

LAND FOR SALE

**Highway 372
Tract**
Nevada County, Arkansas

- **±30.83 Acres**
- **Immediate Timber Income**
- **Potential Homesite**
- **Utilities Available**

\$80,000.00

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



Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Highway 372 Tract (Listing #4919) described as E½ of SW¼ of SE¼ lying north of road, W½ of SE¼ of SE¼ lying north of road, Section 30, Township 12 South, Range 21 West, containing a total of 30.83 acres, more or less, Nevada County, Arkansas (see attached maps).

The tract is located four (4) miles north of Rosston and nine (9) miles south of Prescott, Arkansas. Access is frontage on Highway 372. Terrain is gently rolling. Timber consists of mature pine plantation. Site index for loblolly pine averages ninety (90) feet (base age 50) on loamy fine sand soils. Great opportunity for timberland investment and / or future homesite.

Based on inventory of merchantable timber on ±30.83 acres conducted by Kingwood Forestry in March, 2022, estimated tree counts and timber volumes are as follows:

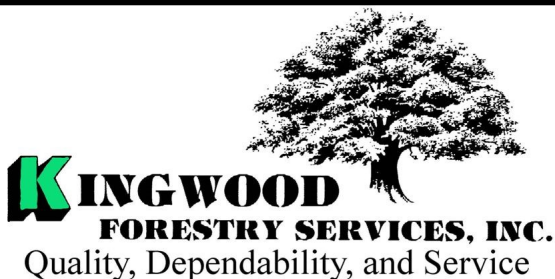
Pine Sawtimber:	2,048 Trees	146,600 Board Feet	1,415 Tons
Pine Pulpwood:	348 Trees	—	118 Tons
Pine Topwood:	—	—	116 Tons
Hardwood Pulpwood:	292 Trees	—	88 Tons

Due to variations in cruising methods, utilization standards, and scaling practices, tree counts and volume estimates cannot be guaranteed. Volume reports in Tons and Board Feet, with tree counts by species, diameter, and height, are available on our website at www.kingwoodforestry.com/real-estate.html

Please see Method of Sale and Conditions of Sale within this Notice.



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



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 372 TRACT (LISTING #4919)
NEVADA COUNTY, ARKANSAS**

Method of Sale

The tract is offered for sale for \$80,000.00. Offers may be submitted using the attached Offer Form and may be delivered by e-mail to Arkadelphia@kingwoodforestry.com, by fax to (870) 246-3341, or hand-delivered to #4 Executive Circle, Arkadelphia, Arkansas. All faxed / e-mailed offers will be immediately acknowledged; please await confirmation that your offer has been received. Offers may also be submitted by mail to Kingwood Forestry Services, Inc., P.O. box 65, Arkadelphia, Arkansas 71923. Please call our office at (870) 246-5757 to confirm receipt of offers.

Conditions of Sale

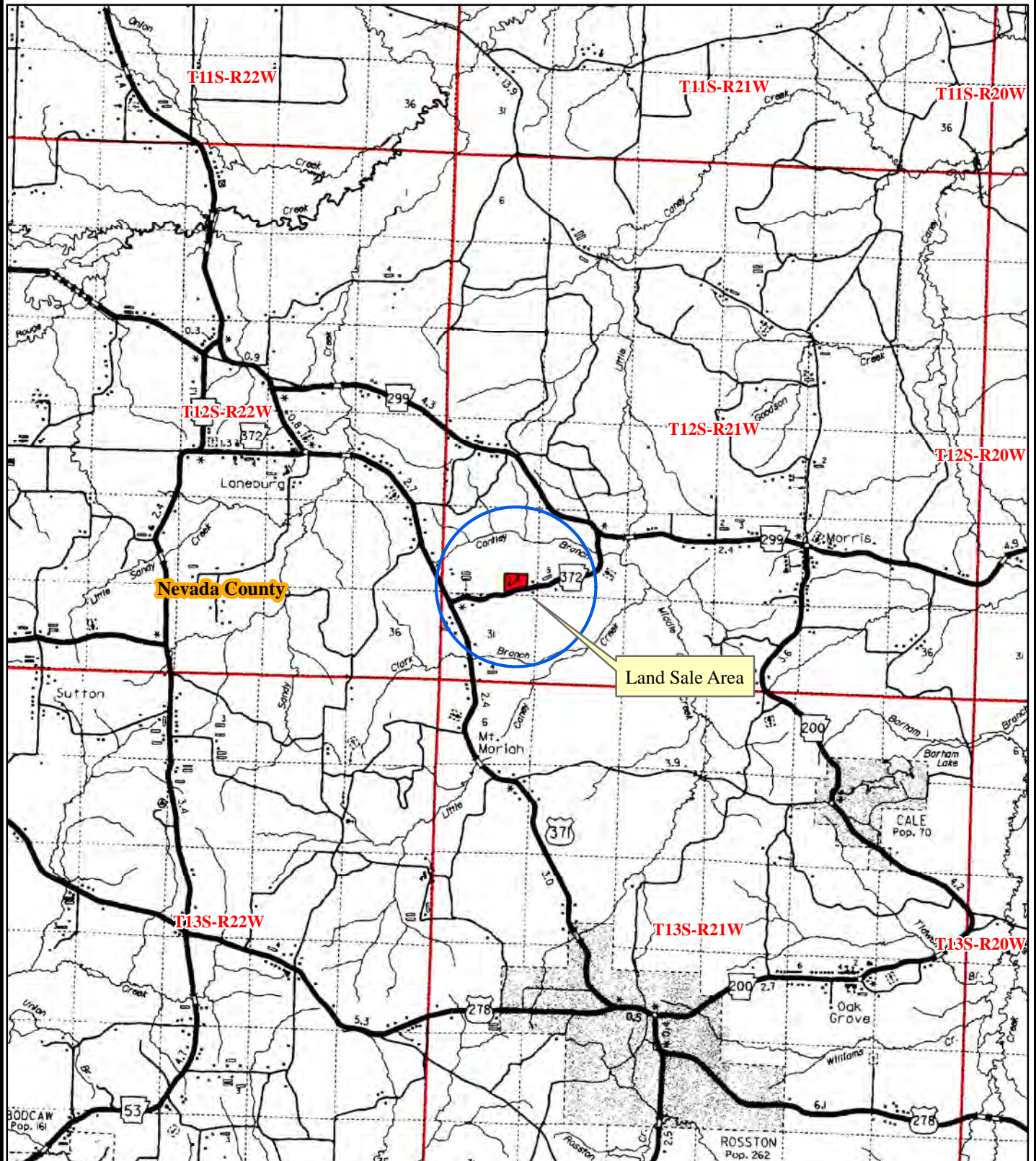
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of five percent (5%) of purchase price, will be executed between 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 to be scheduled 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
Highway 372 Tract - - Listing #4919
Pt. S½ of SE¼, Sec. 30, T12S, R21W, Nevada County, Arkansas
Containing 30.83 acres, more or less

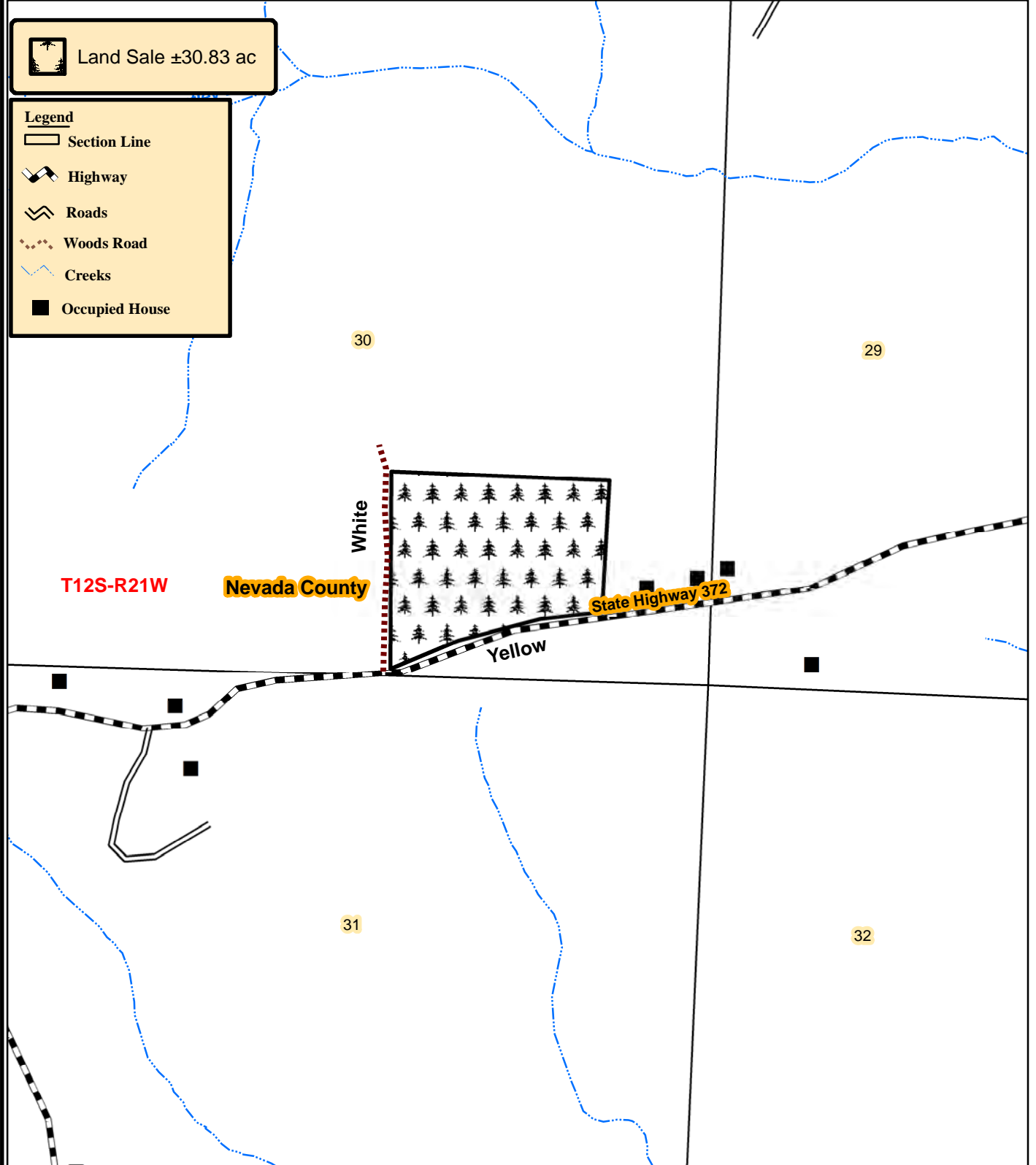


0 0.5 1 2 3
Miles



Date: 3/14/2022
Drawn By: JDT

NOTICE OF LAND SALE
Highway 372 Tract - - Listing #4919
Pt. S½ of SE¼, Sec. 30, T12S, R21W, Nevada County, Arkansas
Containing 30.83 acres, more or less

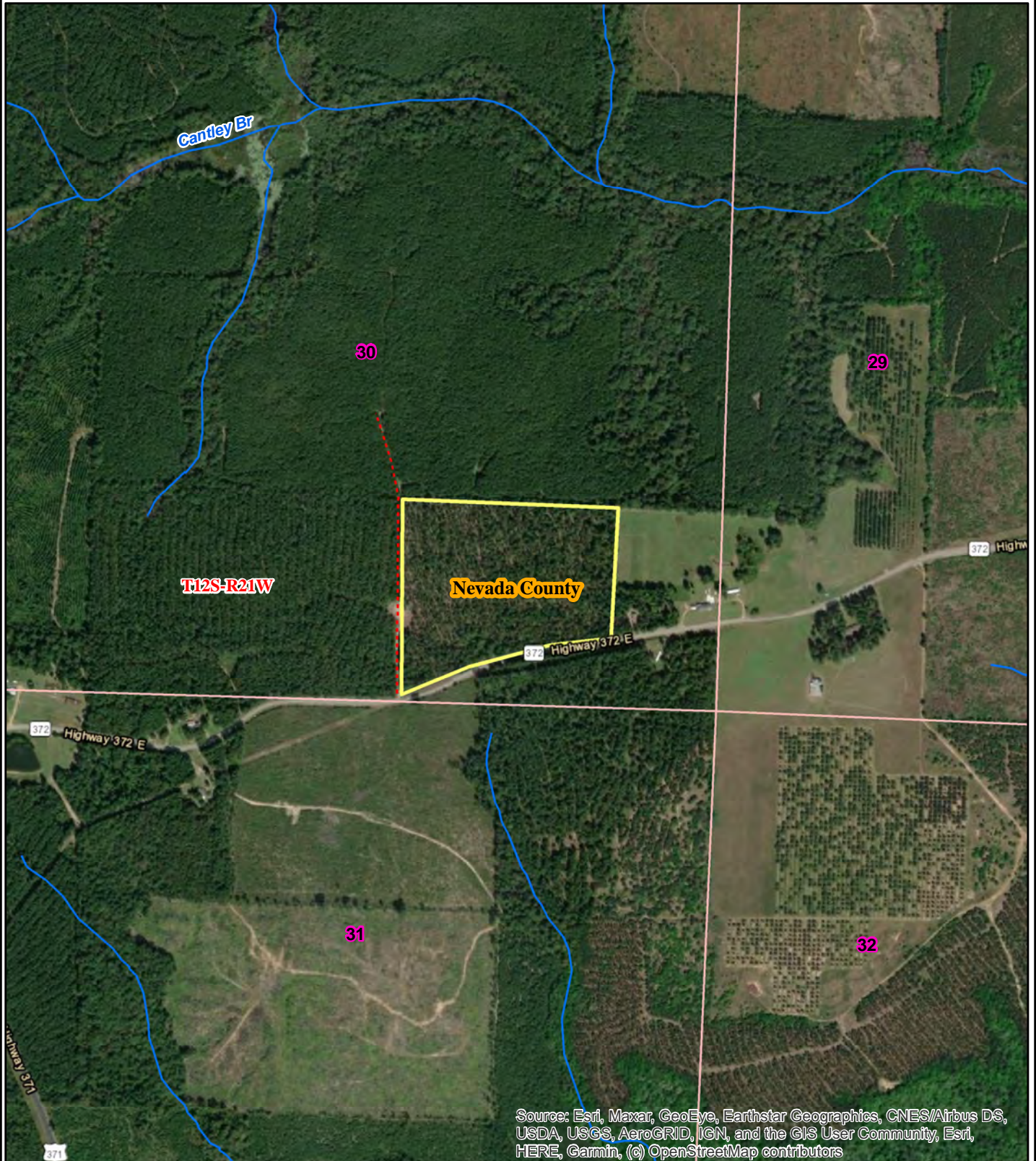


0 0.125 0.25
Miles



Date: 4/6/2022
Drawn By: BJC

NOTICE OF LAND SALE
Highway 372 Tract - - Listing #4919
Pt. S½ of SE¼, Sec. 30, T12S, R21W, Nevada County, Arkansas
Containing 30.83 acres, more or less

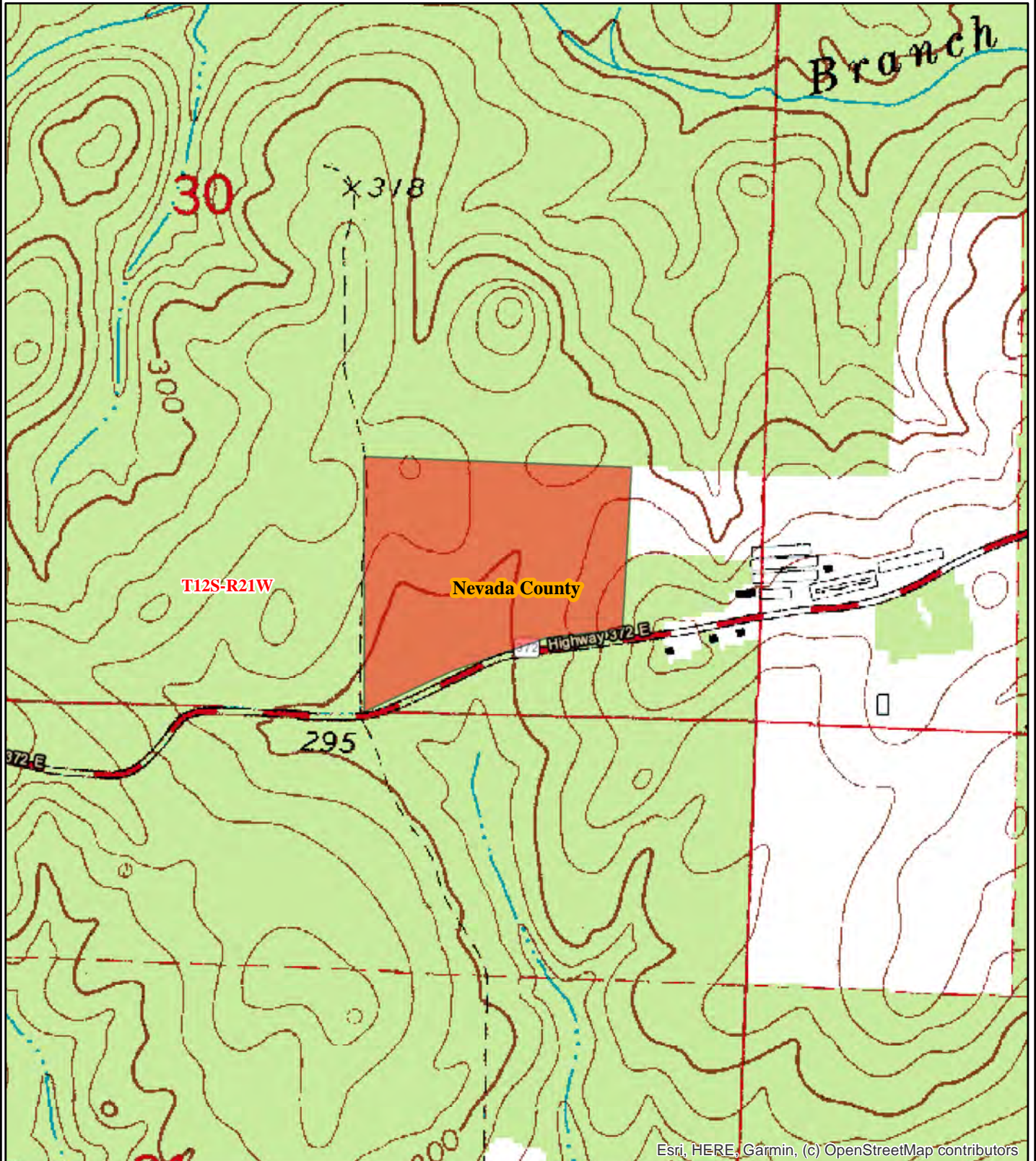


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Miles



Date: 3/28/2022
ESRI Aerial Photography
Drawn By: JDT

NOTICE OF LAND SALE
Highway 372 Tract - - Listing #4919
Pt. S½ of SE¼, Sec. 30, T12S, R21W, Nevada County, Arkansas
Containing 30.83 acres, more or less



0 0.125 0.25
Miles



Date: 4/11/2022
Drawn By: JDT

Stand Summary by Group, Product and DBH

Sampling Method:	Point
BAF / Plot Size:	10
# Plots/points:	30
Stand Acres:	30.8
Cruiser:	RT
Template:	GENERIC

Tract Name:	Highway 372
Stand ID:	Waypoint
Location:	Nevada County, AR
Date Cruised:	3/23/2022
Sawlog Vol Units:	Doyle



Pine

Stand Total						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	38.5	7.8			0.33	1.2	0.25			0.203			40.5	65.5
	8	147.2	37.5			1.67	4.8	1.22			0.255			43.7	61.1
	9	139.6	47.5			2.00	4.5	1.54			0.340			47.2	64.7
	14	19.2	16.9			0.67	0.6	0.55			0.880			56.5	70.5
	21	4.3	8.4			0.33	0.1	0.27			1.976			64.5	72.5
Pulpwood Total		348.7	118.2			5.00	11.3	3.83			0.673			45.7	63.7
Sawtimber	10	282.6	16.5	103.1	9.0	5.00	9.2	0.54	3.34	290.37	0.365	31.675	34.2	52.3	65.0
	11	529.4	28.4	251.3	22.8	11.33	17.2	0.92	8.15	741.09	0.475	43.155	39.0	55.9	67.1
	12	130.8	6.3	75.2	7.0	3.33	4.2	0.21	2.44	226.70	0.575	53.414	41.6	56.5	66.9
	13	256.4	11.4	181.8	17.3	7.67	8.3	0.37	5.90	561.61	0.709	67.522	45.7	59.5	69.1
	14	374.9	18.8	301.5	30.8	13.00	12.2	0.61	9.78	998.11	0.804	82.077	45.9	59.4	68.1
	15	276.3	17.9	252.8	27.7	11.00	9.0	0.58	8.20	898.89	0.915	100.282	46.0	60.5	68.5
	16	81.0	4.1	87.9	10.2	3.67	2.6	0.13	2.85	332.02	1.086	126.431	50.0	62.1	70.1
	17	32.6	3.2	39.2	4.9	1.67	1.1	0.10	1.27	158.72	1.202	150.114	48.9	64.3	71.5
	18	40.7	3.7	53.6	6.9	2.33	1.3	0.12	1.74	223.03	1.316	168.911	48.4	62.6	69.5
	19	10.4	1.0	16.2	2.2	0.67	0.3	0.03	0.52	72.43	1.549	213.907	50.5	66.0	73.0
	20	33.0	5.2	53.0	7.8	2.33	1.1	0.17	1.72	252.13	1.609	235.741	46.1	65.5	71.5
		2,048.3	116.5	1,415.7	146.6	62.00	66.4	3.78	45.92	4755.10	0.691	71.572	42.5	57.9	67.8
Group Total		2,397.0	234.7	1,415.7	146.6	67.00	77.7	7.61	45.92	4755.10	0.640	61.159	42.5	56.1	67.2

Hardwood

Stand Total						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	104.7	11.3			0.67	3.4	0.37			0.108			20.5	24.0
	7	38.5	6.5			0.33	1.2	0.21			0.168			24.5	25.5
	8	29.4	6.5			0.33	1.0	0.21			0.219			24.5	25.5
	11	62.3	22.6			1.33	2.0	0.73			0.362			20.5	24.3
	12	13.1	6.4			0.33	0.4	0.21			0.492			24.5	25.5
	13	22.3	11.3			0.67	0.7	0.37			0.506			20.5	25.5
	16	14.7	11.3			0.67	0.5	0.37			0.766			20.5	25.5
	22	3.9	4.8			0.33	0.1	0.16			1.239			16.5	20.5
	23	3.6	7.8			0.33	0.1	0.25			2.187			33.3	35.5
Pulpwood Total		292.4	88.4			5.00	9.5	2.87			0.302			21.7	24.8
Group Total		292.4	88.4	0.0	0.0	5.00	9.5	2.87	0.00	0.00	0.302	0.000	0.0	21.7	24.8

OFFER FORM

HIGHWAY 372 TRACT —±30.83 ACRES—LISTING #4919—NEVADA 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 Highway 372 Tract located in Nevada County, Arkansas and further described within this Notice (see attached maps and Conditions of Sale). **The tract is offered for sale at \$80,000.00.**

My offer will remain valid for five (5) business days from this date. 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 is expected to be held within forty-five (45) days of offer acceptance. 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.
P.O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341
E-mail completed Offer Form to Arkadelphia@kingwoodforestry.com

Highway 372 Tract (Listing #4919—30.83± 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

