

**Kingwood Forestry Services, Inc.**

**Listing #7227**

# LAND FOR SALE

**Cassie Tract**

- **+/- 66.795 ACRES IN COLUMBIA COUNTY, ARKANSAS**
- **LOCATED SW OF MAGNOLIA, NEAR MACEDONIA**
- **NEWLY SURVEYED AND PAINTED BOUNDARIES**
- **PAVED COUNTY ROAD FRONTAGE**
- **NATIVE PINE AND HARDWOOD**
- **IMMEDIATE TIMBER SALE INCOME POTENTIAL**
- **WINTER LOGGING POTENTIAL**

**\$119,000.00**

*See this listing and more at:  
[www.kingwoodforestry.com](http://www.kingwoodforestry.com)*



### ***Excellent Access with Winter Ground***

Located six miles southwest of Magnolia, this tract will make a good hunting tract or timber investment. Features of this tract include paved county road frontage, gravel access road, winter time logging access, a new survey with clearly marked boundaries, electricity nearby, a few ATV trails, and a heavy stocking of pine and hardwood timber.

Estimated timber volumes are attached showing 87 pine tons per acre and 8 hardwood tons per acre. The oil well on the property is producing, but no mineral rights are being conveyed.

**Kingwood Forestry  
Services, Inc.**

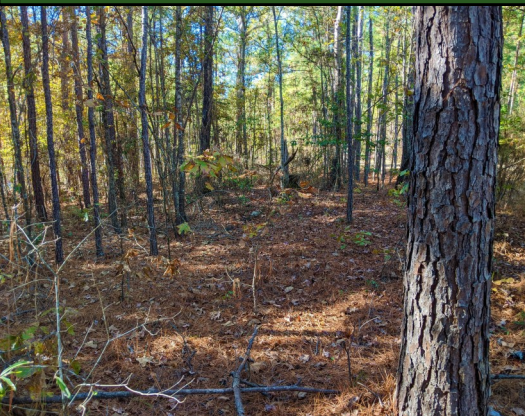
**4414 Galleria Oaks Dr.  
P.O. Box 5887  
Texarkana, TX 75505**

**Phone: (903) 831-5200**

**Fax: (903) 831-9988**

**E-mail:**

**[Texarkana@kingwoodforestry.com](mailto:Texarkana@kingwoodforestry.com)**



**~\$1,780/ACRE**



**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.

Cassie Tract

KFS Listing #7227

Columbia County, Arkansas

\$119,000.00

**Method of Sale:** The Cassie Tract is offered for sale for \$119,000.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 5887, Texarkana, TX, 75505 with “**Cassie Tract**” clearly marked in the lower left corner of the envelope to protect the security of the offer. An offer form is attached. On mailed offers, please call our office to confirm receipt of offer. Offers may also be hand-delivered or sent by fax to (903) 831-9988. All faxed offers will be immediately acknowledged. Please await confirmation that your faxed offer has been received.

**Conditions of Sale:**

1. All offers will be presented to the Seller for consideration. The landowner reserves the right to accept or reject all offers.
2. Offers submitted will remain valid for five (5) business days. 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 buyer and seller within seven (7) 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. Offer price is for the entire tract, regardless of acreage. Seller will not provide survey. The attached tract map is thought to be accurate but should not be considered as a survey plat.
4. Conveyance will be by Special 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 buyer-provided title insurance policy. No environmental inspection or representation has been or will be made by seller. Owner will not convey any mineral rights they may own on this property.
5. Buyer will have 30 days due diligence for marketable and insurable title. Closing to occur 15 days after expiration of due diligence. Buyer is responsible for title insurance premiums, deed preparation, closing costs, and a survey if needed. Seller responsible for seller's attorney cost, pro-rated property tax, and real estate commission to Kingwood. Should Buyer be required by a lender to purchase a lender's title insurance policy, the Buyer will pay any fees for such policy.
6. A local title company, selected by Buyer, will conduct the closing with Buyer paying all closing costs.
7. Property inspections shall be done in daylight hours. Seller and Kingwood Forestry Services, Inc. in no way warrant the conditions of the property, including access routes, and all persons entering upon the property do so at their own risk and accept said property in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its managers, agents, and employees from and against any and all claims, demands, causes of action, and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of 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 the 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.
10. Information About Brokerage Services and Consumer Protection Notice are provided at [www.kingwoodforestry.com](http://www.kingwoodforestry.com).
11. Questions regarding the land sale should be directed to licensed broker Carl Herberg of Kingwood Forestry Services at 903-831-5200.

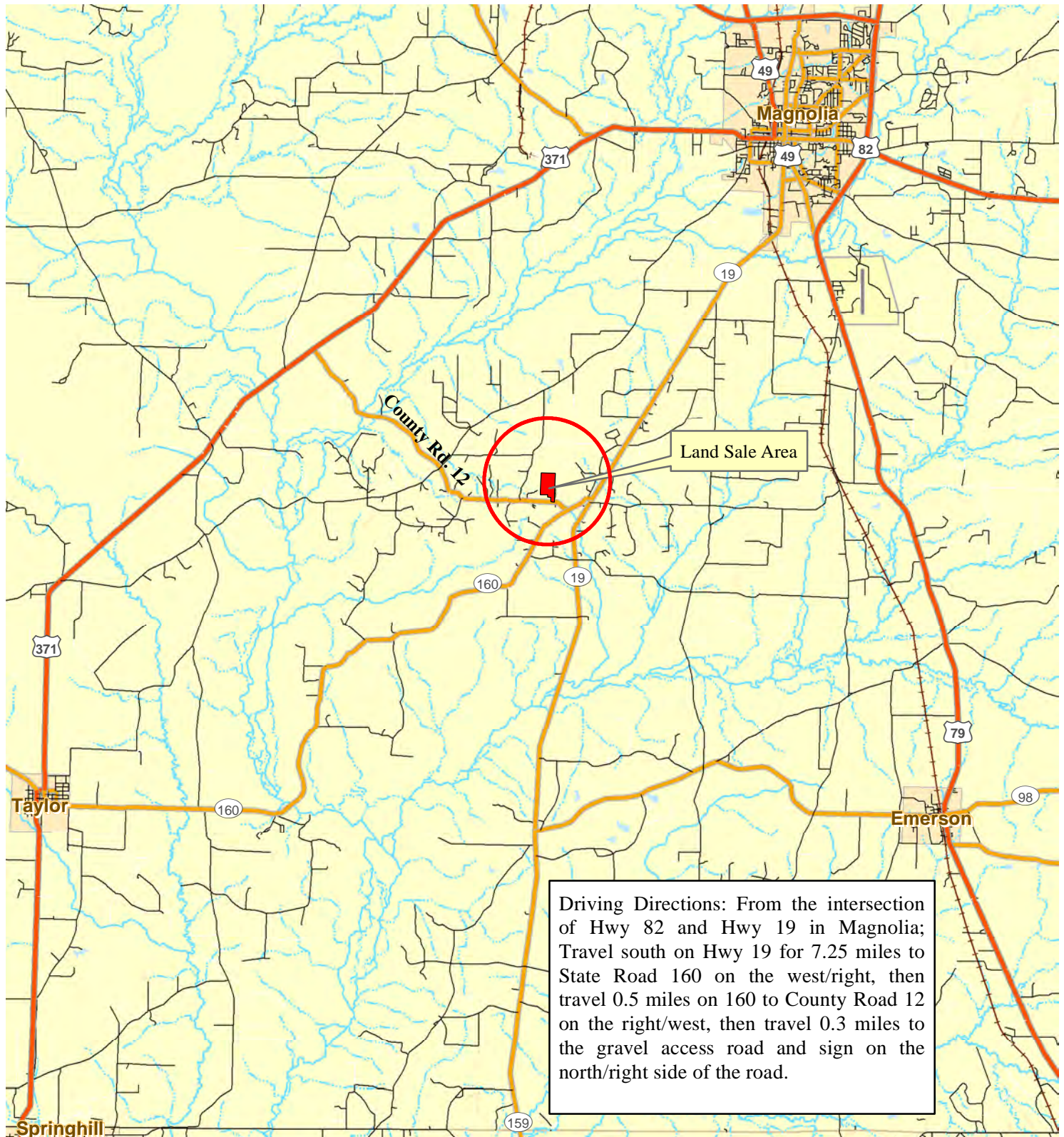
**For more information, call (903) 831-5200 or visit our website at:  
[www.kingwoodforestry.com](http://www.kingwoodforestry.com)**

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.**



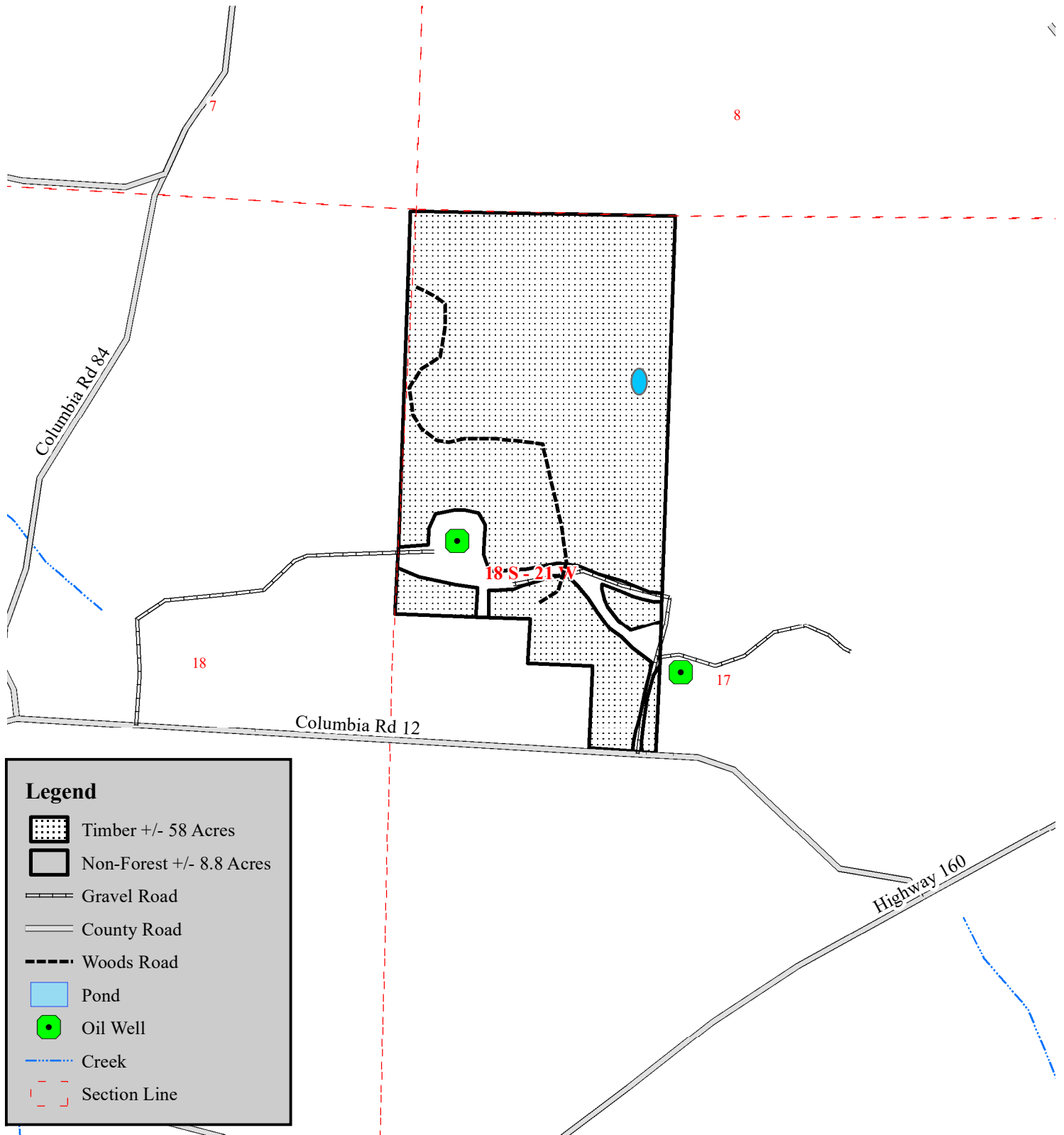
**Land For Sale**  
**Cassie Tract**  
**Listing #7227**  
**+/-66.795 Acres**  
**Columbia County, Arkansas**




0 2  
Miles



Land For Sale  
Cassie Tract  
Listing #7227  
+/-66.795 Acres  
Columbia County, Arkansas



**Legend**

-  Timber +/- 58 Acres
-  Non-Forest +/- 8.8 Acres
-  Gravel Road
-  County Road
-  Woods Road
-  Pond
-  Oil Well
-  Creek
-  Section Line

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Miles





**Land For Sale**  
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**+/-66.795 Acres**  
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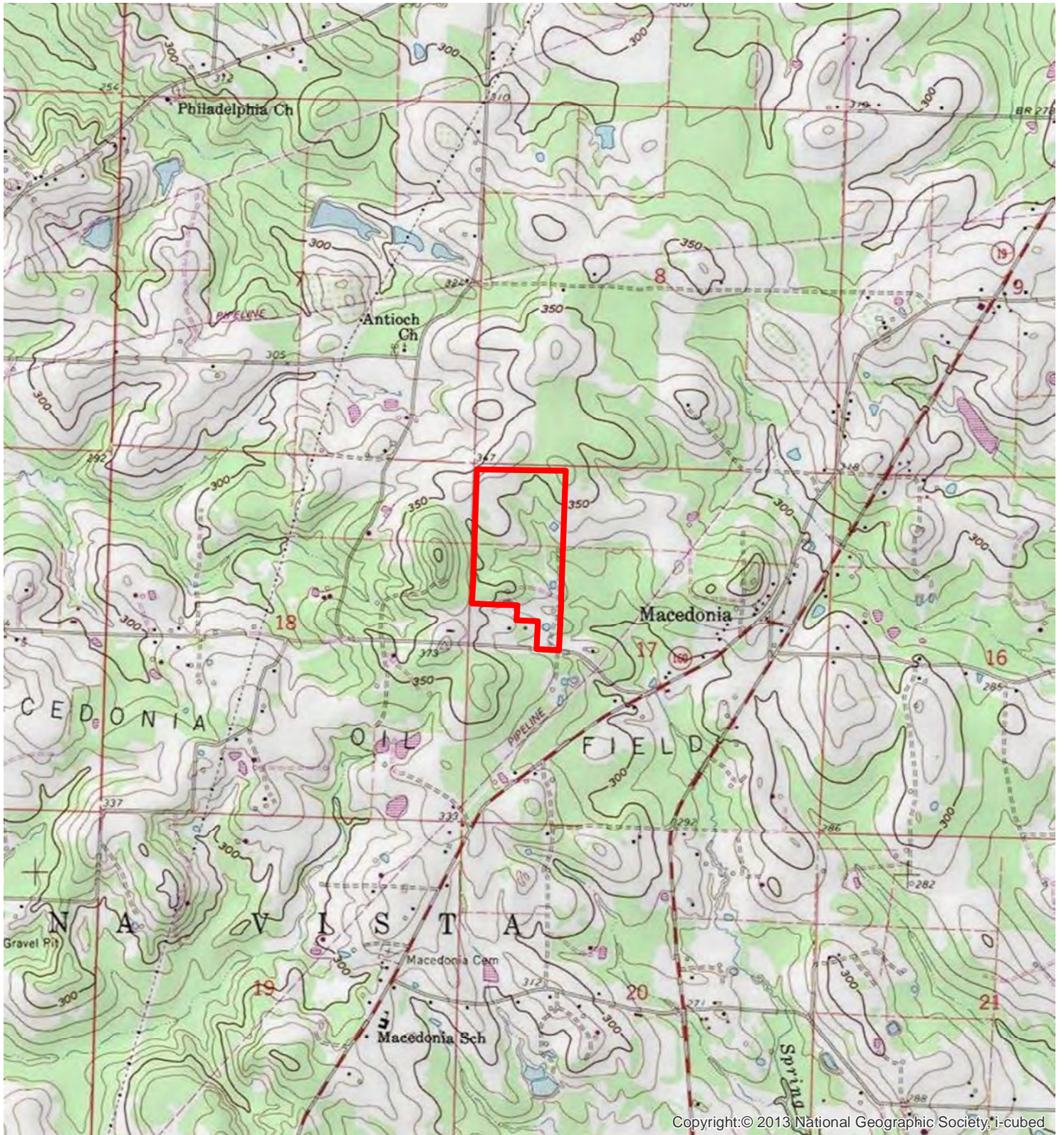
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Land For Sale  
Cassie Tract  
Listing #7227  
+/-66.795 Acres  
Columbia County, Arkansas



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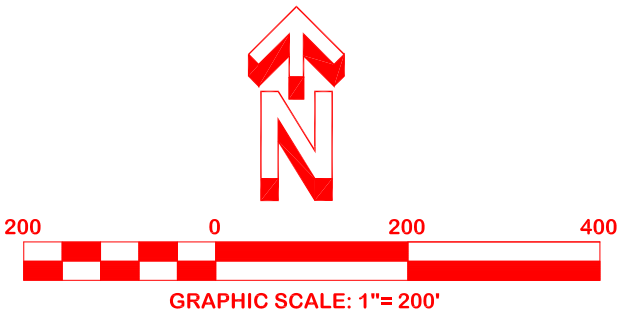
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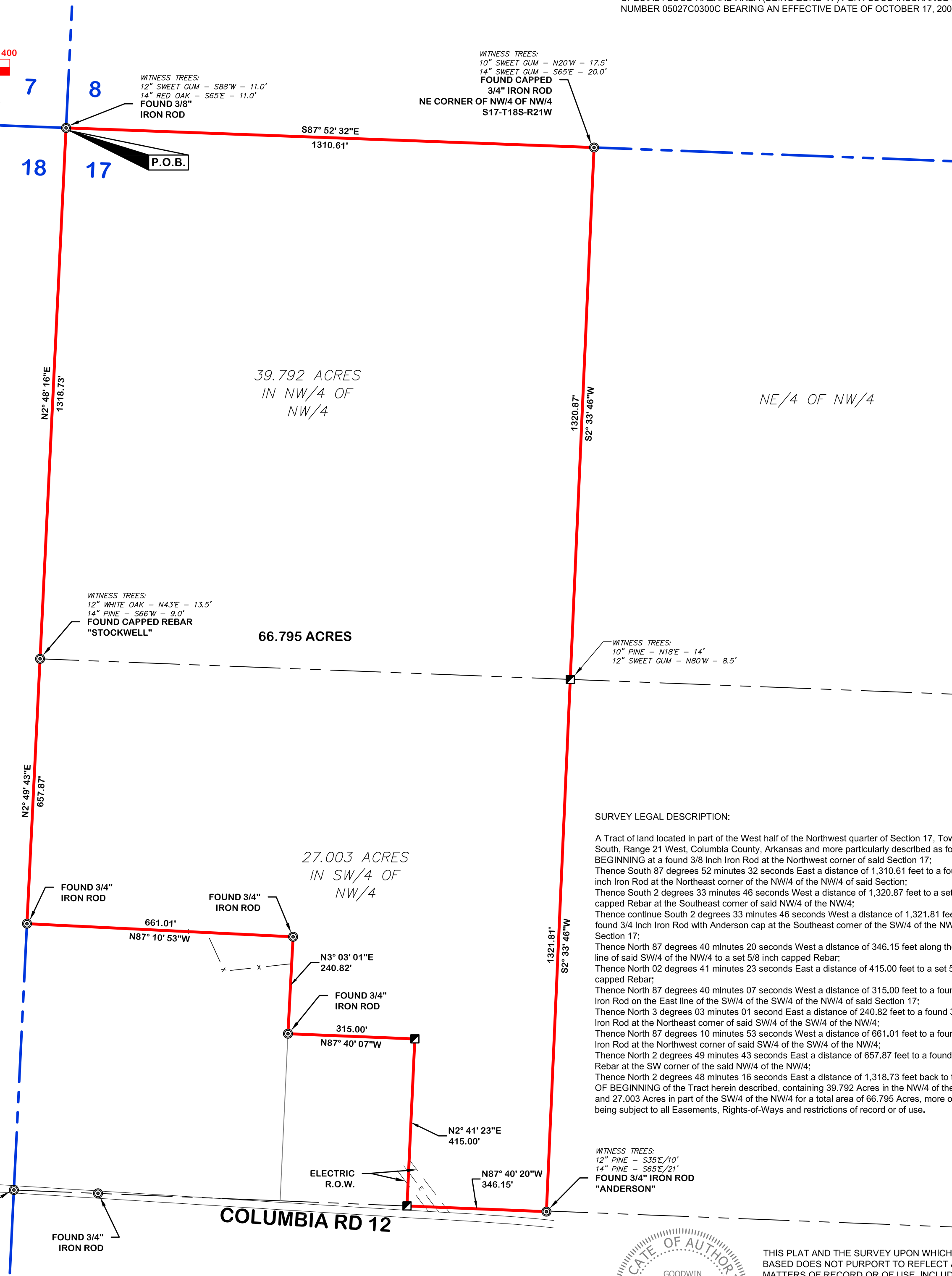
R-21-W

GENERAL NOTES:

1. LINES WERE BLAZED AND PAINTED RED AS PART OF THIS SURVEY.
2. BY GRAPHICAL PLOTTING ONLY, THE SUBJECT TRACT FALLS OUTSIDE OF A SPECIAL FLOOD HAZARD AREA (BEING ZONE "X") PER FLOOD INSURANCE RATE MAP NUMBER 05027C0300C BEARING AN EFFECTIVE DATE OF OCTOBER 17, 2006.



BASIS OF BEARINGS:  
BEARINGS ARE BASED ON GRID NORTH (SPCS83-AR-S-0302) LATEST  
VERSION NAD 83(2011) EPOCH 2010.00 DETERMINED BY GNSS  
OBSERVATIONS PERFORMED WITH GROUND SURVEY UTILIZING  
JAVAD DPOS SYSTEM.



SURVEY LEGAL DESCRIPTION:

A Tract of land located in part of the West half of the Northwest quarter of Section 17, Township 18 South, Range 21 West, Columbia County, Arkansas and more particularly described as follows:  
BEGINNING at a found 3/8 inch Iron Rod at the Northwest corner of said Section 17;  
Thence South 87 degrees 52 minutes 32 seconds East a distance of 1,310.61 feet to a found 3/4 inch Iron Rod at the Northeast corner of the NW/4 of the NW/4 of said Section;  
Thence South 2 degrees 33 minutes 46 seconds West a distance of 1,320.87 feet to a set 5/8 inch capped Rebar at the Southeast corner of said NW/4 of the NW/4;  
Thence continue South 2 degrees 33 minutes 46 seconds West a distance of 1,321.81 feet to a found 3/4 inch Iron Rod with Anderson cap at the Southeast corner of the SW/4 of the NW/4 of said Section 17;  
Thence North 87 degrees 40 minutes 20 seconds West a distance of 346.15 feet along the South line of said SW/4 of the NW/4 to a set 5/8 inch capped Rebar;  
Thence North 02 degrees 41 minutes 23 seconds East a distance of 415.00 feet to a set 5/8 inch capped Rebar;  
Thence North 87 degrees 40 minutes 07 seconds West a distance of 315.00 feet to a found 3/4 inch Iron Rod on the East line of the SW/4 of the NW/4 of said Section 17;  
Thence North 3 degrees 03 minutes 01 second East a distance of 240.82 feet to a found 3/4 inch Iron Rod at the Northeast corner of said SW/4 of the NW/4 of the NW/4;  
Thence North 87 degrees 10 minutes 53 seconds West a distance of 661.01 feet to a found 3/4 inch Iron Rod at the Northwest corner of said SW/4 of the NW/4 of the NW/4;  
Thence North 2 degrees 49 minutes 43 seconds East a distance of 657.87 feet to a found capped Rebar at the SW corner of the said NW/4 of the NW/4;  
Thence North 2 degrees 48 minutes 16 seconds East a distance of 1,318.73 feet back to the POINT OF BEGINNING of the Tract herein described, containing 39.792 Acres in the NW/4 of the NW/4 and 27.003 Acres in part of the SW/4 of the NW/4 for a total area of 66.795 Acres, more or less and being subject to all Easements, Rights-of-Ways and restrictions of record or of use.

RECORD PROPERTY DESCRIPTION:

All that certain tract or parcel of land being more particularly described as follows:

W 1/2 of NW 1/4, Section 17, Township 18 South, Range 21 West, containing 80 acres, more or less, LESS AND EXCEPT 13 acres, described as follows:

(a) The SW 1/4 of SW 1/4 of NW 1/4 of Section 17, Township 18 South, Range 21 West, containing 10 acres, more or less;

(b) Commencing at the SW corner of the SE 1/4 of SW 1/4 of NW 1/4 and run due E a distance of 105 yards, then run due N a distance of 138-1/3 yards, then run due W a distance of 105 yards, then run due S a distance of 138-1/3 yards to the point of beginning, and containing 3 acres, more or less, and being located in Section 17, Township 18 S, Range 21 W.

LEGEND	
	= Found Monument
	= Set 5/8" Capped Rebar
	= Calculated point (no monument set)
	= Survey line per this Survey
	= Existing Building or Structure
	= Proposed House
	= Overhead Electric Line(s)
	= Fence Line
	= Apparent R/W Line
	= POINT OF BEGINNING
	= POINT OF COMMENCING
	= Denotes Record Call

ARKANSAS SURVEY PLAT CODING:  
Arkansas Agriculture Department Land Surveying Division  
File Code Numbers 500-185-21W-0-17-400-14-1670



THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED DOES NOT PURPORT TO REFLECT ALL MATTERS OF RECORD OR OF USE, INCLUDING BUT NOT LIMITED TO COVENANTS, RESTRICTIONS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, ZONING/LAND USE REGULATIONS OR UTILITY LOCATIONS, NOR DOES IT REPRESENT A GUARANTEE OF TITLE.

**CERTIFICATION:**  
THIS PLAT REPRESENTS A PROPERTY BOUNDARY SURVEY PERFORMED UNDER MY DIRECT SUPERVISION. SAID PLAT AND SURVEY COMPLY WITH THE APPLICABLE STANDARDS OF PRACTICE STIPULATED IN THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AS CURRENTLY ADOPTED BY THE ARKANSAS PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD. THIS SURVEY COMPLIES WITH THE ACCURACY STANDARDS FOR A CLASS "B" SURVEY AS STIPULATED IN SAID STANDARDS.

JAMES CODY GOODWIN  
AR REG. NO. 1670  
10/01/2019  
DATE

DRAWN BY: JDJ	PREPARED FOR: McWILLIAMS TREE FARM
DATE: 10/01/2019	PROJECT NO. 19861
DWG NO. 19861	SCALE: 1" = 200'
FIELD WORK: COMPLETED 9/17/2019	

REVISIONS

PROJECT
MAP OF SURVEY OF LAND BEING THE NW/4 OF NW/4 & PART THE SW/4 OF NW/4, SECTION 17, T18S-R21W, COLUMBIA COUNTY, ARKANSAS FOR: McWILLIAMS TREE FARM

PLAT OF SURVEY
Goodwin Professional Services, LLC 310 Butler Street Springhill, La 71075 (318) 423-5325

SHEET NAME:
1 OF 1

## Stand Summary by Group, Product and DBH

Sampling Method:	Point
BAF / Plot Size:	10
# Plots/points:	28
Stand Acres:	58.0
Cruiser:	RJH
Template:	GENERIC

Tract Name:	Cassie Tract
Stand ID:	1
Location:	Columbia County, AR
Date Cruised:	11/20/2019
Sawlog Vol Units:	Doyle

Site Index Species:	Natural Loblolly
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	5	4,705.3	598.5			11.07	81.2	10.33			0.127			38.7	60.3
	6	2,846.0	537.5			9.64	49.1	9.27			0.189			43.2	66.2
	7	2,865.3	759.2			13.21	49.4	13.10			0.265			48.3	68.6
	8	2,015.9	693.6			12.14	34.8	11.97			0.344			49.0	70.5
	12	26.4	21.7			0.36	0.5	0.37			0.825			64.5	75.5
	13	22.5	21.6			0.36	0.4	0.37			0.962			64.5	75.5
	14	19.4	20.2			0.36	0.3	0.35			1.043			56.5	70.5
	15	33.7	40.2			0.71	0.6	0.69			1.192			56.5	70.5
	16	14.8	20.0			0.36	0.3	0.35			1.351			56.5	70.5
	19	10.5	22.3			0.36	0.2	0.38			2.121			72.5	80.5
Pulpwood Total		12,559.7	2,734.7			48.57	216.7	47.19			0.239			43.8	65.3
Chip-N-Saw	9	936.9	54.2	357.9	36.4	7.14	16.2	0.94	6.18	627.32	0.382	38.800	39.3	55.3	70.0
	10	796.9	56.6	378.0	32.4	7.50	13.8	0.98	6.52	559.43	0.474	40.683	40.1	56.1	71.7
Chip-N-Saw Total		1,733.8	110.8	735.9	68.8	14.64	29.9	1.91	12.70	1186.75	0.424	39.665	39.7	55.7	70.8
Sawtimber	11	533.1	39.0	315.6	26.1	6.07	9.2	0.67	5.45	450.25	0.592	48.941	42.9	60.0	72.0
	12	448.0	38.6	324.5	29.5	6.07	7.7	0.67	5.60	509.38	0.724	65.893	45.7	63.7	74.6
	13	134.7	12.9	113.5	11.1	2.14	2.3	0.22	1.96	191.57	0.843	82.402	46.2	63.5	73.8
	14	135.5	11.9	136.7	14.2	2.50	2.3	0.21	2.36	244.43	1.009	104.519	49.6	64.9	74.8
	15	101.2	20.3	109.0	12.4	2.14	1.7	0.35	1.88	214.45	1.077	122.812	44.5	67.8	77.2
	16	59.3	7.5	78.5	9.3	1.43	1.0	0.13	1.36	160.13	1.325	156.505	51.3	68.0	76.8
	17	39.4	1.4	62.4	7.5	1.07	0.7	0.02	1.08	129.98	1.583	191.229	57.5	66.5	75.5
	18	70.3	18.2	110.1	14.8	2.14	1.2	0.31	1.90	255.46	1.566	210.669	46.3	68.8	77.2
	19	10.5	0.4	20.8	2.7	0.36	0.2	0.01	0.36	47.35	1.976	261.046	58.5	67.5	75.5
	20	9.5	0.3	21.9	3.0	0.36	0.2	0.01	0.38	52.03	2.306	317.827	63.5	72.5	80.5
	21	8.6	4.8	16.0	2.6	0.36	0.1	0.08	0.28	44.48	1.860	299.578	35.5	68.5	75.5
Sawtimber Total		1,550.1	155.3	1,309.0	133.3	24.64	26.7	2.68	22.59	2299.51	0.844	85.967	45.7	63.4	74.1
Group Total		15,843.6	3,000.8	2,044.9	202.0	87.86	273.4	51.78	35.29	3486.26	0.302	12.751	42.5	47.0	66.8



## 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	151.8	9.7			0.36	2.6	0.17			0.064			16.5	16.5
	6	210.8	19.4			0.71	3.6	0.34			0.092			16.5	16.5
	7	232.3	29.2			1.07	4.0	0.50			0.125			16.5	19.2
	8	533.6	110.6			3.21	9.2	1.91			0.207			22.7	24.9
	9	468.5	113.3			3.57	8.1	1.96			0.242			20.5	23.2
	10	113.8	32.4			1.07	2.0	0.56			0.285			19.2	20.8
	11	125.4	48.8			1.43	2.2	0.84			0.389			22.5	25.8
	12	131.8	58.4			1.79	2.3	1.01			0.443			21.3	24.5
	13	22.5	16.0			0.36	0.4	0.28			0.713			32.5	35.5
	14	19.4	13.0			0.36	0.3	0.22			0.670			24.5	25.5
	19	10.5	16.0			0.36	0.2	0.28			1.524			32.5	35.5
	21	8.6	16.0			0.36	0.1	0.28			1.862			32.5	35.5
Pulpwood Total		2,029.0	482.8			14.64	35.0	8.33			0.238			20.3	22.4
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	15	16.9	0.0	13.0	1.4	0.36	0.3	0.00	0.22	23.83	0.769	81.870	24.5	24.5	25.5
Sawtimber Total		16.9	0.0	13.0	1.4	0.36	0.3	0.00	0.22	23.83	0.769	81.870	24.5	24.5	25.5
Group Total		2,045.8	482.8	13.0	1.4	15.00	35.3	8.33	0.22	23.83	0.242	0.675	24.5	20.3	22.4



## Land Sale — Offer Form

### Cassie Tract

#### Listing #7227 — Columbia County, Arkansas

— Please fax offer to 903-831-9988 or mail to P.O. Box 5887, Texarkana, TX 75505—

I submit the following as an offer for the purchase of the property described as the Cassie Tract. The tract is offered for sale at **\$119,000.00.**

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 of owner's acceptance with earnest money in the amount of five percent (5%) of the purchase price. Closing date is to occur within forty-five (45) days of contract execution. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

**Tract Name:**

**Cassie Tract**

**Advertised Acreage:**

**66.975 Acres, more or less**

**Date of Offer:**

\_\_\_\_\_

**Amount of Offer:**

\_\_\_\_\_

\* Buyer acknowledges that Kingwood Forestry Services, Inc. is the agent of the seller in this land sale transaction \*

**Name:**

Printed

Signed

**Address:**

**Company:**

**Fax Number:**

**Phone Number:**

**E-Mail:**

**Date:**

#### AREA BELOW FOR KINGWOOD USE ONLY

**Offer Acknowledged by Agent/ Broker:**

**Name**

**Date**