

**KINGWOOD FORESTRY SERVICES, INC.**  
**NOTICE OF LAND SALES**

**-Two (2) Tracts in Hot Spring County Offered Together or Separately -  
Bid Date: Friday, June 18, 2021 @ 10.00 a.m.**

**Malvern West Tract**

**±160 Acres**

**Listing #4834**

**Malvern East Tract**

**±245.96 Acres**

**Listing #4840**

These tracts are located about eight (8) miles southeast of Malvern, Arkansas and Interstate 30.  
Visit [www.kingwoodforestry.com](http://www.kingwoodforestry.com) to view maps and photographs.



The **Malvern West Tract (Listing #4834)** is described as W½ of W½, Section 26, Township 4 South, Range 16 West, containing 160 acres, more or less, Hot Spring County, Arkansas. Access is over one-quarter-mile frontage on Highway 270 and over one-quarter-mile frontage on gravel Rhinehart Road. Site index for loblolly pine (base age 50) averages eighty-seven (87) feet on fine sandy and gravelly loam soils. Timber consists of ±17 acres of 2020 cutover, ready to replant, ±40 acres of 2007 Pine Plantation, ±58 acres of 2009 Pine Plantation, ±37 acres of wetland/SMZ and ±8 acres of roads and pipeline. Rhineheart Branch flows through southern portion of property making for great duck hunting.

The **Malvern East Tract (Listing #4840)** is described as NW¼ of NW¼, Part of SW¼ of NW¼, E½ of NW¼, W½ of NE¼, Lots 5, 6, 7, 8 in NW¼ of SW¼, Section 25, Township 4 South, Range 16 West, containing a total of 245.96 acres, more or less, Hot Spring County, Arkansas (see attached maps). Property has paved highway frontage with woods road access. Site index for loblolly pine averages eighty-seven (87) feet (base age 50) on fine sandy and silt loam soils. Timber consists of ±64 acres of 2016 pine plantation, ±15 acres of 2011 pine plantation, ±6 acres of native timber, ±76 acres of 2002 pine plantation (ready for 1st thinning), ±53 acres of scattered pine, ±20 acres of wetland and ±11.96 acres of pipeline right-of-way. Property offers a diverse timber with multiple age classes with good recreation. Based on low-intensity inventory of merchantable timber on ± 52.83 acres conducted by Kingwood Forestry in May, 2021, estimated tree counts and timber volumes are as follows:



Pine Sawtimber:	687 Trees	77,039 Board Feet	601 Tons
Pine Chip n' Saw:	106 Trees	3,366 Board Feet	37 Tons
Pine Pulpwood:	898 Trees	—	373 Tons
Pine Topwood:	—	—	237 Tons
Misc. Hardwood Sawtimber:	53 Trees	2,397 Board Feet	25 Tons
Hardwood Pulpwood:	792 Trees	—	262 Tons

*Due to variations in cruising methods, utilization standards, and scaling practices, tree counts and volume estimates cannot be guaranteed.*

**Bids may be Submitted for Either or Both Tracts**  
**Bid Date: Friday, June 18, 2021 @ 10:00 a.m.**

P.O. Box 65  
No. 4 Executive Circle  
Arkadelphia, AR 71923  
(870)246-5757  
FAX 1-870-246-3341

E-mail: [arkadelphia@kingwoodforestry.com](mailto:arkadelphia@kingwoodforestry.com)



**See Method and  
Conditions of Sale  
Within this Notice**

# NOTICE OF LAND SALES

## Bid Date: Friday, June 18, 2021 @ 10:00 a.m.

**Malvern West Tract**  
**±160 Acres                      Listing #4834**

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**±245.96 Acres                      Listing #4840**

### METHOD OF SALE

These tracts will be sold on the basis of lump sum sealed bids. Bids may be submitted for any tract. 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, June 18, 2021**. Buyers submitting offers are welcome to attend the bid opening. Mailed bids should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **“Malvern Land Sales”** clearly marked in the lower left corner of the envelope to protect the security of the offer. On mailed offers, please call our office prior to bid opening to confirm receipt of offer. Bids may also be delivered by fax to 870-246-3341 or by e-mail to [Arkadelphia@kingwoodforestry.com](mailto:Arkadelphia@kingwoodforestry.com). All faxed / e-mailed bids will be immediately acknowledged; please await confirmation that your faxed / e-mailed bid has been received. No verbal telephone bids will be accepted. Anyone submitting an offer for the purchase of these properties 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, June 23, 2021. Successful bidder(s) 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(s) 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 thirty (30) days of offer acceptance.
3. Only offers for a specific dollar amount will be accepted. The parcels are being sold in their entirety for single sum(s) and not on a per-acre basis. Advertised acreage is believed to be correct but is not guaranteed. Offer price is for entire tract(s) regardless of acreage. The attached maps are thought to be accurate but should not be considered survey plats. Seller will not provide survey.
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 reserve 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. Local title company will conduct the closing with buyer and seller 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.
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 sales agents Jimmy Don Thomas or Brian Clark, or broker Phil Wright, of Kingwood Forestry Services at 870-246-5757 or by e-mail at [Arkadelphia@kingwoodforestry.com](mailto:Arkadelphia@kingwoodforestry.com)

**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.

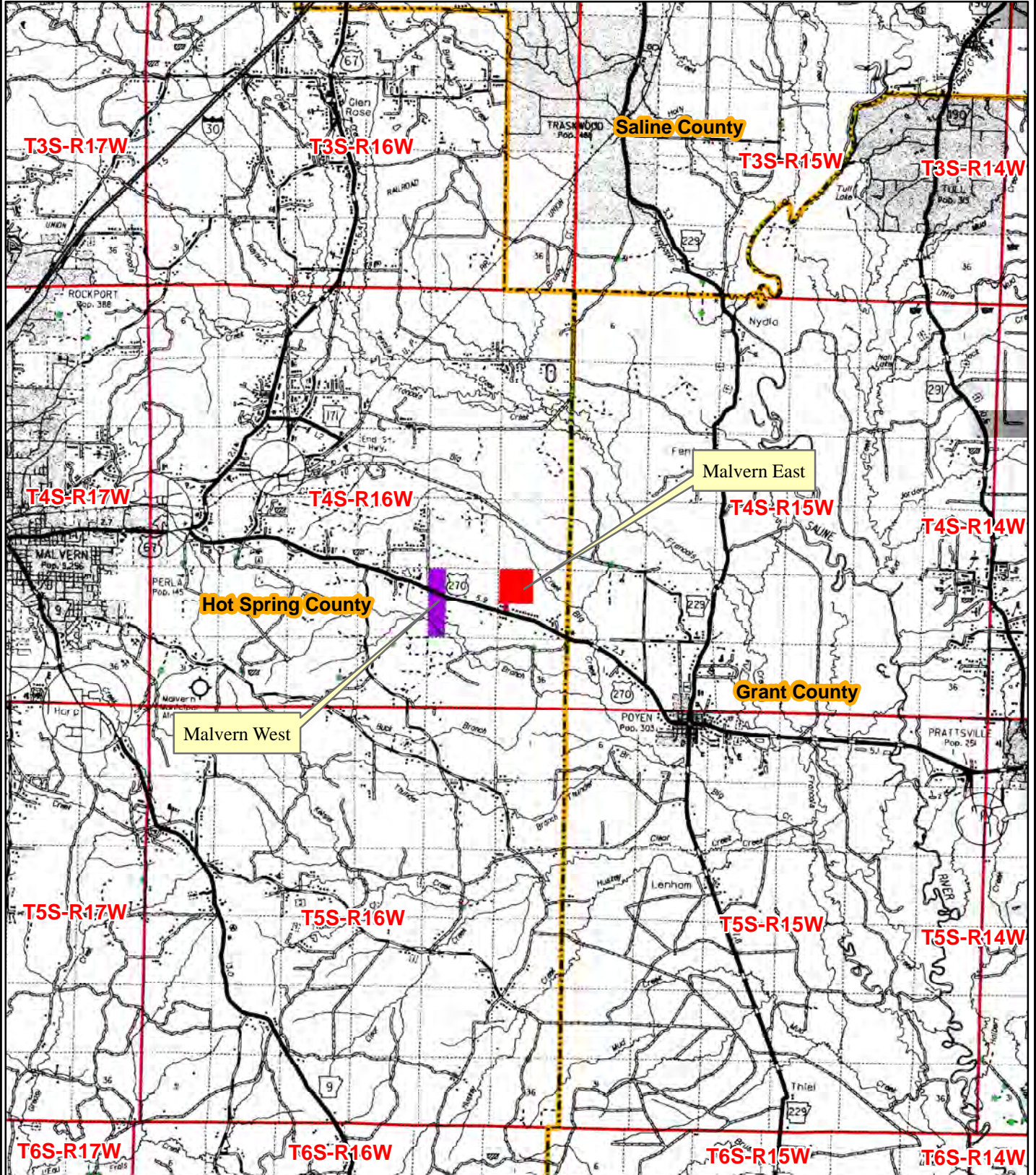
**[www.kingwoodforestry.com](http://www.kingwoodforestry.com)**



# NOTICE OF LAND SALES

Malvern West Tract - Listing #4834  
W½ of W½, Sec. 26, T4S, R16W,  
Hot Spring County, Arkansas  
containing 160 acres, more or less

Malvern East - Listing #4619  
NW¼ of NW¼, Pt. SW¼ of NW¼, E½ of NW¼,  
W½ of NE¼, Lots 5, 6, 7, 8 in NW¼ of SW¼, Sec. 25, T4S, R16W,  
Hot Spring County, Arkansas  
containing 245.96 acres, more or less



0 0.5 1 2 3 4 5  
Miles



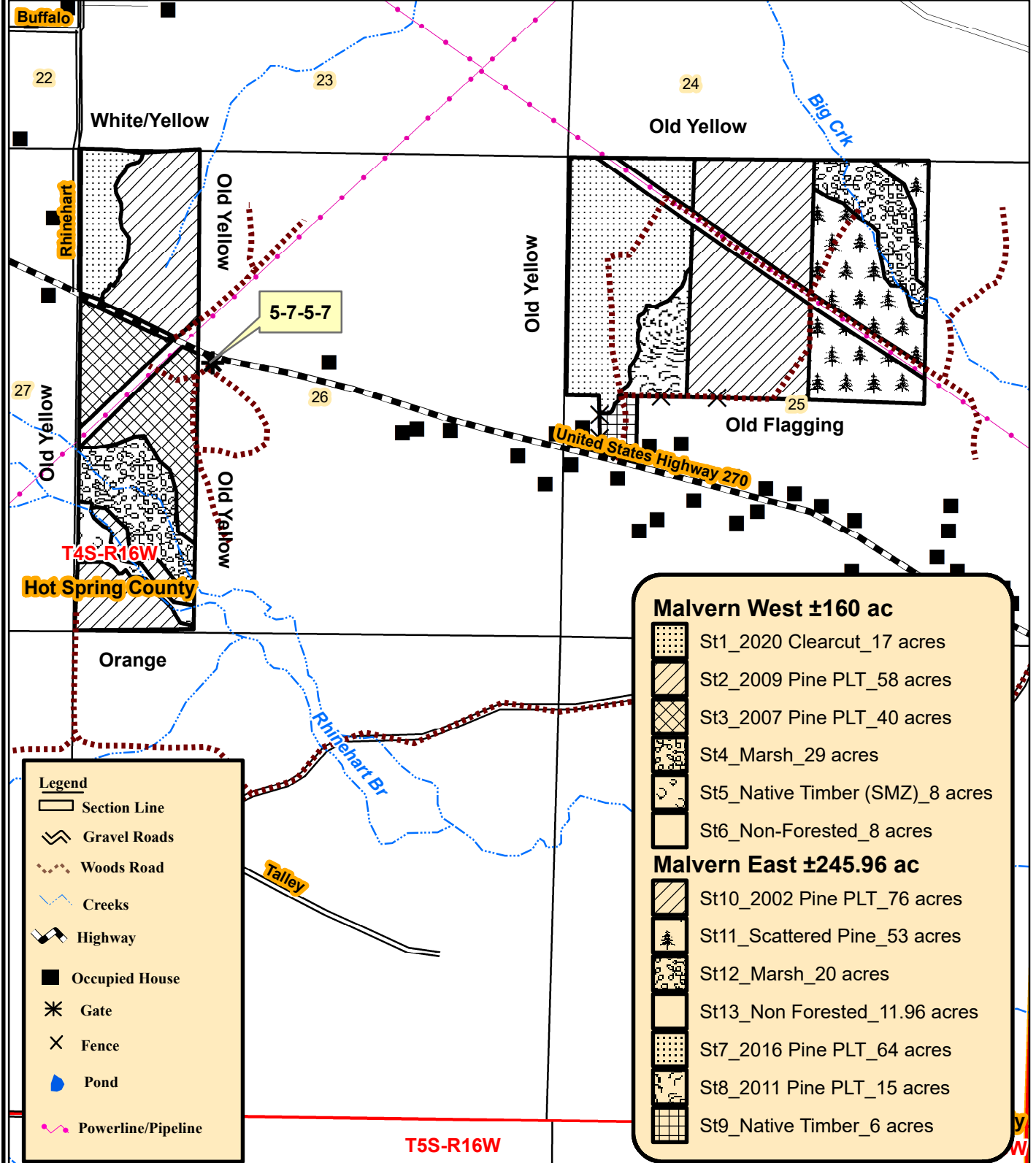
Date: 5/19/2021  
Drawn By: BJC



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**Malvern West Tract - Listing #4834**  
W½ of W½, Sec. 26, T4S, R16W,  
Hot Spring County, Arkansas  
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**Malvern East - Listing #4619**  
NW¼ of NW¼, Pt. SW¼ of NW¼, E½ of NW¼,  
W½ of NE¼, Lots 5, 6, 7, 8 in NW¼ of SW¼, Sec. 25, T4S, R16W,  
Hot Spring County, Arkansas  
containing 245.96 acres, more or less



0.0 0.1 0.2 0.3 0.4  
Miles



Date: 5/19/2021  
Drawn By: BJC



**W<sup>1</sup>/<sub>2</sub> of W<sup>1</sup>/<sub>2</sub>, Sec. 26, T4S, R16W  
Hot Spring County, Arkansas  
Containing 160 acres, more or less**

**Malvern East Tract - Listing #4840**  
NW<sup>1</sup>/<sub>4</sub> of NW<sup>1</sup>/<sub>4</sub>, Pt. SW<sup>1</sup>/<sub>4</sub> of NW<sup>1</sup>/<sub>4</sub>, E<sup>1</sup>/<sub>2</sub> of NW<sup>1</sup>/<sub>4</sub>,  
W<sup>1</sup>/<sub>2</sub> of NE<sup>1</sup>/<sub>4</sub>, Lots 5, 6, 7, 8 in NW<sup>1</sup>/<sub>4</sub> of SW<sup>1</sup>/<sub>4</sub>, Sec. 25, T4S, R16W  
Hot Spring County, Arkansas  
Containing 245.96 acres, more or less



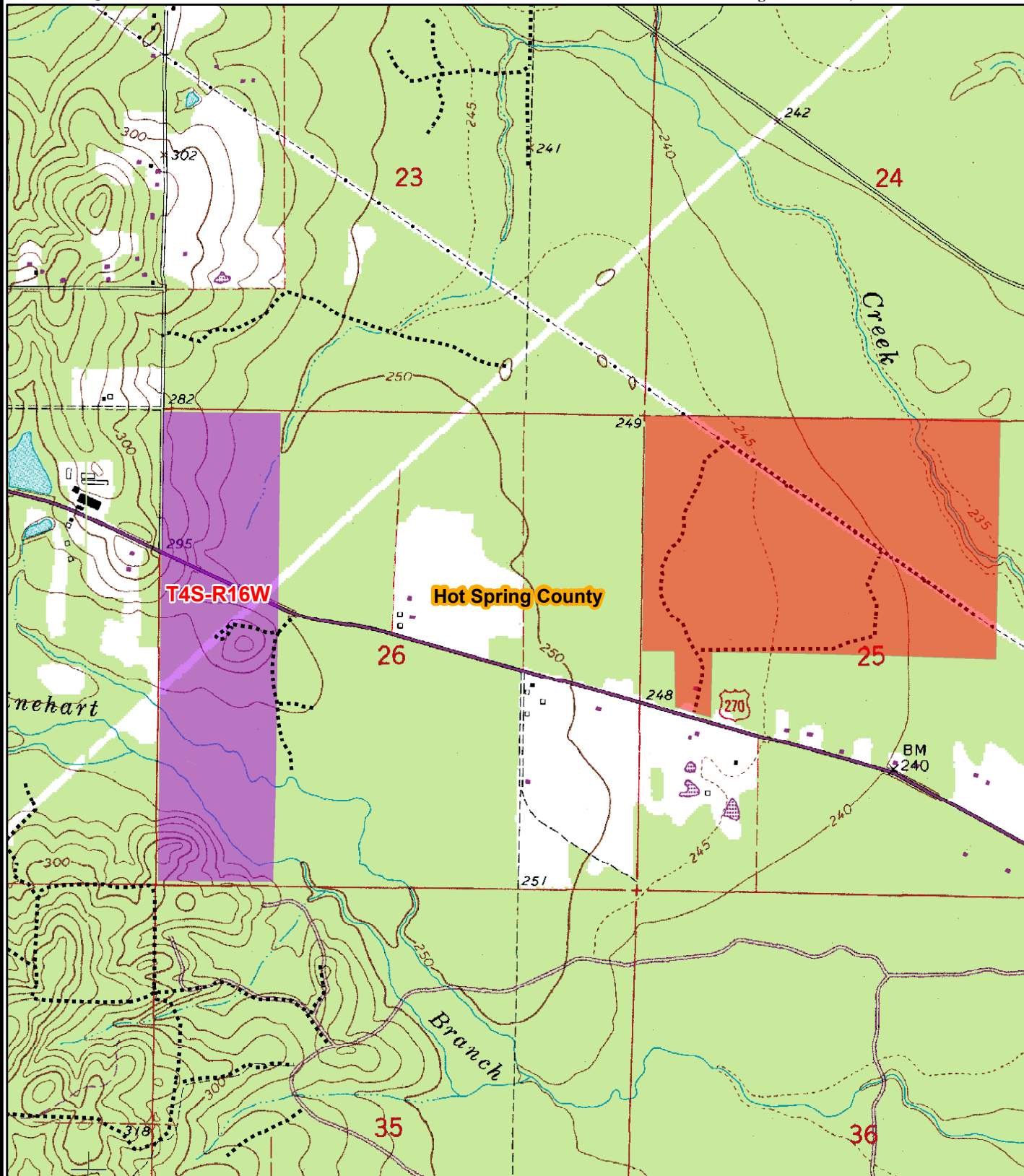
**Date: 4/29/2021**  
**ESRI Aerial Photography**  
**Drawn By: JDT**



## NOTICE OF LAND SALES

Malvern West Tract - Listing #4834  
W½ of W½, Sec. 26, T4S, R16W,  
Hot Spring County, Arkansas  
containing 160 acres, more or less

Malvern East - Listing #4619  
NW¼ of NW¼, Pt. SW¼ of NW¼, E½ of NW¼,  
W½ of NE¼, Lots 5, 6, 7, 8 in NW¼ of SW¼, Sec. 25, T4S, R16W,  
Hot Spring County, Arkansas  
containing 245.96 acres, more or less



0 0.125 0.25 0.5 0.75  
Miles



Date: 5/19/2021  
Drawn By: BJC

**Bid Date: Friday, June 18, 2021 @ 10:00 a.m.**

# ±160 Acres

## Listing #4834

**±245.96 Acres**

## Listing #4840

**E-mail:** [arkadelphia@kingwoodforestry.com](mailto:arkadelphia@kingwoodforestry.com)



**KINGWOOD**  
 10000 KINGWOOD BLVD. SUITE 1000, KENNESAW, GA 30144  
 770.424.1100