

KINGWOOD FORESTRY SERVICES, INC.

LISTING #4774

LAND FOR SALE

\$25,000.00

Whelen Springs Tract

- **±16.19 Acres in Clark County**
- **Electricity on Property**
- **Excellent Hunting Camp Location**
- **Adjoins Big Timber WMA**

**See Method of Sale & Conditions of Sale
Within This Notice**

**Visit
www.kingwoodforestry.com
to view maps and photographs.**



Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Whelen Springs Tract described as Part of SW¼ of SE¼, Section 27, Township 10 South, Range 20 West, containing 16.19 acres, more or less, Clark County, Arkansas (see attached maps).

The tract is located at Whelen Springs six (6) miles south of Gurdon. Access is gravel W. Main Street from Hwy 53. Timber consists of native pine hardwood. Site index for loblolly pine (base age 50) averages seventy-seven (77) feet on fine sandy loam soils.

Based on inventory of merchantable timber on ±16.19 acres (one plot / acre with two cruise lines running north-south) conducted by Kingwood Forestry in May, 2020, timber volume estimates are as follows :

Pine Sawtimber:	106 Trees	7,248 BF	57 Tons
Pine Chip n' Saw:	102 Trees	3,532 BF	40 Tons
Pine Pulpwood:	1,550 Trees	_____	363 Tons
Hardwood Pulpwood:	1,332 Trees	_____	238 Tons

Due to variations in cruising methods, utilization standards, and scaling practices, tree counts and volume estimates cannot be guaranteed. Volume report in Tons and Board Feet is included in this Notice; additional timber volume reports with tree counts by species, diameter, and height are available on our website at www.kingwoodforestry.com/land-sales.html



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

WHELEN SPRINGS TRACT (LISTING #4774)

\$25,000.00

Method of Sale

The tract is offered for sale for \$25,000.00. 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

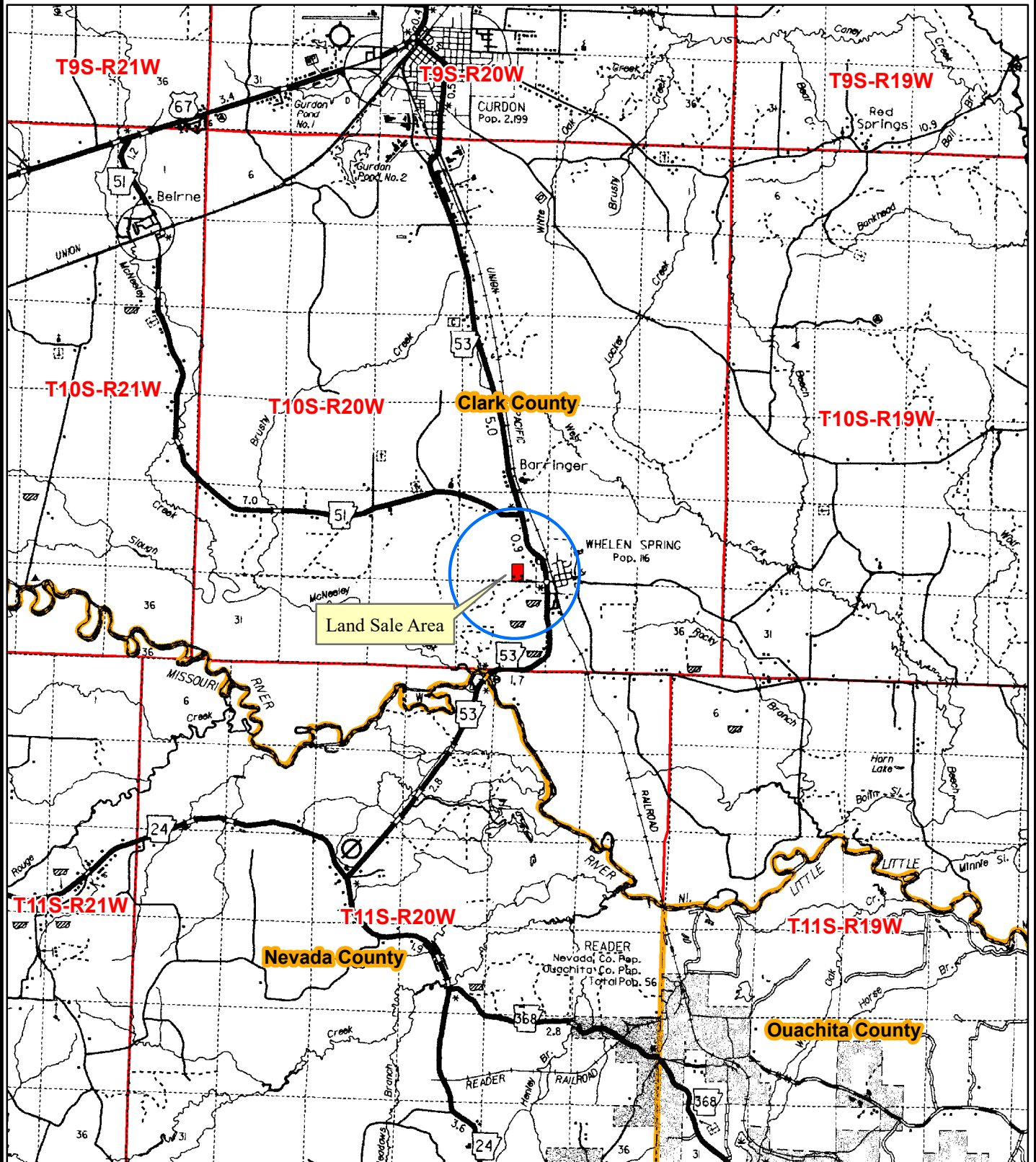
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of five percent (5%) of purchase price, will be executed between the buyer and landowner within seven (7) business days. A sample Contract of Sale may be provided in advance upon request. Terms are cash at closing which is to be scheduled 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 entire tract, regardless of acreage. If buyer requires a 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. 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 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. For gate combination, call Kingwood Forestry office at (870) 246-5757.
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 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.
10. Questions regarding the land sale should be directed to licensed agents Jimmy Don Thomas or Brian Clark, or brokers Pete Prutzman or 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

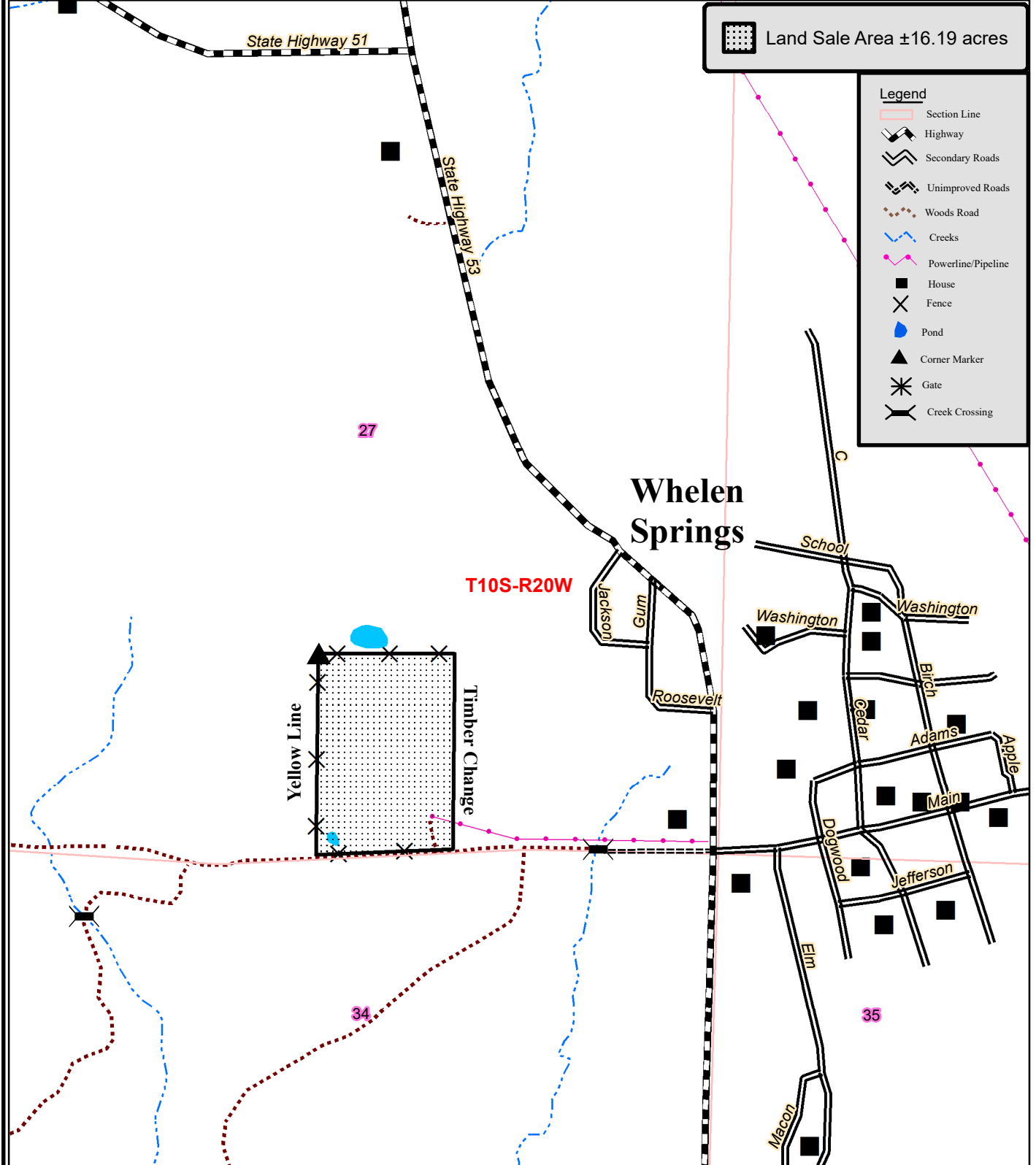
NOTICE OF LAND SALE
Whelen Springs Tract - Listing #4774
Pt. SW¼ of SE¼, Sec. 27, T10S, R20W, Clark County, Arkansas
containing 16.19 acres, more or less



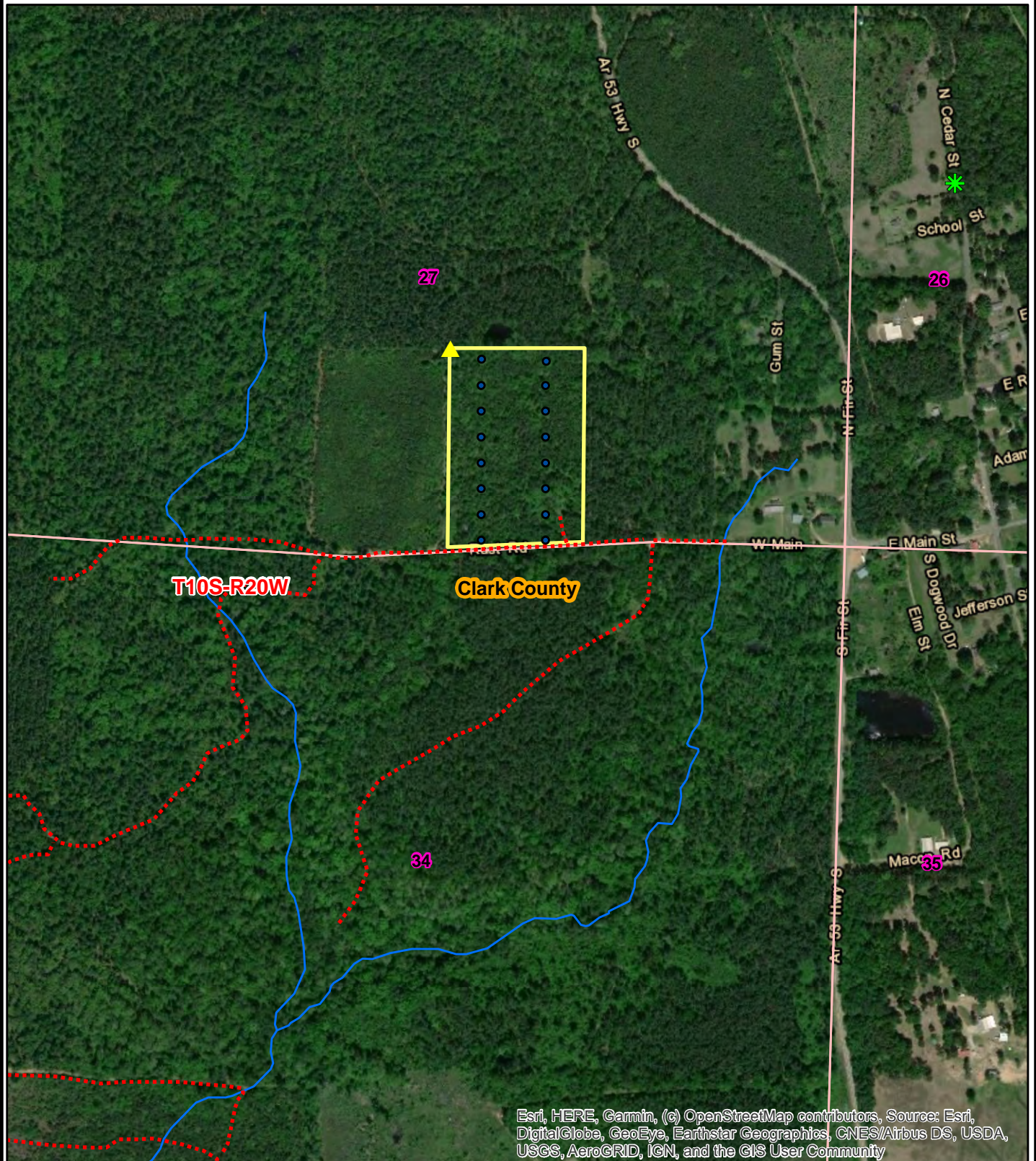
0 0.5 1 2 3
Miles



NOTICE OF LAND SALE
Whelen Springs Tract - Listing #4774
Pt. SW¼ of SE¼, Sec. 27, T10S, R20W, Clark County, Arkansas
containing 16.19 acres, more or less



NOTICE OF LAND SALE
Whelen Springs Tract - Listing #4774
Pt. SW¹/₄ of SE¹/₄, Sec. 27, T10S, R20W, Clark County, Arkansas
containing 16.19 acres, more or less



0 0.125 0.25
Miles



Date: 5/8/2020
ESRI Aerial Photography
Drawn By: JDT



Kingwood Forestry Services
No. 4 Executive Circle
Arkadelphia, AR 71923

Phone: 870-246-5757
Fax: 870-246-3341
Email: arkadelphia@kingwoodforestry.com
Website: www.kingwoodforestry.com

Timber Volume Estimates

Stratum: Whelen Springs

Acres: 16.19

Plots: 16

Cruiser: JDT

Cruise Date: 05/08/2020

Cruise Type: Point

Plot Size/BAF: 10.00

Pine

<i>Product</i>	<i>Stratum Total</i>			<i>Per Acre</i>				<i>Average Tree</i>	
	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>BA</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>DBH</i>	<i>Height</i>
Sawtimber	106	57	7,248	6.3	7	3.5	447.7	13.1	22.7
Chip-N-Saw	102	40	3,532	3.8	6	2.5	218.1	10.5	27.4
Pulpwood	1,550	363	0	26.9	96	22.4	0.0	7.0	36.4
Topwood	0	43	0	0.0	0	2.7	0.0	0.0	0.0
Class Total	1,758	503	10,780	36.9	109	31.1	665.8	7.6	35.1

Hardwood

<i>Product</i>	<i>Stratum Total</i>			<i>Per Acre</i>				<i>Average Tree</i>	
	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>BA</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>DBH</i>	<i>Height</i>
Pulpwood	1,332	238	0	24.4	82	14.7	0.0	7.2	25.2
Class Total	1,332	238	0	24.4	82	14.7	0.0	7.2	25.2
StratumTotal	3,090	741	10,780	61.3	191	45.8	665.8	7.4	30.8

ADDITIONAL TIMBER VOLUME REPORT



Kingwood Forestry Services
No. 4 Executive Circle
Arkadelphia, AR 71923

Phone: 870-246-5757
Fax: 870-246-3341
Email: arkadelphia@kingwoodforestry.com
Website: www.kingwoodforestry.com

Timber Volume Estimates

Stratum: Whelen Springs

Acres: 16.19

Plots: 16

Cruiser: JDT

Cruise Date: 05/08/2020

Cruise Type: Point

Plot Size/BAF: 10.00

Pine

<i>Product</i>	<i>Stratum Total</i>			<i>Per Acre</i>				<i>Average Tree</i>	
	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>BA</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>DBH</i>	<i>Height</i>
Natural Lob									
Sawtimber	106	57	7,248	6.3	7	3.5	447.7	13.1	22.7
Chip-N-Saw	102	40	3,532	3.8	6	2.5	218.1	10.5	27.4
Pulpwood	1,550	363	0	26.9	96	22.4	0.0	7.0	36.4
Topwood	0	43	0	0.0	0	2.7	0.0	0.0	0.0
Group Total	1,758	503	10,780	36.9	109	31.1	665.8	7.6	35.1
Class Total	1,758	503	10,780	36.9	109	31.1	665.8	7.6	35.1

Hardwood

<i>Product</i>	<i>Stratum Total</i>			<i>Per Acre</i>				<i>Average Tree</i>	
	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>BA</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>DBH</i>	<i>Height</i>
Misc. Hardwood									
Pulpwood	139	21	0	2.5	9	1.3	0.0	7.1	22.2
Group Total	139	21	0	2.5	9	1.3	0.0	7.1	22.2
Red Oak Spp.									
Pulpwood	460	106	0	10.6	28	6.6	0.0	8.0	23.8
Group Total	460	106	0	10.6	28	6.6	0.0	8.0	23.8
Sweetgum									
Pulpwood	721	103	0	10.6	45	6.3	0.0	6.5	26.5
Group Total	721	103	0	10.6	45	6.3	0.0	6.5	26.5
White Oak Spp.									
Pulpwood	13	8	0	0.6	1	0.5	0.0	12.0	35.5
Group Total	13	8	0	0.6	1	0.5	0.0	12.0	35.5
Class Total	1,332	238	0	24.4	82	14.7	0.0	7.2	25.2
Stratum Total	3,090	741	10,780	61.3	191	45.8	665.8	7.4	30.8

Friday, May 8, 2020

ADDITIONAL TIMBER VOLUME REPORT



Kingwood Forestry Services
No. 4 Executive Circle
Arkadelphia, AR 71923

Phone: 870-246-5757
Fax: 870-246-3341
Email: arkadelphia@kingwoodforestry.com
Website: www.kingwoodforestry.com

Timber Volume Estimates

Stratum: Whelen Springs

Acres: 16.19

Plots: 16.00

Cruiser: JDT

Cruise Date: 05/08/2020

Cruise Type: Point

Plot Size/BAF: 10.00

Pine

Natural Lob

Stratum Total

Per Acre

Average Tree

Sawtimber	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	12	52	19	2,179	556	2.5	3	1.2	134.6	34.4	0.58	18.5
	13	22	13	1,573	405	1.3	1	0.8	97.2	25.0	0.65	28.5
	14	19	10	1,405	306	1.3	1	0.6	86.8	18.9	0.79	20.5
	16	7	7	1,018	225	0.6	0	0.5	62.9	13.9	0.95	32.5
	17	6	7	1,073	225	0.6	0	0.5	66.3	13.9	1.08	32.5
Sawtimber Total	13.1	106	57	7,248	1,717	6.3	7	3.5	447.7	106.1	0.71	22.7

Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	10	56	22	1,874	621	1.9	3	1.4	115.8	38.4	0.37	29.8
	11	46	18	1,657	508	1.9	3	1.1	102.4	31.4	0.45	24.5
Chip-N-Saw Total	10.5	102	40	3,532	1,130	3.8	6	2.5	218.1	69.8	0.41	27.4

Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	5	223	23	0	596	1.9	14	1.4	0.0	36.8	0.00	29.4
	6	567	93	0	2,496	6.9	35	5.7	0.0	154.2	0.00	35.1
	7	227	51	0	1,391	3.8	14	3.1	0.0	85.9	0.00	37.3
	8	203	59	0	1,655	4.4	13	3.7	0.0	102.2	0.00	39.1
	9	206	77	0	2,164	5.6	13	4.7	0.0	133.7	0.00	40.5
	10	111	51	0	1,438	3.8	7	3.1	0.0	88.8	0.00	41.6
	12	13	9	0	261	0.6	1	0.6	0.0	16.1	0.00	47.7
Pulpwood Total	7.0	1,550	363	0	10,002	26.9	96	22.4	0.0	617.8	0.00	36.4

Topwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
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Friday, May 8, 2020

Timber Volume Estimates

Stratum: Whelen Springs

Acres: 16.19

Plots: 16.00

Cruiser: JDT

Cruise Date: 05/08/2020

Cruise Type: Point

Plot Size/BAF: 10.00

Pine

Natural Lob		Stratum Total					Per Acre				Average Tree	
Topwood Total	0.0	0	43	0	1,387	0.0	0	2.7	0.0	85.7	0.00	0.0
Natural Lob Total	7.6	1,758	503	10,780	14,236	36.9	109	31.1	665.8	879.3	0.55	35.1
Pine Total	7.6	1,758	503	10,780	14,236	36.9	109	31.1	665.8	879.3	0.55	35.1

Hardwood

Misc. Hardwood		Stratum Total					Per Acre				Average Tree	
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	6	103	10	0	302	1.3	6	0.6	0.0	18.6	0.00	21.5
	9	23	5	0	163	0.6	1	0.3	0.0	10.1	0.00	24.1
	12	13	5	0	163	0.6	1	0.3	0.0	10.1	0.00	24.1
Pulpwood Total	7.1	139	21	0	628	2.5	9	1.3	0.0	38.8	0.00	22.2
Misc. Hardwood Total	7.1	139	21	0	628	2.5	9	1.3	0.0	38.8	0.00	22.2

Red Oak Spp.		Stratum Total					Per Acre				Average Tree	
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	6	155	18	0	466	1.9	10	1.1	0.0	28.8	0.00	22.4
	7	38	5	0	137	0.6	2	0.3	0.0	8.5	0.00	18.9
	8	116	24	0	640	2.5	7	1.5	0.0	39.5	0.00	23.5
	9	46	14	0	385	1.3	3	0.9	0.0	23.8	0.00	30.7
	10	37	11	0	300	1.3	2	0.7	0.0	18.6	0.00	21.5
	11	46	18	0	475	1.9	3	1.1	0.0	29.3	0.00	23.3
	12	13	8	0	210	0.6	1	0.5	0.0	13.0	0.00	34.6
	14	9	8	0	211	0.6	1	0.5	0.0	13.0	0.00	34.6
Pulpwood Total	8.0	460	106	0	2,825	10.6	28	6.6	0.0	174.5	0.00	23.8

Friday, May 8, 2020

Timber Volume Estimates

Stratum: Whelen Springs

Acres: 16.19

Plots: 16.00

Cruiser: JDT

Cruise Date: 05/08/2020

Cruise Type: Point

Plot Size/BAF: 10.00

Hardwood

Red Oak Spp. Total	8.0	460	106	0	2,825	10.6	28	6.6	0.0	174.5	0.00	23.8
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Sweetgum

Stratum Total

Per Acre

Average Tree

Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	5	74	6	0	164	0.6	5	0.3	0.0	10.1	0.00	24.1
	6	361	40	0	1,183	4.4	22	2.5	0.0	73.0	0.00	25.2
	7	151	26	0	749	2.5	9	1.6	0.0	46.3	0.00	29.4
	8	116	24	0	714	2.5	7	1.5	0.0	44.1	0.00	27.4
	10	19	7	0	199	0.6	1	0.4	0.0	12.3	0.00	32.0
Pulpwood Total	6.5	721	103	0	3,010	10.6	45	6.3	0.0	185.9	0.00	26.5

Sweetgum Total	6.5	721	103	0	3,010	10.6	45	6.3	0.0	185.9	0.00	26.5
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White Oak Spp.

Stratum Total

Per Acre

Average Tree

Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	12	13	8	0	214	0.6	1	0.5	0.0	13.2	0.00	35.5
Pulpwood Total	12.0	13	8	0	214	0.6	1	0.5	0.0	13.2	0.00	35.5
White Oak Spp. Total	12.0	13	8	0	214	0.6	1	0.5	0.0	13.2	0.00	35.5

Hardwood Total	7.2	1,332	238	0	6,676	24.4	82	14.7	0.0	412.3	0.00	25.2
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Stratum Total	7.4	3,090	741	10,780	20,912	61.3	191	45.8	665.8	1,291.7	0.55	30.8
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Friday, May 8, 2020

OFFER FORM

WHELEN SPRINGS TRACT—LISTING #4774—CLARK 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

Reference is made to the attached Kingwood Forestry Services, Inc. Notice of Land Sale. I submit the following as an offer for the purchase of Whelen Springs Tract located in Clark County, Arkansas and further described as Part of SW ¼ of SE ¼, Section 27, Township 10 South, Range 20 West, containing 16.19 acres, more or less, Clark County, Arkansas (see attached maps and Conditions of Sale). **The tract is offered for sale for \$25,000.00.**

My offer will remain valid for five (5) business day from this date. If my offer is accepted, I am ready, willing, able, and obligated to execute a Contract of Sale within seven (7) 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 and understand the Method of Sale and Conditions of Sale sections within this Notice.

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

Whelen Springs Tract (Listing #4774—16.19± acres): \$ _____

Date: _____

Fax No.: _____

Company: _____
Printed

Phone No.: _____

Name: _____
Printed

Name: _____
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

