

KINGWOOD FORESTRY SERVICES, INC.

LISTING #5023

LAND FOR SALE

Magnolia South Tract Columbia Co., AR

- **±80 Acres with Creek**
- **Five Miles Southeast of Magnolia, AR**
- **Great Timberland Investment and / or Recreation**

\$85,000.00

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 Magnolia South Tract described as SE¼ of NE¼, Section 8; SW¼ of NW¼, Section 9, all located in Township 18 South, Range 20 West, containing a total of 80 acres, more or less, Columbia County, Arkansas (see attached maps).

Access is gravel woods road from west via oil / gas road. Terrain is flat. Timber consists of ±2005 pine plantation (±36 acres), pine / hardwood (±18 acres), cutover (±12 acres) and native hardwood / pine (±14 acres). Site index for loblolly pine (base age 50) averages ninety (90) feet on silt loam and fine sandy loam soils. Tract offers great hunting/recreation and timberland investment.

Based on Kingwood's March, 2020 inventory on ±50 timbered acres, estimated tree counts & timber volumes are as follows:

Pine Sawtimber:	761 Trees	32,750 Board Feet	353 Tons
Pine Chip n' Saw:	2,226 Trees	51,030 Board Feet	615 Tons
Pine Pulpwood:	12,062 Trees	—	3,086 Tons
Oak Sawtimber:	89 Trees	9,360 Board Feet	82 Tons
Misc. Sawtimber	88 Trees	11,367 Board Feet	89 Tons
Hardwood Pulpwood:	1,566 Trees	—	332 Tons

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

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

KINGWOOD FORESTRY SERVICES, INC.

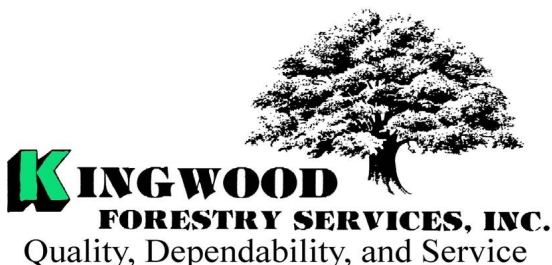
PHONE: (870) 246-5757

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

MAGNOLIA SOUTH TRACT (LISTING #5023)

COLUMBIA COUNTY, ARKANSAS

Method of Sale

The tract is offered for sale for \$85,000.00. 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

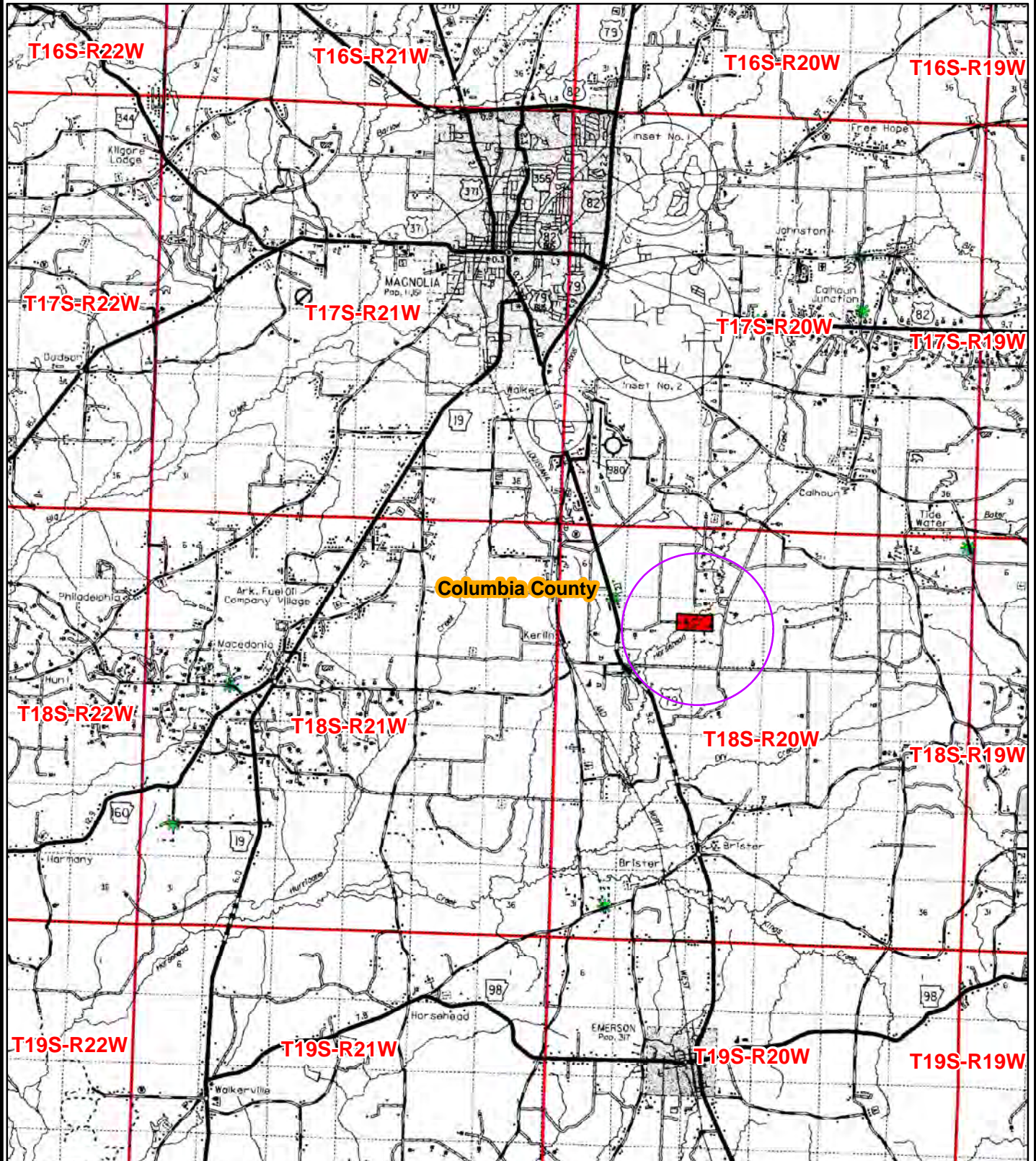
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of five percent (5%) of purchase price, will be executed between the 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. Mineral rights are previously reserved and will not convey. Written access agreements are in place between adjoining Roberson heirs.
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 #5023
"Magnolia South Tract"
SE¼ of NE¼, Sec. 8, SW¼ of NW¼, Sec. 9, T18S, R20W,
Columbia County, Arkansas







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Miles



Date: 4/3/2023
ESRI Aerial Photography
Drawn By: BJC

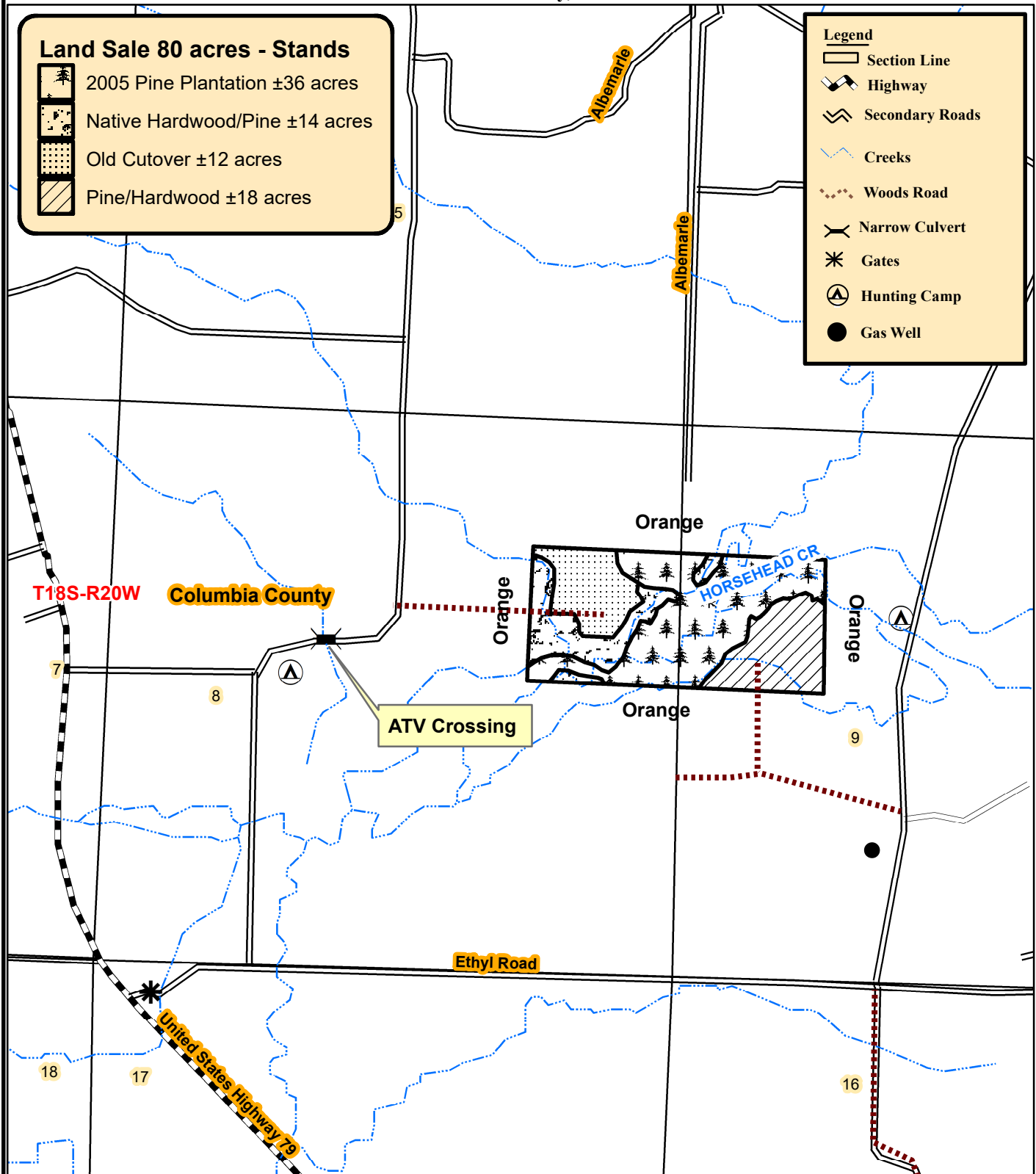
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 SE¼ of NE¼, Sec. 8, SW¼ of NW¼, Sec. 9, T18S, R20W,
 Columbia County, Arkansas

Land Sale 80 acres - Stands

-  2005 Pine Plantation ±36 acres
-  Native Hardwood/Pine ±14 acres
-  Old Cutover ±12 acres
-  Pine/Hardwood ±18 acres

Legend

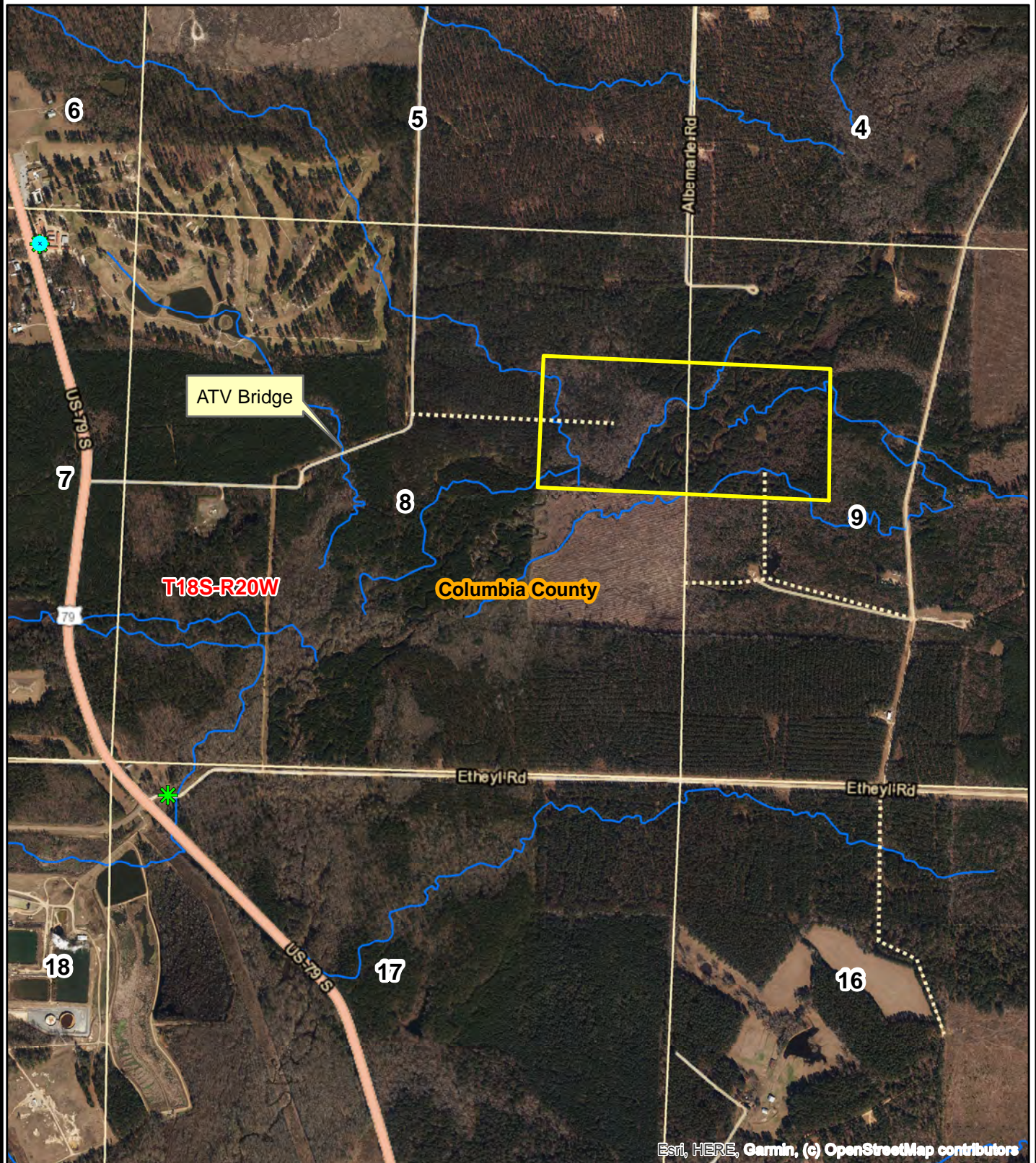
-  Section Line
-  Highway
-  Secondary Roads
-  Creeks
-  Woods Road
-  Narrow Culvert
-  Gates
-  Hunting Camp
-  Gas Well



0 0.125 0.25
 Miles



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Columbia County, Arkansas



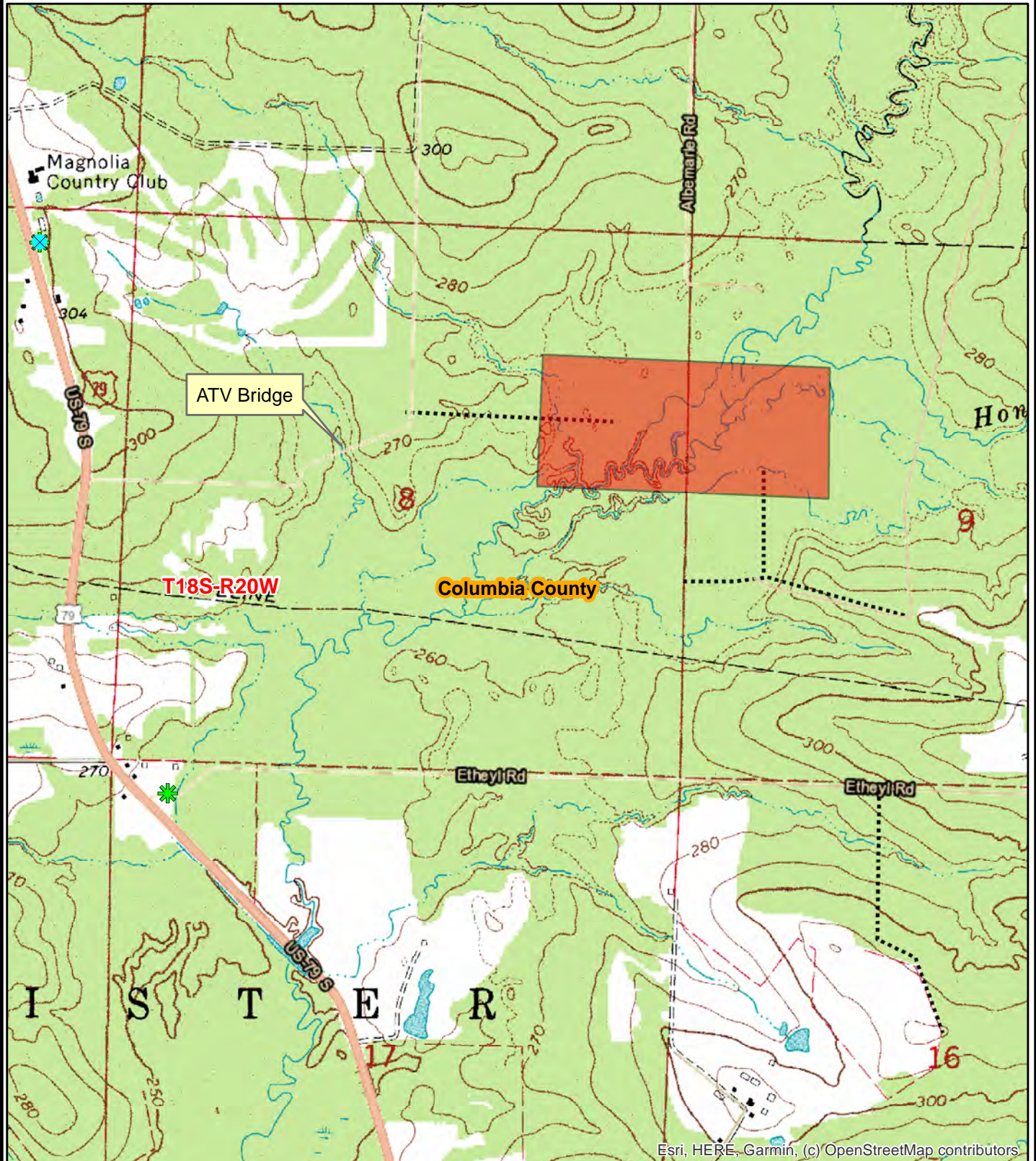
Esri, HERE, Garmin, (c) OpenStreetMap contributors

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Kingwood Forestry Services, Inc.
PO Box 65
Arkadelphia, AR 71923

Phone: (870) 246-5757
Fax: (870) 246-3341
Email: arkadelphia@kingwoodforestry.com
Website: kingwoodforestry.com

Timber Volume Estimates

Stratum: 2005 Pine_Plt
Acres: 35.97
Plots: 8
Cruiser: BJC

Cruise Date: 03/02/2020
Cruise Type: Point
Plot Size/BAF: 20.00

Pine

Product	Stratum Total			Per Acre			Average Tree		
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	670	246	19,531	15.0	19	6.8	543.0	12.1	21.8
Chip-N-Saw	2,126	574	47,414	33.8	59	16.0	1,318.1	10.2	22.6
Pulpwood	11,975	3,086	0	131.9	333	85.8	0.0	8.4	40.3
Topwood	0	294	0	0.0	0	8.2	0.0	0.0	0.0
Class Total	14,771	4,200	66,945	180.6	411	116.8	1,861.1	8.8	36.9
StratumTotal	14,771	4,200	66,945	180.6	411	116.8	1,861.1	8.8	36.9

Stratum: Native_H/P
Acres: 14.08
Plots: 11
Cruiser: BJC

Cruise Date: 03/02/2020
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	45	32	3,345	4.1	3	2.3	237.5	15.3	21.7
Class Total	45	32	3,345	4.1	3	2.3	237.5	15.3	21.7

Red oak

Product	Stratum Total			Per Acre			Average Tree		
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	44	50	6,015	5.5	3	3.5	427.0	17.7	26.1
Class Total	44	50	6,015	5.5	3	3.5	427.0	17.7	26.1

Pine

Product	Stratum Total			Per Acre			Average Tree		
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	91	107	13,219	8.2	6	7.6	938.6	14.8	46.2
Chip-N-Saw	100	41	3,616	4.1	7	2.9	256.8	10.3	34.8
Pulpwood	87	36	0	2.7	6	2.5	0.0	9.0	58.3
Topwood	0	25	0	0.0	0	1.7	0.0	0.0	0.0
Class Total	278	209	16,836	15.0	20	14.8	1,195.3	11.4	45.9

Gum & Miscellaneous

Product	Stratum Total			Per Acre			Average Tree		
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	88	89	11,367	10.9	6	6.3	807.1	17.7	24.1
Pulpwood	1,566	332	0	35.5	111	23.6	0.0	7.5	29.7
Class Total	1,654	422	11,367	46.4	117	29.9	807.1	8.0	29.4
StratumTotal	2,021	712	37,563	70.9	143	50.6	2,666.9	8.8	31.4

OFFER FORM

Magnolia South Tract—Listing #5023—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

In reference to the attached Kingwood Forestry Services, Inc. Notice of Land Sale, I submit the following as an offer for the purchase of Magnolia South Tract located in Columbia County, Arkansas and further described within this Notice (see attached maps and Conditions of Sale). **The tract is offered for sale at \$85,000.00.**

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 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

Magnolia South Tract (Listing #5023—±80 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

