

LAND FOR SALE**Bid Date: Friday, April 9, 2021 @ 10:00 a.m.****Caney
South Tract**

- **±80 Acres in Hot Spring Co., AR**
- **Great Timberland Investment**
- **Immediate Timber Income**



Bid Date:
Friday, April 9, 2021 @ 10:00 a.m.

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



KINGWOOD FORESTRY SERVICES, INC.
 PHONE: (870) 246-5757 FAX: (870) 246-3341
 4 EXECUTIVE CIRCLE P.O. BOX 65
 ARKADELPHIA, AR 71923

Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Caney South Tract (Listing #4825) described as SE¼ of SW¼, SW¼ of SE¼, Section 31, Township 5 South, Range 19 West, containing a total of 80 acres, more or less, Hot Spring County, Arkansas (see attached maps).

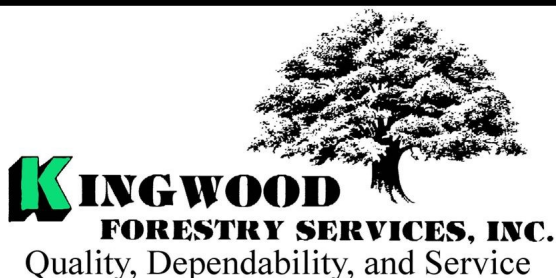
The tract is located about four (4) miles north of Caddo Valley in the Caney community. Access for inspection is gated driveway (open gate) via Poplar Road through adjoining landowner from north. Tract has multiple woods roads throughout the property. Timber consists of ±80 acres of well-stocked, mature loblolly pine plantation. Pine site index averages eighty-five (85) feet (base age 50) on fine sandy loam soils. Terrain is gently rolling. Tract offers immediate timber income potential and excellent hunting.

Kingwood Forestry conducted an inventory of mature pine plantation with two (2) cruise lines running east and west in March, 2021. Based on the inventory, estimated tree counts and timber volumes are as follows:

Pine Sawtimber:	5,201 Trees	672,989 Board Feet	5,472 Tons
Pine Chip n' Saw:	173 Trees	4,992 Board Feet	62 Tons
Pine Pulpwood:	297 Trees	—	103 Tons
Pine Topwood:	—	—	799 Tons
Oak Sawtimber	21 Trees	2,348 Board Feet	20 Tons
Hardwood Pulpwood:	1,851 Trees	—	320 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 are included; additional timber volume estimates 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.



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
CANEY SOUTH TRACT (LISTING #4825) - HOT SPRING COUNTY, ARKANSAS
BID DATE: FRIDAY, APRIL 9, 2021

Method of Sale

The tract will be sold on the basis of lump sum sealed bids. An Offer Form is attached. Bids will be opened at the Kingwood Forestry office at #4 Executive Circle, Arkadelphia, Arkansas, at **10:00 a.m., Friday, April 9, 2021**. Buyers submitting offers are welcome to attend the bid opening. Mailed bids should be addressed to Kingwood Forestry Services, P.O. Box 65, Arkadelphia, AR 71923, with "**Caney South Tract**" clearly marked in the lower left corner of the envelope to protect security of the offer. On mailed offers, please call our office to confirm receipt of offer. Bids may also be delivered by fax to 870-246-3341, by e-mail to Arkadelphia@kingwoodforestry.com, or hand-delivered to #4 Executive Circle, Arkadelphia, Arkansas. All faxed / e-mailed offers will be immediately acknowledged. Please await confirmation that your faxed / e-mailed offer has been received. No verbal telephone bids will be accepted. Anyone submitting an offer for the purchase of this property will be provided with a summary of bid results.

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 through 10:00 a.m., Wednesday, April 14, 2021. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. 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 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 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.
10. Questions regarding the land sale should be directed to licensed agent 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.

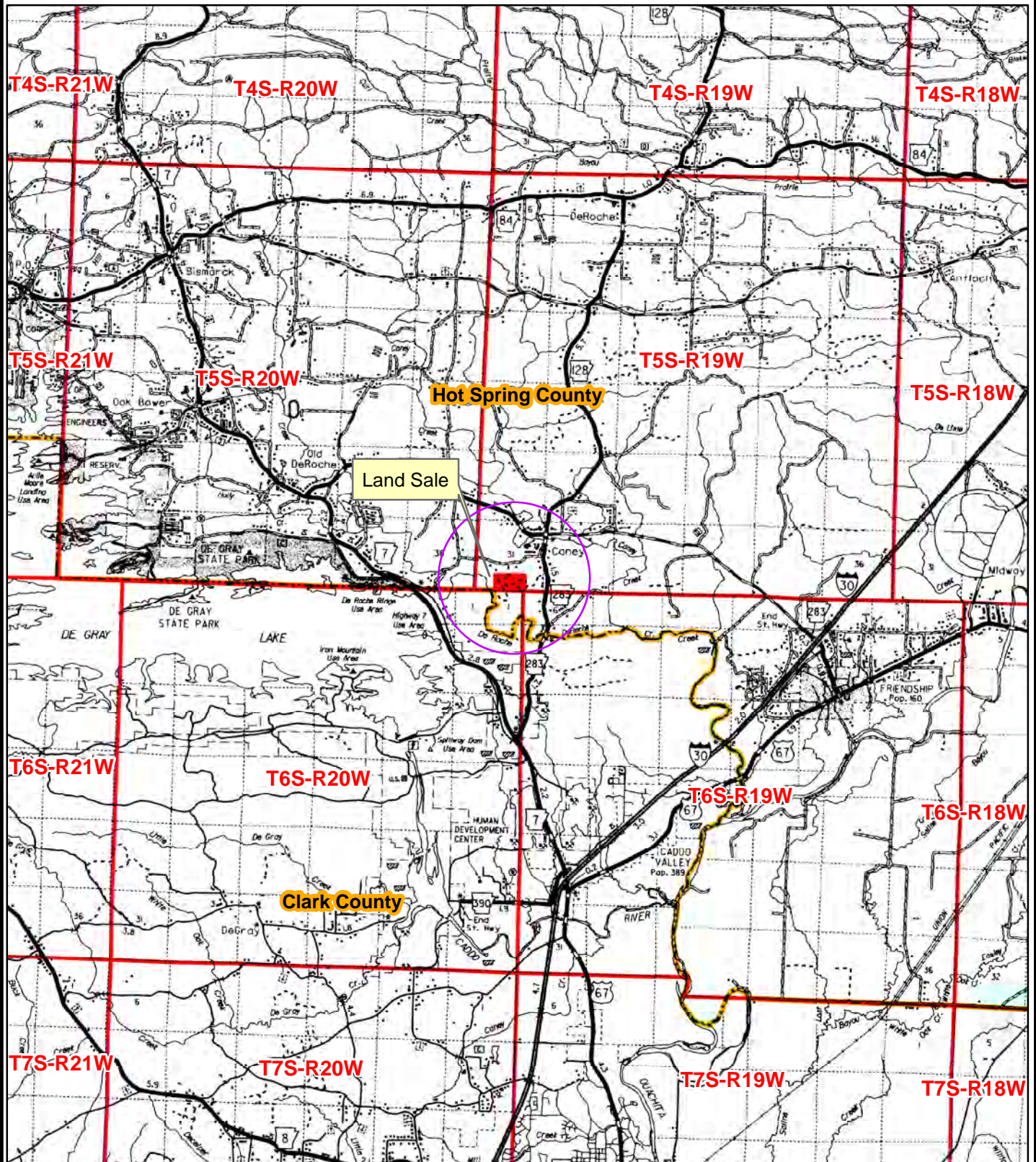
www.kingwoodforestry.com

NOTICE OF LAND SALE - Listing #4825

"Caney South Tract"

SE¼ of SW¼, SW¼ of SE¼, Sec. 31, T5S, R19W, Hot Spring County, Arkansas

Containing 80 acres, more or less



0 0.5 1 2 3
Miles



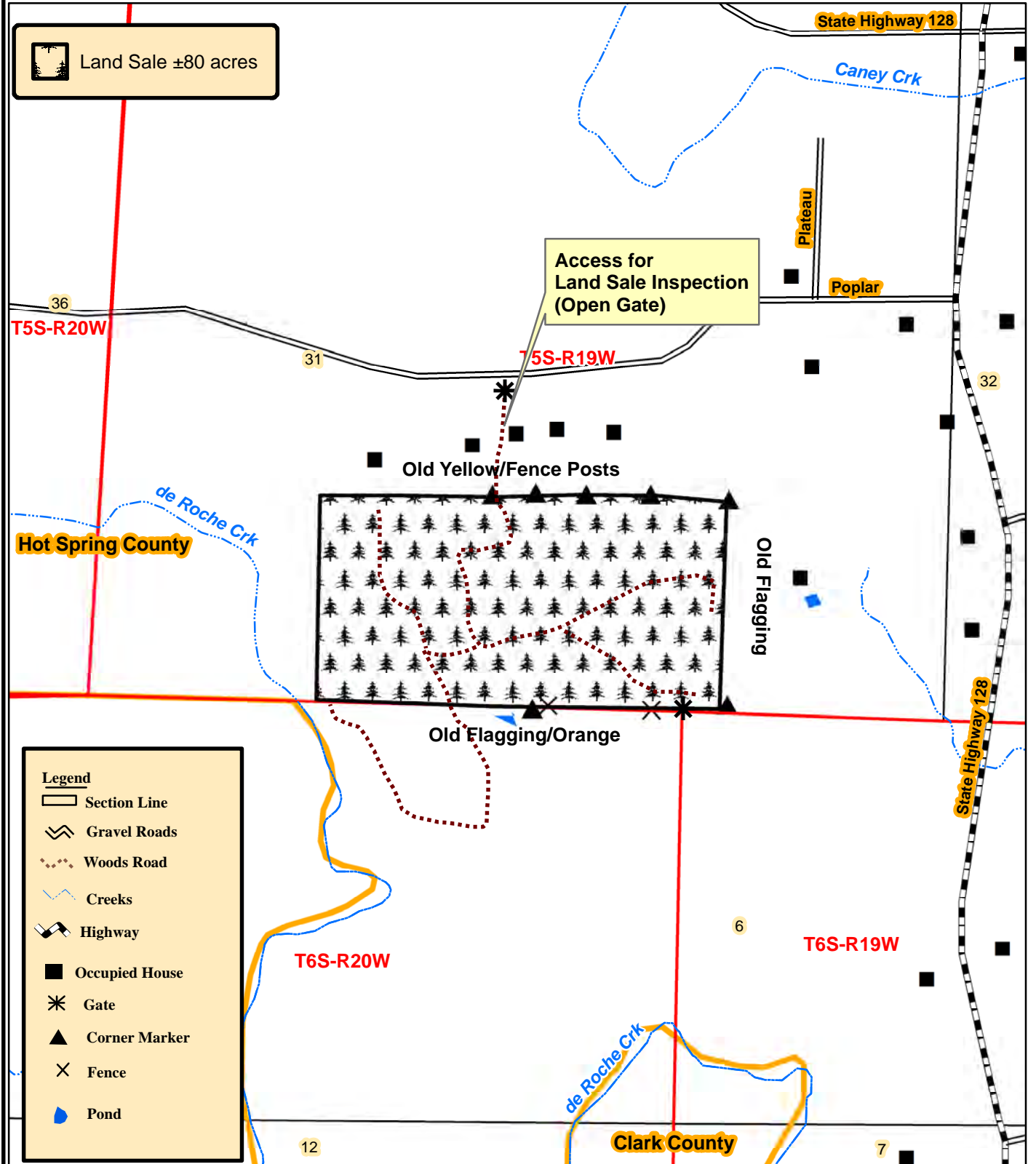
Date: 3/19/2021
Drawn By: BJC

NOTICE OF LAND SALE - Listing #4825

"Caney South Tract"

SE¼ of SW¼ & SW¼ of SE¼, Sec. 31, T5S, R19W, Hot Spring County, Arkansas

Containing 80 acres, more or less

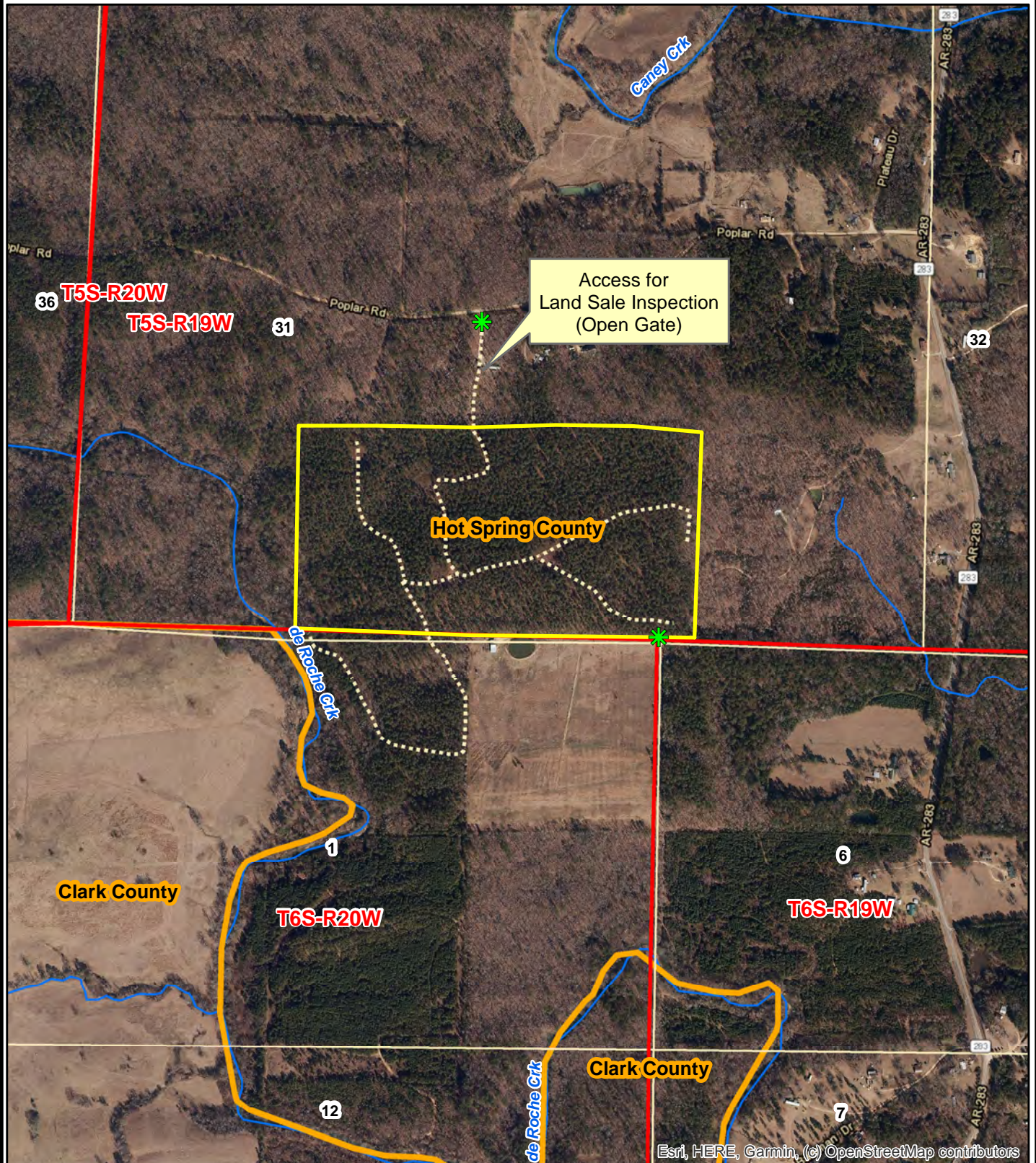


NOTICE OF LAND SALE - Listing #4825

"Caney South Tract"

SE $\frac{1}{4}$ of SW $\frac{1}{4}$, SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Sec. 31, T5S, R19W, Hot Spring County, Arkansas

Containing 80 acres, more or less



0 0.125 0.25
Miles



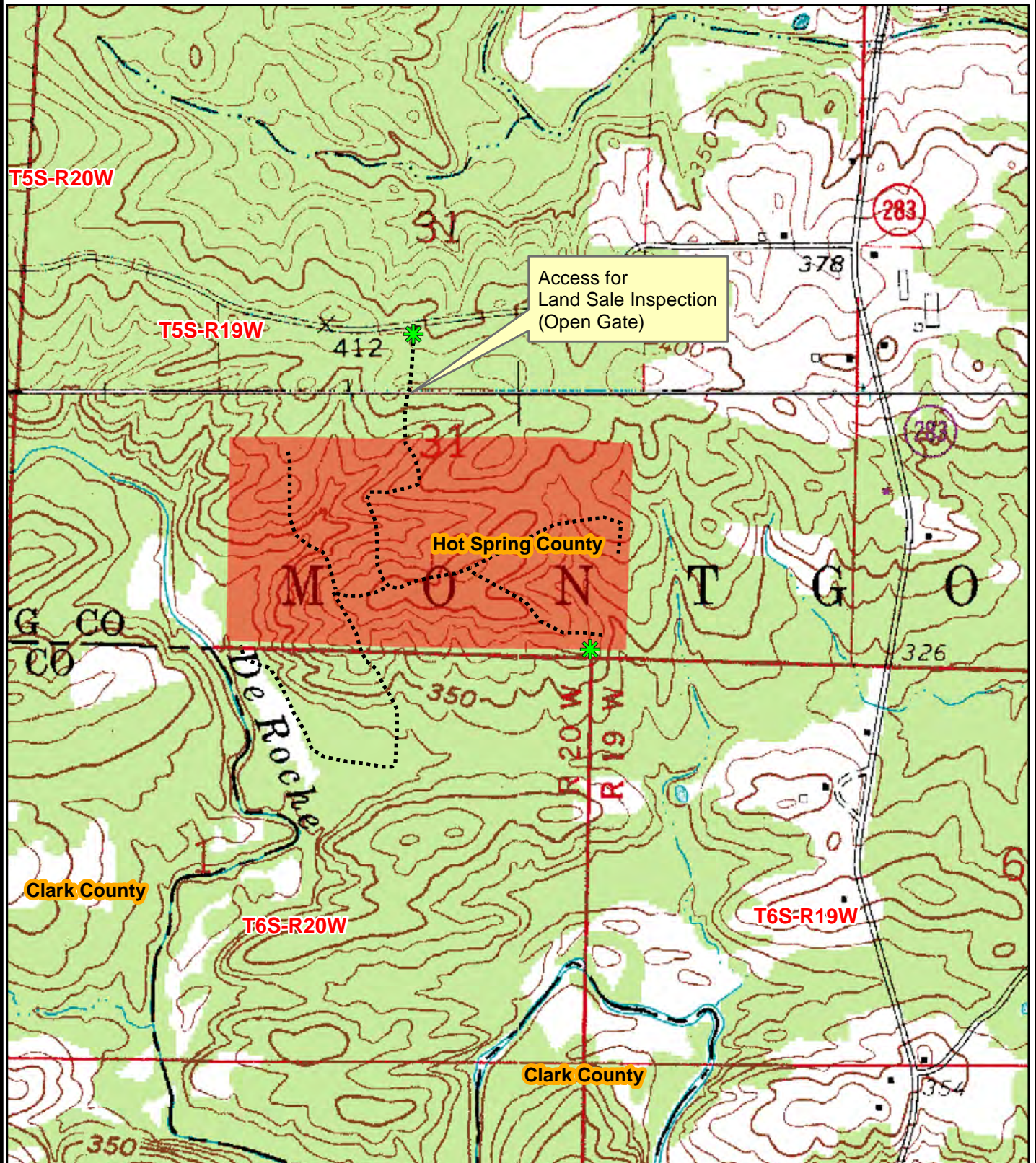
Date: 3/23/2021
ESRI Aerial Photography
Drawn By: BJC

NOTICE OF LAND SALE - Listing #4825

"Caney South Tract"

SE¹/₄ of SW¹/₄, SW¹/₄ of SE¹/₄, Sec. 31, T5S, R19W, Hot Spring County, Arkansas

Containing 80 acres, more or less



0 0.125 0.25
Miles



Date: 3/23/2021
ESRI Aerial Photography
Drawn By: BJC



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: Caney South

Acres: 80

Plots: 36

Cruiser: BJC

Cruise Date: 03/08/2021

Cruise Type: Point

Plot Size/BAF: 15.00

Red oak

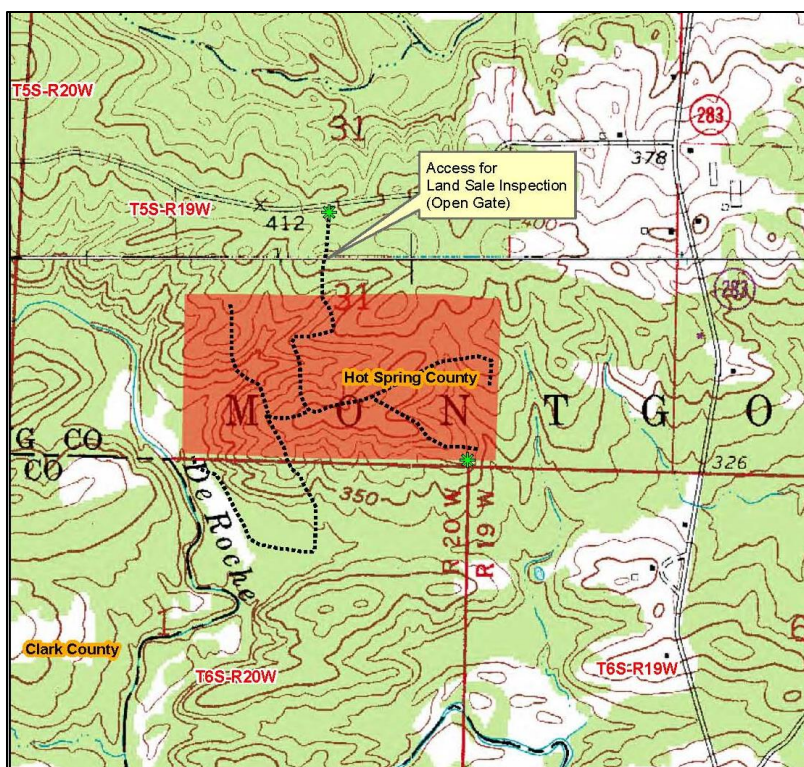
Product	Stratum Total				Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height	
Sawtimber	21	20	2,348	0.4	0	0.3	29.3	17.0	24.5	
Class Total	21	20	2,348	0.4	0	0.3	29.3	17.0	24.5	

Pine

Product	Stratum Total				Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height	
Sawtimber	5,201	5,472	672,989	86.7	65	68.4	8,412.4	15.5	43.1	
Chip-N-Saw	173	62	4,992	1.3	2	0.8	62.4	10.3	29.7	
Pulpwood	297	103	0	1.7	4	1.3	0.0	9.0	43.1	
Topwood	0	799	0	0.0	0	10.0	0.0	0.0	0.0	
Class Total	5,671	6,437	677,981	89.6	71	80.5	8,474.8	15.0	42.7	

Hardwood

Product	Stratum Total				Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height	
Pulpwood	1,851	320	0	7.1	23	4.0	0.0	7.3	23.6	
Class Total	1,851	320	0	7.1	23	4.0	0.0	7.3	23.6	
StratumTotal	7,543	6,777	680,329	97.1	94	84.7	8,504.1	13.1	38.0	



ADDITIONAL TIMBER VOLUME REPORT



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: Caney South

Acres: 80

Plots: 36

Cruiser: BJC

Cruise Date: 03/08/2021

Cruise Type: Point

Plot Size/BAF: 15.00

Red oak

Product	Stratum Total			BA	Per Acre			Average Tree	
	Trees	Tons	Doyle BF		Trees	Tons	Doyle BF	DBH	Height
Red Oak Spp.									
Sawtimber	21	20	2,348	0.4	0	0.3	29.3	17.0	24.5
Group Total	21	20	2,348	0.4	0	0.3	29.3	17.0	24.5
Class Total	21	20	2,348	0.4	0	0.3	29.3	17.0	24.5

Pine

Product	Stratum Total			BA	Per Acre			Average Tree	
	Trees	Tons	Doyle BF		Trees	Tons	Doyle BF	DBH	Height
Natural Lob									
Pulpwood	171	53	0	0.8	2	0.7	0.0	8.4	37.8
Group Total	171	53	0	0.8	2	0.7	0.0	8.4	37.8
Planted Lob									
Sawtimber	5,085	5,392	665,147	85.4	64	67.4	8,314.3	15.5	43.3
Chip-N-Saw	173	62	4,992	1.3	2	0.8	62.4	10.3	29.7
Pulpwood	126	50	0	0.8	2	0.6	0.0	9.8	50.4
Topwood	0	779	0	0.0	0	9.7	0.0	0.0	0.0
Group Total	5,384	6,283	670,139	87.5	67	78.5	8,376.7	15.2	43.0
Shortleaf Pine									
Sawtimber	116	81	7,842	1.3	1	1.0	98.0	12.5	34.6
Topwood	0	20	0	0.0	0	0.3	0.0	0.0	0.0
Group Total	116	101	7,842	1.3	1	1.3	98.0	12.5	34.6
Class Total	5,671	6,437	677,981	89.6	71	80.5	8,474.8	15.0	42.7

Hardwood

Product	Stratum Total			BA	Per Acre			Average Tree	
	Trees	Tons	Doyle BF		Trees	Tons	Doyle BF	DBH	Height
Misc. Hardwood									
Pulpwood	1,851	320	0	7.1	23	4.0	0.0	7.3	23.6
Group Total	1,851	320	0	7.1	23	4.0	0.0	7.3	23.6
Class Total	1,851	320	0	7.1	23	4.0	0.0	7.3	23.6
Stratum Total	7,543	6,777	680,329	97.1	94	84.7	8,504.1	13.1	38.0

Monday, March 8, 2021

Page 1 of 3

ADDITIONAL TIMBER VOLUME REPORT



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: Caney South
Acres: 80
Plots: 36.00
Cruiser: BJC

Cruise Date: 03/08/2021
Cruise Type: Point
Plot Size/BAF: 15.00

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
	17	21	20	2,348	544	0.4	0	0.3	29.3	6.8	1.05	24.5
Sawtimber Total	17.0	21	20	2,348	544	0.4	0	0.3	29.3	6.8	1.05	24.5
Red Oak Spp. Total	17.0	21	20	2,348	544	0.4	0	0.3	29.3	6.8	1.05	24.5
Red oak Total	17.0	21	20	2,348	544	0.4	0	0.3	29.3	6.8	1.05	24.5

Pine

Natural Lob		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	95	24	0	652	0.4	1	0.3	0.0	8.1	0.00	32.0
	9	75	29	0	827	0.4	1	0.4	0.0	10.3	0.00	45.1
Pulpwood Total	8.4	171	53	0	1,478	0.8	2	0.7	0.0	18.5	0.00	37.8
Natural Lob Total	8.4	171	53	0	1,478	0.8	2	0.7	0.0	18.5	0.00	37.8

Planted 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	637	330	28,868	9,936	6.3	8	4.1	360.9	124.2	0.47	33.0
	13	542	340	32,167	10,342	6.3	7	4.3	402.1	129.3	0.55	34.6
	14	468	401	42,115	12,342	6.3	6	5.0	526.4	154.3	0.60	43.7
	15	489	459	51,372	14,237	7.5	6	5.7	642.1	178.0	0.70	41.8

Timber Volume Estimates

Stratum: Caney South

Acres: 80

Plots: 36.00

Cruiser: BJC

Cruise Date: 03/08/2021

Cruise Type: Point

Plot Size/BAF: 15.00

Pine

Planted 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
	16	1,265	1,447	176,027	45,338	22.1	16	18.1	2,200.3	566.7	0.77	46.4
	17	698	933	121,298	29,483	13.8	9	11.7	1,516.2	368.5	0.84	50.2
	18	622	885	122,239	28,145	13.8	8	11.1	1,528.0	351.8	0.96	47.3
	19	186	293	43,505	9,370	4.6	2	3.7	543.8	117.1	1.09	46.3
	20	138	228	35,263	7,336	3.8	2	2.9	440.8	91.7	1.21	44.1
	21	28	50	7,889	1,620	0.8	0	0.6	98.6	20.2	1.31	44.5
	22	13	25	4,404	813	0.4	0	0.3	55.0	10.2	1.59	40.5
Sawtimber Total	15.5	5,085	5,392	665,147	168,963	85.4	64	67.4	8,314.3	2,112.0	0.77	43.3

Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	10	122	39	3,089	1,157	0.8	2	0.5	38.6	14.5	0.33	28.5
	11	51	22	1,903	665	0.4	1	0.3	23.8	8.3	0.40	32.5
Chip-N-Saw Total	10.3	173	62	4,992	1,822	1.3	2	0.8	62.4	22.8	0.36	29.7

Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	9	75	26	0	780	0.4	1	0.3	0.0	9.7	0.00	50.4
	11	51	24	0	728	0.4	1	0.3	0.0	9.1	0.00	50.4
Pulpwood Total	9.8	126	50	0	1,508	0.8	2	0.6	0.0	18.8	0.00	50.4

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	779	0	28,858	0.0	0	9.7	0.0	360.7	0.00	0.0

Planted Lob Total	15.2	5,384	6,283	670,139	201,150	87.5	67	78.5	8,376.7	2,514.4	0.76	43.0
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Shortleaf 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	85	51	4,619	1,428	0.8	1	0.6	57.7	17.8	0.52	32.5
	14	31	30	3,223	852	0.4	0	0.4	40.3	10.7	0.67	40.5

Timber Volume Estimates

Stratum: Caney South

Acres: 80

Plots: 36.00

Cruiser: BJC

Cruise Date: 03/08/2021

Cruise Type: Point

Plot Size/BAF: 15.00

Pine

Shortleaf Pine

<i>Stratum Total</i>							<i>Per Acre</i>			<i>Average Tree</i>		
Sawtimber Total	12.5	116	81	7,842	2,280	1.3	1	1.0	98.0	28.5	0.57	34.6
Topwood	<i>DBH</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>Cu. Ft. IB</i>	<i>BA</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>Cu. Ft. IB</i>	<i>SL CFT/Ft</i>	<i>Height</i>
Topwood Total	0.0	0	20	0	634	0.0	0	0.3	0.0	7.9	0.00	0.0
Shortleaf Pine Total	12.5	116	101	7,842	2,914	1.3	1	1.3	98.0	36.4	0.57	34.6
Pine Total	15.0	5,671	6,437	677,981	205,543	89.6	71	80.5	8,474.8	2,569.3	0.75	42.7

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	679	61	0	1,813	1.7	8	0.8	0.0	22.7	0.00	18.9
	7	873	129	0	3,836	2.9	11	1.6	0.0	48.0	0.00	24.9
	8	95	21	0	618	0.4	1	0.3	0.0	7.7	0.00	29.4
	10	61	15	0	452	0.4	1	0.2	0.0	5.6	0.00	18.9
	12	42	26	0	763	0.4	1	0.3	0.0	9.5	0.00	39.9
	13	72	44	0	1,311	0.8	1	0.5	0.0	16.4	0.00	32.0
	15	27	26	0	767	0.4	0	0.3	0.0	9.6	0.00	39.9
Pulpwood Total	7.3	1,851	320	0	9,559	7.1	23	4.0	0.0	119.5	0.00	23.6
Misc. Hardwood Total	7.3	1,851	320	0	9,559	7.1	23	4.0	0.0	119.5	0.00	23.6
Hardwood Total	7.3	1,851	320	0	9,559	7.1	23	4.0	0.0	119.5	0.00	23.6
Stratum Total	13.1	7,543	6,777	680,329	215,646	97.1	94	84.7	8,504.1	2,695.6	0.75	38.0

OFFER FORM

Bid Date: Friday, April 9, 2021 @ 10:00 a.m.

CANEY SOUTH TRACT—±80 ACRES—LISTING #4825—HOT SPRING 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 Caney South Tract located in Hot Spring, Arkansas and further described as SE¼ of SW¼, SW¼ of SE¼, Section 31, Township 5 South, Range 19 West, containing a total of 80 acres, more or less, Hot Spring County, Arkansas (see attached maps and Conditions of Sale).

My offer will remain valid through 10:00 a.m., Wednesday, April 14, 2021. Successful bidder will be notified at or before that time by telephone, fax, or e-mail. 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. (**Before 10:00 a.m., Friday, April 9, 2021**)
P.O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341
E-mail completed Offer Form to Arkadelphia@kingwoodforestry.com

Caney South Tract (Listing #4825—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

