

LAND FOR SALE**Bid Date: Friday, April 22, 2022****Hamer Road
Tract
Crawford County, AR**

- ±40 Acres
- Frontage on Hamer Road
- Great Opportunity for Residential Development
- Immediate Timber Income
- Utilities Available
- Small Pond



Bid Date:
Friday, April 22, 2022

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 Hamer Road Tract (Listing #1633) described as SW¼ of NW¼, Section 16, Township 9 North, Range 30 West, containing 40 acres, more or less, Crawford County, Arkansas (see attached maps).

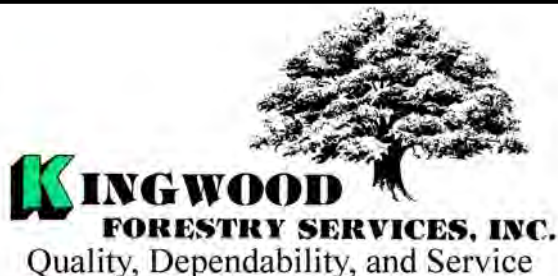
The tract is located one (1) miles southeast of Alma, Arkansas. Access is frontage on Hamer Road with internal gated woods road. Terrain is flat to gently rolling with small pond. Site index for loblolly pine (base age 50) averages seventy-seven (77) feet on silt loam soils. Timber consists of mature pine plantation and hardwoods. Tract offers excellent opportunity for residential development, timber income and hunting / recreation. Property is just north of Frog Bayou WMA, which is great for duck hunting.

Based on inventory of merchantable timber on ±40 acres conducted by Kingwood Forestry in January, 2022, estimated tree counts and timber volumes are as follows:

Pine Sawtimber:	3,555 Trees	281,400 Board Feet	2,566 Tons
Pine Chip n' Saw:	965 Trees	30,900 Board Feet	329 Tons
Pine Pulpwood:	1,757 Trees	—	1,055 Tons
Pine Topwood:	—	—	770 Tons
Red Oak Sawtimber:	184 Trees	36,600 Board Feet	288 Tons
Misc. Sawtimber:	59 Trees	6,300 Board Feet	54 Tons
Hardwood Pulpwood:	389 Trees	—	234 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 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
HAMER ROAD TRACT (LISTING #1633) - CRAWFORD COUNTY, ARKANSAS
BID DATE: FRIDAY, APRIL 22, 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, April 22, 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 "**Hamer 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

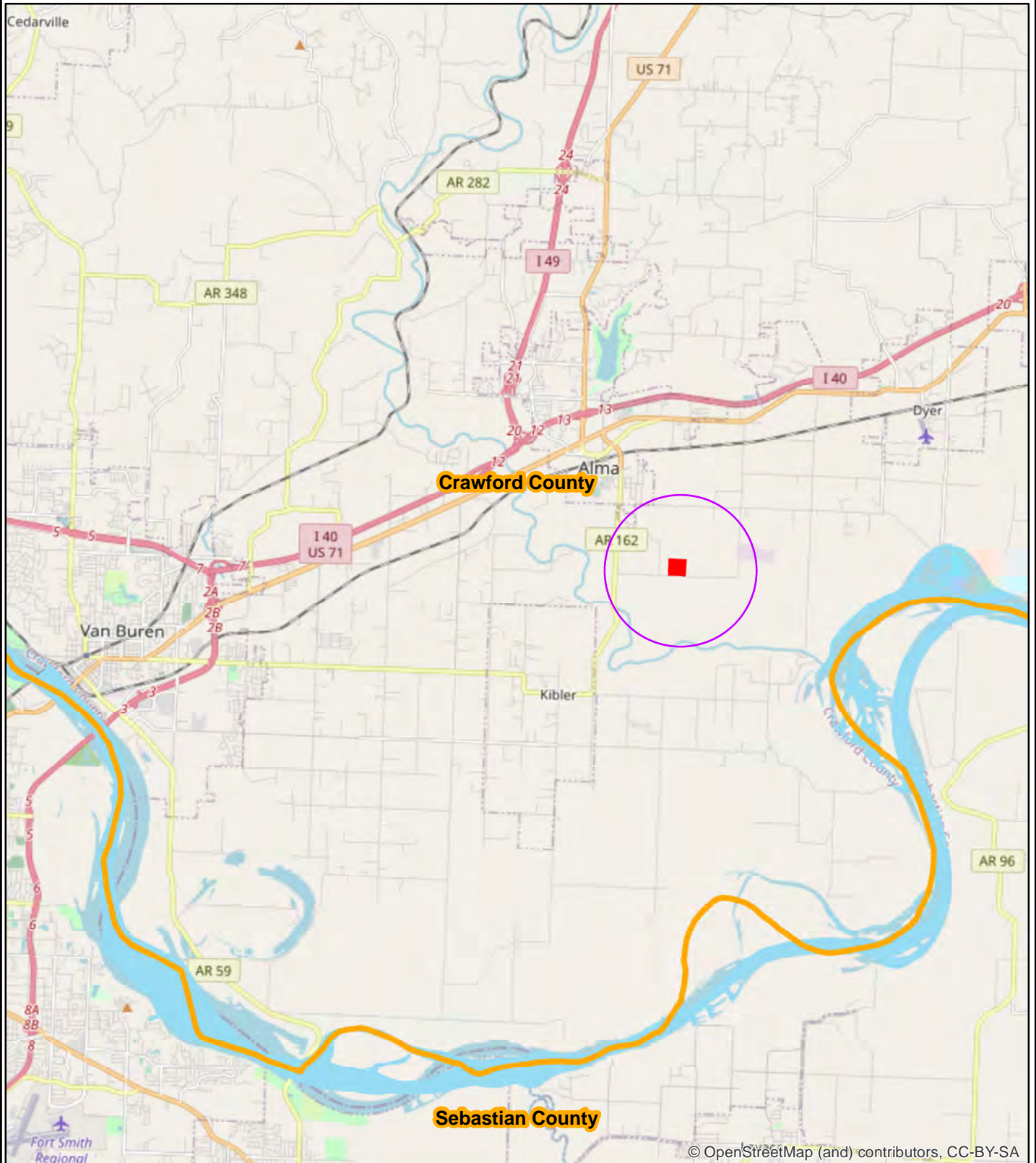
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid through 10:00 a.m., Wednesday, April 27, 2022. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer, a Contract 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. Seller will not convey any mineral rights they might own.
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 870-246-5757 or licensed broker John McAlpine, of Kingwood Forestry Services at 870-367-8567 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 #1633
"Hamer Road"
SW¼ of NW¼, Sec. 16, T9N, R30W,
Crawford County, Arkansas



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Miles

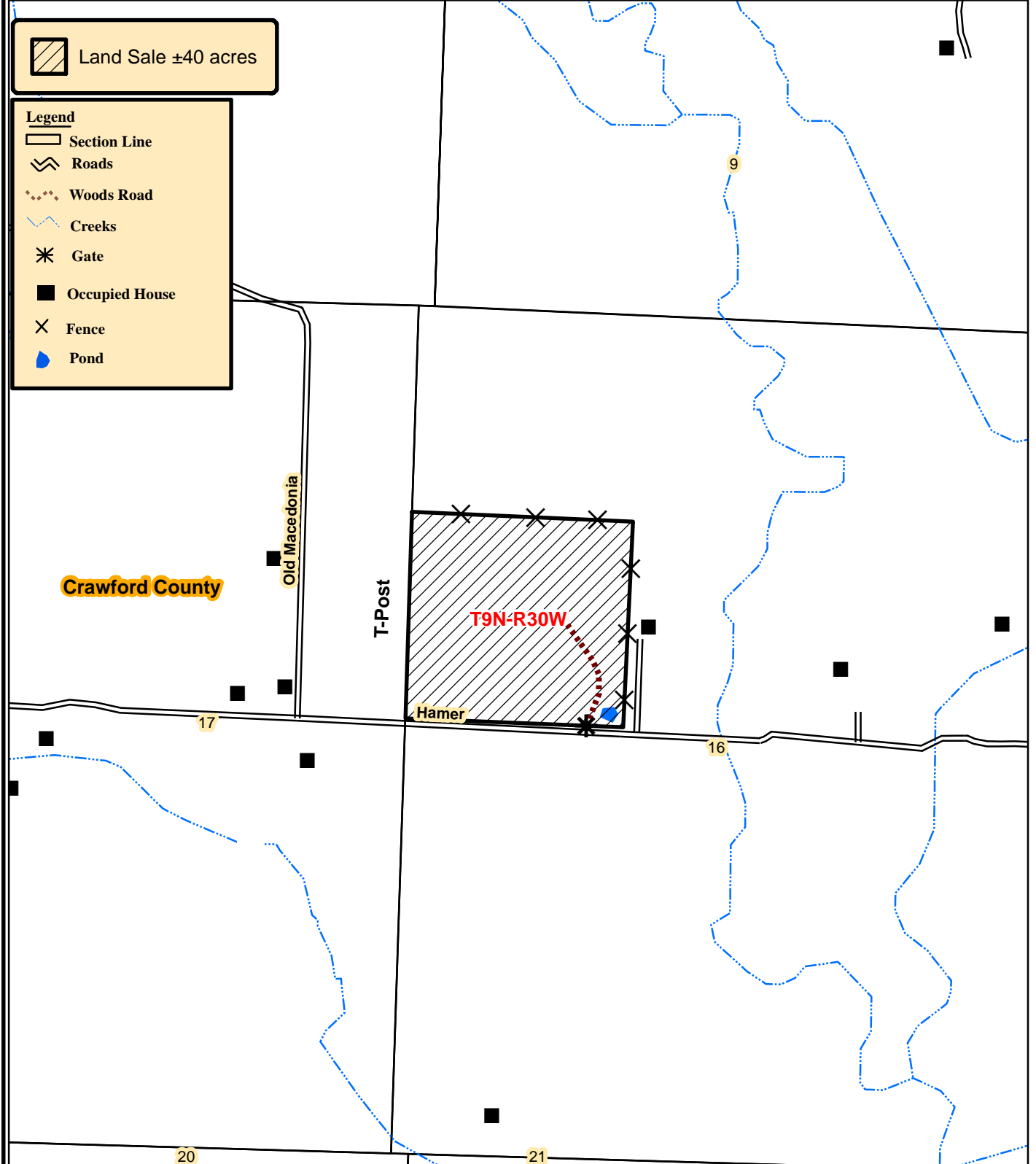


Date: 3/8/2022
ESRI Aerial Photography
Drawn By: BJC

NOTICE OF LAND SALE - Listing #1633

"Hamer Road"

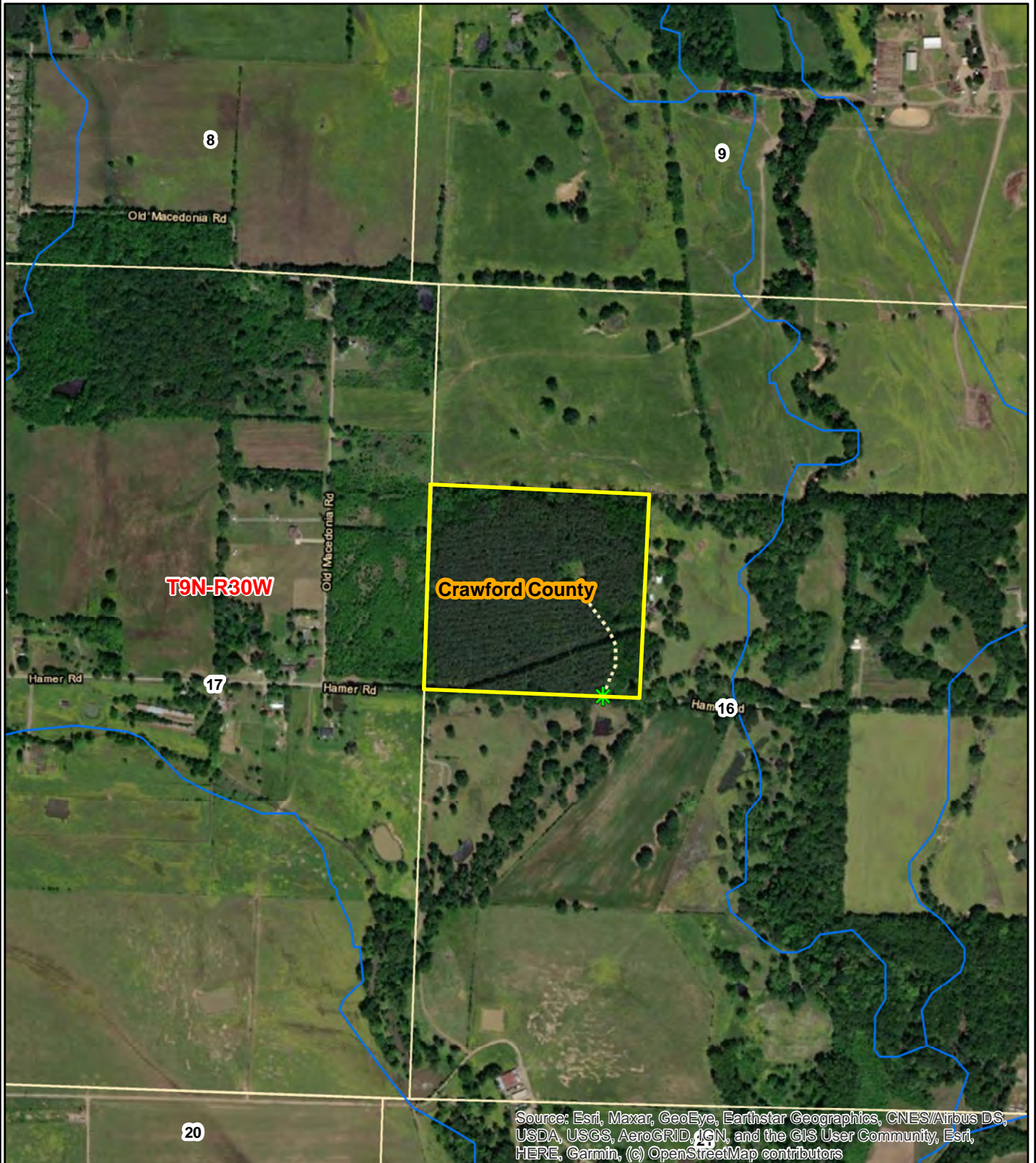
**SW¼ of NW¼, Sec. 16, T9N, R30W,
Crawford County, Arkansas**



**Date: 3/8/2022
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NOTICE OF LAND SALE - Listing #1633
"Hamer Road"
SW¹/₄ of NW¹/₄, Sec. 16, T9N, R30W,
Crawford County, Arkansas

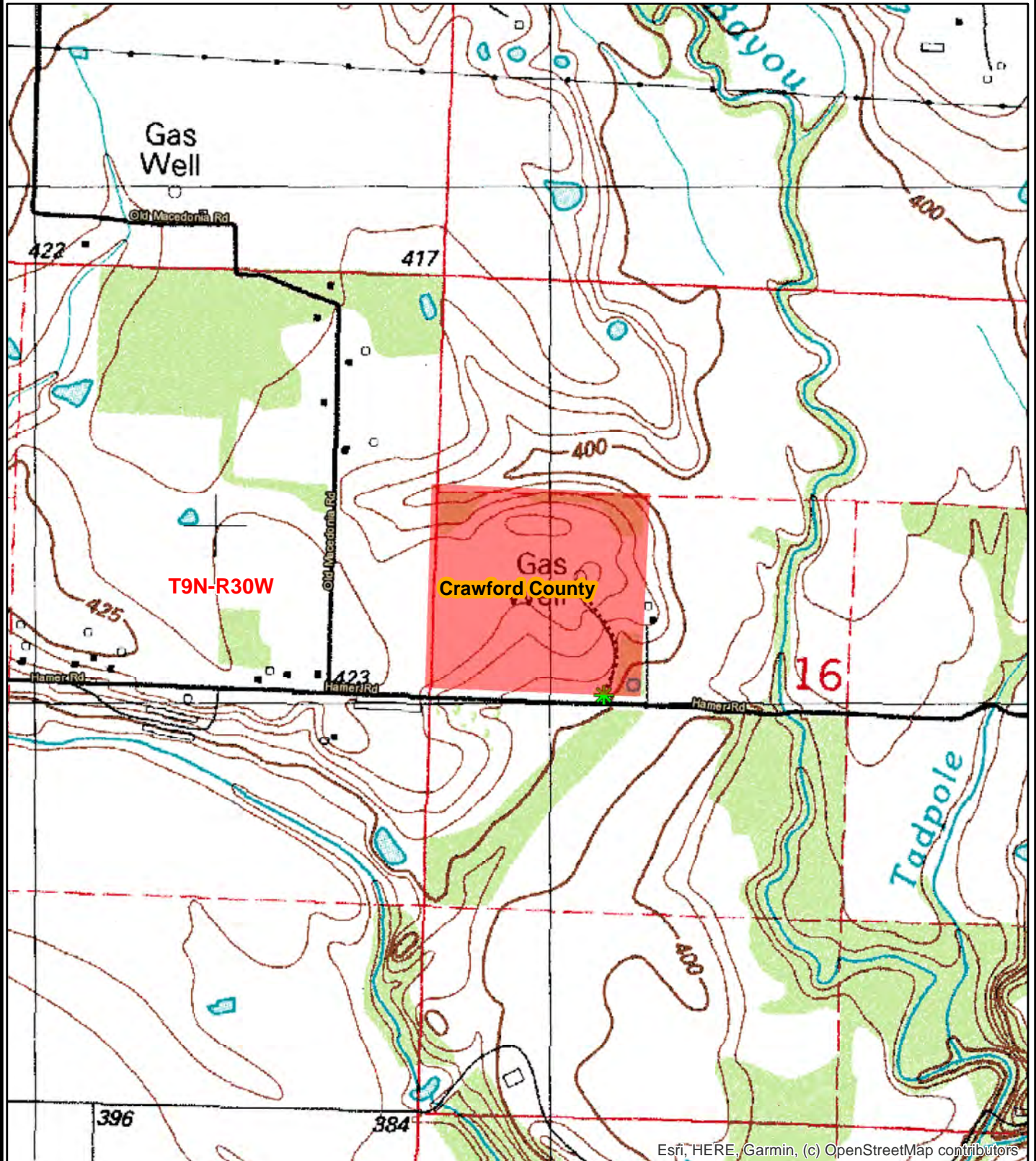


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Miles



Date: 3/8/2022
ESRI Aerial Photography
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NOTICE OF LAND SALE - Listing #1633
"Hamer Road"
SW¹/₄ of NW¹/₄, Sec. 16, T9N, R30W,
Crawford County, Arkansas



Esri, HERE, Garmin, (c) OpenStreetMap contributors

0 0.125 0.25
Miles



Date: 3/8/2022
ESRI Aerial Photography
Drawn By: BJC

**HAMER ROAD TRACT (LISTING #1633)
CRAWFORD COUNTY, ARKANSAS
BID DATE: FRIDAY, APRIL 22, 2022**



Tract Summary by Group, Product and DBH

Number of Stands:	2
# Plots/points:	39
Total Acres:	38
Sawlog Vol Units:	Doyle

Tract Name:	Hamer Road - Hwd
Location:	Crawford County, AR
Report Date:	1/31/2022



Pine															
Total Tract						Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Pulpwood	7	116.8	19.9			0.82	3.1	0.52			0.170			33.6	56.9
	8	51.1	14.2			0.47	1.3	0.37			0.524			48.5	65.5
	9	210.7	79.1			2.45	5.5	2.08			0.481			50.0	71.5
	10	459.2	226.5			6.58	12.1	5.95			0.542			57.1	74.9
	11	581.0	343.8			10.07	15.3	9.03			0.670			57.2	75.0
	12	204.4	147.5			4.22	5.4	3.88			1.569			64.5	76.1
	13	67.7	56.4			1.64	1.8	1.48			3.910			64.5	75.5
	14	66.7	64.9			1.87	1.8	1.71			2.782			64.5	76.8
Pulpwood Total		1,757.6	952.3			28.12	46.2	25.02			1.039			55.9	73.3
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Chip-N-Saw	8	153.3	12.6	24.3	2.9	1.41	4.0	0.33	0.64	75.17	0.158	18.667	19.2	40.5	60.5
	9	292.7	22.3	88.4	9.1	3.40	7.7	0.59	2.32	239.70	0.302	31.172	31.7	52.4	72.4
	10	228.9	22.5	90.3	7.8	3.28	6.0	0.59	2.37	205.65	0.394	34.198	36.0	58.8	75.5
	11	290.5	45.6	126.6	11.1	5.04	7.6	1.20	3.33	291.82	0.436	38.234	32.4	58.7	76.4
Chip-N-Saw Total		965.3	102.9	329.6	30.9	13.12	25.4	2.70	8.66	812.34	0.341	32.029	30.9	53.9	72.5
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	12	874.2	173.2	437.1	38.4	18.04	23.0	4.55	11.48	1007.68	0.500	43.872	31.1	59.6	76.3
	13	991.5	208.3	615.6	60.8	24.01	26.1	5.47	16.17	1597.90	0.621	61.335	33.5	64.3	76.8
	14	642.3	120.7	499.5	53.8	18.04	16.9	3.17	13.12	1412.82	0.778	83.723	37.8	64.5	77.3
	15	479.6	95.5	432.4	51.0	15.46	12.6	2.51	11.36	1340.63	0.902	106.400	38.4	64.5	77.3
	16	354.4	84.5	360.4	45.6	13.00	9.3	2.22	9.47	1197.77	1.017	128.621	39.4	66.5	77.8
	17	124.5	43.1	129.2	17.9	5.15	3.3	1.13	3.39	470.07	1.038	143.758	35.2	66.7	76.9
	18	70.6	35.3	73.2	10.9	3.28	1.9	0.93	1.92	287.06	1.036	154.664	31.6	66.8	76.9
	19	18.1	10.0	18.8	3.1	0.94	0.5	0.26	0.49	80.64	1.040	169.435	27.5	60.5	73.0
Sawtimber Total		3,555.2	770.4	2,566.0	281.4	97.93	93.4	20.24	67.42	7394.57	0.722	79.163	34.9	63.5	76.9
Group Total		6,278.1	1,825.7	2,895.6	312.4	139.17	165.0	47.97	76.08	8206.91	0.613	49.753	34.1	59.9	75.2

Red Oak															
	Total Tract					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	15	19.9	0.0	15.3	1.6	0.64	0.5	0.00	0.40	42.98	0.771	82.347	24.5	24.5	30.5
	19	19.9	0.0	30.3	3.9	1.03	0.5	0.00	0.80	103.04	1.524	197.406	32.5	32.5	35.5
	21	19.9	0.0	22.4	3.1	1.26	0.5	0.00	0.59	81.64	1.129	156.405	16.5	16.5	20.5
	22	28.8	0.0	35.7	5.1	2.00	0.8	0.00	0.94	133.62	1.239	176.683	16.5	16.5	20.5
	23	8.9	0.0	12.1	1.8	0.68	0.2	0.00	0.32	46.43	1.355	198.196	16.5	16.5	20.5
	24	28.8	0.0	46.9	7.1	2.38	0.8	0.00	1.23	186.84	1.628	247.053	19.0	19.0	23.6
	25	19.9	0.0	42.4	6.7	1.78	0.5	0.00	1.12	176.79	2.136	338.694	24.5	24.5	30.5
	26	19.9	0.0	45.9	7.4	1.92	0.5	0.00	1.21	195.17	2.310	373.907	24.5	24.5	30.5
	27	19.9	0.0	37.1	5.9	2.08	0.5	0.00	0.97	154.82	1.867	296.606	16.5	16.5	20.5
Sawtimber Total		185.7	0.0	288.1	42.7	13.75	4.9	0.00	7.57	1121.34	1.551	229.845	21.2	21.2	25.8
Group Total		185.7	0.0	288.1	42.7	13.75	4.9	0.00	7.57	1121.34	1.551	229.845	21.2	21.2	25.8

Sweetgum															
	Total Tract					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	16	39.7	0.0	34.8	4.0	1.46	1.0	0.00	0.91	104.27	0.876	99.880	24.5	24.5	28.0
	17	19.9	0.0	19.6	2.4	0.82	0.5	0.00	0.52	62.17	0.987	119.104	24.5	24.5	25.5
Sawtimber Total		59.6	0.0	54.4	6.3	2.28	1.6	0.00	1.43	166.44	0.913	106.288	24.5	24.5	27.2
Group Total		59.6	0.0	54.4	6.3	2.28	1.6	0.00	1.43	166.44	0.913	106.288	24.5	24.5	27.2

Misc. Hardwood															
	Total Tract					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Pulpwood	6	19.9	1.8			0.10	0.5	0.05			0.092			16.5	20.5
	7	19.9	3.4			0.14	0.5	0.09			0.169			24.5	30.5
	8	90.8	20.9			0.83	2.4	0.55			0.230			26.2	27.7
	9	80.1	26.9			0.93	2.1	0.71			0.336			32.6	34.3
	11	19.9	8.3			0.34	0.5	0.22			0.416			24.5	30.5
	12	19.9	14.0			0.41	0.5	0.37			0.705			40.5	40.5
	13	19.9	8.6			0.48	0.5	0.23			0.433			16.5	20.5
	14	39.7	35.6			1.12	1.0	0.93			0.895			36.5	38.0
	16	39.7	38.9			1.46	1.0	1.02			0.979			28.5	33.0
	22	19.9	32.9			1.38	0.5	0.86			1.655			24.5	30.5
	23	19.9	43.4			1.51	0.5	1.14			2.187			33.3	35.5
Pulpwood Total		389.5	234.7			8.70	10.2	6.17			0.603			28.6	31.4
Group Total		389.5	234.7	0.0	0.0	8.70	10.2	6.17	0.00	0.00	0.603	0.000	0.0	28.6	31.4

All Species Groups

	Total Tract					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Pulpwood	6	19.9	1.8			0.10	0.5	0.05			0.092			16.5	20.5
	7	136.6	23.3			0.96	3.6	0.61			0.170			32.3	53.1
	8	141.9	35.1			1.30	3.7	0.92			0.336			34.3	41.3
	9	290.8	106.0			3.38	7.6	2.78			0.441			45.2	61.2
	10	459.2	226.5			6.58	12.1	5.95			0.542			57.1	74.9
	11	600.8	352.0			10.42	15.8	9.25			0.662			56.2	73.6
	12	224.2	161.5			4.63	5.9	4.24			1.493			62.4	72.9
	13	87.6	65.0			2.12	2.3	1.71			3.121			53.6	63.0
	14	106.5	100.5			2.99	2.8	2.64			2.078			54.0	62.3
	16	39.7	38.9			1.46	1.0	1.02			3.104			28.5	33.0
	22	19.9	32.9			1.38	0.5	0.86			1.655			24.5	30.5
	23	19.9	43.4			1.51	0.5	1.14			2.187			33.3	35.5
Pulpwood Total		2,147.1	1,187.0			36.82	56.4	31.19			0.960			51.0	65.7
Chip-N-Saw	8	153.3	12.6	24.3	2.9	1.41	4.0	0.33	0.64	75.17	0.158	18.667	19.2	40.5	60.5
	9	292.7	22.3	88.4	9.1	3.40	7.7	0.59	2.32	239.70	0.302	31.172	31.7	52.4	72.4
	10	228.9	22.5	90.3	7.8	3.28	6.0	0.59	2.37	205.65	0.394	34.198	36.0	58.8	75.5
	11	290.5	45.6	126.6	11.1	5.04	7.6	1.20	3.33	291.82	0.436	38.234	32.4	58.7	76.4
Chip-N-Saw Total		965.3	102.9	329.6	30.9	13.12	25.4	2.70	8.66	812.34	0.341	32.029	30.9	53.9	72.5
Sawtimber	12	874.2	173.2	437.1	38.4	18.04	23.0	4.55	11.48	1007.68	0.500	43.872	31.1	59.6	76.3
	13	991.5	208.3	615.6	60.8	24.01	26.1	5.47	16.17	1597.90	0.621	61.335	33.5	64.3	76.8
	14	642.3	120.7	499.5	53.8	18.04	16.9	3.17	13.12	1412.82	0.778	83.723	37.8	64.5	77.3
	15	479.6	95.5	432.4	51.0	15.46	12.6	2.51	11.36	1340.63	0.902	106.400	38.4	64.5	77.3
	16	354.4	84.5	360.4	45.6	13.00	9.3	2.22	9.47	1197.77	1.017	128.621	39.4	66.5	77.8
	17	124.5	43.1	129.2	17.9	5.15	3.3	1.13	3.39	470.07	1.038	143.758	35.2	66.7	76.9
	18	70.6	35.3	73.2	10.9	3.28	1.9	0.93	1.92	287.06	1.036	154.664	31.6	66.8	76.9
	19	18.1	10.0	18.8	3.1	0.94	0.5	0.26	0.49	80.64	1.040	169.435	27.5	60.5	73.0
Sawtimber Total		3,555.2	770.4	2,566.0	281.4	97.93	93.4	20.24	67.42	7394.57	0.722	79.163	34.9	63.5	76.9
Large ST	15	19.9	0.0	15.3	1.6	0.64	0.5	0.00	0.40	42.98	0.771	82.347	24.5	24.5	30.5
	16	39.7	0.0	34.8	4.0	1.46	1.0	0.00	0.91	104.27	0.876	99.880	24.5	24.5	28.0
	17	19.9	0.0	19.6	2.4	0.82	0.5	0.00	0.52	62.17	0.987	119.104	24.5	24.5	25.5
	19	19.9	0.0	30.3	3.9	1.03	0.5	0.00	0.80	103.04	1.524	197.406	32.5	32.5	35.5
	21	19.9	0.0	22.4	3.1	1.26	0.5	0.00	0.59	81.64	1.129	156.405	16.5	16.5	20.5
	22	28.8	0.0	35.7	5.1	2.00	0.8	0.00	0.94	133.62	1.239	176.683	16.5	16.5	20.5
	23	8.9	0.0	12.1	1.8	0.68	0.2	0.00	0.32	46.43	1.355	198.196	16.5	16.5	20.5
	24	28.8	0.0	46.9	7.1	2.38	0.8	0.00	1.23	186.84	1.628	247.053	19.0	19.0	23.6
	25	19.9	0.0	42.4	6.7	1.78	0.5	0.00	1.12	176.79	2.136	338.694	24.5	24.5	30.5
	26	19.9	0.0	45.9	7.4	1.92	0.5	0.00	1.21	195.17	2.310	373.907	24.5	24.5	30.5
	27	19.9	0.0	37.1	5.9	2.08	0.5	0.00	0.97	154.82	1.867	296.606	16.5	16.5	20.5
		245.3	0.0	342.5	49.0	16.03	6.4	0.00	9.00	1287.79	1.396	199.822	22.0	22.0	26.1
Large ST Total		245.3	0.0	342.5	49.0	16.03	6.4	0.00	9.00	1287.79	1.396	199.822	22.0	22.0	26.1
Grand Total	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
		6,912.8	2,060.4	3,238.1	361.4	163.90	181.6	54.14	85.08	9494.69	0.640	52.275	33.4	56.8	71.0

OFFER FORM

Bid Date: Friday, April 22, 2022 @ 10:00 a.m.

HAMER ROAD TRACT—±40 ACRES—LISTING #1633—CRAWFORD 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 Hamer Road Tract located in Crawford 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, April 27, 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, April 22, 2022**)
P.O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341
E-mail completed Offer Form to Arkadelphia@kingwoodforestry.com

Hamer Road Tract (Listing #1633— ±40 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

