

KINGWOOD FORESTRY SERVICES, INC.

LISTING #4784

LAND FOR SALE

Duck & Deer Tract

- **±80 Acres in Clark County, Arkansas**
- **Excellent Hunting and Fishing**
- **Terre Noire Bottoms on South Boat Ditch**

\$55,000.00

Please visit our website
www.kingwoodforestry.com
to view maps and additional photographs.



Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Duck & Deer Tract (Listing #4784) described as NE¼ of SW¼ east of ditch; S½ of SE¼ east of ditch; NW¼ of SE¼ east of ditch; all located in Section 18, Township 9 South, Range 19 West, containing a total of 80 acres, more or less, Clark County, Arkansas (see attached maps).

The tract is located about five (5) miles northeast of Gurdon between the South Boat Ditch and Terre Noire Creek. Access is via ATV trails through adjoining timberland. Seller has accessed the property by boat on the South Boat Ditch. Soils consist of Marietta fine sandy loam and Urbo silty clay loam with average site index (base age 50) of ninety-five (95) feet for Cherybark Oak.

Timber consists of ±22 acres of mature hardwood. Residual acreage is bottomland hardwood regeneration. Property offers substantial acreage for duck hunting, deer hunting, hog hunting, fishing, and recreation.

Kingwood Forestry conducted an inventory of merchantable timber on ±22 acres (eight cruise lines running east and west) in August, 2020. Based on the inventory, estimated tree counts and timber volumes are as follows:

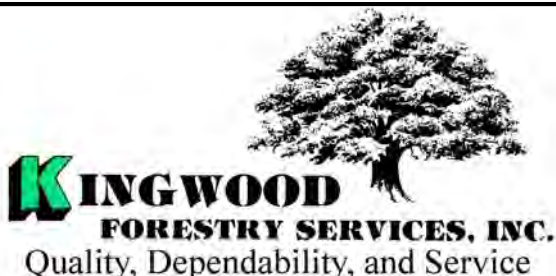
Misc. Hardwood Sawtimber	81 Trees	14,080 BF	108 Tons
Red Oak Sawtimber:	405 Trees	105,844 BF	776 Tons
Hardwood Pulpwood:	811 Trees	-----	305 Tons

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

Please see Method of Sale and Conditions of Sale within this Notice.



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

DUCK & DEER TRACT (LISTING #4784)

CLARK COUNTY, ARKANSAS

Method of Sale

The tract is offered for sale for **\$55,000.00**. 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 successful bidder and landowner 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 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 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 this property.
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 the closing with buyer and seller each paying one-half (½) of fees of settlement / closing fees.
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 managements, 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.
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. One of the sellers is a licensed Arkansas real estate agent.
10. Questions regarding the land sale should be directed to licensed agents Jimmy Don Thomas or Brian Clark, or licensed broker 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.

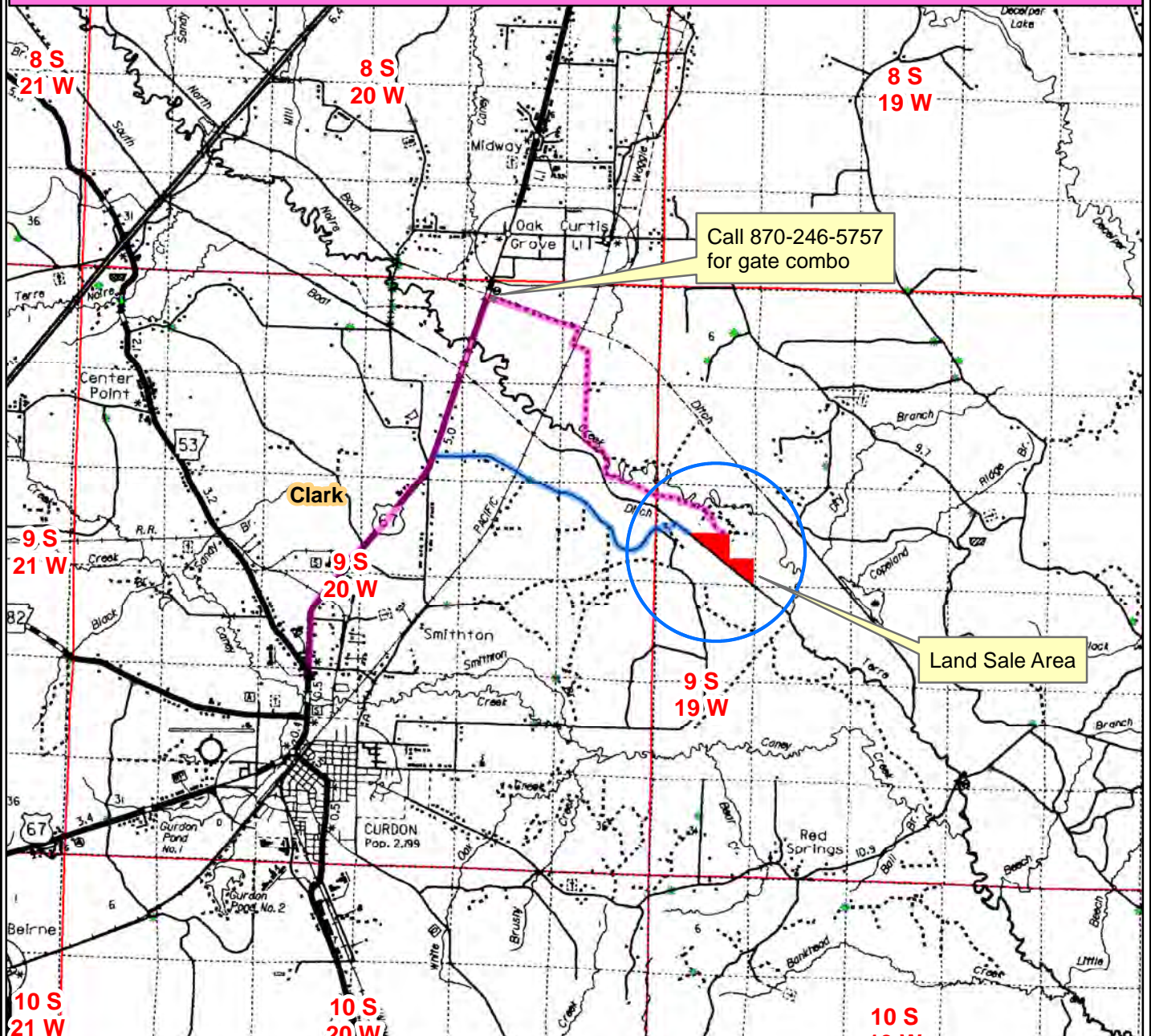
Kingwood makes no representation for the Buyer.

www.kingwoodforestry.com

NOTICE OF LAND SALE
"Duck & Deer 80 Tract" - Listing #4784
Pt. Sec. 18, T9S, R19W, Clark County, Arkansas
Containing 80 acres, more or less

Driving Directions by ATV:

North of Gurdon, at the junction of Highway 53 and Highway 67, drive north on Highway 67 for 4.3 miles. Turn right (east) just before the North Boat Ditch. Call our office at 870-246-5757 for gate combination. Drive 1.2 miles to the railroad underpass. An ATV is needed for the next 3.0 miles of trails, flagged with pink KFS flagging. The north boundary of tract is marked with orange blazes, pink KFS flagging, and Land For Sale signs.



Driving Directions for Boat Access:

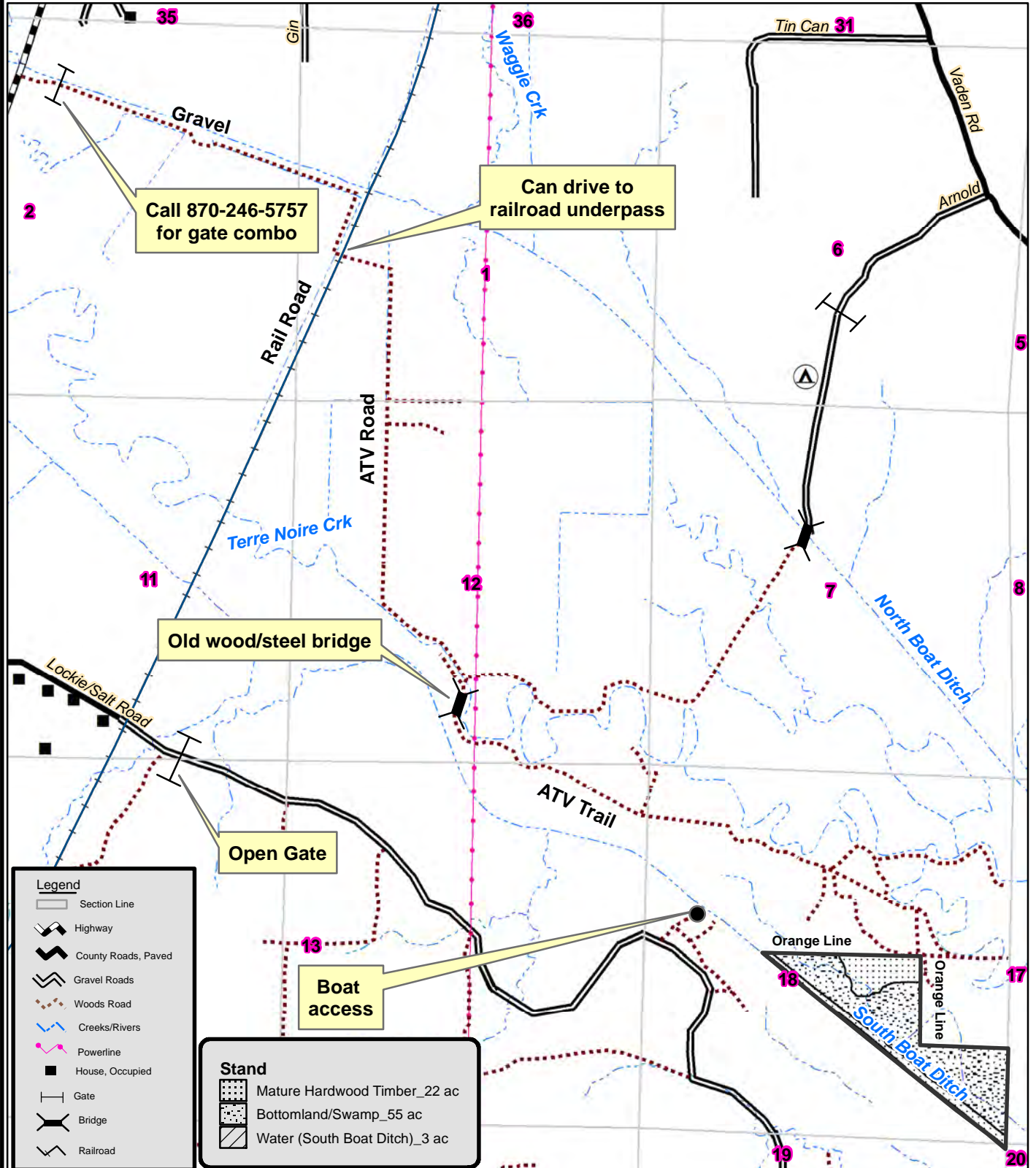
North of Gurdon, at the junction of Highway 53 and Highway 67, drive north on Highway 67 for 2.6 miles and turn right (east) on paved Lockie Road. Drive 2.8 miles, going over railroad tracks and through open gate (road turns to gravel). Woods road on the left (north) is flagged with pink KFS flagging. Walk or ATV the trail, following pink flags for .25 mile to South Boat Ditch. Call our office at 870-246-5757 for use of boat instructions. Paddle downstream (southeast) 300 yards to south boundary of property, marked with pink KFS flags and orange blazes.

0 0.5 1 2
Miles



Created: Date: 8/14/2020
Drawn By: JDT

NOTICE OF LAND SALE
"Duck & Deer 80 Tract" - Listing #4784
Pt. Sec. 18, T9S, R19W, Clark County, Arkansas
Containing 80 acres, more or less

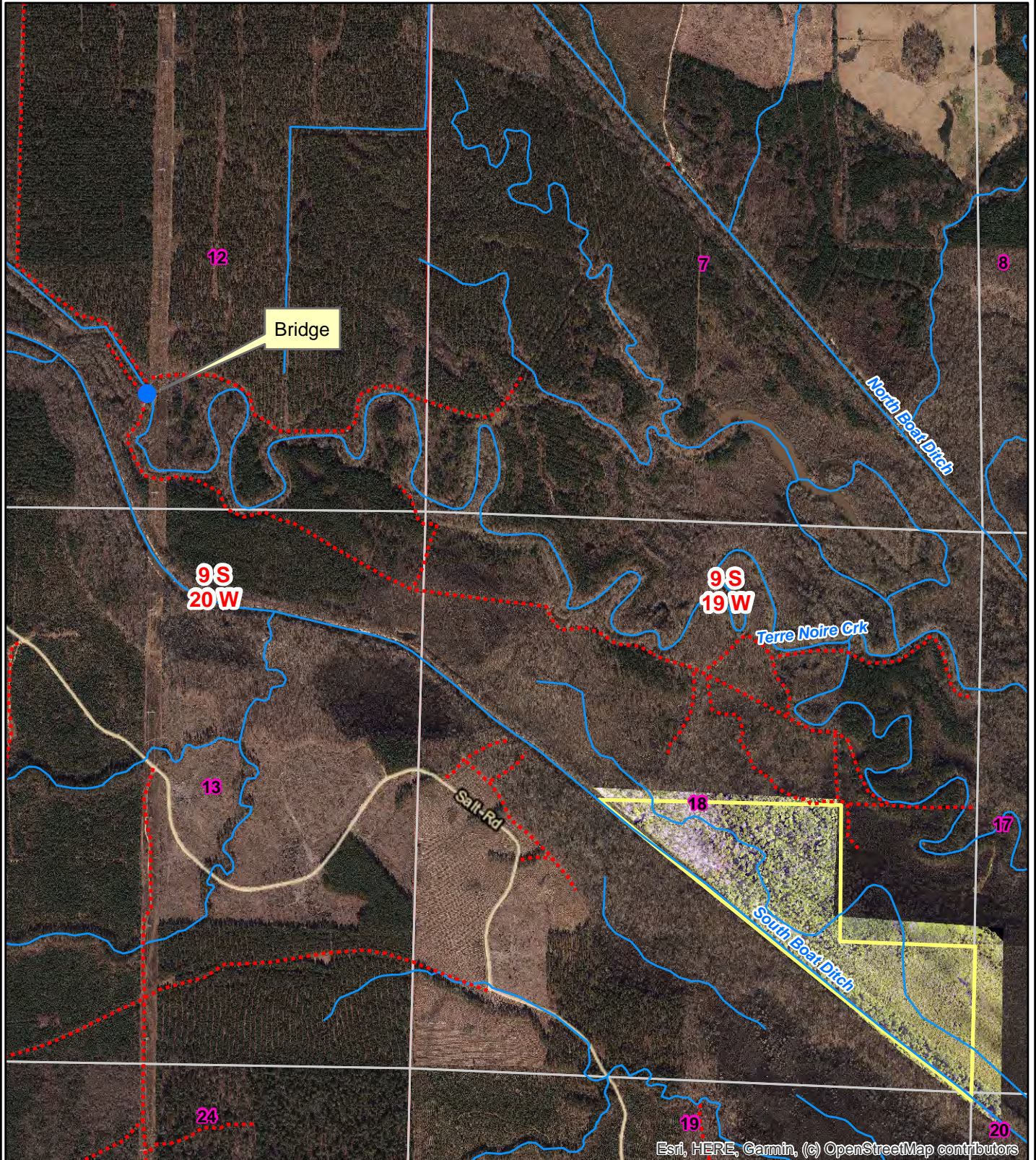


0 0.25 0.5
 Miles



Created: Date: 8/14/2020
By: JDT

NOTICE OF LAND SALE
"Duck & Deer Tract" - Listing #4784
Pt. Sec. 18, T9S, R19W, Clark County, Arkansas
Containing 80 acres, more or less



0 0.125 0.25
Miles



Created: 8/7/2020
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: Mature Hardwood

Acres: 22

Plots: 19

Cruiser: JDT

Cruise Date: 08/07/2020

Cruise Type: Plot

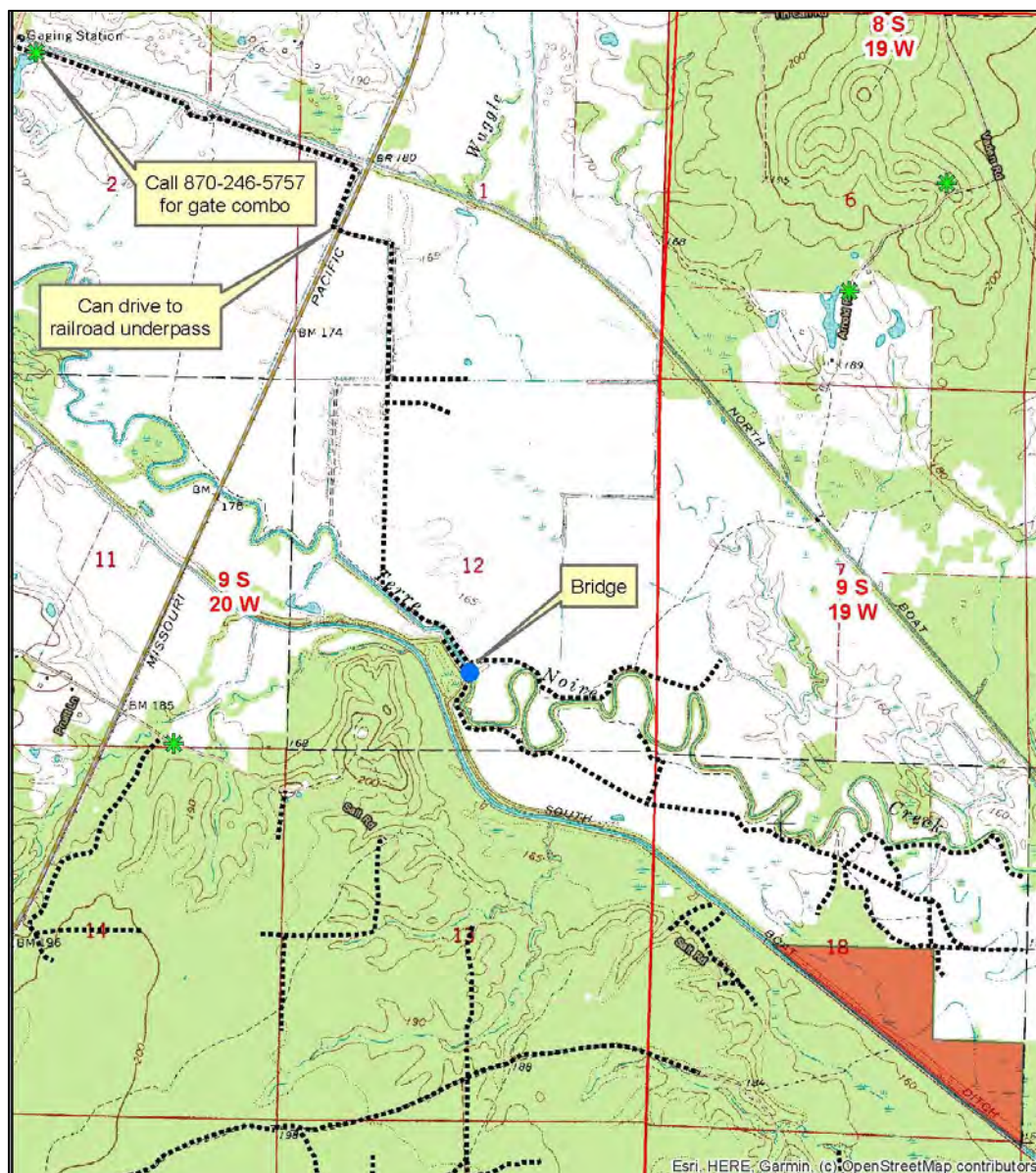
Plot Size/BAF: 0.10

Red Oak

Product	Stratum Total				Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height	
Sawtimber	405	776	105,844	43.7	18	35.3	4,811.1	20.5	35.7	
Pulpwood	220	100	0	5.6	10	4.5	0.0	9.9	35.2	
Class Total	625	876	105,844	49.4	28	39.8	4,811.1	16.8	35.5	

Misc. Hardwood

Product	Stratum Total				Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height	
Sawtimber	81	108	14,080	7.1	4	4.9	640.0	18.7	30.2	
Pulpwood	591	205	0	13.8	27	9.3	0.0	9.4	31.2	
Class Total	672	313	14,080	20.9	31	14.2	640.0	10.5	31.1	
StratumTotal	1,297	1,189	119,923	70.3	59	54.0	5,451.0	13.5	33.2	



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: Mature Hardwood

Acres: 22

Plots: 19

Cruiser: JDT

Cruise Date: 08/07/2020

Cruise Type: Plot

Plot Size/BAF: 0.10

Red Oak

	Stratum Total			Per Acre				Average Tree	
Product	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Red Oak Spp.									
Sawtimber	405	776	105,844	43.7	18	35.3	4,811.1	20.5	35.7
Pulpwood	220	100	0	5.6	10	4.5	0.0	9.9	35.2
Group Total	625	876	105,844	49.4	28	39.8	4,811.1	16.8	35.5
Class Total	625	876	105,844	49.4	28	39.8	4,811.1	16.8	35.5

Misc. Hardwood

	Stratum Total			Per Acre				Average Tree	
Product	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Misc. Hardwood									
Sawtimber	46	46	5,920	3.8	2	2.1	269.1	18.0	22.5
Pulpwood	521	167	0	11.7	24	7.6	0.0	9.2	29.8
Group Total	567	213	5,920	15.4	26	9.7	269.1	9.9	29.2
Sweetgum									
Sawtimber	35	61	8,159	3.4	2	2.8	370.9	19.7	40.5
Pulpwood	69	39	0	2.1	3	1.8	0.0	10.8	42.1
Group Total	104	100	8,159	5.5	5	4.5	370.9	13.8	41.5
Class Total	672	313	14,080	20.9	31	14.2	640.0	10.5	31.1
Stratum Total	1,297	1,189	119,923	70.3	59	54.0	5,451.0	13.5	33.2

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: Mature Hardwood
Acres: 22
Plots: 19.00
Cruiser: JDT

Cruise Date: 08/07/2020
Cruise Type: Plot
Plot Size/BAF: 0.10

Red Oak

Red Oak Spp.		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	
	14	23	17	1,515	449	1.1	1	0.8	68.9	20.4	0.68	28.5	
	15	23	17	1,677	459	1.3	1	0.8	76.2	20.9	0.81	24.5	
	16	23	24	2,549	643	1.5	1	1.1	115.8	29.2	0.85	32.5	
	17	35	45	4,933	1,202	2.5	2	2.1	224.2	54.6	0.91	37.8	
	18	35	49	5,784	1,296	2.8	2	2.2	262.9	58.9	1.06	35.2	
	19	23	33	4,018	888	2.1	1	1.5	182.6	40.4	1.18	32.5	
	20	58	98	12,605	2,597	5.7	3	4.4	573.0	118.0	1.32	34.1	
	22	58	150	20,713	3,994	6.9	3	6.8	941.5	181.5	1.47	46.9	
	23	12	34	4,759	895	1.5	1	1.5	216.3	40.7	1.59	48.5	
	24	58	141	20,790	3,752	8.3	3	6.4	945.0	170.6	1.90	34.1	
	25	23	70	10,770	1,865	3.6	1	3.2	489.6	84.8	1.99	40.5	
	26	12	38	5,970	1,009	1.9	1	1.7	271.4	45.9	2.15	40.5	
	27	12	28	4,449	749	2.1	1	1.3	202.2	34.0	2.64	24.5	
	29	12	32	5,312	864	2.4	1	1.5	241.5	39.3	3.04	24.5	
Sawtimber Total	20.5	405	776	105,844	20,661	43.7	18	35.3	4,811.1	939.2	1.43	35.7	
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	
	6	23	3	0	84	0.2	1	0.1	0.0	3.8	0.00	29.4	
	7	12	2	0	64	0.1	1	0.1	0.0	2.9	0.00	34.6	
	8	23	6	0	150	0.4	1	0.3	0.0	6.8	0.00	29.4	
	9	35	12	0	312	0.7	2	0.5	0.0	14.2	0.00	33.8	
	10	46	22	0	575	1.1	2	1.0	0.0	26.2	0.00	39.9	
	11	23	10	0	264	0.7	1	0.5	0.0	12.0	0.00	26.8	
	12	35	24	0	641	1.2	2	1.1	0.0	29.1	0.00	41.6	

Timber Volume Estimates

Stratum: Mature Hardwood

Acres: 22

Plots: 19.00

Cruiser: JDT

Cruise Date: 08/07/2020

Cruise Type: Plot

Plot Size/BAF: 0.10

Red Oak

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
	13	12	8	0	210	0.5	1	0.4	0.0	9.6	0.00	32.0
	15	12	13	0	356	0.6	1	0.6	0.0	16.2	0.00	45.1
Pulpwood Total	9.9	220	100	0	2,656	5.6	10	4.5	0.0	120.7	0.00	35.2
Red Oak Spp. Total	16.8	625	876	105,844	23,317	49.4	28	39.8	4,811.1	1,059.9	1.43	35.5
Red Oak Total	16.8	625	876	105,844	23,317	49.4	28	39.8	4,811.1	1,059.9	1.43	35.5

Misc. Hardwood

Misc. Hardwood

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
	15	12	6	652	175	0.6	1	0.3	29.6	8.0	0.92	16.5
	18	12	9	1,113	252	0.9	1	0.4	50.6	11.5	1.32	16.5
	19	12	16	2,119	456	1.0	1	0.7	96.3	20.7	1.21	32.5
	20	12	15	2,037	412	1.1	1	0.7	92.6	18.7	1.45	24.5
Sawtimber Total	18.0	46	46	5,920	1,296	3.8	2	2.1	269.1	58.9	1.24	22.5
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	5	12	1	0	28	0.1	1	0.0	0.0	1.3	0.00	26.8
	6	58	6	0	178	0.5	3	0.3	0.0	8.1	0.00	23.1
	7	93	14	0	431	1.1	4	0.7	0.0	19.6	0.00	27.1
	8	93	19	0	572	1.5	4	0.9	0.0	26.0	0.00	27.7
	9	58	17	0	497	1.2	3	0.8	0.0	22.6	0.00	31.5
	10	35	12	0	356	0.9	2	0.5	0.0	16.2	0.00	30.3
	11	69	29	0	875	2.1	3	1.3	0.0	39.8	0.00	31.1
	12	35	19	0	553	1.2	2	0.8	0.0	25.1	0.00	33.8
	13	46	33	0	993	1.9	2	1.5	0.0	45.1	0.00	41.2

Timber Volume Estimates

Stratum: Mature Hardwood

Acres: 22

Plots: 19.00

Cruiser: JDT

Cruise Date: 08/07/2020

Cruise Type: Plot

Plot Size/BAF: 0.10

Misc. 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	
	14	12	8	0	229	0.6	1	0.3	0.0	10.4	0.00	29.4	
	15	12	9	0	263	0.6	1	0.4	0.0	12.0	0.00	29.4	
Pulpwood Total	9.2	521	167	0	4,975	11.7	24	7.6	0.0	226.1	0.00	29.8	
Misc. Hardwood Total	9.9	567	213	5,920	6,270	15.4	26	9.7	269.1	285.0	1.24	29.2	
Sweetgum		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	
	17	12	13	1,523	365	0.8	1	0.6	69.2	16.6	0.97	32.5	
	19	12	24	3,029	678	1.0	1	1.1	137.7	30.8	1.04	56.5	
	23	12	24	3,608	668	1.5	1	1.1	164.0	30.4	1.78	32.5	
Sawtimber Total	19.7	35	61	8,159	1,711	3.4	2	2.8	370.9	77.8	1.22	40.5	
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	
	8	12	2	0	70	0.2	1	0.1	0.0	3.2	0.00	26.8	
	9	12	3	0	95	0.2	1	0.1	0.0	4.3	0.00	29.4	
	10	12	5	0	155	0.3	1	0.2	0.0	7.1	0.00	45.1	
	11	12	7	0	210	0.3	1	0.3	0.0	9.5	0.00	53.0	
	13	12	10	0	296	0.5	1	0.5	0.0	13.5	0.00	53.0	
	14	12	11	0	309	0.6	1	0.5	0.0	14.0	0.00	45.1	
Pulpwood Total	10.8	69	39	0	1,135	2.1	3	1.8	0.0	51.6	0.00	42.1	
Sweetgum Total	13.8	104	100	8,159	2,846	5.5	5	4.5	370.9	129.4	1.22	41.5	
Misc. Hardwood Total	10.5	672	313	14,080	9,116	20.9	31	14.2	640.0	414.4	1.23	31.1	
Stratum Total	13.5	1,297	1,189	119,923	32,433	70.3	59	54.0	5,451.0	1,474.2	1.40	33.2	

OFFER FORM

DUCK & DEER TRACT—LISTING #4784—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

In reference to the attached Kingwood Forestry Services, Inc. Notice of Land Sale, I submit the following as an offer for the purchase of Duck & Deer Tract located in Clark County, Arkansas and further described within this Notice (see attached maps and Conditions of Sale). **The tract is offered for sale at \$55,000.00.**

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 seven (7) business days of owner's acceptance with earnest money in the amount of five percent (5%) of purchase price. Closing date to occur within forty-five (45) days of contract execution. 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

Duck & Deer Tract (Listing #4784—80± Acres): \$ _____

Date: _____ Fax No.: _____

Company: _____ Phone No.: _____
Printed

Name: _____ Name: _____
Printed 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

