

KINGWOOD FORESTRY SERVICES, INC.

LISTING #5031

LAND FOR SALE

Hampton NW Tract

Calhoun County, Arkansas

- ± 42.74 Acres
- Mature Native Pine Sawtimber
- Immediate Income Potential
- Great Timberland Investment Timberland

\$115,000.00

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 Hampton NW Tract described as Frl. NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 2, Township 13 South, Range 14 West, containing 42.74 acres, more or less, Calhoun County, Arkansas (see attached maps).

The tract is located about seven (7) miles northeast of Hampton, Arkansas. Access is via woods road just off a gated Weyerhaeuser gravel road. Terrain is flat. Timber consists of mature pine sawtimber. Pine site index averages eighty-seven (87) feet (base age 50) on fine sandy and silt loam soils. Tract offers a great timberland investment and recreational opportunity.

Based on inventory of merchantable timber conducted by Kingwood Forestry in March, 2023, with two cruise lines running north and south, estimated tree counts and timber volumes are as follows:

Pine Sawtimber:	1,487 Trees	2,258 Tons
Pine Chip n' Saw:	209 Trees	121 Tons
Pine Pulpwood:	1,675 Trees	465 Tons
Pine Topwood:	—	22 Tons
Hardwood Pulpwood:	725 Trees	178 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

HAMPTON NW TRACT (LISTING #5031)

CALHOUN COUNTY, ARKANSAS

Method of Sale

The tract is offered for sale for \$115,000.00. 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

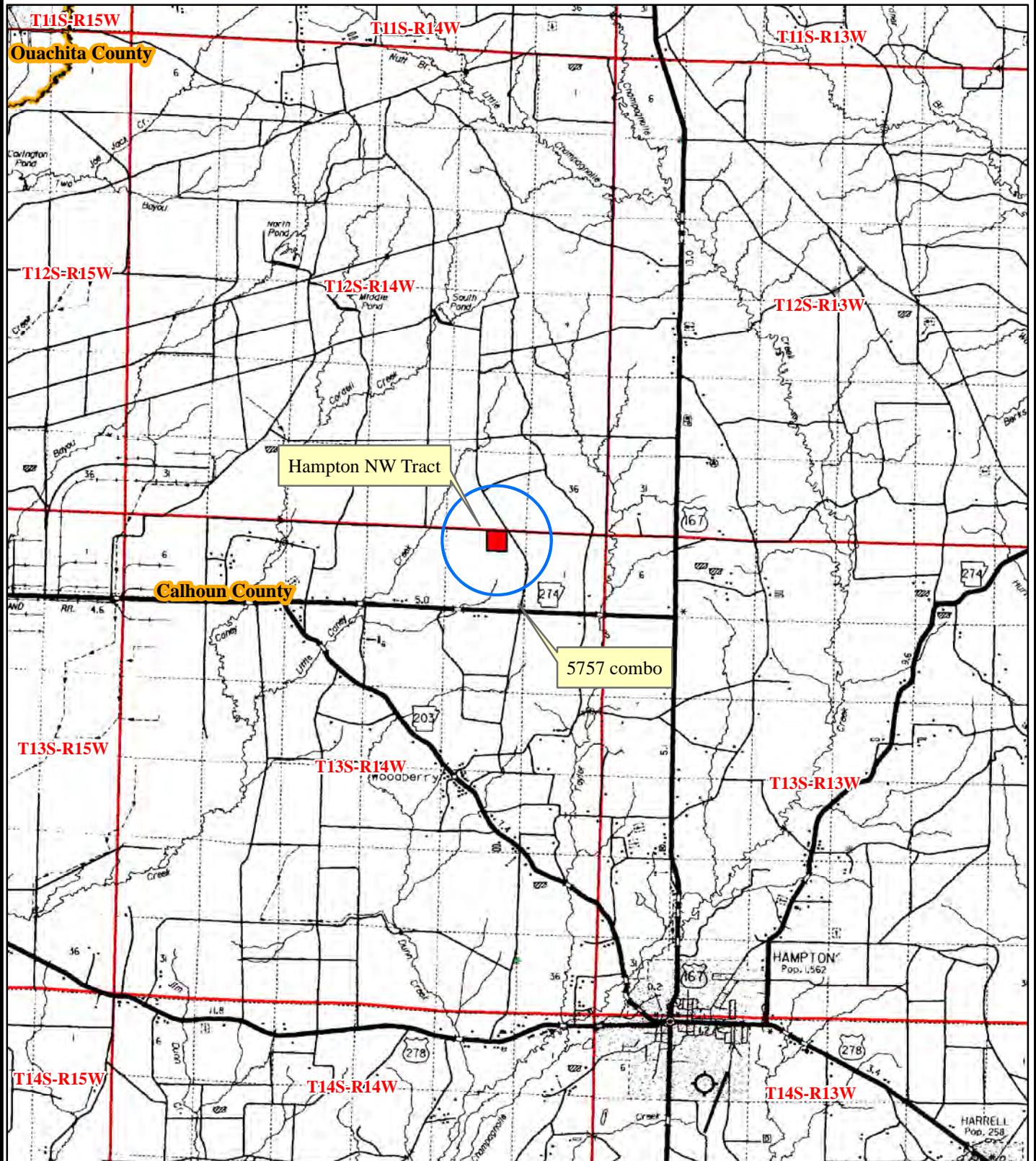
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of five percent (5%) of purchase price, will be executed between 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. 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 Calhoun 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 SALES
"Hampton NW Tract" - Listing #5031
Calhoun County, Arkansas
Containing 42.74 acres, more or less

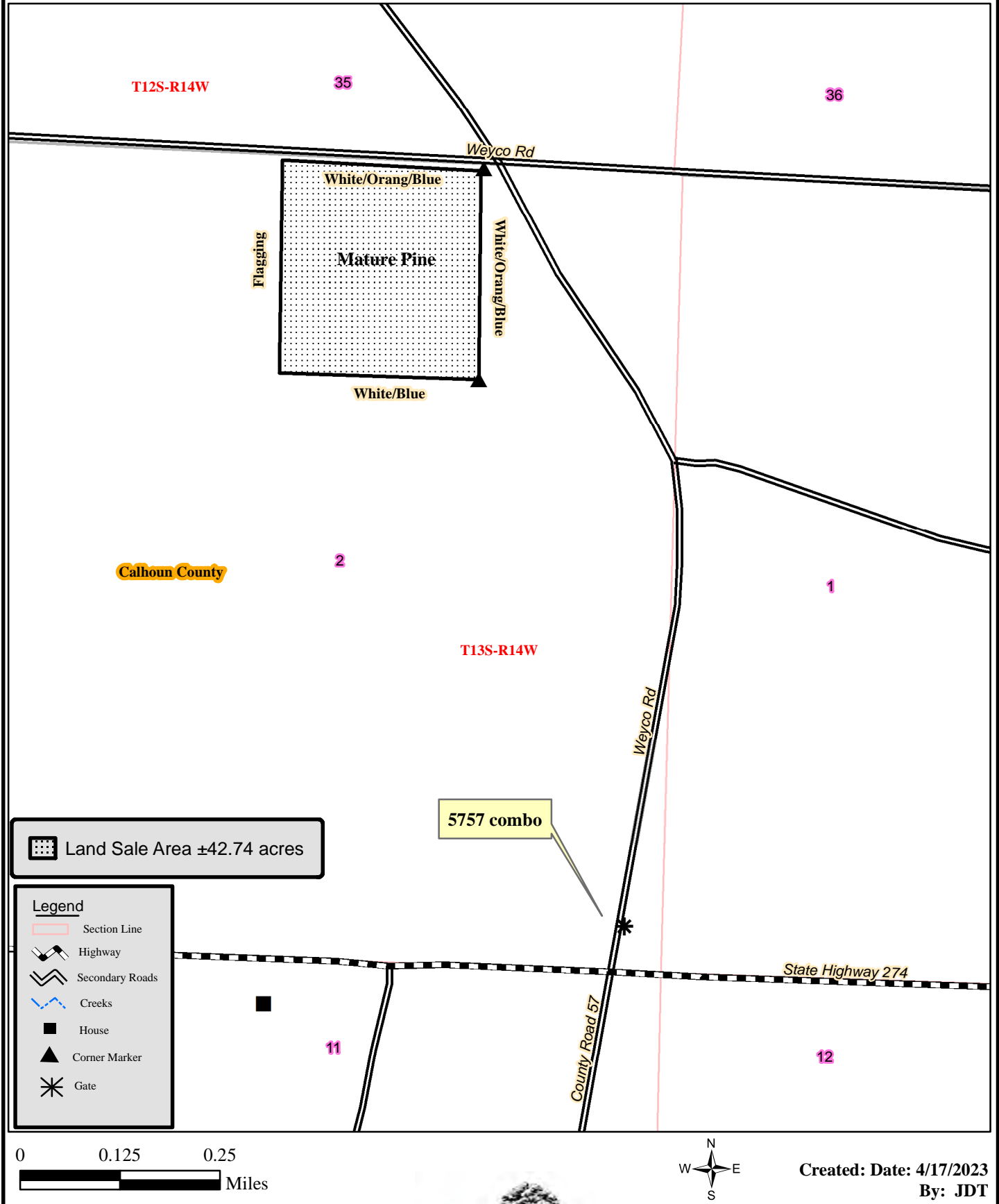


0 0.5 1 2 3
Miles

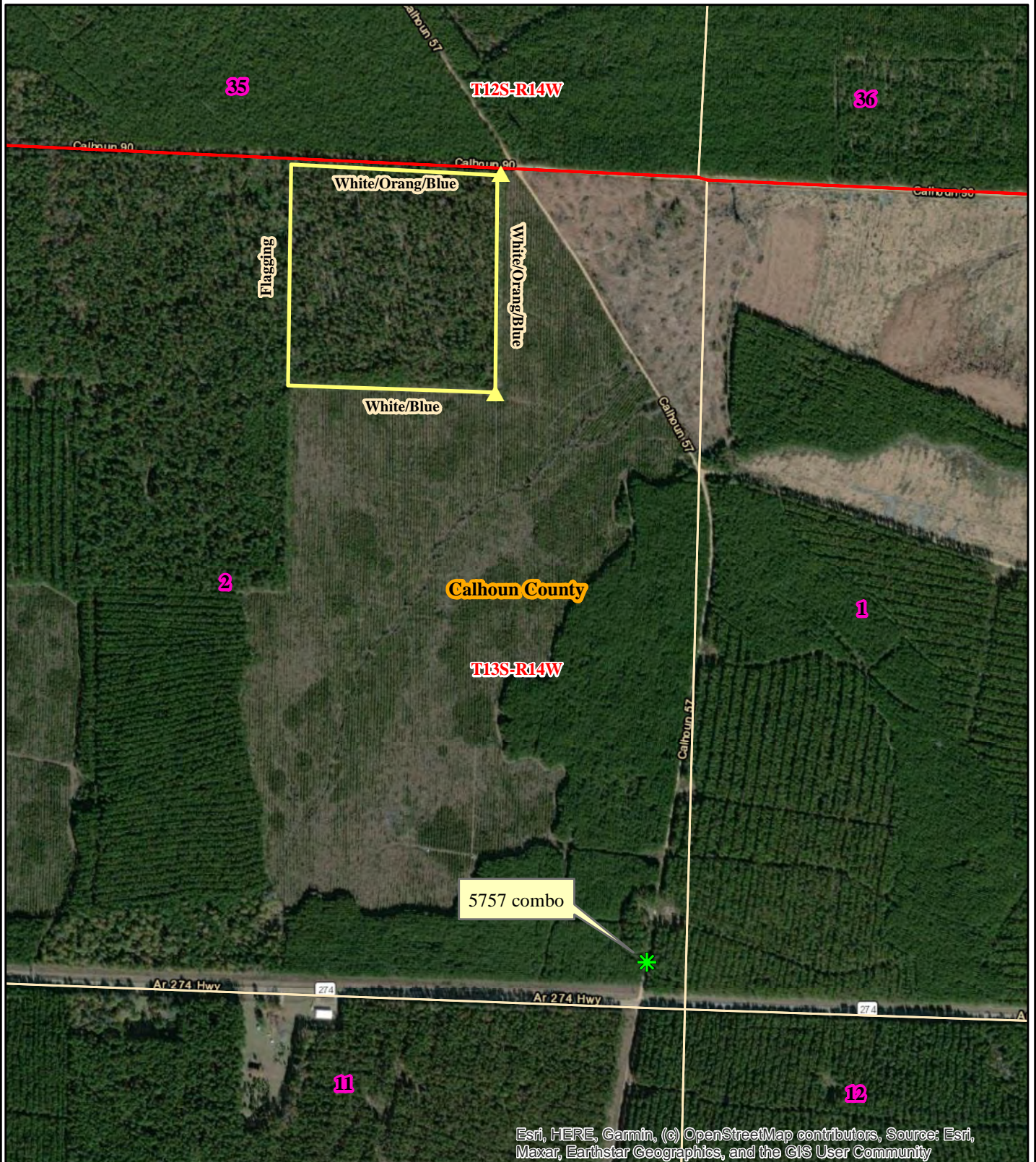


Date: 4/18/2023
Drawn By: JDT

NOTICE OF LAND SALE
"Hampton NW Tract" - Listing #5031
Fractional NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Sec. 2, T13S, R14W, Calhoun County, Arkansas
Containing 42.74 acres, more or less



NOTICE OF LAND SALE
"Hampton NW Tract" - Listing #5031
Fractional NE¹/₄ of NW¹/₄, Sec. 2, T13S, R14W, Calhoun County, Arkansas
Containing 42.74 acres, more or less



0 0.125 0.25
Miles



Date: 4/17/2023
ESRI Aerial Photography
Drawn By: JDT

Stand Summary by Group, Product and DBH

Sampling Method:	Plot
BAF / Plot Size:	0.1
# Plots/points:	20
Stand Acres:	42.7
Cruiser:	JDT
Template:	GENERIC

Tract Name:	1
Stand ID:	HamptonNW
Location:	Calhoun County AR
Date Cruised:	3/2/2023
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



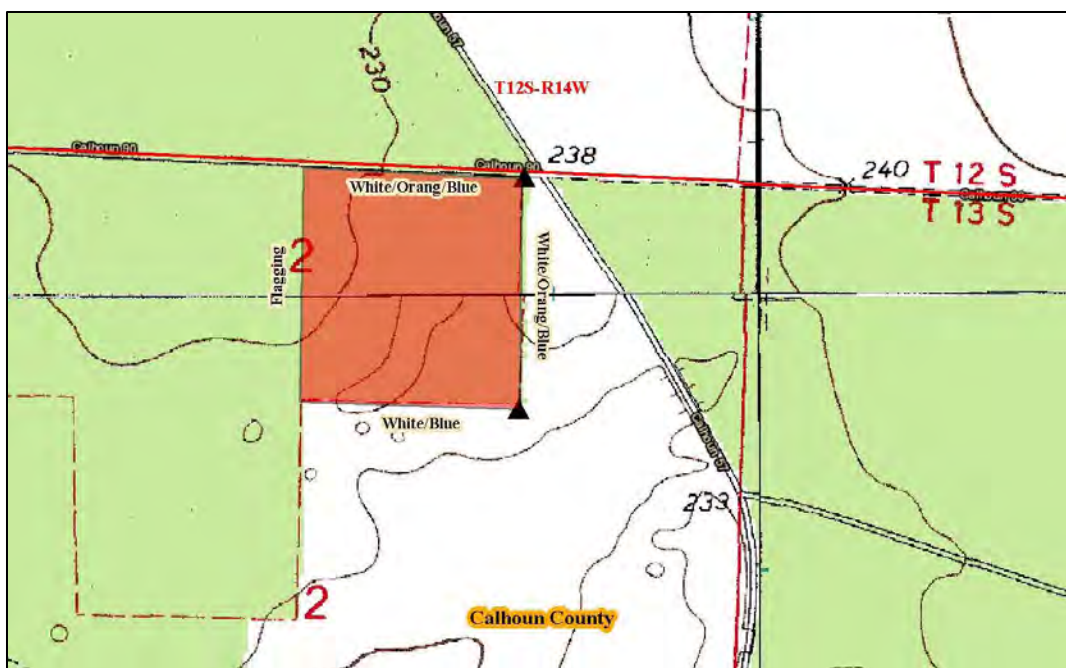
Pine

	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	369.2	67.8			1.70	8.6	1.59			0.184			44.2	59.2
	7	741.0	187.0			4.63	17.3	4.38			0.252			47.9	61.7
	8	339.6	104.7			2.77	7.9	2.45			0.308			46.4	57.3
	9	145.1	61.8			1.50	3.4	1.45			0.426			53.7	65.5
	10	58.8	29.6			0.75	1.4	0.69			0.503			52.3	62.5
	12	21.4	14.9			0.39	0.5	0.35			0.699			52.5	60.5
Pulpwood Total		1,675.1	465.7			11.75	39.2	10.90			0.278			47.5	60.6
Chip-N-Saw	10	21.4	2.6	9.4	0.8	0.27	0.5	0.06	0.22	18.03	0.441	36.069	35.5	62.0	74.5
	11	188.5	20.0	112.4	9.5	2.91	4.4	0.47	2.63	223.01	0.597	50.576	43.8	65.3	77.5
Chip-N-Saw Total		209.8	22.7	121.8	10.3	3.18	4.9	0.53	2.85	241.04	0.581	49.098	43.0	65.0	77.2

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	Topwood	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	12	145.7	28.9	94.2	8.5	2.68	3.4	0.68	2.20	197.76	0.646	57.996	42.0	67.1	79.8
	13	128.2	15.9	117.8	11.2	2.77	3.0	0.37	2.76	261.65	0.919	87.216	49.9	72.5	84.5
	14	166.8	23.5	173.8	18.2	4.17	3.9	0.55	4.07	426.88	1.042	109.368	49.3	70.8	82.8
	15	171.0	22.6	214.1	24.0	4.91	4.0	0.53	5.01	561.59	1.252	140.396	52.8	74.0	85.1
	16	172.5	20.5	251.1	29.6	5.64	4.0	0.48	5.87	691.71	1.455	171.336	55.7	74.3	85.2
	17	276.8	38.6	463.5	58.1	10.21	6.5	0.90	10.84	1359.41	1.675	209.921	57.9	77.4	87.8
	18	171.0	13.5	342.5	43.9	7.07	4.0	0.32	8.01	1027.91	2.004	256.978	65.0	80.3	90.3
	19	101.8	13.5	227.7	31.2	4.69	2.4	0.31	5.33	730.68	2.238	306.892	64.5	83.1	93.3
	20	85.5	26.1	187.5	27.7	4.36	2.0	0.61	4.39	646.96	2.194	323.479	53.6	79.0	88.5
	21	13.3	4.7	31.9	5.0	0.75	0.3	0.11	0.75	116.49	2.392	373.577	50.5	78.5	88.5
	22	33.5	15.9	79.2	12.7	2.07	0.8	0.37	1.85	296.99	2.362	378.760	44.9	73.9	82.3
	23	21.4	1.1	75.2	11.7	1.44	0.5	0.03	1.76	274.13	3.519	548.265	76.5	86.5	95.5
Sawtimber Total		1,487.5	225.0	2,258.5	281.7	50.75	34.8	5.26	52.84	6592.15	1.518	189.414	54.8	75.4	86.3
Group Total		3,972.4	713.4	2,380.4	292.1	65.68	78.9	16.69	55.69	6833.19	0.844	86.599	53.3	60.9	72.9

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	227.4	27.5			1.04	5.3	0.64			0.121			23.7	26.6
	7	85.5	12.5			0.53	2.0	0.29			0.147			20.5	24.5
	8	134.6	34.1			1.10	3.1	0.80			0.253			30.0	32.3
	9	106.9	32.2			1.10	2.5	0.75			0.301			27.7	31.5
	10	128.2	47.4			1.64	3.0	1.11			0.370			27.2	31.7
	11	42.7	25.2			0.66	1.0	0.59			0.589			40.5	43.0
Pulpwood Total		725.2	178.9			6.08	17.0	4.19			0.247			26.7	30.0
Group Total		725.2	178.9	0.0	0.0	6.08	17.0	4.19	0.00	0.00	0.247	0.000	0.0	26.7	30.0
Grand Total		4,097.7	892.3	2,380.4	292.1	71.76	95.9	20.88	55.69	6833.19	0.738	71.273	53.3	54.8	65.3



OFFER FORM

Hampton NW Tract—Listing #5031—Calhoun 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 Hampton NW Tract located in Calhoun County, Arkansas and further described within this Notice (see attached maps and Conditions of Sale). **The tract is offered for sale at \$115,000.00.**

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

Hampton NW Tract (Listing #5031—±42.74 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

