

## LAND FOR SALE

Ashdown  
West Tract

- **±158.24 Surveyed Acres in Little River County, Arkansas**
- **Timberland Investment**
- **Deeded Easement**
- **Owner Financing Available—Call for Details**

**\$320,000.00**

Please visit our website  
[www.kingwoodforestry.com](http://www.kingwoodforestry.com)  
 to view maps and additional photographs.



Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Ashdown West Tract (Listing #4781) described as SE¼ of NW¼, SW¼ of NE¼, NE¼ of SW¼, NW¼ of SE¼, Section 25, Township 12 South, Range 30 west, containing a total of 158.24 surveyed acres, more or less, Little River County, Arkansas (see attached maps).

The tract is located about one (1) mile northwest of Ashdown. Access is legal, deeded easement from Little River County Road #43 (old Box Factory Road). Seller has plans to build gravel road along easement as soon as possible. Soils consist of silt loams with average site index (base age 50) of eighty (80) feet for loblolly pine.

Timber consists of ±140 acres of approximately 19-year-old pine plantation and ±20 acres of pine / hardwood. Property offers timber investment with recreational opportunities only minutes from Ashdown. Bring your ATV to inspect and explore the property.

Kingwood Forestry conducted an inventory of merchantable timber (four cruise lines running north and south) in July, 2020. Based on the inventory, estimated tree counts and timber volumes are as follows:

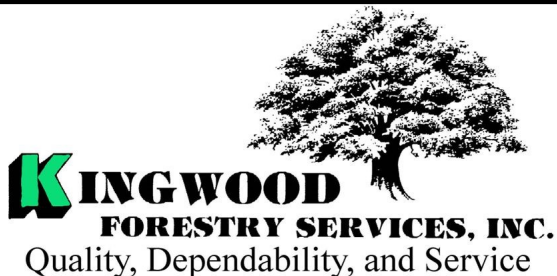
Pine Sawtimber:	5,736 Trees	263,333 BF	2,808 Tons
Pine Chip n' Saw:	4,772 Trees	129,278 BF	1,556 Tons
Misc. Hardwood Sawtimber:	16 Trees	1,239 BF	12 Tons
Pine Pulpwood:	11,734 Trees	----	2,429 Tons
Hardwood Pulpwood:	4,803 Trees	—	1,076 Tons

*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  
 ARKADDELPHIA, 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

## ASHDOWN WEST TRACT (LISTING #4781)

### LITTLE RIVER COUNTY, ARKANSAS

#### Method of Sale

The tract is offered for sale for **\$320,000.00**. Offers may be submitted using the attached Offer Form and may be delivered by e-mail to [arkadelphia@kingwoodforestry.com](mailto: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 new survey; copy of 2016 survey available upon request. 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 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.
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.
10. Questions regarding the land sale or owner financing should be directed to licensed broker Phil Wright, or licensed agent Jimmy Don Thomas, of Kingwood Forestry Services at 870-246-5757 or by e-mail at [Arkadelphia@kingwoodforestry.com](mailto:Arkadelphia@kingwoodforestry.com)

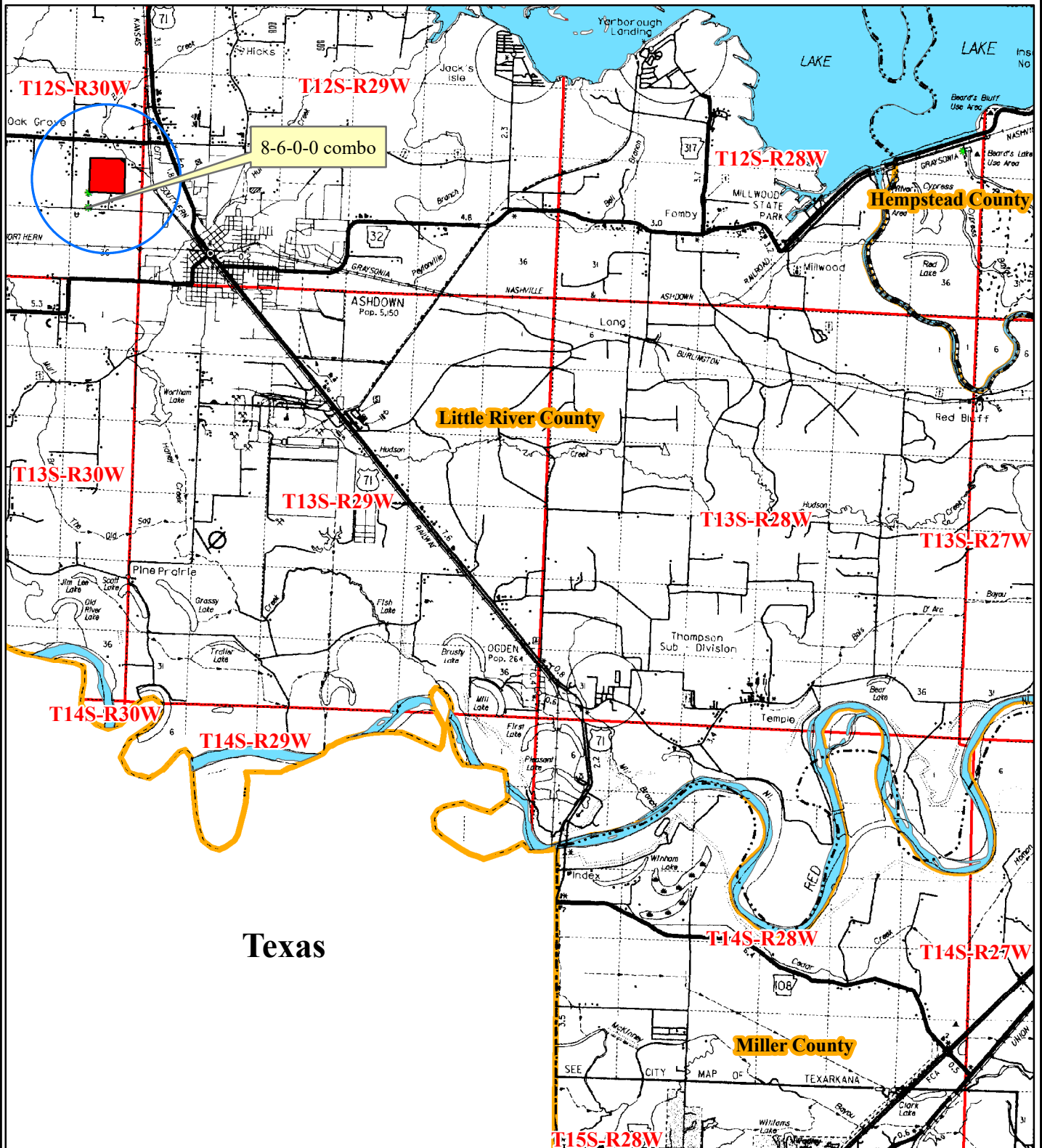
Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate. Buyers are responsible for verifying information on this tract for themselves.

**Kingwood makes no representation for the Buyer.**

[www.kingwoodforestry.com](http://www.kingwoodforestry.com)



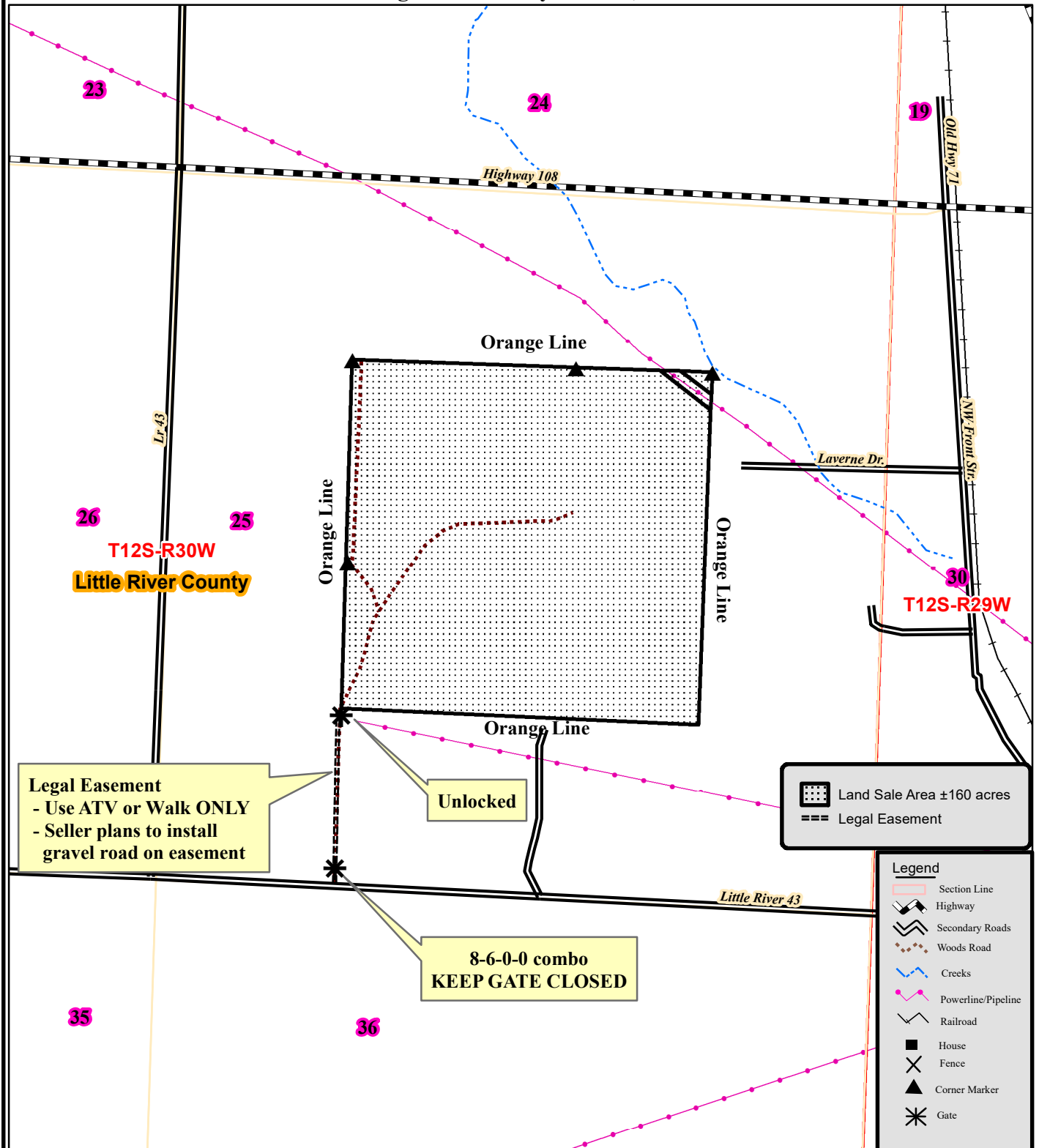
**NOTICE OF LAND SALE**  
**"Ashdown West 160 Tract" - Listing #4781**  
**SE¼ of NW¼, SW¼ of NE¼, NE¼ of SW¼, NW¼ of SE¼, Sec. 25, T12S, R30W**  
**Little River County, Arkansas**  
**Containing 158.24 surveyed acres, more or less**



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Miles



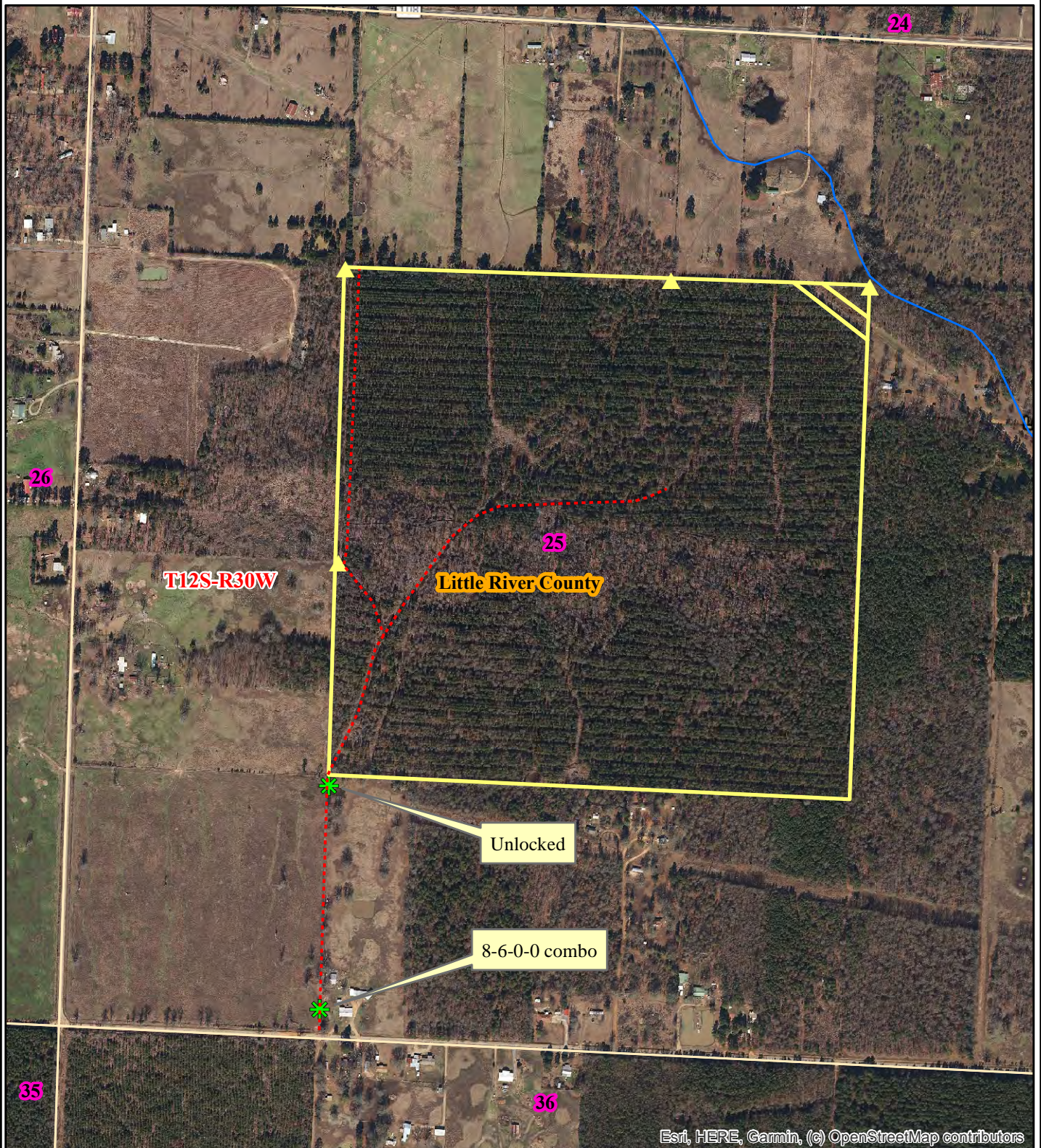
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**Little River County, Arkansas**  
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Created: Date: 8/14/2020  
 By: JDT



**NOTICE OF LAND SALE**  
**"Ashdown West 160 Tract" - Listing #4781**  
**SE¼ of NW¼, SW¼ of NE¼, NE¼ of SW¼, NW¼ of SE¼, Sec. 25, T12S, R30W**  
**Little River County, Arkansas**  
**Containing 158.24 surveyed acres, more or less**



0 0.125 0.25  
Miles



Date: 7/29/2020  
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](mailto:arkadelphia@kingwoodforestry.com)  
 Website: [www.kingwoodforestry.com](http://www.kingwoodforestry.com)

## Timber Volume Estimates

**Stratum:** Ashdown West  
**Acres:** 159  
**Plots:** 79  
**Cruiser:** JDT

**Cruise Date:** 07/29/2020  
**Cruise Type:** Point  
**Plot Size/BAF:** 15.00

### Pine

Product	Stratum Total				Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height	
Sawtimber	5,736	2,808	263,333	33.1	36	17.7	1,656.2	12.9	26.6	
Chip-N-Saw	4,772	1,556	129,278	18.0	30	9.8	813.1	10.5	26.9	
Pulpwood	11,734	2,429	0	24.7	74	15.3	0.0	7.6	35.4	
Topwood	0	1,216	0	0.0	0	7.6	0.0	0.0	0.0	
<b>Class Total</b>	<b>22,243</b>	<b>8,009</b>	<b>392,611</b>	<b>75.8</b>	<b>140</b>	<b>50.4</b>	<b>2,469.2</b>	<b>9.6</b>	<b>31.3</b>	

### Hardwood

Product	Stratum Total				Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height	
Sawtimber	16	12	1,239	0.1	0	0.1	7.8	15.0	24.5	
Pulpwood	4,803	1,076	0	10.1	30	6.8	0.0	7.6	25.7	
<b>Class Total</b>	<b>4,820</b>	<b>1,088</b>	<b>1,239</b>	<b>10.2</b>	<b>30</b>	<b>6.8</b>	<b>7.8</b>	<b>7.6</b>	<b>25.7</b>	
<b>StratumTotal</b>	<b>27,063</b>	<b>9,097</b>	<b>393,850</b>	<b>86.0</b>	<b>170</b>	<b>57.2</b>	<b>2,477.0</b>	<b>9.2</b>	<b>30.3</b>	



# **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:** Ashdown West

**Acres:** 159

**Plots:** 79

**Cruiser:** JDT

**Cruise Date:** 07/29/2020

**Cruise Type:** Point

**Plot Size/BAF:** 15.00

### Pine

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
<b>Loblolly Pine</b>									
Sawtimber	5,736	2,808	263,333	33.1	36	17.7	1,656.2	12.9	26.6
Chip-N-Saw	4,772	1,556	129,278	18.0	30	9.8	813.1	10.5	26.9
Pulpwood	11,734	2,429	0	24.7	74	15.3	0.0	7.6	35.4
Topwood	0	1,216	0	0.0	0	7.6	0.0	0.0	0.0
<b>Group Total</b>	<b>22,243</b>	<b>8,009</b>	<b>392,611</b>	<b>75.8</b>	<b>140</b>	<b>50.4</b>	<b>2,469.2</b>	<b>9.6</b>	<b>31.3</b>
<b>Class Total</b>	<b>22,243</b>	<b>8,009</b>	<b>392,611</b>	<b>75.8</b>	<b>140</b>	<b>50.4</b>	<b>2,469.2</b>	<b>9.6</b>	<b>31.3</b>

### Hardwood

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
<b>Misc. Hardwood</b>									
Pulpwood	98	38	0	0.4	1	0.2	0.0	10.2	28.6
<b>Group Total</b>	<b>98</b>	<b>38</b>	<b>0</b>	<b>0.4</b>	<b>1</b>	<b>0.2</b>	<b>0.0</b>	<b>10.2</b>	<b>28.6</b>
<b>Red Oak Spp.</b>									
Sawtimber	16	12	1,239	0.1	0	0.1	7.8	15.0	24.5
Pulpwood	4,706	1,038	0	9.7	30	6.5	0.0	7.5	25.6
<b>Group Total</b>	<b>4,722</b>	<b>1,050</b>	<b>1,239</b>	<b>9.8</b>	<b>30</b>	<b>6.6</b>	<b>7.8</b>	<b>7.6</b>	<b>25.6</b>
<b>Class Total</b>	<b>4,820</b>	<b>1,088</b>	<b>1,239</b>	<b>10.2</b>	<b>30</b>	<b>6.8</b>	<b>7.8</b>	<b>7.6</b>	<b>25.7</b>
<b>Stratum Total</b>	<b>27,063</b>	<b>9,097</b>	<b>393,850</b>	<b>86.0</b>	<b>170</b>	<b>57.2</b>	<b>2,477.0</b>	<b>9.2</b>	<b>30.3</b>



# **ADDITIONAL TIMBER VOLUME REPORT**



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## Timber Volume Estimates

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**Plots:** 79.00  
**Cruiser:** JDT

**Cruise Date:** 07/29/2020  
**Cruise Type:** Point  
**Plot Size/BAF:** 15.00

### Pine

Loblolly Pine			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	2,742	1,129	93,470	33,920	13.5	17	7.1	587.9	213.3	0.48	25.9
	13	1,692	836	76,083	25,374	9.8	11	5.3	478.5	159.6	0.55	27.1
	14	734	417	41,629	12,778	4.9	5	2.6	261.8	80.4	0.65	27.0
	15	312	208	23,236	6,435	2.4	2	1.3	146.1	40.5	0.74	27.9
	16	166	134	16,784	4,151	1.5	1	0.8	105.6	26.1	0.87	28.7
	17	64	62	8,866	1,929	0.6	0	0.4	55.8	12.1	1.03	29.3
	18	17	15	2,049	462	0.2	0	0.1	12.9	2.9	1.10	24.5
	20	9	7	1,215	236	0.1	0	0.0	7.6	1.5	1.55	16.5
Sawtimber Total	12.9	5,736	2,808	263,333	85,285	33.1	36	17.7	1,656.2	536.4	0.56	26.6
Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	10	2,546	731	61,934	21,459	8.7	16	4.6	389.5	135.0	0.34	24.9
	11	2,226	824	67,344	24,611	9.2	14	5.2	423.5	154.8	0.38	29.2
Chip-N-Saw Total	10.5	4,772	1,556	129,278	46,070	18.0	30	9.8	813.1	289.7	0.36	26.9
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	5	2,066	133	0	3,630	1.8	13	0.8	0.0	22.8	0.00	23.4
	6	2,153	236	0	6,592	2.7	14	1.5	0.0	41.5	0.00	30.3
	7	1,318	212	0	6,057	2.2	8	1.3	0.0	38.1	0.00	35.3
	8	2,479	528	0	15,352	5.4	16	3.3	0.0	96.6	0.00	37.8
	9	1,959	571	0	16,834	5.4	12	3.6	0.0	105.9	0.00	42.1
	10	849	308	0	9,243	2.9	5	1.9	0.0	58.1	0.00	45.1
	11	488	203	0	6,169	2.0	3	1.3	0.0	38.8	0.00	43.7
	12	256	130	0	3,977	1.3	2	0.8	0.0	25.0	0.00	45.4



# Timber Volume Estimates

**Stratum:** Ashdown West

**Acres:** 159

**Plots:** 79.00

**Cruiser:** JDT

**Cruise Date:** 07/29/2020

**Cruise Type:** Point

**Plot Size/BAF:** 15.00

## Pine

### Loblolly Pine

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	131	82	0	2,525	0.8	1	0.5	0.0	15.9	0.00	48.6
	14	19	14	0	427	0.1	0	0.1	0.0	2.7	0.00	50.4
	15	16	13	0	403	0.1	0	0.1	0.0	2.5	0.00	47.7
Pulpwood Total	7.6	11,734	2,429	0	71,209	24.7	74	15.3	0.0	447.9	0.00	35.4
Topwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
Topwood Total	0.0	0	1,216	0	42,572	0.0	0	7.6	0.0	267.7	0.00	0.0
Loblolly Pine Total	9.6	22,243	8,009	392,611	245,136	75.8	140	50.4	2,469.2	1,541.7	0.47	31.3
Pine Total	9.6	22,243	8,009	392,611	245,136	75.8	140	50.4	2,469.2	1,541.7	0.47	31.3

## 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
	8	58	12	0	349	0.1	0	0.1	0.0	2.2	0.00	26.8
	12	26	12	0	373	0.1	0	0.1	0.0	2.3	0.00	29.4
	16	14	14	0	420	0.1	0	0.1	0.0	2.6	0.00	34.6
Pulpwood Total	10.2	98	38	0	1,142	0.4	1	0.2	0.0	7.2	0.00	28.6
Misc. Hardwood Total	10.2	98	38	0	1,142	0.4	1	0.2	0.0	7.2	0.00	28.6

### 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
	15	16	12	1,239	328	0.1	0	0.1	7.8	2.1	0.82	24.5
Sawtimber Total	15.0	16	12	1,239	328	0.1	0	0.1	7.8	2.1	0.82	24.5

# Timber Volume Estimates

**Stratum:** Ashdown West

**Acres:** 159

**Plots:** 79.00

**Cruiser:** JDT

**Cruise Date:** 07/29/2020

**Cruise Type:** Point

**Plot Size/BAF:** 15.00

## Hardwood

### 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
	5	369	27	0	726	0.3	2	0.2	0.0	4.6	0.00	20.4
	6	1,333	148	0	3,940	1.6	8	0.9	0.0	24.8	0.00	21.8
	7	1,054	164	0	4,357	1.8	7	1.0	0.0	27.4	0.00	22.8
	8	836	178	0	4,745	1.8	5	1.1	0.0	29.8	0.00	24.5
	9	182	57	0	1,508	0.5	1	0.4	0.0	9.5	0.00	30.0
	10	572	240	0	6,396	2.0	4	1.5	0.0	40.2	0.00	34.6
	11	213	116	0	3,101	0.9	1	0.7	0.0	19.5	0.00	38.0
	12	103	67	0	1,795	0.5	1	0.4	0.0	11.3	0.00	38.6
	13	44	40	0	1,060	0.3	0	0.3	0.0	6.7	0.00	49.1
Pulpwood Total	7.5	4,706	1,038	0	27,628	9.7	30	6.5	0.0	173.8	0.00	25.6
Red Oak Spp. Total	7.6	4,722	1,050	1,239	27,956	9.8	30	6.6	7.8	175.8	0.82	25.6
Hardwood Total	7.6	4,820	1,088	1,239	29,097	10.2	30	6.8	7.8	183.0	0.82	25.7
Stratum Total	9.2	27,063	9,097	393,850	274,233	86.0	170	57.2	2,477.0	1,724.7	0.47	30.3



## OFFER FORM

### ASHDOWN WEST TRACT—LISTING #4781—LITTLE RIVER 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](mailto: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 Ashdown West Tract located in Little River County, Arkansas and further described within this Notice (see attached maps and Conditions of Sale). **The tract is offered for sale at \$320,000.00.**

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](mailto:Arkadelphia@kingwoodforestry.com)

**Ashdown West Tract (Listing #4781—158.24± Surveyed 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

