

KINGWOOD FORESTRY SERVICES, INC.

LISTING #5002

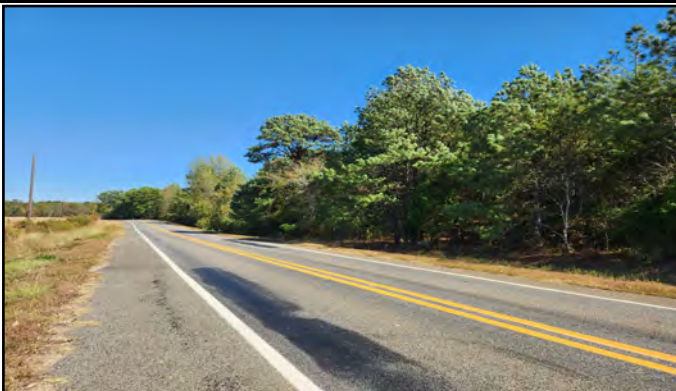
LAND FOR SALE

Samuels Tract Dallas County, Arkansas

- ±40.74 Surveyed Acres near Leola, Arkansas
- Frontage on Highway 46
- Native Pine and Hardwood Timber
- Great Timberland Investment and / or Recreation
- Possible Homesite / Some Utilities Available

\$89,250.00

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 Samuels Tract described as Part of SE ¼, Section 6, Township 7 South, Range 15 West, containing 40.74 surveyed acres, more or less, Dallas County, Arkansas (see attached maps).

The tract is located about five (5) miles southwest of Leola. Access is Frontage on Highway 46. Terrain is gently rolling. Timber consists of native pine and hardwood. Site index for loblolly pine (base age 50) averages eighty (80) feet on Pikeville, and Smithdale fine sandy loam soils.

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

Pine Sawtimber:	1,326 Trees	123,255 Board Feet	948 Tons
Pine Chip n' Saw:	1,616 Trees	68,415 Board Feet	778 Tons
Pine Pulpwood:	6,579 Trees	—	1,856 Tons
Pine Topwood:	—	—	495 Tons
Hardwood Pulpwood:	150 Trees	—	81 Tons

Due to variations in cruising methods, utilization standards, and scaling practices, tree counts and timber volume estimates cannot be guaranteed. Volume reports are available upon request and / or 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.

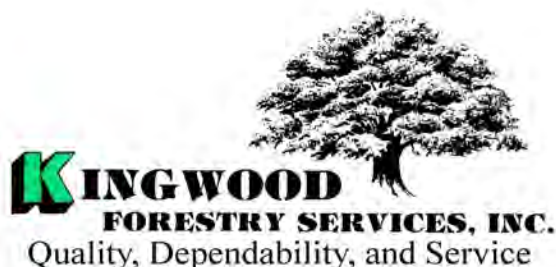
PHONE: (870) 246-5757

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

SAMUELS TRACT (LISTING #5002)

DALLAS COUNTY, ARKANSAS

Method of Sale

The tract is offered for sale for \$89,250.00. 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 buyer 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 on 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. Copy of 2021 Survey is available upon request and / or on our website. If buyer requires a new survey, the cost will be buyer's responsibility. The attached maps are thought to be accurate but should not be considered survey plats.
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 closing between Buyer and Seller with each paying one-half (½) of closing 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. Information presented in this prospectus is believed to be accurate but is not guaranteed. Prospective buyers are advised to verify information presented in this sale notice.
10. Questions regarding the land sale should be directed to licensed agents Brian Clark or 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.

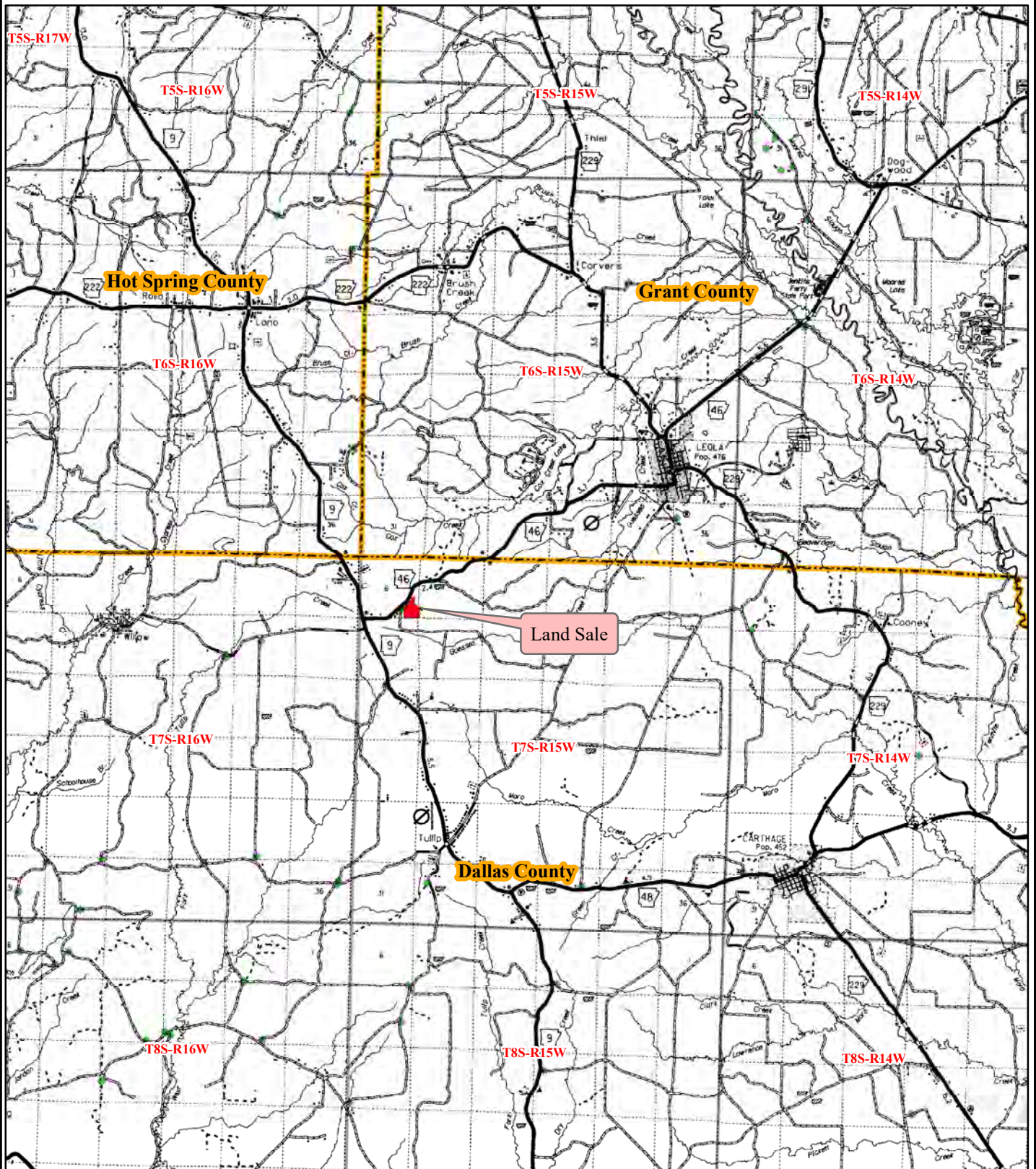
Kingwood makes no representation for the Buyer.

www.kingwoodforestry.com

NOTICE OF LAND SALE - Listing #5002

"Samuels Tract"

Pt. SE¼, Sec. 6, T7S, R15W,
Dallas County, Arkansas

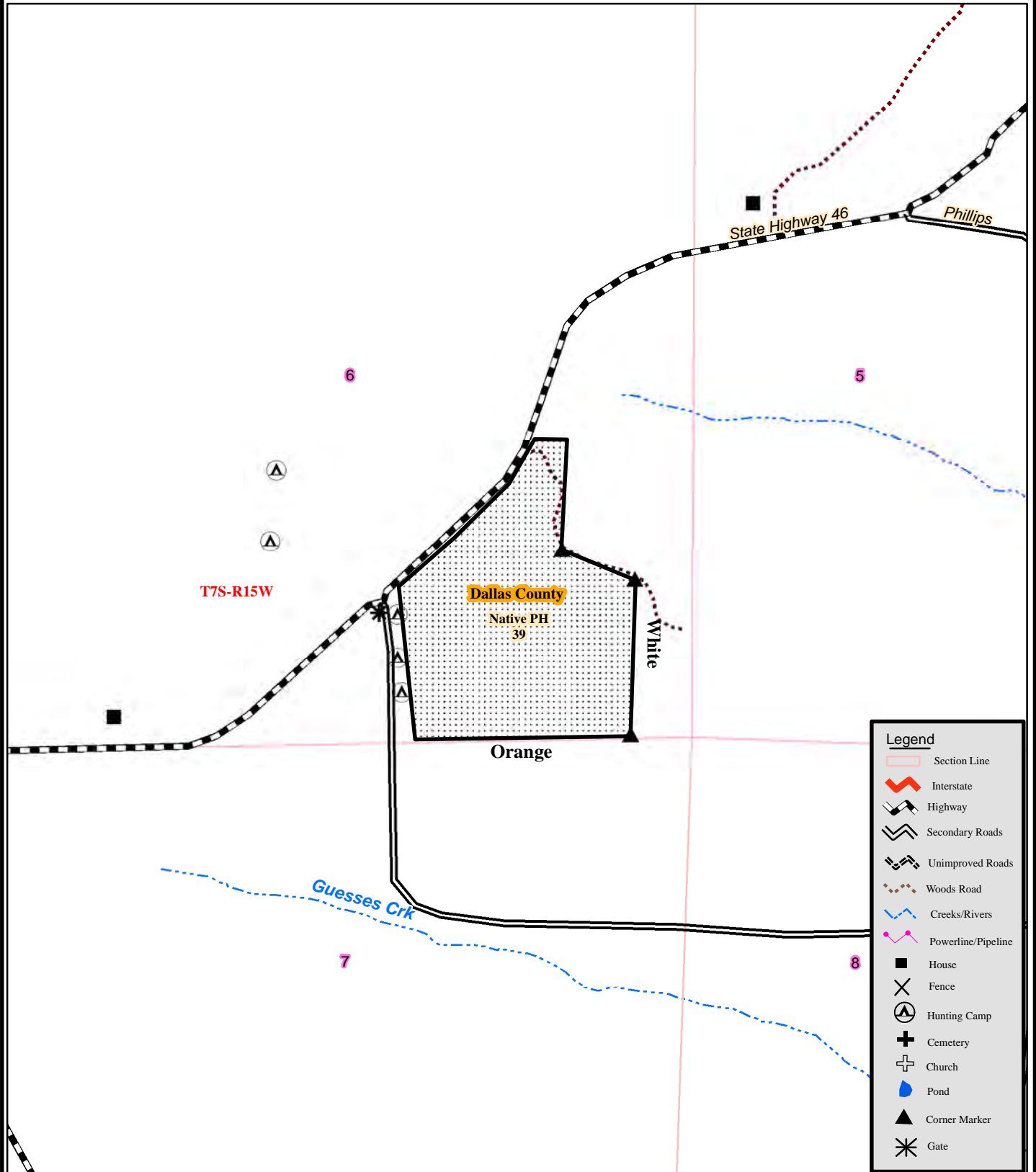


0 0.5 1 2 3 4 5
Miles



Date: 10/11/2022
Drawn By: JDT

NOTICE OF LAND SALE
Samuels Tract - Listing #5002
Pt. SE¼, Sec. 6, T7S, R15W, Dallas County, Arkansas
40.74 Surveyed Acres, more or less



0 0.125 0.25
 Miles



Created: Date: 9/2/2022
By: JDT



NOTICE OF LAND SALE
Samuels Tract - Listing #5002
Pt. SE¼, Sec. 6, T7S, R15W, Dallas County, Arkansas
40.74 Surveyed Acres, More or Less



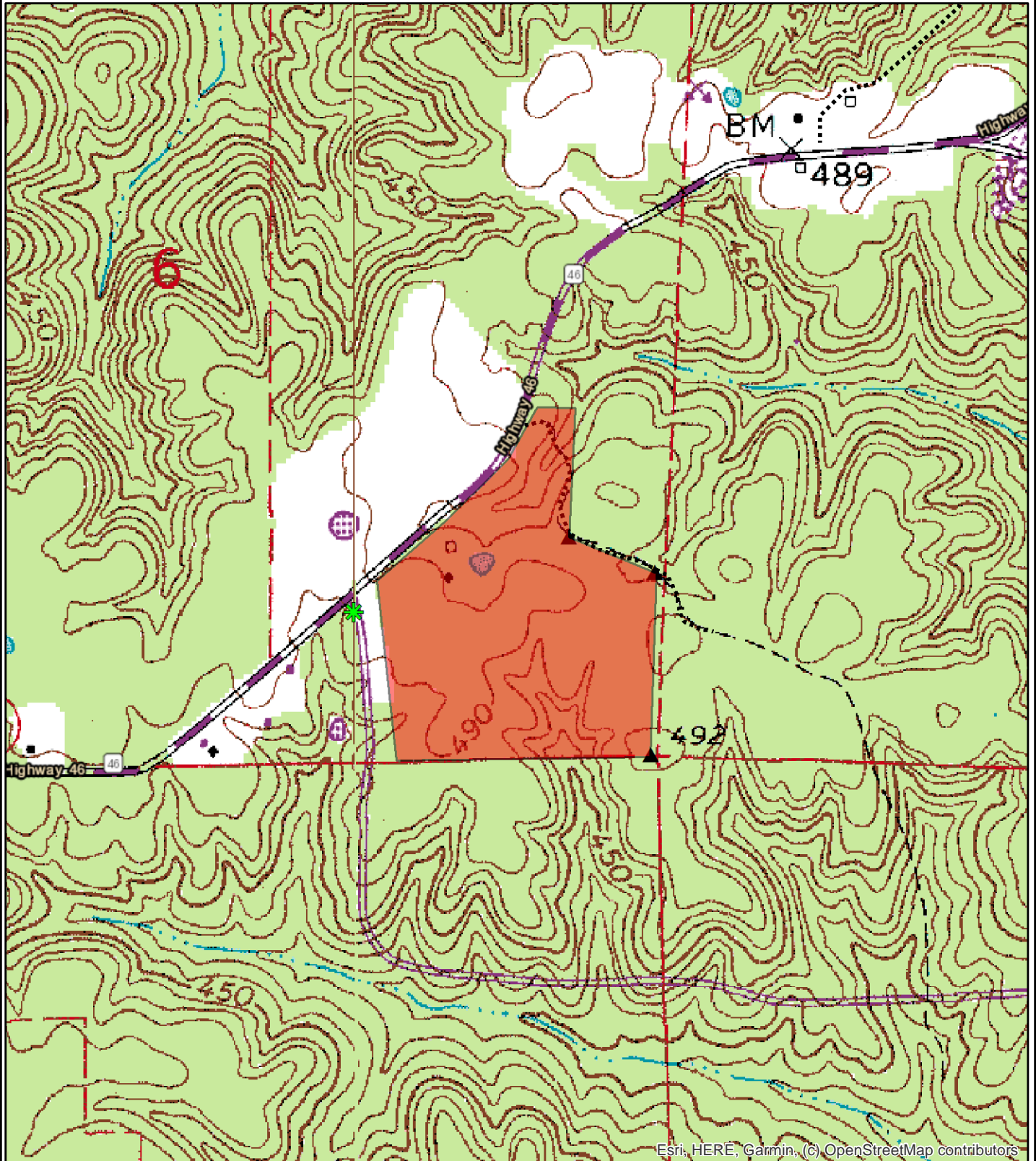
Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

0 0.125 0.25
Miles



Date: 9/2/2022
ESRI Aerial Photography
Drawn By: JDT

NOTICE OF LAND SALE
Samuels Tract - Listing #5002
Pt. SE¼, Sec. 6, T7S, R15W, Dallas County, Arkansas
40.74 Surveyed Acres, more or less



Esri, HERE, Garmin, (c) OpenStreetMap contributors

0 0.125 0.25
Miles



Date: 9/2/2022
Drawn By: JDT

Bland Property

Stratum: Samuels - 1

Acres: 39

Plots: 14

Cruiser: JDT

Cruise Date: 03/09/2022

Cruise Type: Point

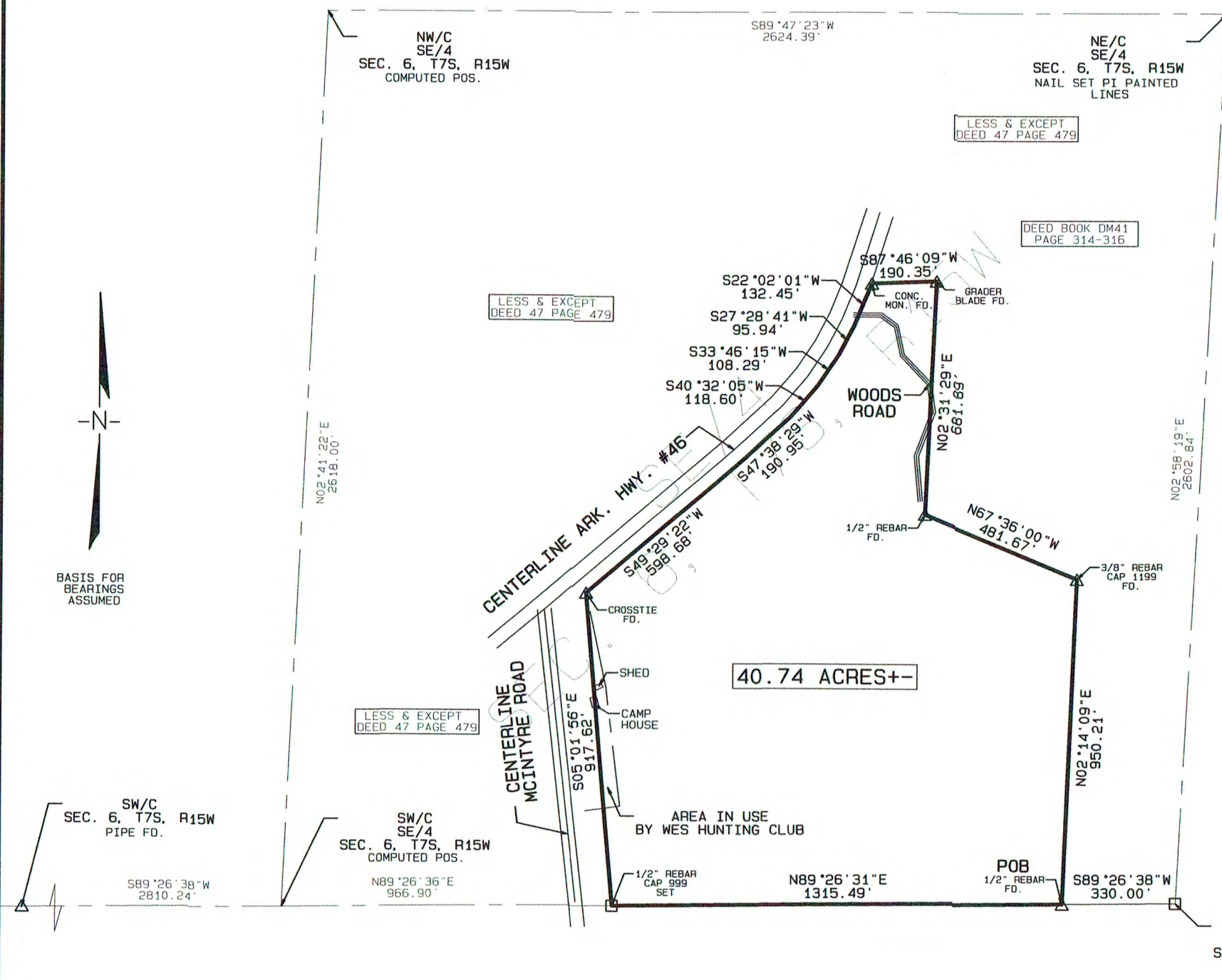
Plot Size/BAF: 15.00

Pine

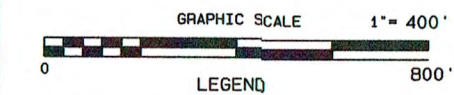
Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	1,326	948	123,255	36.4	34	24.3	3,160.4	13.8	28.3
Chip-N-Saw	1,616	778	68,415	24.6	41	20.0	1,754.2	10.4	35.0
Pulpwood	6,579	1,856	0	52.5	169	47.6	0.0	7.3	41.2
Topwood	0	495	0	0.0	0	12.7	0.0	0.0	0.0
Class Total	9,520	4,077	191,670	113.6	244	104.5	4,914.6	8.8	38.4

Hardwood

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Pulpwood	150	81	0	3.2	4	2.1	0.0	12.2	30.9
Class Total	150	81	0	3.2	4	2.1	0.0	12.2	30.9
StratumTotal	9,670	4,158	191,670	116.8	248	106.6	4,914.6	8.8	38.3



SURVEYED DESCRIPTION:
A PARCEL OF LAND BEING LOCATED IN THE SE/4 OF SECTION 6, T7S, R15W, DALLAS COUNTY, ARKANSAS AND BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SE/4, THENCE SOUTH 89°26'38" WEST ALONG THE SOUTH LINE OF SAID SE/4, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02°14'09" EAST, A DISTANCE OF 950.21 FEET TO A FOUND REBAR CAP 1199; THENCE NORTH 67°36'00" WEST, A DISTANCE OF 481.67 FEET TO A FOUND REBAR; THENCE NORTH 02°31'29" EAST, A DISTANCE OF 681.89 FEET TO A FOUND GRADER BLADE; THENCE SOUTH 87°46'09" WEST, A DISTANCE OF 190.35 FEET TO A CONCRETE MONUMENT; THENCE THE FOLLOWING COURSES ALONG SAID EASTERN RIGHT OF WAY LINE OF ARKANSAS HIGHWAY #46:
THENCE SOUTH 22°02'01" WEST, A DISTANCE OF 132.45 FEET;
THENCE SOUTH 27°28'41" WEST, A DISTANCE OF 95.94 FEET;
THENCE SOUTH 33°46'15" WEST, A DISTANCE OF 108.29 FEET;
THENCE SOUTH 40°32'05" WEST, A DISTANCE OF 118.60 FEET;
THENCE SOUTH 47°38'29" WEST, A DISTANCE OF 190.95 FEET;
THENCE SOUTH 49°29'22" WEST, A DISTANCE OF 598.68 FEET TO A FOUND CROSSTIE; THENCE LEAVING SAID HIGHWAY RIGHT OF WAY SOUTH 05°01'56" EAST, A DISTANCE OF 917.62 FEET TO THE SOUTH LINE OF SAID SE/4; THENCE NORTH 89°26'31" EAST, A DISTANCE OF 1315.49 FEET TO THE POINT OF BEGINNING. CONTAINING 40.74 ACRES, MORE OR LESS.



500-07S-15W-0-06-200-20-0999

I MICHAEL S. MILEY DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND ANY VISIBLE ENCROACHMENTS ARE AS SHOWN ON PLAT AND ANY VISIBLE EASEMENTS OR RIGHTS OF WAY ARE AS SHOWN ON PLAT AND NOT TO EXISTENCE OF EASEMENTS OR RIGHTS OF WAY WHICH AN ACCURATE TITLE SEARCH WOULD DISCOVER. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE CLIENT OR CLIENTS NAMED HEREON AND DOES NOT TRANSFER TO OTHER PARTIES.

PROPERTY SURVEY OF BOBBIE BLAND PROPERTY SEC. 6, T7S, R15W DALLAS COUNTY, ARKANSAS	
DATE: 8/4/2021; REV. 8/19/2021	SCALE: 1 in. = 400 ft.
OUACHITA-SALINE SURVEYING INC. 309 CRITTENDEN STREET ARKADELPHIA, AR 71923 PH: 870-246-2054 OR 501-623-6548	

OFFER FORM

Samuels Tract —Listing #5002—Dallas 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 Samuels Tract located in Dallas County, Arkansas and further described within this Notice (see attached maps and Conditions of Sale). **The tract is offered for sale at \$89,250.00.**

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 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

Samuels Tract (Listing #5002—±40.74 Surveyed Acres): \$ _____

Date: _____

Fax No.: _____

Company: _____
Printed

Phone No.: _____

Name: _____
Printed

Name: _____
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

