

KINGWOOD FORESTRY SERVICES, INC.

LISTING #5025

LAND FOR SALE

EXCELLENT HOMEPLACE OPPORTUNITY!

Highway 51 Tract
Hot Spring County, AR

- **±18 Acres South of Donaldson, Arkansas**
- **Frontage on Hwy. 51**
- **Utilities Available**

\$59,950.00

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 Shouse Ford Road Tract described as part of N½ of SE¼, Section 23, Township 6 South, Range 18 West, containing 18 acres, more or less, Hot Spring County, Arkansas (see attached maps).

The tract is located two and one-half (2½) miles south of Donaldson, Arkansas. Access is frontage on Highway 51. Terrain is gently rolling. Small creek flows through part of property. Tract offers excellent homesite opportunity. Utilities available at highway.

Based on inventory of merchantable timber conducted by Kingwood Forestry in March, 2023, estimated tree counts and timber volumes are as follows:

Pine Sawtimber:	573 Trees	78,400 Board Feet	621 Tons
Pine Chip n' Saw:	173 Trees	7,100 Board Feet	22 Tons
Pine Pulpwood:	1,985 Trees	—	831 Tons
Pine Topwood:	—	—	552 Tons
Red Oak Sawtimber:	26 Trees	3,200 Board Feet	25 Tons
Sweetgum Sawtimber:	44 Trees	5,500 Board Feet	44 Tons
Misc. Sawtimber:	23 Trees	2,200 Board Feet	21 Tons
Hardwood Pulpwood:	1,129 Trees	—	408 Tons

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

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

KINGWOOD FORESTRY SERVICES, INC.

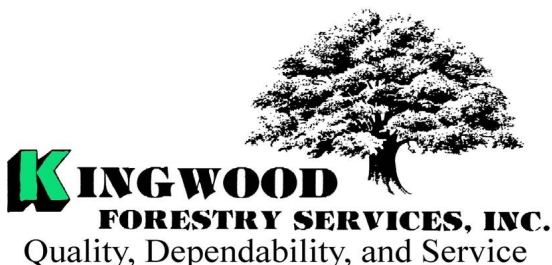
PHONE: (870) 246-5757

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 51 TRACT (LISTING #5025)

HOT SPRING COUNTY, ARKANSAS

Method of Sale

The tract is offered for sale for \$59,950.00. 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. 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.

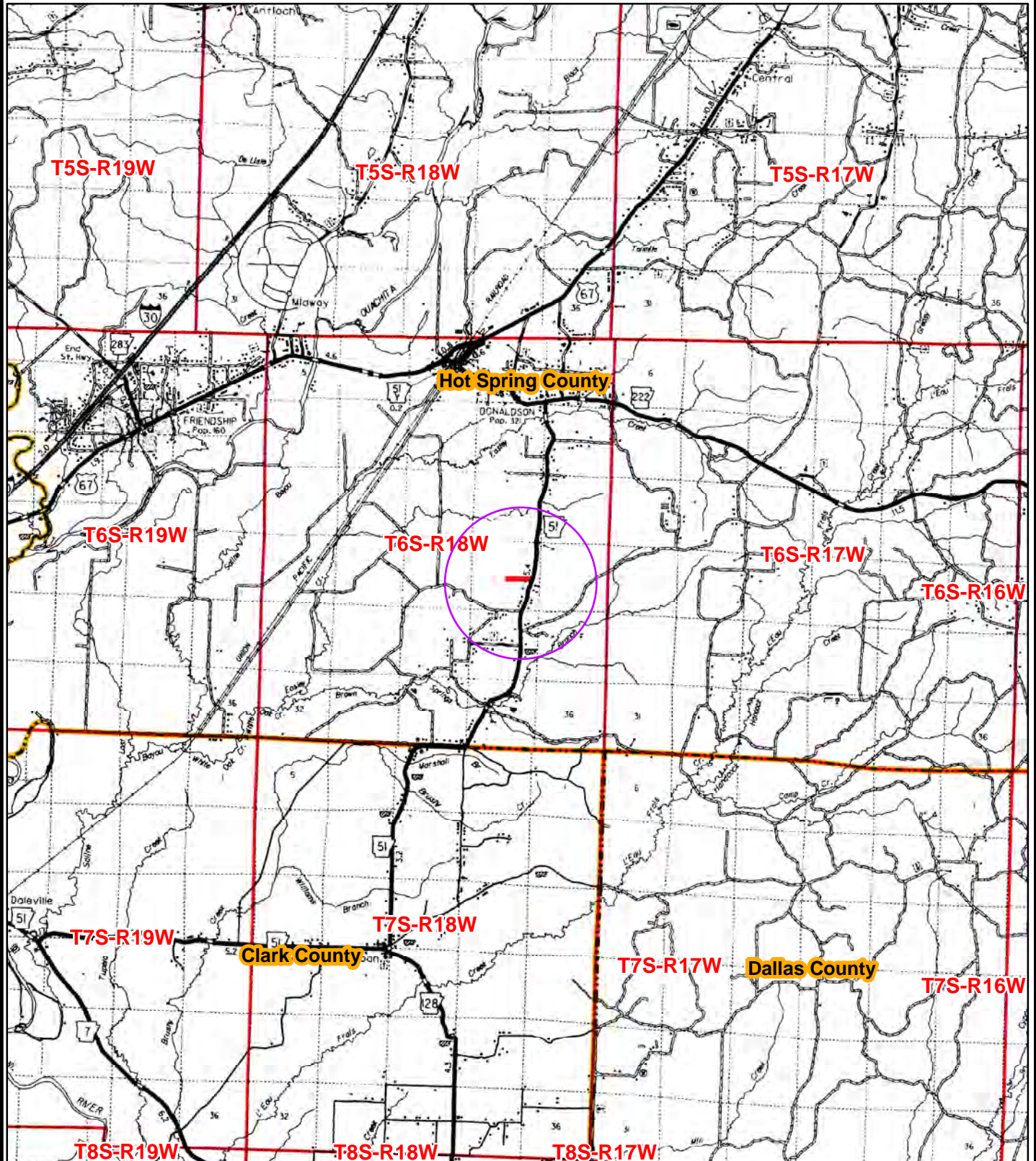
www.kingwoodforestry.com

NOTICE OF LAND SALE - Listing #5025

"Highway 51 Tract"

Pt. N½ of SE¼, Sec. 23, T6S, R18W

Hot Spring County, Arkansas



0 0.5 1 2 3
Miles



Date: 2/22/2023
ESRI Aerial Photography
Drawn By: BJC

Hot Spring County, Arkansas



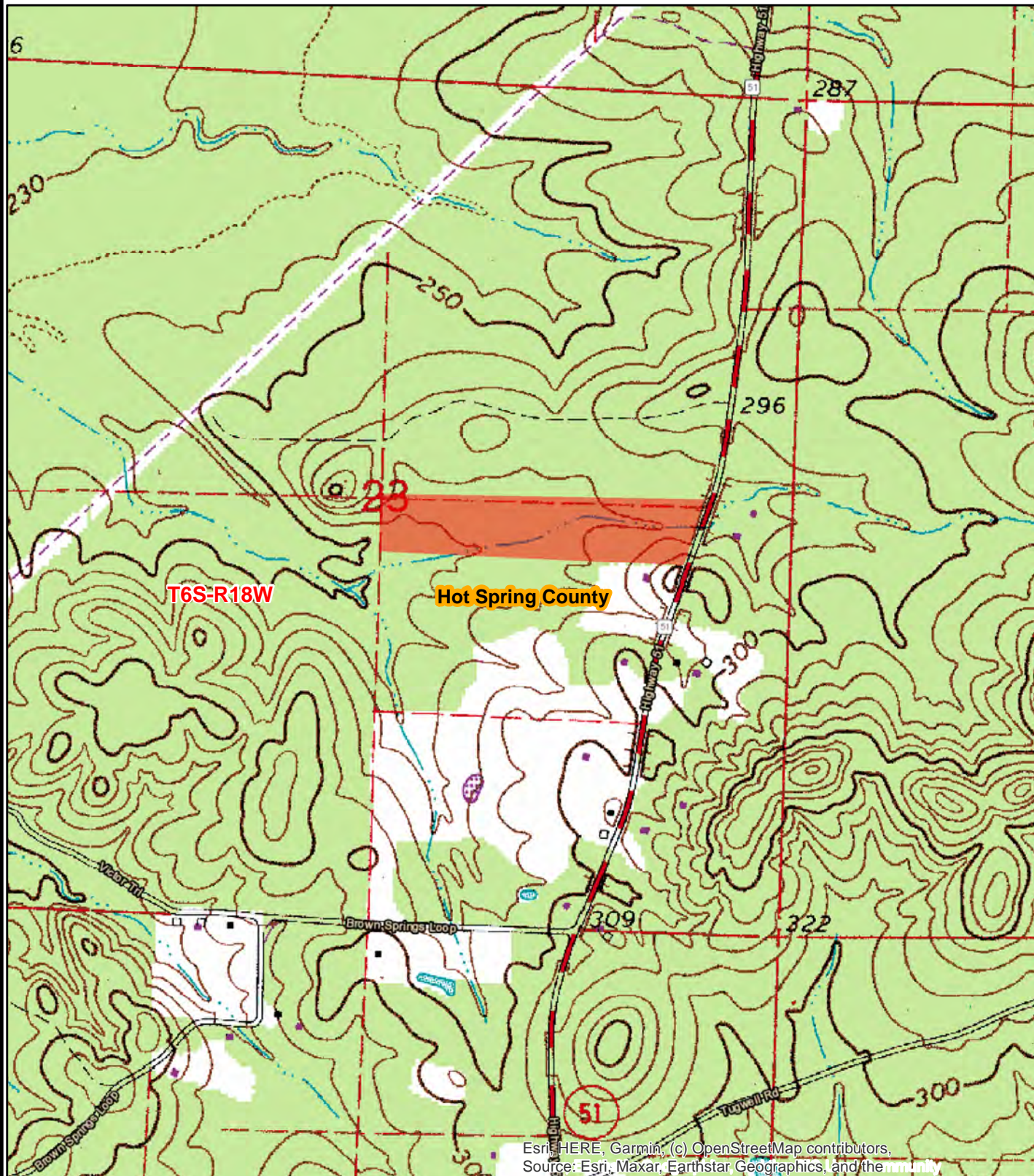
Date: 3/9/2023
ESRI GIS Mapping
Drawn By: BJC

NOTICE OF LAND SALE - Listing #5025

"Highway 51 Tract"

Pt. N½ of SE¼, Sec. 23, T6S, R18W

Hot Spring County, Arkansas

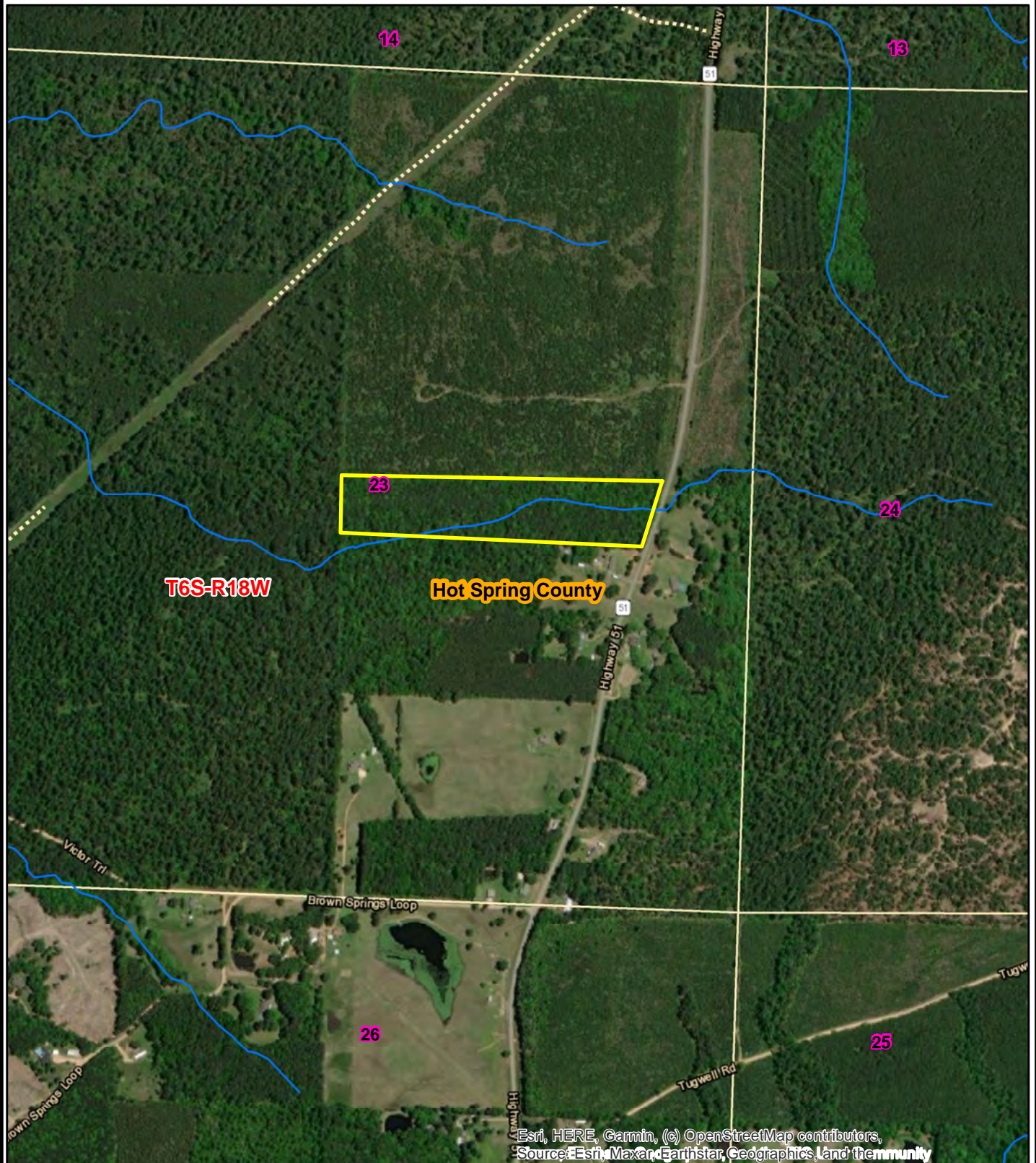


NOTICE OF LAND SALE - Listing #5025

"Highway 51 Tract"

Pt. N½ of SE¼, Sec. 23, T6S, R18W

Hot Spring County, Arkansas



0 0.125 0.25
Miles



Date: 3/9/2023
ESRI Aerial Photography
Drawn By: BJC

Stand Summary by Group, Product and DBH

Sampling Method:	Point
BAF / Plot Size:	15
# Plots/points:	18
Stand Acres:	18.0
Cruiser:	BJC
Template:	GENERIC

Tract Name:	Highway 51 Tract
Stand ID:	Highway51
Location:	Hot Spring County AR
Date Cruised:	3/7/2023
Sawlog Vol Units:	Doyle

Site Index Species:	Planted Loblolly
Base Age:	25
Site Index:	0.0
# SI Samples:	0
Avg Age:	0
Avg Ht:	0.0



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	6	611.2	118.0			6.67	34.0	6.55			0.193			45.4	60.1
	7	505.1	131.5			7.50	28.1	7.31			0.260			47.9	61.1
	8	343.8	120.5			6.67	19.1	6.70			0.351			52.2	64.9
	9	373.5	169.4			9.17	20.7	9.41			0.454			55.7	67.8
	10	110.0	62.1			3.33	6.1	3.45			0.564			58.0	69.3
	11	22.7	14.8			0.83	1.3	0.82			0.650			56.1	65.5
	12	19.1	15.5			0.83	1.1	0.86			0.813			60.9	70.5
Pulpwood Total		1,985.4	631.8			35.00	110.3	35.10			0.318			50.1	63.3
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Chip-N-Saw	10	82.5	10.3	34.3	2.8	2.50	4.6	0.57	1.91	155.60	0.416	33.947	32.2	56.2	67.2
	11	90.9	12.5	49.8	4.3	3.33	5.1	0.69	2.77	236.68	0.548	46.859	37.1	60.8	71.8
Chip-N-Saw Total		173.4	22.8	84.2	7.1	5.83	9.6	1.27	4.68	392.28	0.485	40.716	34.7	58.6	69.6
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	12	229.2	33.3	153.7	14.3	10.00	12.7	1.85	8.54	794.36	0.671	62.389	38.1	61.7	72.2
	13	65.1	12.3	53.4	5.5	3.33	3.6	0.69	2.97	303.40	0.820	83.899	40.8	66.5	78.0
	14	70.2	18.5	59.3	6.8	4.17	3.9	1.03	3.29	378.00	0.845	96.982	35.3	62.9	73.5
	15	36.7	8.5	40.1	4.7	2.50	2.0	0.47	2.23	261.35	1.093	128.288	43.3	67.8	77.2
	16	32.2	7.9	42.2	5.4	2.50	1.8	0.44	2.34	300.96	1.308	168.090	44.5	70.5	80.5
	17	28.5	6.0	44.9	6.0	2.50	1.6	0.33	2.49	334.18	1.573	210.700	48.7	72.5	82.2
	18	34.0	10.7	57.4	8.3	3.33	1.9	0.59	3.19	459.55	1.691	243.627	45.5	74.5	83.0
	19	15.2	5.7	27.4	4.2	1.67	0.8	0.32	1.52	232.61	1.799	274.804	42.8	72.5	80.5
	20	34.4	12.7	72.5	11.3	4.17	1.9	0.70	4.03	628.85	2.109	329.265	46.5	74.9	83.5
	21	12.5	7.1	24.9	4.1	1.67	0.7	0.40	1.39	230.10	1.999	332.072	37.8	70.5	78.0
	22	5.7	2.0	15.3	2.5	0.83	0.3	0.11	0.85	140.10	2.694	443.810	50.5	76.5	85.5
	23	5.2	1.5	15.0	2.5	0.83	0.3	0.08	0.83	138.72	2.890	480.293	50.5	72.5	80.5
	25	4.4	1.5	15.9	2.8	0.83	0.2	0.08	0.88	155.60	3.603	636.500	55.0	78.5	85.5
Sawtimber Total		573.2	127.8	621.9	78.4	38.33	31.8	7.10	34.55	4357.79	1.085	136.846	40.7	66.2	76.3
Group Total		2,732.0	782.4	706.1	85.5	79.17	151.8	43.47	39.23	4750.07	0.490	31.296	39.3	54.0	66.4

Red Oak																
		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
Large ST	15	12.2	0.0	9.4	1.0	0.83	0.7	0.00	0.52	55.59	0.769	81.870	24.5	24.5	25.5	
	18	8.5	0.0	9.4	1.2	0.83	0.5	0.00	0.52	66.48	1.109	140.966	24.5	24.5	30.5	
	21	6.2	0.0	7.0	1.0	0.83	0.3	0.00	0.39	54.19	1.129	156.405	16.5	16.5	20.5	
Large ST Total		26.9	0.0	25.9	3.2	2.50	1.5	0.00	1.44	176.26	0.959	117.733	22.6	22.6	25.9	
Group Total			26.9	0.0	25.9	3.2	2.50	1.5	0.00	1.44	176.26	0.959	117.733	22.6	22.6	25.9

Sweetgum															
	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
Large ST	14	14.0	0.0	9.4	0.9	0.83	0.8	0.00	0.52	51.34	0.670	65.865	24.5	24.5	25.5
	17	19.0	0.0	21.0	2.5	1.67	1.1	0.00	1.17	138.26	1.103	130.763	28.5	28.5	30.5
	23	5.2	0.0	13.7	2.1	0.83	0.3	0.00	0.76	114.37	2.630	395.998	40.5	40.5	40.5
Large ST Total		38.3	0.0	44.1	5.5	3.33	2.1	0.00	2.45	303.98	1.152	143.002	28.7	28.7	30.0
Group Total		38.3	0.0	44.1	5.5	3.33	2.1	0.00	2.45	303.98	1.152	143.002	28.7	28.7	30.0

Misc. 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	305.6	37.8			3.33	17.0	2.10			0.124			24.5	25.5
	7	56.1	9.4			0.83	3.1	0.52			0.168			24.5	25.5
	8	171.9	39.9			3.33	9.5	2.22			0.232			26.5	29.3
	9	203.7	68.3			5.00	11.3	3.80			0.335			32.5	36.3
	10	137.5	61.5			4.17	7.6	3.42			0.447			35.7	37.5
	11	68.2	39.7			2.50	3.8	2.21			0.583			40.5	43.8
	12	95.5	71.0			4.17	5.3	3.95			0.744			43.7	46.5
	13	48.8	42.1			2.50	2.7	2.34			0.863			43.2	45.5
	14	42.1	38.7			2.50	2.3	2.15			0.918			37.8	38.8
Pulpwood Total		1,129.4	408.6			28.33	62.7	22.70			0.362			31.5	33.7
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Large ST	15	12.2	0.0	11.6	1.2	0.83	0.7	0.00	0.64	65.48	0.949	96.427	32.5	32.5	35.5
	16	10.7	0.0	9.4	1.1	0.83	0.6	0.00	0.52	59.45	0.875	99.616	24.5	24.5	25.5
Large ST Total		23.0	0.0	21.0	2.2	1.67	1.3	0.00	1.17	124.93	0.914	97.919	28.8	28.8	30.8
Group Total		1,152.4	408.6	21.0	2.2	30.00	64.0	22.70	1.17	124.93	0.373	1.951	28.8	31.4	33.7

OFFER FORM

Highway 51 Tract—Listing #5025—Hot Spring 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 51 Tract located in Hot Spring County, Arkansas and further described within this Notice (see attached maps and Conditions of Sale). **The tract is offered for sale at \$59,950.00.**

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

Highway 51 Tract (Listing #5025—±18 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

