

# LAND FOR SALE

**Bid Date: Friday, January 28, 2022**

## Highway 82 Tract Columbia County, AR

- **±35.4 Acres**
- **Frontage on Highway 82**
- **Great Opportunity for Residential Development**
- **Excellent Hunting**
- **Horsehead Creek**



**Bid Date:**  
**Friday, January 28, 2022**

Please visit our website  
[www.kingwoodforestry.com](http://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 Highway 82 Tract (Listing #4901) described as Part of SW¼ of SW¼, Section 15; Part of NW¼, Section 22; all located in Township 17 South, Range 20 West, containing a total of 35.4 acres, more or less, Columbia County, Arkansas (see attached maps).

The tract is located three (3) miles east of Magnolia, Arkansas. Access is frontage on Highway 82 with internal woods roads. Terrain is flat to gently sloping with Horsehead Creek flowing through part of property. Site index for loblolly pine (base age 50) averages eighty-eight (88) feet on fine sandy and very fine sandy loam soils. Timber consists of native hardwood and pine. Tract offers excellent opportunity for development and hunting / recreation.

Based on inventory of merchantable timber on ±35.4 acres conducted by Kingwood Forestry in December, 2021, estimated tree counts and timber volumes are as follows:

Pine Sawtimber:	472 Trees	62,932 Board Feet	475 Tons
Pine Chip n' Saw:	276 Trees	8,470 Board Feet	103 Tons
Pine Pulpwood:	1,037 Trees	—	336 Tons
Pine Topwood:	—	—	176 Tons
Red Oak Sawtimber:	141 Trees	15,915 Board Feet	138 Tons
White Oak Sawtimber:	11 Trees	1,031 Board Feet	10 Tons
Misc. Hardwood Sawtimber:	42 Trees	6,705 Board Feet	52 Tons
Hardwood Pulpwood:	3,263 Trees	—	828 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**  
**HIGHWAY 82 TRACT (LISTING #4901) - COLUMBIA COUNTY, ARKANSAS**  
**BID DATE: FRIDAY, JANUARY 28, 2022**

**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, January 28, 2022.** 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 "**Highway 82 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](mailto: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, February 2, 2022. 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. Mineral rights have been previously reserved and will not convey.
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](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)**

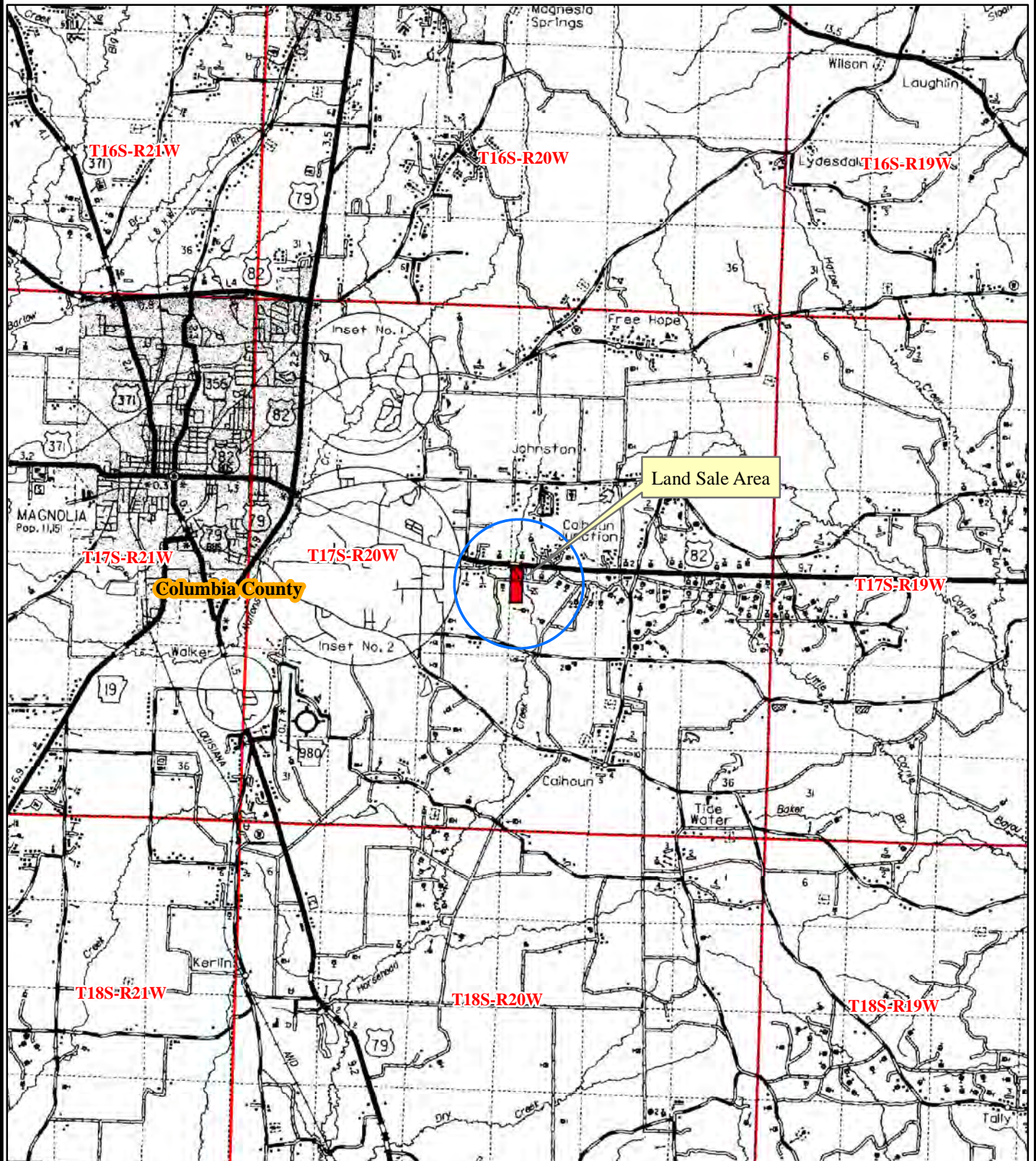


# NOTICE OF LAND SALE

"Highway 82 Tract" - Listing #4901

Pt. SW¼ of SW¼, Sec. 15; Pt. NW¼, Sec. 22, T17S, R20W, Columbia County, Arkansas

Containing 35.4 acres, more or less



0 0.5 1 2 3  
Miles



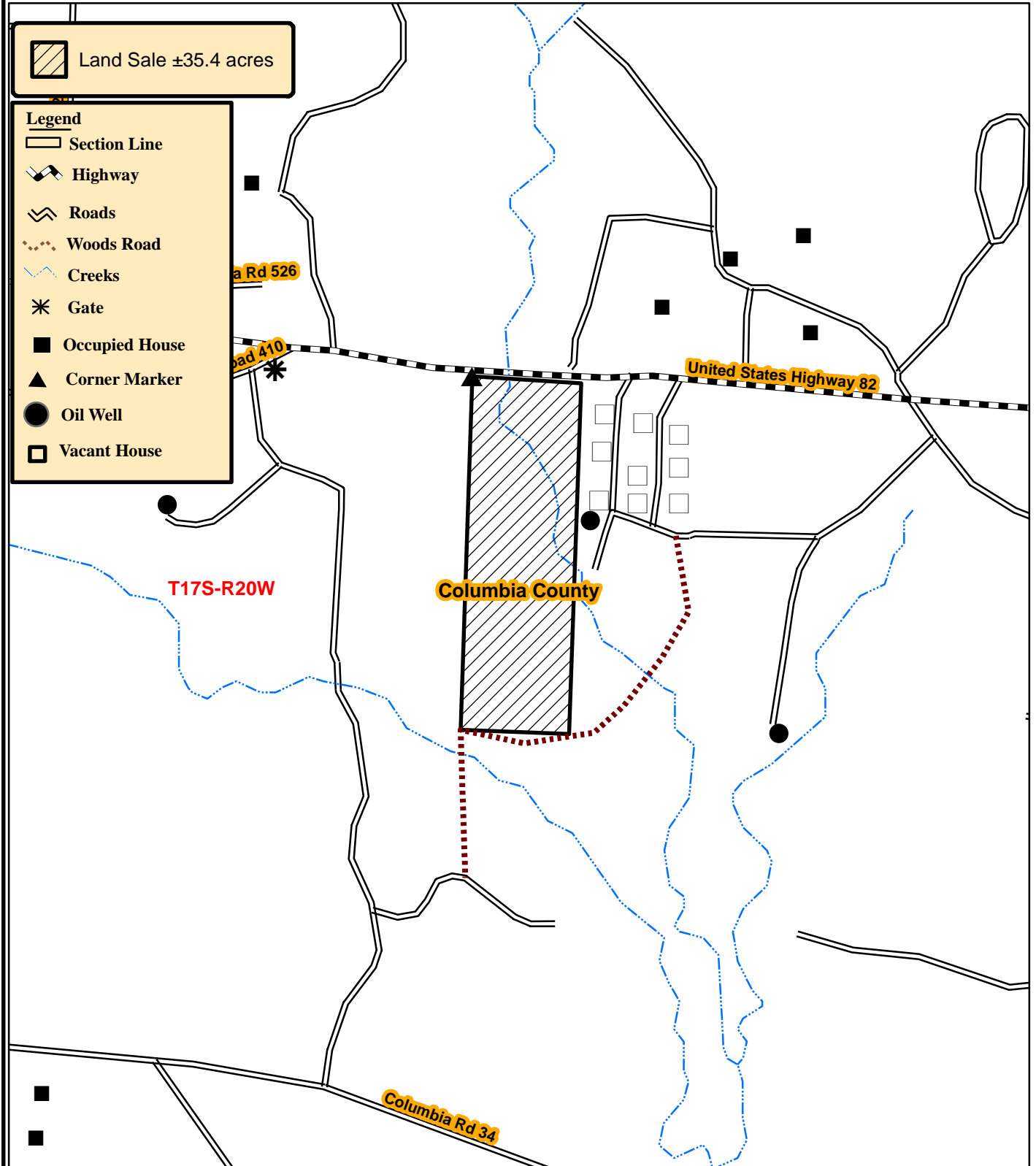
Date: 12/21/2021  
Drawn By: JDT

**NOTICE OF LAND SALE - Listing #4901**

**"Highway 82 Tract"**

**Pt. SW<sup>1</sup>/<sub>4</sub> of SW<sup>1</sup>/<sub>4</sub>, Sec. 15; Pt. NW<sup>1</sup>/<sub>4</sub>, Sec. 22, T17S, R20W, Columbia County, Arkansas**

**Containing 35.4 acres, more or less**



0 0.125 0.25  
Miles



Date: 12/29/2021  
Drawn By: BJC



**NOTICE OF LAND SALE**  
**HIGHWAY 82 TRACT (LISTING #4901) - COLUMBIA COUNTY, ARKANSAS**  
**BID DATE: FRIDAY, JANUARY 28, 2022**



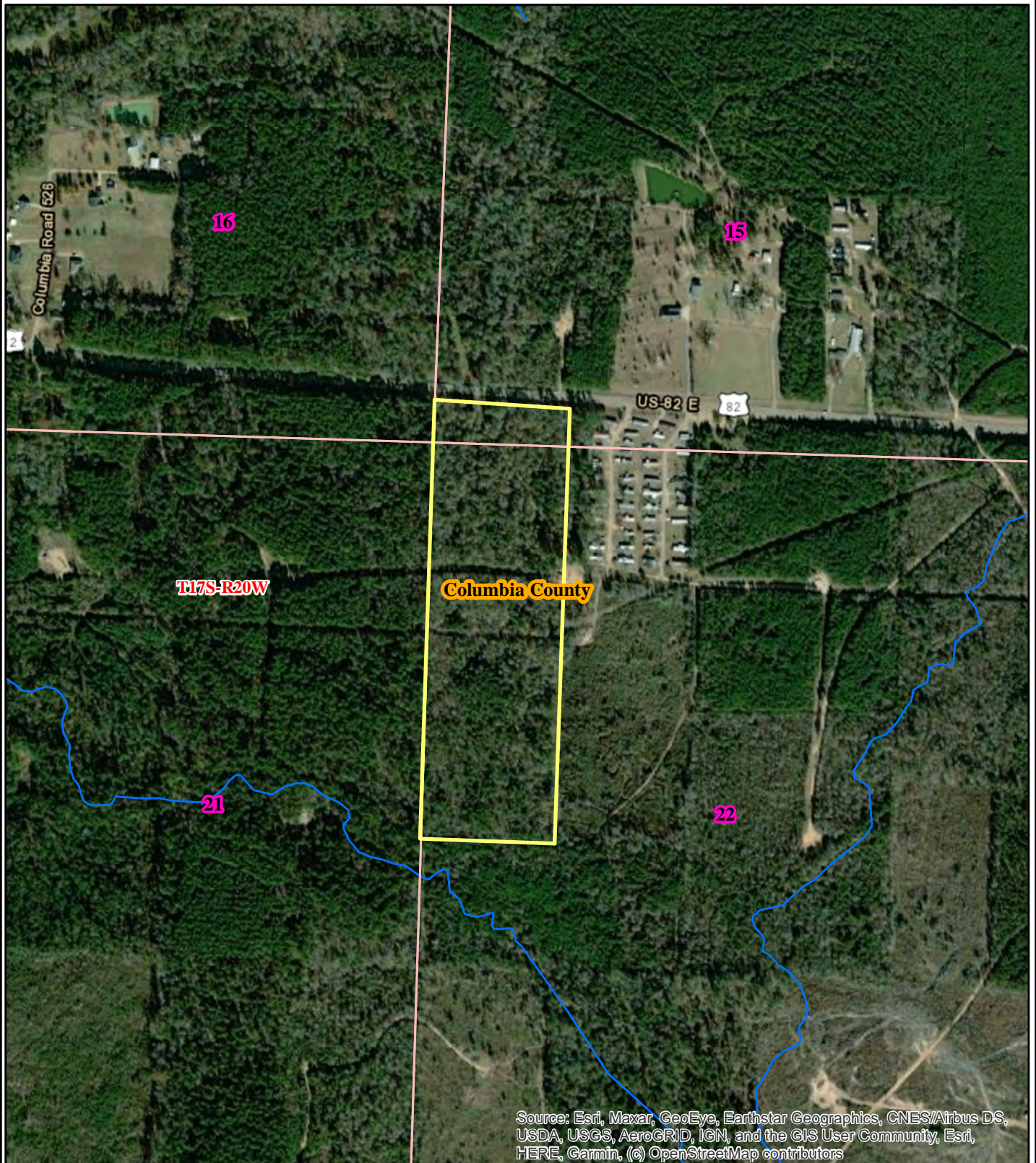
**[WWW.KINGWOODFORESTRY.COM](http://WWW.KINGWOODFORESTRY.COM)**



# NOTICE OF LAND SALE

"Highway 82 Tract" - Listing #4901

Pt. SW¼ of SW¼, Sec. 15; Pt. NW¼, Sec. 22, T17S, R20W, Columbia County, Arkansas  
Containing 35.4 acres, more or less



0 0.125 0.25  
Miles



Date: 1/5/2022  
ESRI Aerial Photography  
Drawn By: JDT

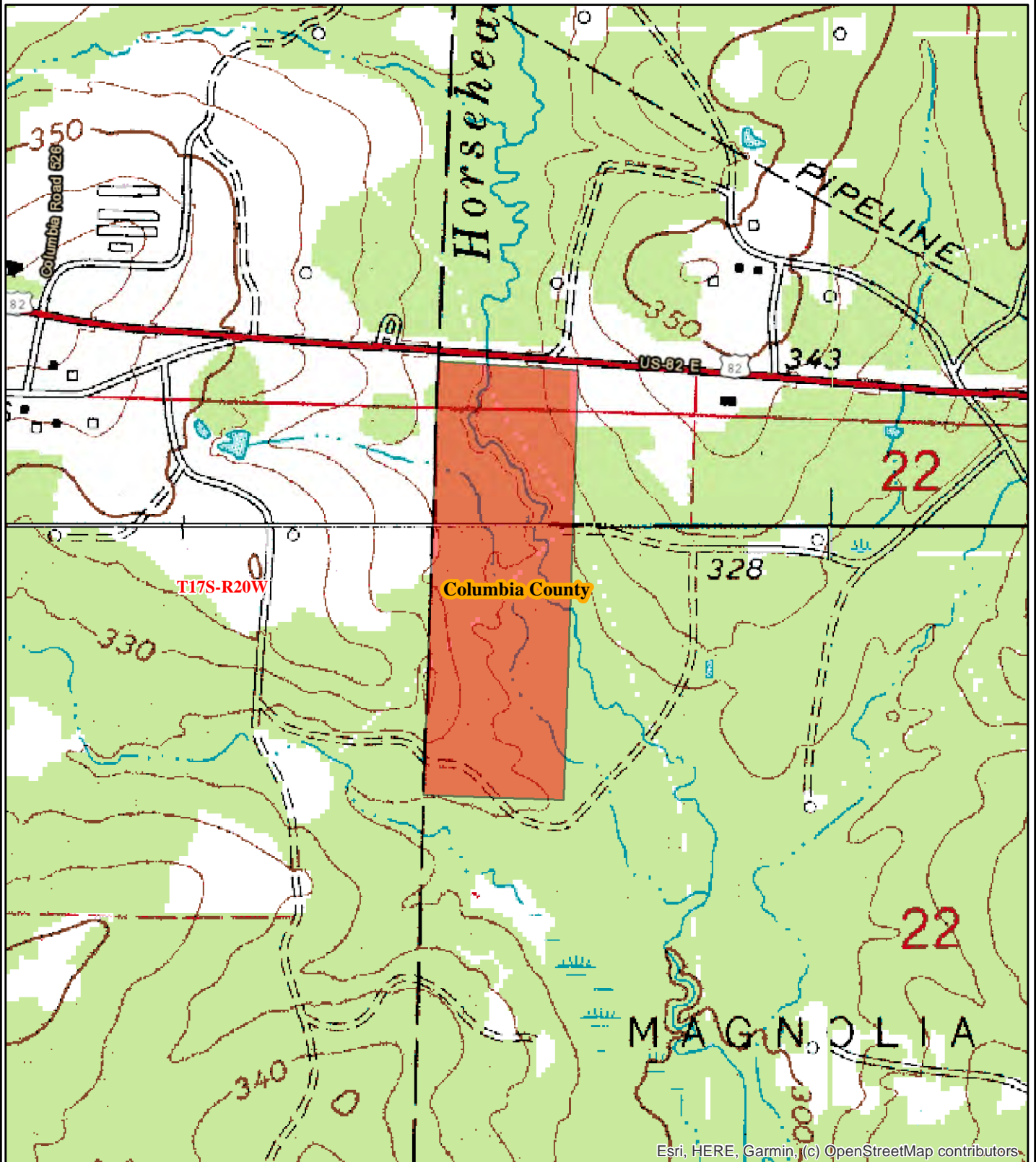


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"Highway 82 Tract" - Listing #4901

Pt. SW¼ of SW¼, Sec. 15; Pt. NW¼, Sec. 22, T17S, R20W, Columbia County, Arkansas

Containing 35.4 acres, more or less



Esri, HERE, Garmin, (c) OpenStreetMap contributors.

0 0.125 0.25  
Miles



Date: 12/21/2021  
Drawn By: JDT



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Website: kingwoodforestry.com

## Timber Volume Estimates

**Stratum:** Highway 82  
**Acres:** 35.40  
**Plots:** 34  
**Cruiser:** BJC

**Cruise Date:** 12/27/2021  
**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	11	10	1,031	0.4	0	0.3	29.1	16.0	24.5	
<b>Class Total</b>	11	10	1,031	0.4	0	0.3	29.1	16.0	24.5	

### Red oak

Product	Stratum Total				Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height	
Sawtimber	141	138	15,915	6.6	4	3.9	449.6	17.3	24.0	
<b>Class Total</b>	141	138	15,915	6.6	4	3.9	449.6	17.3	24.0	

### Pine

Product	Stratum Total				Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height	
Sawtimber	472	475	62,932	16.8	13	13.4	1,777.7	14.9	34.3	
Chip-N-Saw	276	103	8,470	4.4	8	2.9	239.3	10.2	27.0	
Pulpwood	1,037	336	0	10.6	29	9.5	0.0	8.0	42.7	
Topwood	0	176	0	0.0	0	5.0	0.0	0.0	0.0	
<b>Class Total</b>	1,786	1,090	71,402	31.8	50	30.8	2,017.0	10.1	38.0	

### Gum & Hardwood

Product	Stratum Total				Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height	
Sawtimber	42	52	6,705	2.2	1	1.5	189.4	18.2	29.8	
Pulpwood	3,263	828	0	37.1	92	23.4	0.0	8.3	27.9	
<b>Class Total</b>	3,304	879	6,705	39.3	93	24.8	189.4	8.4	27.9	
<b>Stratum Total</b>	5,242	2,117	95,052	78.1	148	59.8	2,685.1	9.3	31.2	



# **ADDITIONAL TIMBER VOLUME REPORT**





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**Plot Size/BAF:** 15.00

### White oak

Product	Stratum Total			BA	Per Acre			Average Tree	
	Trees	Tons	Doyle BF		Trees	Tons	Doyle BF	DBH	Height
White Oak Spp.									
Sawtimber	11	10	1,031	0.4	0	0.3	29.1	16.0	24.5
<b>Group Total</b>	11	10	1,031	0.4	0	0.3	29.1	16.0	24.5
<b>Class Total</b>	11	10	1,031	0.4	0	0.3	29.1	16.0	24.5

### Red oak

Product	Stratum Total			BA	Per Acre			Average Tree	
	Trees	Tons	Doyle BF		Trees	Tons	Doyle BF	DBH	Height
Red Oak Spp.									
Sawtimber	141	138	15,915	6.6	4	3.9	449.6	17.3	24.0
<b>Group Total</b>	141	138	15,915	6.6	4	3.9	449.6	17.3	24.0
<b>Class Total</b>	141	138	15,915	6.6	4	3.9	449.6	17.3	24.0

### Pine

Product	Stratum Total			BA	Per Acre			Average Tree	
	Trees	Tons	Doyle BF		Trees	Tons	Doyle BF	DBH	Height
Natural Lob									
Sawtimber	472	475	62,932	16.8	13	13.4	1,777.7	14.9	34.3
Chip-N-Saw	276	103	8,470	4.4	8	2.9	239.3	10.2	27.0
Pulpwood	1,037	336	0	10.6	29	9.5	0.0	8.0	42.7
Topwood	0	176	0	0.0	0	5.0	0.0	0.0	0.0
<b>Group Total</b>	1,786	1,090	71,402	31.8	50	30.8	2,017.0	10.1	38.0
<b>Class Total</b>	1,786	1,090	71,402	31.8	50	30.8	2,017.0	10.1	38.0

### Gum & Hardwood

Product	Stratum Total			BA	Per Acre			Average Tree	
	Trees	Tons	Doyle BF		Trees	Tons	Doyle BF	DBH	Height
Misc. Hardwood									
Pulpwood	3,263	828	0	37.1	92	23.4	0.0	8.3	27.9
<b>Group Total</b>	3,263	828	0	37.1	92	23.4	0.0	8.3	27.9
Sweetgum									



# Timber Volume Estimates

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**Plot Size/BAF:** 15.00

## Gum & Hardwood

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
<b>Sweetgum</b>									
Sawtimber	42	52	6,705	2.2	1	1.5	189.4	18.2	29.8
<b>Group Total</b>	42	52	6,705	2.2	1	1.5	189.4	18.2	29.8
<b>Class Total</b>	3,304	879	6,705	39.3	93	24.8	189.4	8.4	27.9
<b>Stratum Total</b>	5,242	2,117	95,052	78.1	148	59.8	2,685.1	9.3	31.2



# **ADDITIONAL TIMBER VOLUME REPORT**



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**Plots:** 34.00  
**Cruiser:** BJC

**Cruise Date:** 12/27/2021  
**Cruise Type:** Point  
**Plot Size/BAF:** 15.00

### White oak

White 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
	16	11	10	1,031	254	0.4	0	0.3	29.1	7.2	0.93	24.5
Sawtimber Total	16.0	11	10	1,031	254	0.4	0	0.3	29.1	7.2	0.93	24.5
White Oak Spp. Total	16.0	11	10	1,031	254	0.4	0	0.3	29.1	7.2	0.93	24.5
White oak Total	16.0	11	10	1,031	254	0.4	0	0.3	29.1	7.2	0.93	24.5

### 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
	14	15	7	663	193	0.4	0	0.2	18.7	5.4	0.80	16.5
	15	25	21	2,088	566	0.9	1	0.6	59.0	16.0	0.78	28.5
	16	11	12	1,219	312	0.4	0	0.3	34.4	8.8	0.86	32.5
	17	40	36	4,098	956	1.8	1	1.0	115.8	27.0	1.07	22.5
	18	18	21	2,538	567	0.9	0	0.6	71.7	16.0	1.13	28.5
	19	8	12	1,452	312	0.4	0	0.3	41.0	8.8	1.21	32.5
	20	7	7	920	193	0.4	0	0.2	26.0	5.4	1.63	16.5
	21	6	7	951	193	0.4	0	0.2	26.9	5.4	1.80	16.5
	22	6	7	980	193	0.4	0	0.2	27.7	5.4	1.97	16.5
	23	5	7	1,007	193	0.4	0	0.2	28.4	5.4	2.16	16.5
Sawtimber Total	17.3	141	138	15,915	3,677	6.6	4	3.9	449.6	103.9	1.08	24.0



# Timber Volume Estimates

**Stratum:** Highway 82

**Acres:** 35.40

**Plots:** 34.00

**Cruiser:** BJC

**Cruise Date:** 12/27/2021

**Cruise Type:** Point

**Plot Size/BAF:** 15.00

## Red oak

Red Oak Spp. Total	17.3	141	138	15,915	3,677	6.6	4	3.9	449.6	103.9	1.08	24.0
Red oak Total	17.3	141	138	15,915	3,677	6.6	4	3.9	449.6	103.9	1.08	24.0

## 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	159	92	8,744	2,617	3.5	4	2.6	247.0	73.9	0.52	31.5
	13	34	19	2,177	543	0.9	1	0.5	61.5	15.3	0.65	24.5
	14	73	63	7,046	1,829	2.2	2	1.8	199.1	51.7	0.67	37.3
	15	25	21	2,725	614	0.9	1	0.6	77.0	17.3	0.85	28.5
	16	34	33	4,455	957	1.3	1	0.9	125.8	27.0	0.96	29.8
	17	79	102	14,069	2,990	3.5	2	2.9	397.4	84.5	1.01	37.5
	18	27	41	5,790	1,199	1.3	1	1.2	163.6	33.9	1.05	43.2
	20	29	55	8,770	1,616	1.8	1	1.5	247.7	45.7	1.39	40.5
	24	5	16	2,782	468	0.4	0	0.4	78.6	13.2	1.94	48.5
	27	4	18	3,368	526	0.4	0	0.5	95.1	14.9	2.37	56.5
	28	4	16	3,006	468	0.4	0	0.4	84.9	13.2	2.64	48.5
Sawtimber Total	14.9	472	475	62,932	13,825	16.8	13	13.4	1,777.7	390.5	0.85	34.3
Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	10	229	84	6,744	2,354	3.5	6	2.4	190.5	66.5	0.37	27.5
	11	47	19	1,725	541	0.9	1	0.5	48.7	15.3	0.47	24.5
Chip-N-Saw Total	10.2	276	103	8,470	2,895	4.4	8	2.9	239.3	81.8	0.39	27.0
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	6	80	12	0	310	0.4	2	0.3	0.0	8.8	0.00	32.0
	7	468	103	0	2,824	3.5	13	2.9	0.0	79.8	0.00	38.2
	8	179	55	0	1,545	1.8	5	1.6	0.0	43.6	0.00	43.8
	9	177	75	0	2,113	2.2	5	2.1	0.0	59.7	0.00	49.9

# Timber Volume Estimates

**Stratum:** Highway 82

**Acres:** 35.40

**Plots:** 34.00

**Cruiser:** BJC

**Cruise Date:** 12/27/2021

**Cruise Type:** Point

**Plot Size/BAF:** 15.00

## 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
	10	86	45	0	1,267	1.3	2	1.3	0.0	35.8	0.00	51.2
	11	24	15	0	441	0.4	1	0.4	0.0	12.4	0.00	55.6
	13	17	15	0	439	0.4	0	0.4	0.0	12.4	0.00	55.6
	19	8	16	0	465	0.4	0	0.4	0.0	13.1	0.00	63.5
Pulpwood Total	8.0	1,037	336	0	9,404	10.6	29	9.5	0.0	265.6	0.00	42.7
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	176	0	5,652	0.0	0	5.0	0.0	159.7	0.00	0.0
Natural Lob Total	10.1	1,786	1,090	71,402	31,776	31.8	50	30.8	2,017.0	897.6	0.71	38.0
Pine Total	10.1	1,786	1,090	71,402	31,776	31.8	50	30.8	2,017.0	897.6	0.71	38.0

## Gum & 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	716	65	0	1,952	4.0	20	1.8	0.0	55.1	0.00	19.5
	7	643	98	0	2,914	4.9	18	2.8	0.0	82.3	0.00	26.0
	8	671	146	0	4,342	6.6	19	4.1	0.0	122.7	0.00	29.7
	9	495	140	0	4,176	6.2	14	4.0	0.0	118.0	0.00	31.2
	10	229	75	0	2,228	3.5	6	2.1	0.0	62.9	0.00	28.1
	11	213	94	0	2,807	4.0	6	2.7	0.0	79.3	0.00	33.5
	12	139	84	0	2,496	3.1	4	2.4	0.0	70.5	0.00	39.9
	13	68	40	0	1,186	1.8	2	1.1	0.0	33.5	0.00	30.7
	14	44	35	0	1,042	1.3	1	1.0	0.0	29.4	0.00	38.1
	15	13	13	0	391	0.4	0	0.4	0.0	11.0	0.00	45.1
	16	22	27	0	798	0.9	1	0.8	0.0	22.6	0.00	46.4



# Timber Volume Estimates

**Stratum:** Highway 82

**Acres:** 35.40

**Plots:** 34.00

**Cruiser:** BJC

**Cruise Date:** 12/27/2021

**Cruise Type:** Point

**Plot Size/BAF:** 15.00

## Gum & Hardwood

### Misc. 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
	17	10	12	0	360	0.4	0	0.3	0.0	10.2	0.00	39.9
Pulpwood Total	8.3	3,263	828	0	24,693	37.1	92	23.4	0.0	697.6	0.00	27.9
Misc. Hardwood Total	8.3	3,263	828	0	24,693	37.1	92	23.4	0.0	697.6	0.00	27.9

### Sweetgum

Sweetgum		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	13	9	967	255	0.4	0	0.3	27.3	7.2	0.82	24.5
	17	10	11	1,303	312	0.4	0	0.3	36.8	8.8	0.97	32.5
	18	9	13	1,609	364	0.4	0	0.4	45.5	10.3	1.02	40.5
	22	6	9	1,341	254	0.4	0	0.3	37.9	7.2	1.75	24.5
	26	4	9	1,484	254	0.4	0	0.3	41.9	7.2	2.45	24.5
Sawtimber Total	18.2	42	52	6,705	1,440	2.2	1	1.5	189.4	40.7	1.16	29.8
Sweetgum Total	18.2	42	52	6,705	1,440	2.2	1	1.5	189.4	40.7	1.16	29.8

Gum & Hardwood Tot	8.4	3,304	879	6,705	26,134	39.3	93	24.8	189.4	738.2	1.16	27.9
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<i>Stratum Total</i>	9.3	5,242	2,117	95,052	61,841	78.1	148	59.8	2,685.1	1,746.9	0.77	31.2
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# OFFER FORM

**Bid Date: Friday, January 28, 2022 @ 10:00 a.m.**

**HIGHWAY 82 TRACT—±35.4 ACRES—LISTING #4901—COLUMBIA 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 Highway 82 Tract located in Columbia County, Arkansas and further described within the attached Notice of Land Sale (see attached maps and Conditions of Sale).

My offer will remain valid through 10:00 a.m., Wednesday, February 2, 2022. 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, January 28, 2022**)  
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)

**Highway 82 Tract (Listing #4901— ±35.4 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

