

LAND FOR SALE

Bid Date: Friday, September 3, 2021

Honda Road

Hot Spring County, Arkansas

- **±138.9 Acres Within Two Miles of Caddo River & Lake DeGray**
- **Joins US Corps of Engineers Property**
- **Well-Stocked 2015 Pine Plantation**
- **Public Honda Road Frontage with Utilities Available**



Bid Date:
Friday, September 3, 2021

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 Honda Road Tract (Listing #4853) described as Parts of Sections 15 and 22, Township 5 South, Range 22 West, containing a total of 138.9 acres, more or less, Hot Spring County, Arkansas (see attached maps).

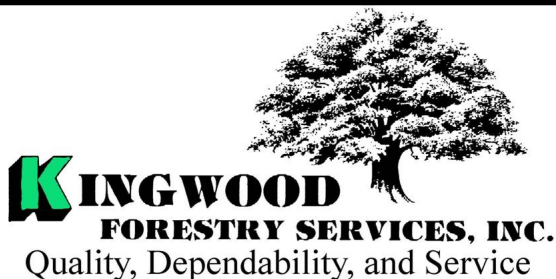
The tract is located 3.25 miles southwest of Point Cedar and four (4) miles west of the Shouse Ford Recreational Area of Lake DeGray. Access is frontage on gravel Honda Road which bisects tract; utilities are available at Honda Road. Timber consists of ±108 acres of well-stocked 2015 pine plantation, ±21 acres of merchantable pine/ hardwood, and ±9.9 acres in Streamside Management Zone. Pine site index averages eighty (80) feet (base age 50) on fine sandy loam soils. Terrain varies from gently rolling to flat. This tract offers timber investment, homesite possibilities, and hunting/recreation.

Based on inventory of merchantable timber on ±21 acres conducted by Kingwood Forestry in July, 2021, estimated tree counts and timber volumes are as follows:

Pine Sawtimber:	554 Trees	44,247 Board Feet	367 Tons
Pine Chip n' Saw:	663 Trees	25,335 Board Feet	294 Tons
Pine Pulpwood:	1,713 Trees	—	648 Tons
Pine Topwood:	—	—	140 Tons
Hardwood Pulpwood:	738 Trees	—	154 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
HONDA ROAD TRACT (LISTING #4853) - HOT SPRING COUNTY, ARKANSAS
BID DATE: FRIDAY, SEPTEMBER 3, 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, September 3, 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 **"Honda Road 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, September 8, 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 ten (10) 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 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.

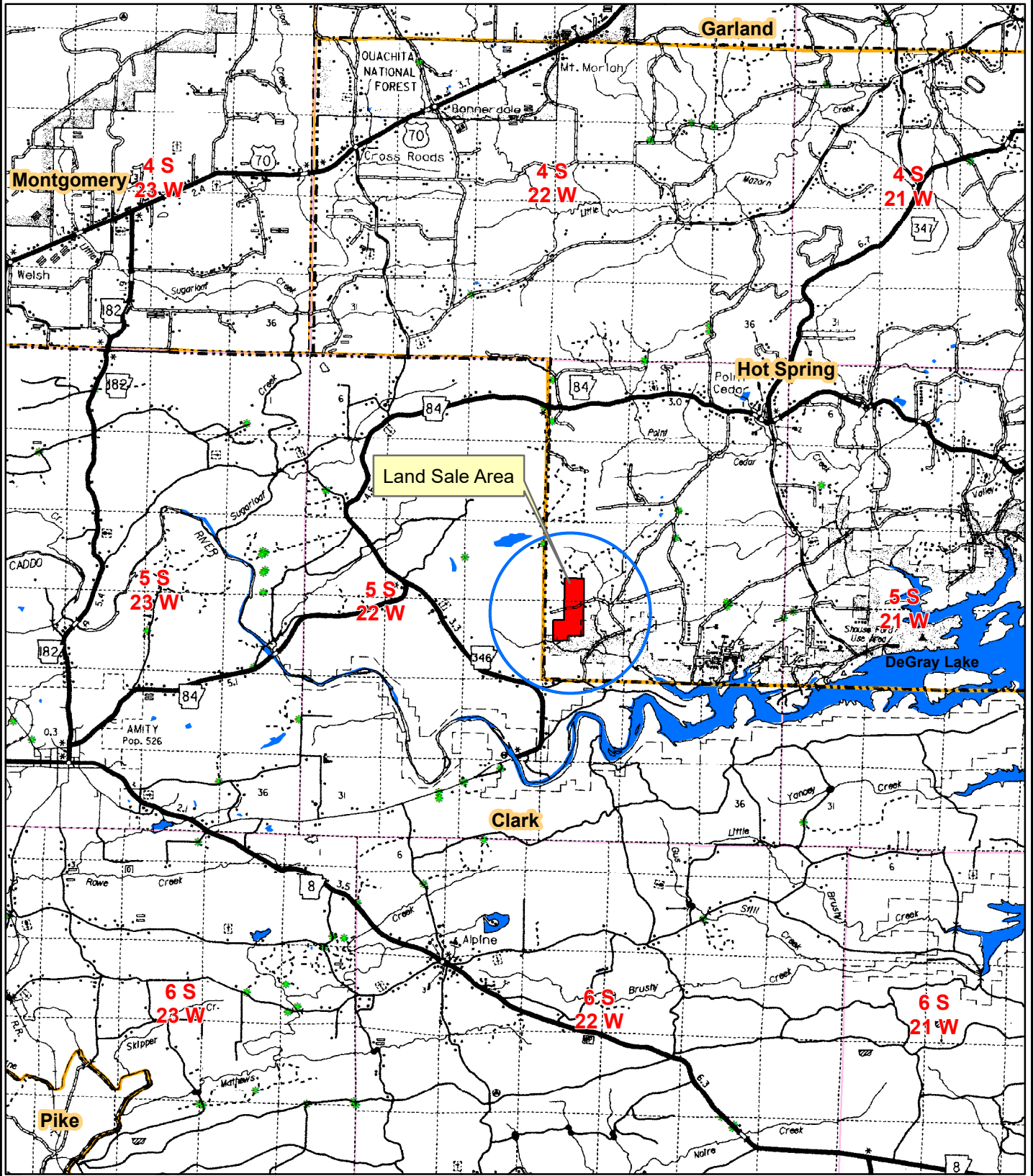
Kingwood makes no representation for the Buyer.

www.kingwoodforestry.com

NOTICE OF LAND SALE

Honda Road Tract - Listing #4853

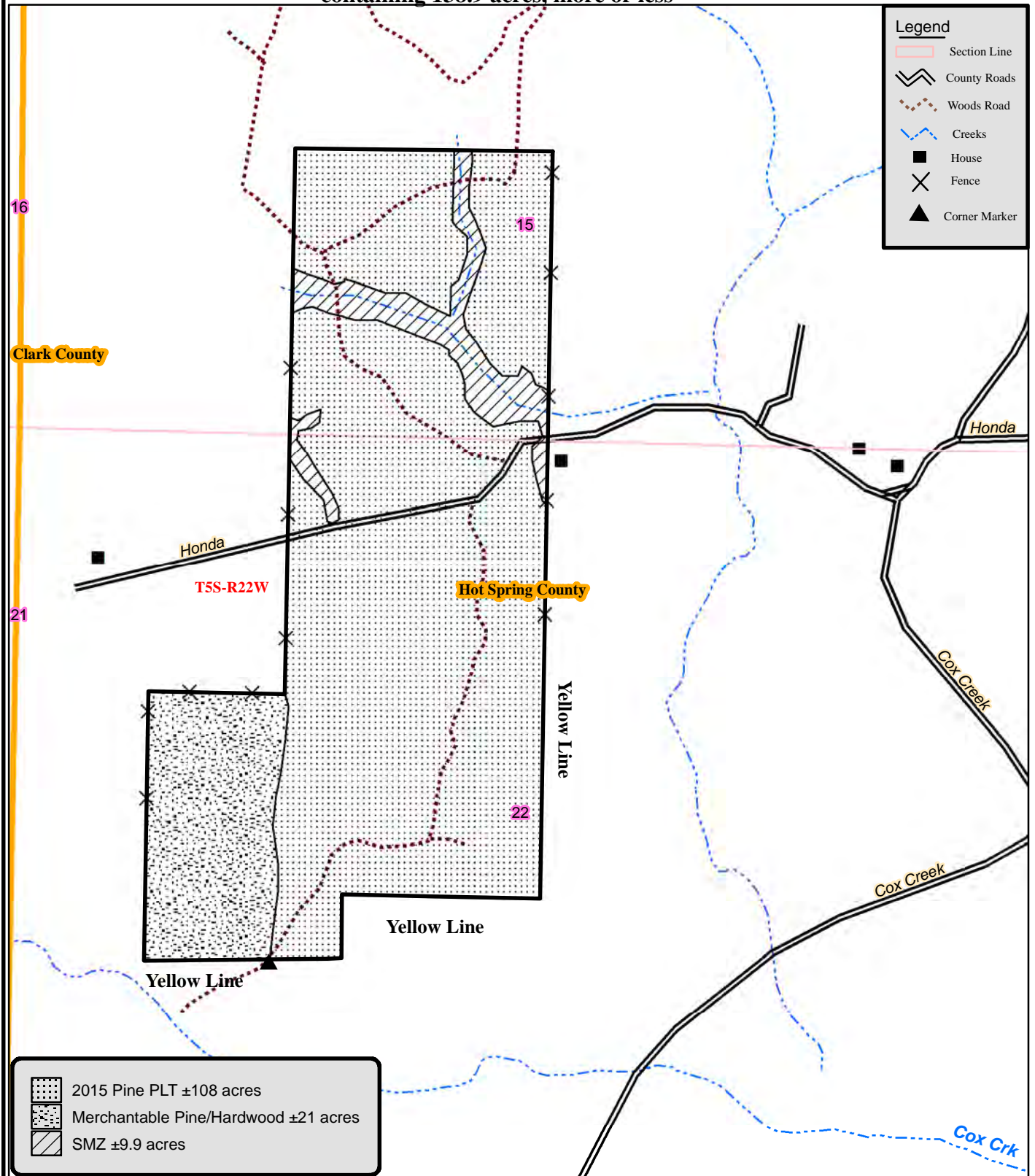
Pt. Sec. 15 & 22, T5S, R22 W, Hot Spring County, Arkansas
containing 138.9 acres, more or less



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Miles






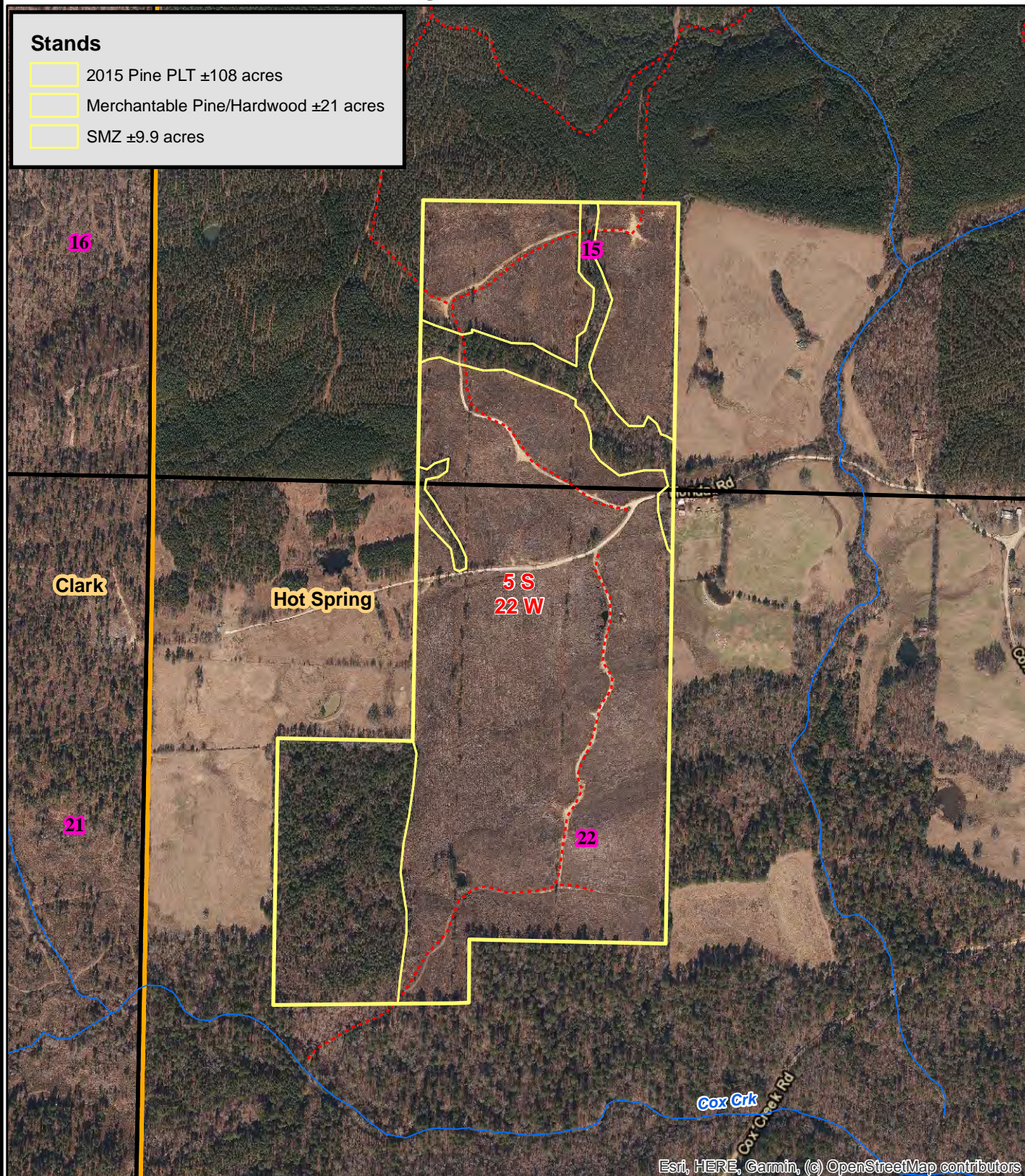
NOTICE OF LAND SALE
Honda Road Tract - Listing #4853
Pt. Sec. 15 & 22, T5S, R22 W, Hot Spring County, Arkansas
containing 138.9 acres, more or less



NOTICE OF LAND SALE
Honda Road Tract - Listing #4853
Pt. Sec. 15 & 22, T5S, R22 W, Hot Spring County, Arkansas
containing 138.9 acres, more or less

Stands

-  2015 Pine PLT ±108 acres
-  Merchantable Pine/Hardwood ±21 acres
-  SMZ ±9.9 acres



Esri, HERE, Garmin, (c) OpenStreetMap contributors

0 0.125 0.25
Miles



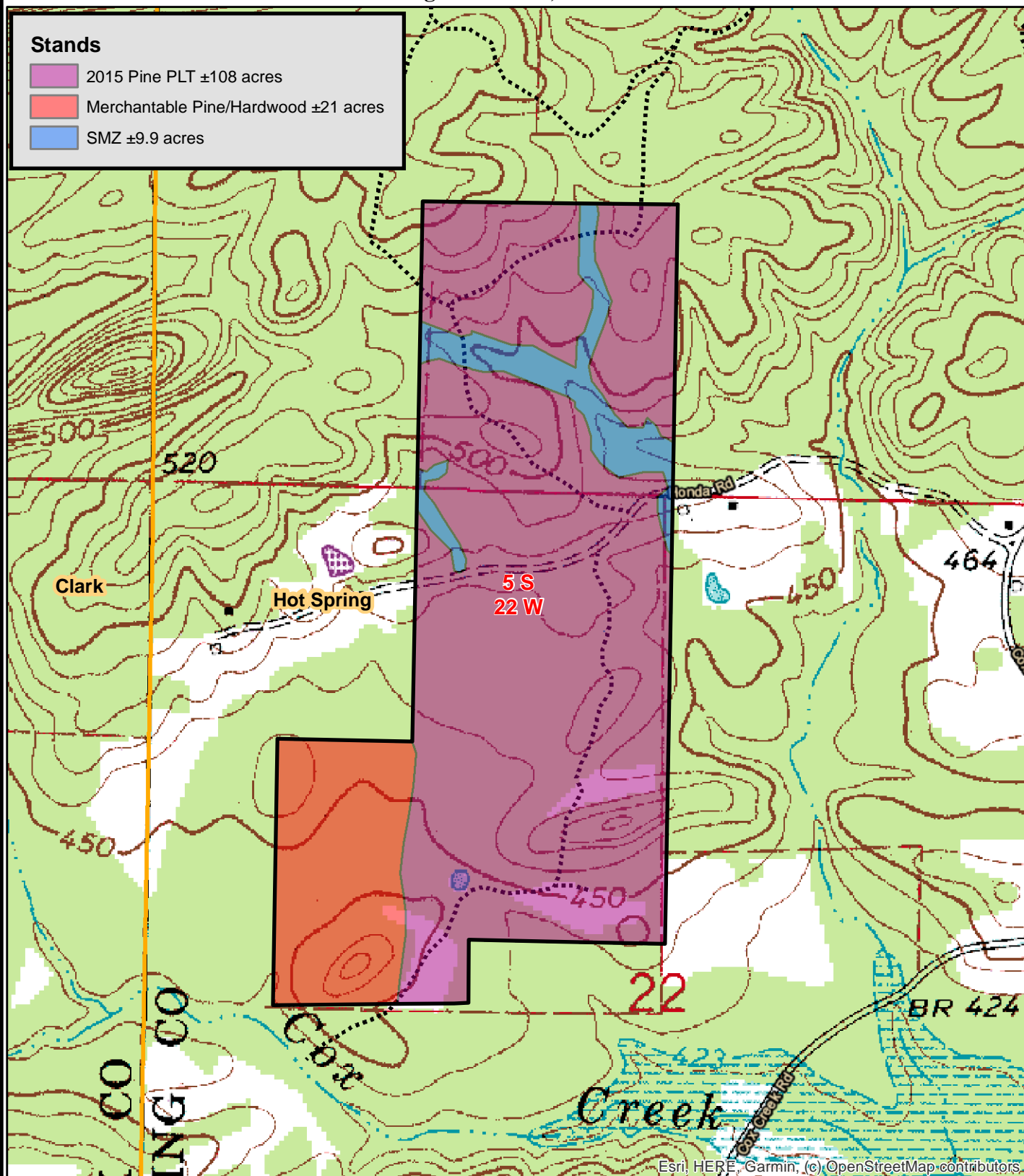
Date: 7/28/2021
Drawn By: JDT



NOTICE OF LAND SALE
Honda Road Tract - Listing #4853
Pt. Sec. 15 & 22, T5S, R22 W, Hot Spring County, Arkansas
containing 138.9 acres, more or less

Stands

- 2015 Pine PLT ±108 acres
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0 0.125 0.25
Miles



Date: 7/28/2021
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 "Honda Road Tract"

Stratum: Merchantable PH

Acres: 21

Plots: 20

Cruiser: JDT

Cruise Date: 07/28/2021

Cruise Type: Point

Plot Size/BAF: 15.00

Pine

<i>Product</i>	<i>Stratum Total</i>			<i>Per Acre</i>				<i>Average Tree</i>	
	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>BA</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>DBH</i>	<i>Height</i>
Sawtimber	554	367	44,247	25.5	26	17.5	2,107.0	13.3	29.8
Chip-N-Saw	663	294	25,335	18.0	32	14.0	1,206.4	10.2	32.7
Pulpwood	1,713	648	0	35.3	82	30.9	0.0	8.7	41.8
Topwood	0	140	0	0.0	0	6.7	0.0	0.0	0.0
<i>Class Total</i>	2,929	1,450	69,582	78.8	139	69.0	3,313.4	9.9	37.5

Hardwood

<i>Product</i>	<i>Stratum Total</i>			<i>Per Acre</i>				<i>Average Tree</i>	
	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>BA</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>DBH</i>	<i>Height</i>
Pulpwood	738	154	0	12.8	35	7.3	0.0	7.7	24.5
<i>Class Total</i>	738	154	0	12.8	35	7.3	0.0	7.7	24.5
<i>StratumTotal</i>	3,667	1,604	69,582	91.5	175	76.4	3,313.4	9.4	34.9



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 "Honda Road Tract"

Stratum: Merchantable PH
Acres: 21
Plots: 20.00
Cruiser: JDT

Cruise Date: 07/28/2021
Cruise Type: Point
Plot Size/BAF: 15.00

Pine

Natural 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	201	98	10,754	2,939	7.5	10	4.7	512.1	139.9	0.56	26.1
	13	154	99	11,055	2,997	6.8	7	4.7	526.4	142.7	0.63	30.7
	14	88	68	8,470	2,078	4.5	4	3.2	403.3	99.0	0.72	32.5
	15	77	65	8,907	2,004	4.5	4	3.1	424.2	95.4	0.83	31.2
	16	34	37	5,061	1,154	2.3	2	1.8	241.0	55.0	0.90	37.8
Sawtimber Total	13.3	554	367	44,247	11,173	25.5	26	17.5	2,107.0	532.0	0.68	29.8
Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	10	520	216	18,561	6,094	13.5	25	10.3	883.9	290.2	0.37	31.6
	11	143	78	6,774	2,231	4.5	7	3.7	322.6	106.2	0.43	36.5
Chip-N-Saw Total	10.2	663	294	25,335	8,325	18.0	32	14.0	1,206.4	396.4	0.38	32.7
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	6	241	40	0	1,079	2.3	11	1.9	0.0	51.4	0.00	35.5
	7	295	69	0	1,890	3.8	14	3.3	0.0	90.0	0.00	39.3
	8	271	85	0	2,383	4.5	13	4.1	0.0	113.5	0.00	43.4
	9	499	194	0	5,473	10.5	24	9.2	0.0	260.6	0.00	42.7
	10	144	70	0	1,987	3.8	7	3.3	0.0	94.6	0.00	45.1
	11	72	42	0	1,213	2.3	3	2.0	0.0	57.8	0.00	46.9
	12	100	69	0	1,973	3.8	5	3.3	0.0	94.0	0.00	45.7
	13	34	26	0	754	1.5	2	1.2	0.0	35.9	0.00	42.5
	14	44	40	0	1,152	2.3	2	1.9	0.0	54.8	0.00	45.1
	15	13	13	0	379	0.8	1	0.6	0.0	18.0	0.00	45.1

Timber Volume Estimates "Honda Road Tract"

Stratum: Merchantable PH

Acres: 21

Plots: 20.00

Cruiser: JDT

Cruise Date: 07/28/2021

Cruise Type: Point

Plot Size/BAF: 15.00

Pine

Natural Lob		Stratum Total						Per Acre			Average Tree	
Pulpwood Total	8.7	1,713	648	0	18,284	35.3	82	30.9	0.0	870.7	0.00	41.8
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	140	0	4,497	0.0	0	6.7	0.0	214.1	0.00	0.0
Natural Lob Total	9.9	2,929	1,450	69,582	42,279	78.8	139	69.0	3,313.4	2,013.3	0.51	37.5
Pine Total	9.9	2,929	1,450	69,582	42,279	78.8	139	69.0	3,313.4	2,013.3	0.51	37.5

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
	5	116	7	0	215	0.8	6	0.3	0.0	10.2	0.00	18.9
	6	321	34	0	1,018	3.0	15	1.6	0.0	48.5	0.00	24.1
	7	59	9	0	255	0.8	3	0.4	0.0	12.1	0.00	24.1
	9	36	10	0	292	0.8	2	0.5	0.0	13.9	0.00	29.4
	10	29	8	0	234	0.8	1	0.4	0.0	11.1	0.00	21.5
	11	72	27	0	817	2.3	3	1.3	0.0	38.9	0.00	26.7
	12	60	29	0	857	2.3	3	1.4	0.0	40.8	0.00	28.5
	13	17	10	0	310	0.8	1	0.5	0.0	14.8	0.00	32.0
	14	29	20	0	602	1.5	1	1.0	0.0	28.7	0.00	30.7
Pulpwood Total	7.7	738	154	0	4,599	12.8	35	7.3	0.0	219.0	0.00	24.5
Misc. Hardwood Total	7.7	738	154	0	4,599	12.8	35	7.3	0.0	219.0	0.00	24.5
Hardwood Total	7.7	738	154	0	4,599	12.8	35	7.3	0.0	219.0	0.00	24.5
Stratum Total	9.4	3,667	1,604	69,582	46,878	91.5	175	76.4	3,313.4	2,232.3	0.51	34.9

Wednesday, July 28, 2021

Page 2 of 2



Kingwood Forestry Services
No. 4 Executive Circle
Arkadelphia, AR 71923

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Website: www.kingwoodforestry.com

Timber Volume Estimates "Honda Road Tract"

Stratum: Merchantable PH

Acres: 21

Plots: 20

Cruiser: JDT

Cruise Date: 07/28/2021

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
Natural Lob									
Sawtimber	554	367	44,247	25.5	26	17.5	2,107.0	13.3	29.8
Chip-N-Saw	663	294	25,335	18.0	32	14.0	1,206.4	10.2	32.7
Pulpwood	1,713	648	0	35.3	82	30.9	0.0	8.7	41.8
Topwood	0	140	0	0.0	0	6.7	0.0	0.0	0.0
Group Total	2,929	1,450	69,582	78.8	139	69.0	3,313.4	9.9	37.5
Class Total	2,929	1,450	69,582	78.8	139	69.0	3,313.4	9.9	37.5

Hardwood

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Misc. Hardwood									
Pulpwood	738	154	0	12.8	35	7.3	0.0	7.7	24.5
Group Total	738	154	0	12.8	35	7.3	0.0	7.7	24.5
Class Total	738	154	0	12.8	35	7.3	0.0	7.7	24.5
Stratum Total	3,667	1,604	69,582	91.5	175	76.4	3,313.4	9.4	34.9

OFFER FORM

Bid Date: Friday, September 3, 2021 @ 10:00 a.m.

HONDA ROAD TRACT—±138.9ACRES—LISTING #4853—HOT SPRING COUNTY, AR

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 Honda Road Tract located in Hot Spring County, Arkansas and further described within the Notice (see attached maps and Conditions of Sale).

My offer will remain valid through 10:00 a.m., Wednesday, September 8, 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 ten (10) 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, September 3, 2021**)
P.O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341
E-mail completed Offer Form to Arkadelphia@kingwoodforestry.com

Honda Road Tract (Listing #4853—138.9± 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

