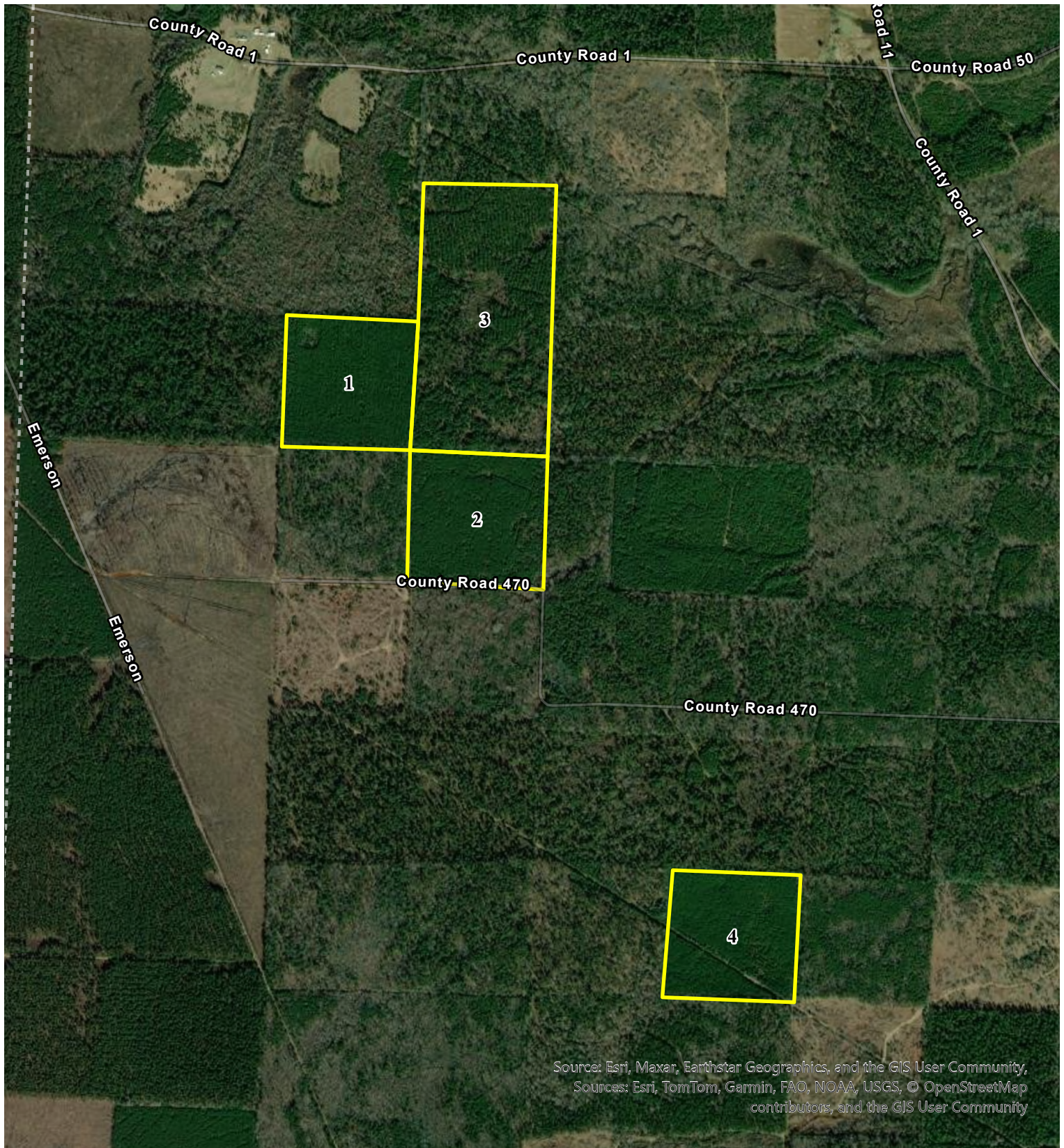
0.25

Miles



Printed By: DJS

**Timber Stand Number Map
Friendship Tract
Columbia County, Arkansas**



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community,
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap
contributors, and the GIS User Community

0.25

Miles



Date: April, 2025

Stand Summary by Group, Product and DBH

Sampling Method:	Point
BAF / Plot Size:	15
# Plots/points:	19
Stand Acres:	37.9
Cruiser:	RJH

Tract Name:	Friendship
Stand ID:	Stand 1
Location:	Columbia County, Arkansas
Date Cruised:	4/7/2025
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	304.5	43.3			1.58	8.0	1.14			0.142			39.5	60.5
	7	1,118.7	231.3			7.89	29.5	6.11			0.207			45.4	63.5
	8	428.2	119.6			3.95	11.3	3.16			0.279			49.5	65.5
	9	406.0	145.2			4.74	10.7	3.83			0.358			52.7	66.3
	10	54.8	23.7			0.79	1.4	0.63			0.432			53.6	65.5
	11	45.3	25.5			0.79	1.2	0.67			0.563			59.3	70.5
	12	25.4	18.2			0.53	0.7	0.48			0.717			64.7	75.5
	13	32.4	25.1			0.79	0.9	0.66			0.775			61.5	70.5
	14	28.0	24.9			0.79	0.7	0.66			0.892			62.0	70.5
Pulpwood Total		2,443.4	656.9			21.84	64.5	17.35			0.269			47.7	64.4
Sawtimber	10	1,333.9	110.0	500.4	44.1	19.21	35.2	2.90	13.21	1164.05	0.375	33.049	35.7	56.0	69.9
	11	1,238.3	73.0	628.9	57.6	21.58	32.7	1.93	16.61	1520.24	0.508	46.494	40.8	58.5	70.2
	12	1,332.3	88.0	817.5	75.7	27.63	35.2	2.32	21.59	2000.22	0.614	56.854	44.5	60.9	72.5
	13	356.8	54.3	233.7	23.2	8.68	9.4	1.43	6.17	612.18	0.655	64.977	45.9	62.9	73.5
	14	130.5	28.6	96.1	10.3	3.68	3.4	0.75	2.54	272.87	0.736	79.176	43.9	66.2	75.5
	15	24.4	1.2	27.3	3.0	0.79	0.6	0.03	0.72	80.20	1.120	124.661	56.5	70.5	80.5
Sawtimber Total		4,416.1	355.0	2,303.9	214.0	81.58	116.6	9.37	60.84	5649.75	0.522	48.449	41.0	59.1	71.3
Group Total		6,859.5	1,012.0	2,303.9	214.0	103.42	181.1	26.72	60.84	5649.75	0.432	31.191	41.0	55.0	68.8

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	219.3	14.0			0.79	5.8	0.37			0.064			16.5	18.5
Pulpwood Total		219.3	14.0			0.79	5.8	0.37			0.064			16.5	18.5

Stand Summary by Group, Product and DBH

Sampling Method:	Point
BAF / Plot Size:	15
# Plots/points:	20
Stand Acres:	40.5
Cruiser:	RJH

Tract Name:	Friendship
Stand ID:	Stand 2
Location:	Columbia County, Arkansas
Date Cruised:	4/7/2025
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	5	1,783.4	149.0			6.00	44.0	3.68			0.084			30.3	54.3
	6	3,096.3	411.8			15.00	76.4	10.16			0.133			37.1	57.0
	7	5,573.3	1,096.1			36.75	137.5	27.04			0.197			43.3	60.7
	8	3,831.6	985.9			33.00	94.5	24.32			0.257			46.1	60.7
	9	2,339.4	775.7			25.50	57.7	19.14			0.332			49.1	62.0
	10	390.1	158.7			5.25	9.6	3.92			0.407			50.8	61.9
	11	276.4	145.6			4.50	6.8	3.59			0.527			55.8	66.3
	12	154.8	95.0			3.00	3.8	2.34			0.614			56.0	65.5
	13	98.9	68.7			2.25	2.4	1.70			0.695			55.6	63.8
	14	28.4	25.4			0.75	0.7	0.63			0.892			62.0	70.5
Pulpwood Total		17,572.7	3,911.9			132.00	433.6	96.52			0.223			42.9	59.8
Sawtimber	10	2,340.8	159.9	801.7	67.7	31.50	57.8	3.95	19.78	1671.24	0.343	28.937	32.5	50.8	63.4
	11	690.9	78.4	264.5	23.3	11.25	17.0	1.93	6.53	575.49	0.383	33.760	34.3	52.1	63.5
	12	503.1	46.5	247.3	22.5	9.75	12.4	1.15	6.10	554.86	0.491	44.696	37.0	52.7	63.2
	13	66.0	3.1	43.8	4.0	1.50	1.6	0.08	1.08	98.30	0.664	60.404	42.5	56.5	65.5
	15	24.8	25.2	0.0	0.0	0.75	0.6	0.62	0.00	0.00	0.000	0.000	25.0	62.5	70.5
Sawtimber Total		3,625.5	313.1	1,357.3	117.5	54.75	89.5	7.72	33.49	2899.89	0.374	32.418	33.6	51.5	63.4
Group Total		21,198.2	4,224.9	1,357.3	117.5	186.75	523.0	104.24	33.49	2899.89	0.249	5.544	33.6	44.3	60.4

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	464.4	47.7			2.25	11.5	1.18			0.103			19.2	22.2
	8	87.1	19.1			0.75	2.1	0.47			0.219			24.5	25.5
	11	46.1	14.3			0.75	1.1	0.35			0.310			16.5	20.5
Pulpwood Total		597.6	81.1			3.75	14.7	2.00			0.136			19.7	22.5

Stand Summary by Group, Product and DBH

Sampling Method:	Point
BAF / Plot Size:	15
# Plots/points:	41
Stand Acres:	80.9
Cruiser:	RJH

Tract Name:	Friendship
Stand ID:	Stand 3
Location:	Columbia County, Arkansas
Date Cruised:	4/7/2025
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	5	940.7	60.0			1.59	11.6	0.74			0.064			23.4	42.8
	6	1,457.3	187.4			3.54	18.0	2.32			0.129			35.9	55.2
	7	1,550.7	297.8			5.12	19.2	3.68			0.192			42.4	59.3
	8	1,074.1	287.9			4.63	13.3	3.56			0.268			47.8	63.0
	9	1,005.1	380.3			5.49	12.4	4.70			0.378			55.5	69.8
	10	126.6	54.3			0.85	1.6	0.67			0.429			52.8	64.8
	11	59.8	35.0			0.49	0.7	0.43			0.585			61.4	73.0
	12	75.4	52.1			0.73	0.9	0.64			0.691			62.5	73.0
	13	96.3	76.6			1.10	1.2	0.95			0.795			62.9	72.2
	14	101.5	86.1			1.34	1.3	1.06			0.848			59.3	67.3
	15	80.4	76.9			1.22	1.0	0.95			0.957			59.3	66.5
	17	12.5	14.9			0.24	0.2	0.18			1.189			59.2	65.5
	18	39.1	59.3			0.85	0.5	0.73			1.516			67.5	74.1
Pulpwood Total		6,619.6	1,668.7			27.19	81.8	20.62			0.252			42.7	59.1
Sawtimber	10	1,610.1	164.6	588.5	52.5	10.85	19.9	2.03	7.27	648.79	0.365	32.603	36.5	57.1	71.2
	11	971.8	96.9	449.8	41.3	7.93	12.0	1.20	5.56	509.99	0.463	42.459	40.4	58.8	71.0
	12	1,557.8	147.8	945.3	87.0	15.12	19.3	1.83	11.68	1075.81	0.607	55.875	44.2	63.1	74.6
	13	460.3	85.8	300.7	30.0	5.24	5.7	1.06	3.72	370.75	0.653	65.169	45.3	65.2	76.3
	14	240.0	24.2	212.4	22.7	3.17	3.0	0.30	2.62	281.15	0.885	94.789	47.8	68.2	77.8
	15	369.9	67.6	344.4	39.5	5.61	4.6	0.84	4.26	488.42	0.931	106.847	46.2	67.9	77.2
	16	346.3	82.6	343.5	40.9	5.98	4.3	1.02	4.25	506.01	0.992	118.236	47.6	67.1	75.4
	17	150.2	44.0	167.2	21.9	2.93	1.9	0.54	2.07	270.33	1.113	145.585	43.7	69.1	77.0
	18	178.7	66.6	210.2	29.6	3.90	2.2	0.82	2.60	365.41	1.177	165.470	41.9	68.6	76.3
	19	95.2	74.2	89.4	13.5	2.32	1.2	0.92	1.11	167.00	0.939	141.908	36.0	68.8	76.3
	20	9.0	4.3	13.7	2.2	0.24	0.1	0.05	0.17	27.76	1.510	248.328	35.0	72.5	80.5
	Sawtimber Total	5,989.3	858.6	3,665.1	381.2	63.29	74.0	10.61	45.30	4711.42	0.612	63.647	41.8	62.1	73.7
Group Total		12,608.9	2,527.3	3,665.1	381.2	90.49	155.8	31.24	45.30	4711.42	0.423	30.233	41.8	51.9	66.1

Hardwood

Stand Total						Per Acre					Avg. Tree		Avg. Heights		
Pulpwood	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
	5	1,157.8	74.1			1.95	14.3	0.92			0.064			16.5	20.5
	6	1,105.6	101.9			2.68	13.7	1.26			0.092			16.5	20.5
	7	480.0	68.1			1.59	5.9	0.84			0.142			19.6	22.4
	8	254.4	44.8			1.10	3.1	0.55			0.176			18.3	21.6
	10	36.2	9.3			0.24	0.4	0.11			0.256			16.5	20.5
	12	37.7	18.6			0.37	0.5	0.23			0.494			24.5	30.5
	18	16.8	13.9			0.37	0.2	0.17			0.830			16.5	20.5
Pulpwood Total		3,088.4	330.8			8.29	38.2	4.09			0.107			17.2	21.0

Stand Summary by Group, Product and DBH

Sampling Method:	Point
BAF / Plot Size:	15
# Plots/points:	19
Stand Acres:	37.0
Cruiser:	RJH

Tract Name:	Friendship
Stand ID:	Stand 4
Location:	Columbia County Arkansas
Date Cruised:	4/7/2025
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	5	2,139.9	181.5			7.89	57.9	4.91			0.085			30.7	55.0
	6	3,269.4	449.1			17.37	88.5	12.15			0.137			38.2	58.7
	7	3,421.0	656.1			24.74	92.6	17.75			0.192			42.4	59.3
	8	2,201.2	564.0			20.79	59.6	15.26			0.256			45.9	60.5
	9	1,365.0	454.4			16.32	36.9	12.29			0.333			49.3	62.2
	10	142.7	58.5			2.11	3.9	1.58			0.410			51.2	62.4
	11	44.2	21.0			0.79	1.2	0.57			0.476			50.7	60.5
	12	37.2	20.9			0.79	1.0	0.56			0.562			51.6	60.5
Pulpwood Total		12,620.6	2,405.5			90.79	341.5	65.08			0.191			40.8	59.0
Sawtimber	10	1,765.5	122.1	583.5	49.1	26.05	47.8	3.30	15.79	1327.71	0.331	27.796	31.5	49.5	61.8
	11	722.2	37.7	310.8	27.3	12.89	19.5	1.02	8.41	737.41	0.430	37.741	35.1	50.3	62.0
	12	334.4	35.1	158.7	14.5	7.11	9.0	0.95	4.29	392.31	0.475	43.365	37.0	52.3	62.7
	13	95.0	65.9	0.0	0.0	2.37	2.6	1.78	0.00	0.00	0.000	0.000	25.0	55.2	63.8
	14	27.3	1.1	19.3	1.8	0.79	0.7	0.03	0.52	48.82	0.708	66.106	40.5	52.5	60.5
	Sawtimber Total	2,944.2	261.9	1,072.3	92.6	49.21	79.7	7.09	29.01	2506.26	0.364	31.462	32.9	50.2	62.0
Group Total		15,564.8	2,667.4	1,072.3	92.6	140.00	421.1	72.17	29.01	2506.26	0.223	5.951	32.9	42.6	59.6

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	214.0	13.7			0.79	5.8	0.37			0.064			16.5	20.5
	6	445.8	45.8			2.37	12.1	1.24			0.103			19.2	22.2
	7	218.4	27.4			1.58	5.9	0.74			0.125			16.5	20.5
	12	37.2	18.3			0.79	1.0	0.50			0.494			24.5	28.5
Pulpwood Total		915.3	105.2			5.53	24.8	2.85			0.115			18.1	21.6

LAND SALE OFFER FORM

Completed Offer Forms can be submitted by:

E-mail: Texarkana@kingwoodforestry.com

Hand Deliver: 4414 Galleria Oaks, Texarkana TX 75503

Fax: (870) – 367-8424

Mail: PO Box 5887, Texarkana TX 75505

(Call to confirm receipt after submitting offer)

I submit the following as an offer for the purchase of the tract/s described within the corresponding sales brochure. My offer(s) will remain valid for five business days from the offer date and time. 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 acknowledge, understand, and agree to, the Conditions of Sale and Disclaimer in the sale brochure. Any contingencies must be in writing and accompany this completed Offer Form.

Tract Name: Friendship Tract

Listing Price: \$450,000.00

Advertised Acreage: ± 200 Acres

Amount Offered: \$_____

Date Of Offer:_____

COMPANY: _____ PHONE NO: _____

NAME: _____ NAME: _____
printed signed

ADDRESS: _____
street city state zip

EMAIL: _____

AREA BELOW FOR KINGWOOD USE ONLY

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