

KINGWOOD FORESTRY SERVICES, INC.

LAND FOR SALE ALUM FORK TRACT—SALINE COUNTY, AR (Residential / Recreational / Timber Investment Potential)

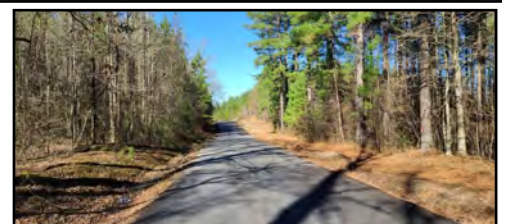
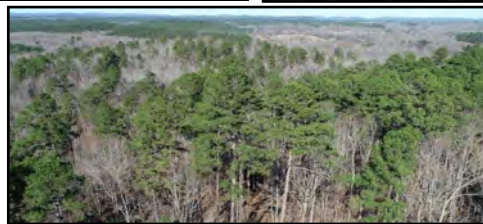
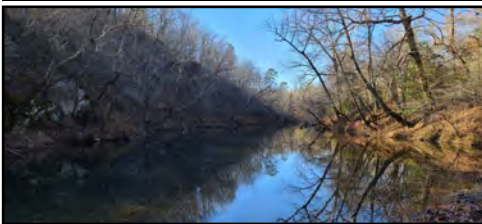
\$410,000.00

Listing #4807—±106 GIS Acres



- Over 1/2 Mile Frontage on Alum Fork of the Saline River
- Frontage on Paved Sulphur Springs Road
- Numerous Build Sites for Home or Cabin
- Utilities Available at County Road

- Scenic Views
- Excellent Wildlife Habitat
- Short Drive to Benton, Hot Springs, and Little Rock



**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

**Visit our website
www.kingwoodforestry.com
to view maps and additional photographs.**



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

ALUM FORK TRACT (LISTING #4807)

SALINE COUNTY, ARKANSAS

METHOD OF SALE

The tract is offered for sale for \$410,000.00. 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. Closing is to be scheduled within forty-five (45) days on 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. If buyer requires a survey, the cost will be buyer's responsibility. Advertised acreage is believed to be correct but is not guaranteed. Offer price is for entire tract regardless of acreage. 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 / closing 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.
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 should be directed to licensed agents Brian Clark or licensed broker Phil Wright, of Kingwood Forestry Services at 870-246-5757 or by e-mail at Arkadelphia@kingwoodforestry.com

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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

KINGWOOD FORESTRY SERVICES, INC.

Alum Fork Tract—Saline County, Arkansas

\$410,000.00

Listing #4807—±106 GIS Acres

The Alum Fork Tract is one you don't want to miss! Regardless of what you are looking for, this property has it. This property is ideal for that mountain retreat you have always wanted. The property has numerous potential build sites providing overlooks of the Alum Fork of the Saline River and the lower Ouachita Mountains. Whether you are looking for a private retreat from the daily grind, the perfect location for your retirement home, or just a recreational/timber property, this is the one you have been looking for.

The Alum Fork Tract (Listing #4807) is located seventeen (17) miles northwest of Benton and is described as Part of N½ of SE¼ lying south of river, Part of SE¼ of SW¼, S½ of SE¼, Section 2, Township 1 South, Range 17 West, containing a total of 106 GIS acres, more or less, Saline County, Arkansas (see attached maps). Alum Fork of Saline River flows along north boundary of property. Access is frontage on paved Sulphur Springs Road. Property is in prime location for residential development. Timber consists of merchantable native pine and upland hardwood. Some utilities are available at public road near tract. See attached report of Kingwood's July, 2020 inventory of ±104 acres showing estimated tree counts and timber volumes (additional timber volume estimates are available on our website at www.kingwoodforestry.com/real-estate.html)*.

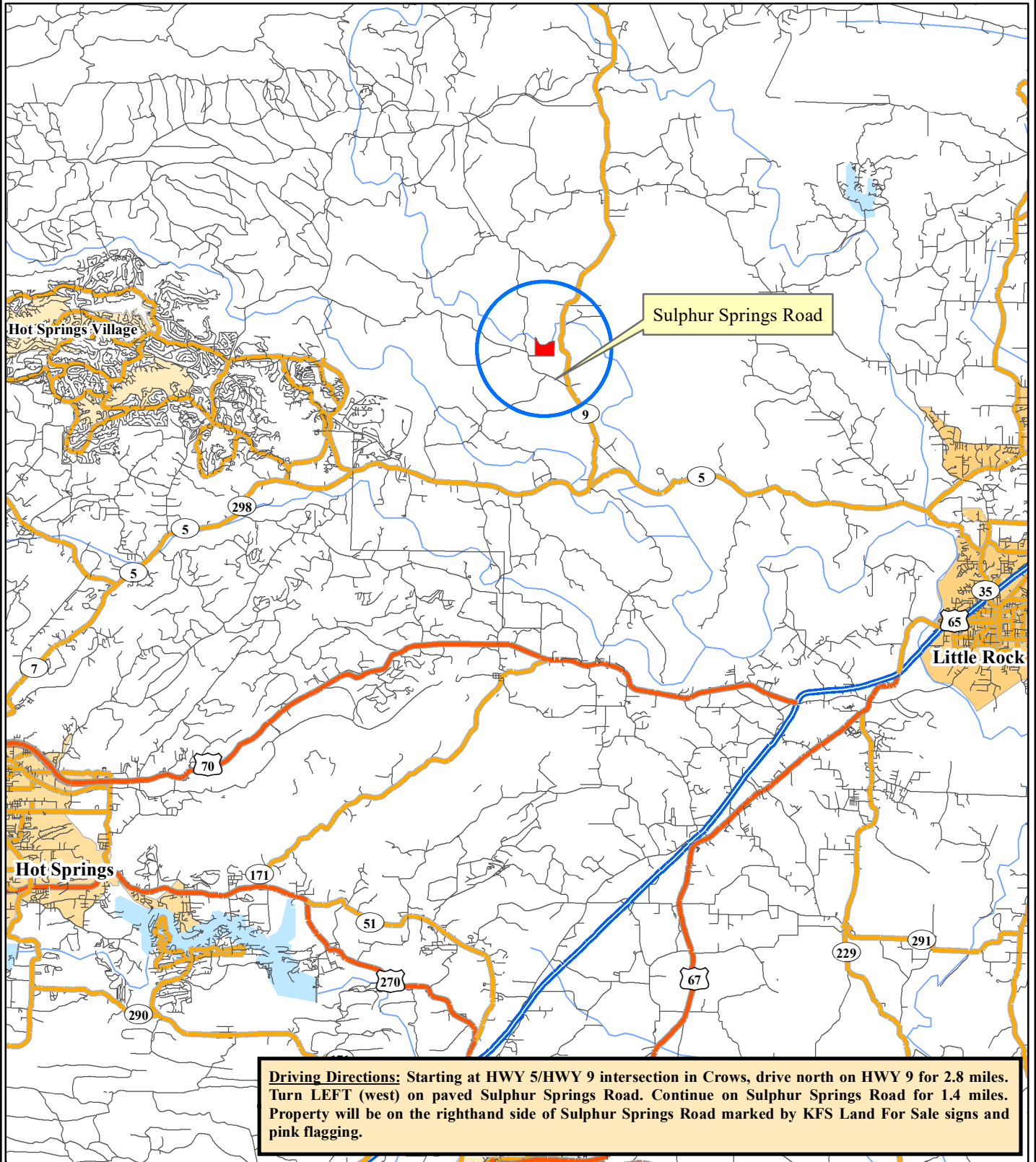


*Due to variations in cruising methods, utilization standards, and scaling practices, tree counts and timber volume estimates cannot be guaranteed. Volume reports in Tons and Board Feet, with tree counts by species, diameter, and height, are available on our website at www.kingwoodforestry.com/real-estate.html

www.kingwoodforestry.com

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NOTICE OF LAND SALE - Listing #4807
Alum Fork Tract
Pt. Sec. 2, T1S, R17W, Saline County, Arkansas
Containing 106 GIS Acres, More or Less

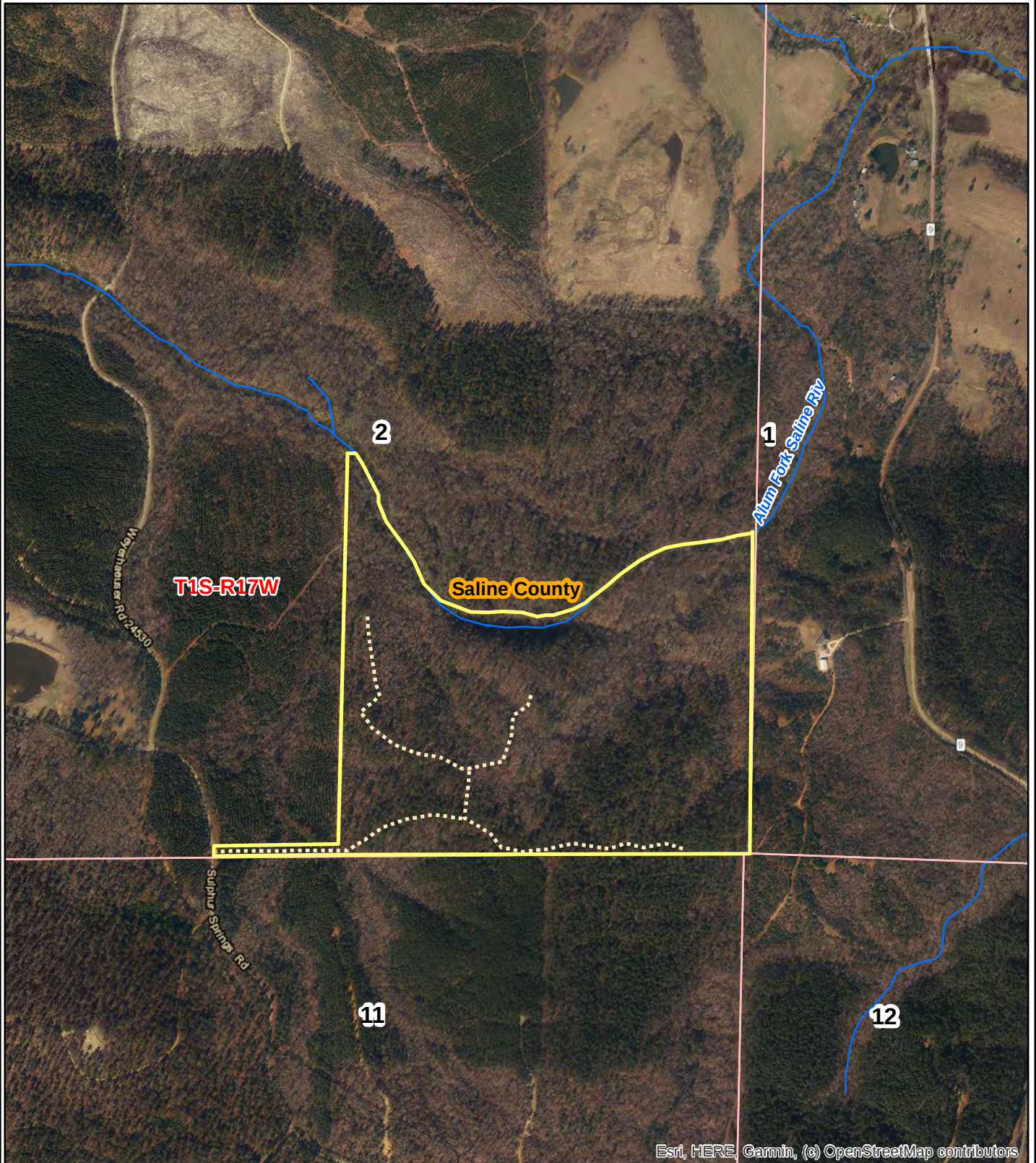


0.5 1 2 3 4 5
Miles



Created: December, 2020
Drawn By: PWW

NOTICE OF LAND SALE - Listing #4807
Alum Fork Tract
Pt. Sec. 2, T1S, R17W, Saline County, Arkansas
Containing 106 GIS Acres, More or Less



Esri, HERE, Garmin, (c) OpenStreetMap contributors

0 0.125 0.25
Miles



Created: December, 2020
Drawn By: PWV



Kingwood Forestry Services, Inc.
PO Box 65
Arkadelphia, AR 71923

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

Timber Volume Estimates

Stratum: Alum_Fork_South
Acres: 104.29
Plots: 44
Cruiser: BJC

Cruise Date: 07/27/2020
Cruise Type: Point
Plot Size/BAF: 15.00

White oak

Product	Stratum Total				Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height	
Sawtimber	378	330	36,745	5.1	4	3.2	352.4	15.9	24.0	
Class Total	378	330	36,745	5.1	4	3.2	352.4	15.9	24.0	

Sweetgum & Hardwood

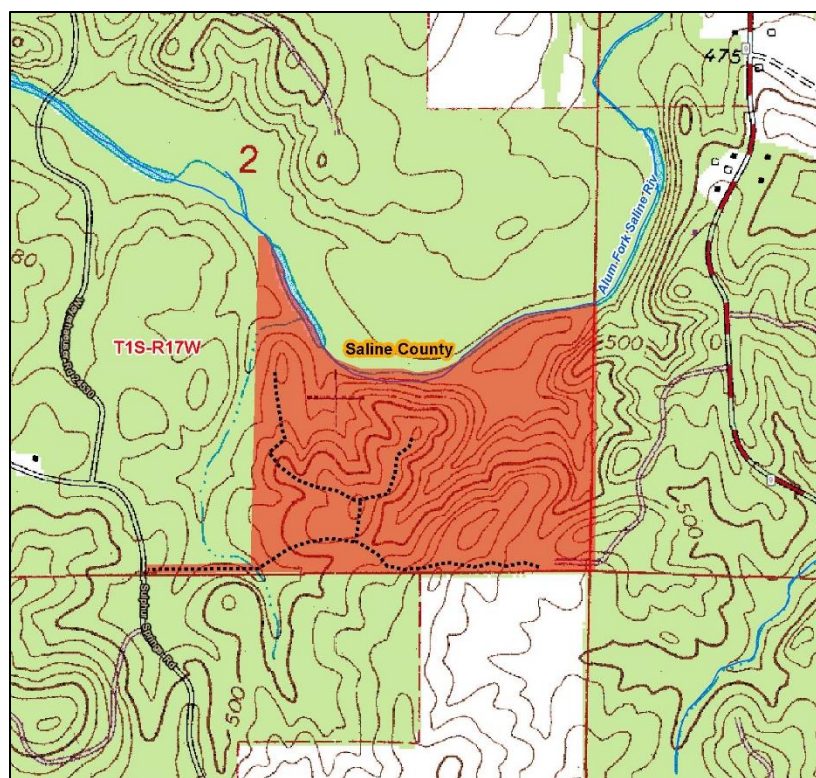
Product	Stratum Total				Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height	
Sawtimber	155	141	16,431	2.2	1	1.3	157.6	16.2	25.6	
Pulpwood	11,469	2,811	0	42.7	110	27.0	0.0	8.2	28.0	
Class Total	11,624	2,952	16,431	44.9	111	28.3	157.6	8.3	28.0	

Red oak

Product	Stratum Total				Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height	
Sawtimber	18	16	2,017	0.3	0	0.2	19.3	19.0	16.5	
Class Total	18	16	2,017	0.3	0	0.2	19.3	19.0	16.5	

Pine

Product	Stratum Total				Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height	
Sawtimber	2,004	2,928	357,103	24.8	19	28.1	3,424.3	15.2	53.6	
Chip-N-Saw	65	33	2,912	0.3	1	0.3	27.9	10.0	40.5	
Pulpwood	720	325	0	3.1	7	3.1	0.0	8.8	47.5	
Topwood	0	298	0	0.0	0	2.9	0.0	0.0	0.0	
Class Total	2,789	3,585	360,015	28.2	27	34.4	3,452.2	13.4	51.7	
StratumTotal	14,810	6,883	415,208	78.5	142	66.0	3,981.4	9.5	32.3	



OFFER FORM

ALUM FORK TRACT—±106 GIS ACRES—LISTING #4807 SALINE 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 **Alum Fork Tract** further described as Part of N½ of SE¼ lying south of river, Part of SE¼ of SW¼, S½ of SE¼, Section 2, Township 1 South, Range 17 West, containing a total of 106 GIS acres, more or less, Saline County, Arkansas (see attached maps and Conditions of Sale). **The tract is offered for sale at \$410,000.00.**

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 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

Alum Fork Tract (Listing #4807—±106 GIS 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

