

KINGWOOD FORESTRY SERVICES, INC.

LISTING #5049

# LAND FOR SALE

**Kingsland Tract**  
**Cleveland Co., AR**

- **±75 Acres at Kingsland**
- **Native Pine and Oak Timber**
- **Abundant White Oaks**
- **Immediate Income Potential**
- **Timberland Investment and Recreation**

**\$159,000.00**

Visit our website  
[www.kingwoodforestry.com](http://www.kingwoodforestry.com)  
to view maps and additional photographs.



Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Kingsland Tract described as NW¼ of SE¼, NE¼ of SE¼ except 5 acres square in SE corner, Section 1, Township 10 South, Range 12 West, containing a total of 75 acres, more or less, Cleveland County, Arkansas (see attached maps).

Tract is located just north of the Kingsland community. Access is woods road off of Bear State Road. Terrain is gently rolling. Site index for loblolly pine (base age 50) averages eighty-three (83) feet on very fine and sandy silt loam soils. Timber consists of native pine sawtimber and hardwood. Tract offers immediate income potential and recreation. The abundant white oak trees are sure to attract deer!

Kingwood Forestry conducted an inventory of merchantable timber with four (4) cruise lines running north and south in August, 2023. Based on the inventory, estimated tree counts and timber volumes are as follows (detailed volume reports attached):

**KINGSLAND TRACT**

<b>Pine Sawtimber:</b>	<b>992 Trees</b>	<b>1,437 Tons</b>
<b>Pine Chip n' Saw:</b>	<b>550 Trees</b>	<b>232 Tons</b>
<b>Pine Pulpwood:</b>	<b>2,262 Trees</b>	<b>806 Tons</b>
<b>Pine Topwood:</b>	<b>—</b>	<b>346 Tons</b>
<b>Red Oak Sawtimber:</b>	<b>16 Trees</b>	<b>22 Tons</b>
<b>White Oak Sawtimber:</b>	<b>486 Trees</b>	<b>517 Tons</b>
<b>Gum &amp; Misc. Sawtimber:</b>	<b>107 Trees</b>	<b>87 Tons</b>
<b>Hardwood Pulpwood:</b>	<b>1,787 Trees</b>	<b>619 Tons</b>

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

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

**KINGWOOD FORESTRY SERVICES, INC.**

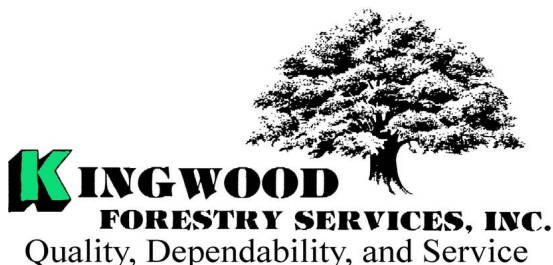
**PHONE: (870) 246-5757**

**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

## KINGSLAND TRACT (LISTING #5049)

### CLEVELAND COUNTY, ARKANSAS

#### Method of Sale

The tract is offered for sale for \$159,000.00. Offers may be submitted using the attached Offer Form and may be delivered by e-mail to [arkadelphia@kingwoodforestry.com](mailto: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 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. Should Buyer be required by a lender to purchase a lender's title insurance policy, the Buyer will pay any fees for such policy. Property is being sold "As is, where is, with all faults." 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. Any existing hunting lease will terminate at closing.
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 including, but not limited to, acreage, timber, and access.
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](mailto: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](http://www.kingwoodforestry.com)



**Pt. N<sup>1</sup>/<sub>2</sub> of SE<sup>1</sup>/<sub>4</sub>, Sec. 1, T10S, R12W,  
Cleveland County, Arkansas**



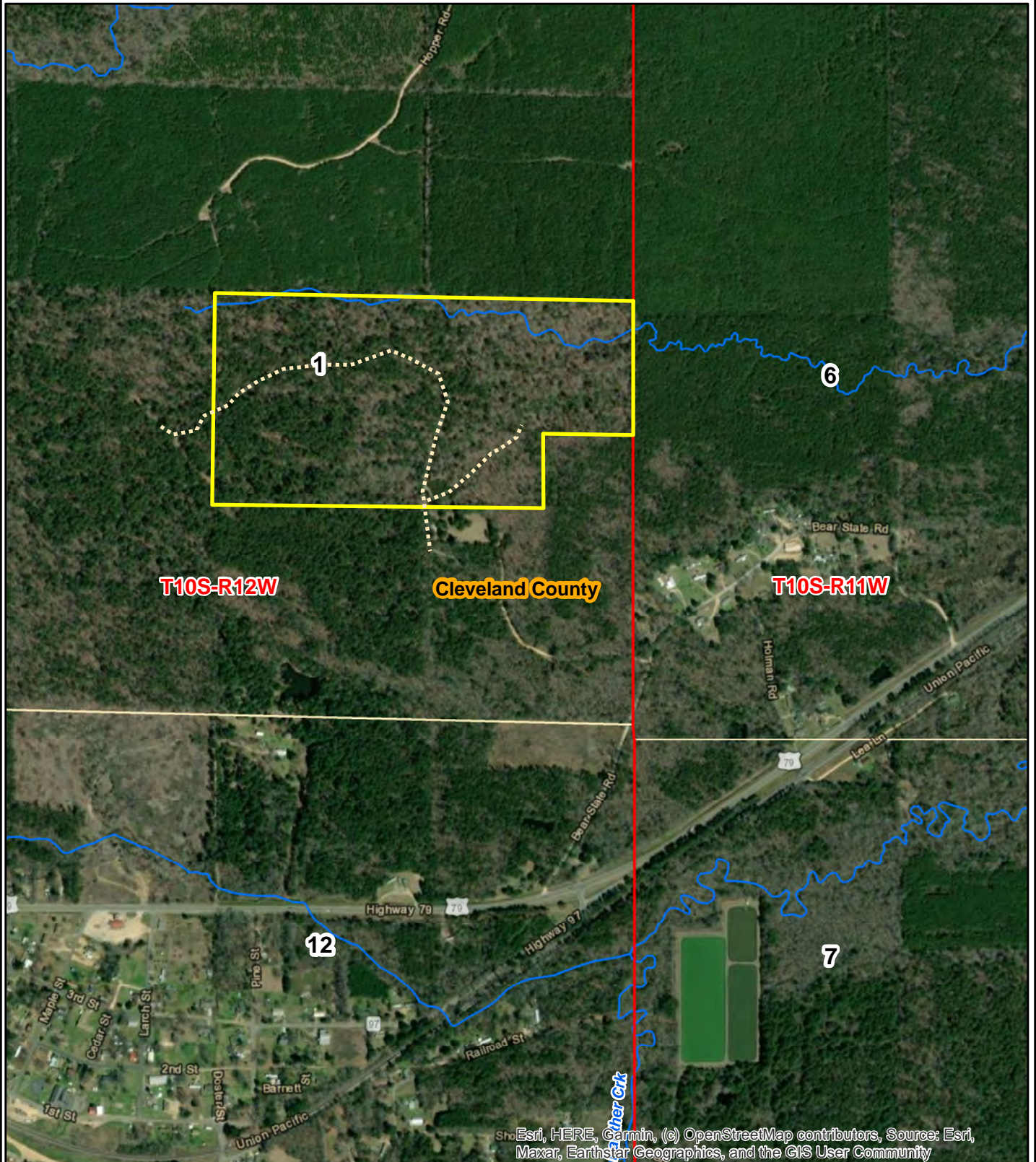
**Date: 8/2/2023**  
**ESRI Aerial Photography**  
**Drawn By: BJC**



**NOTICE OF LAND SALE - Listing #5049**

**"Kingsland Tract"**

**Pt. N½ of SE¼, Sec. 1, T10S, R12W,  
Cleveland County, Arkansas**



0 0.125 0.25  
Miles



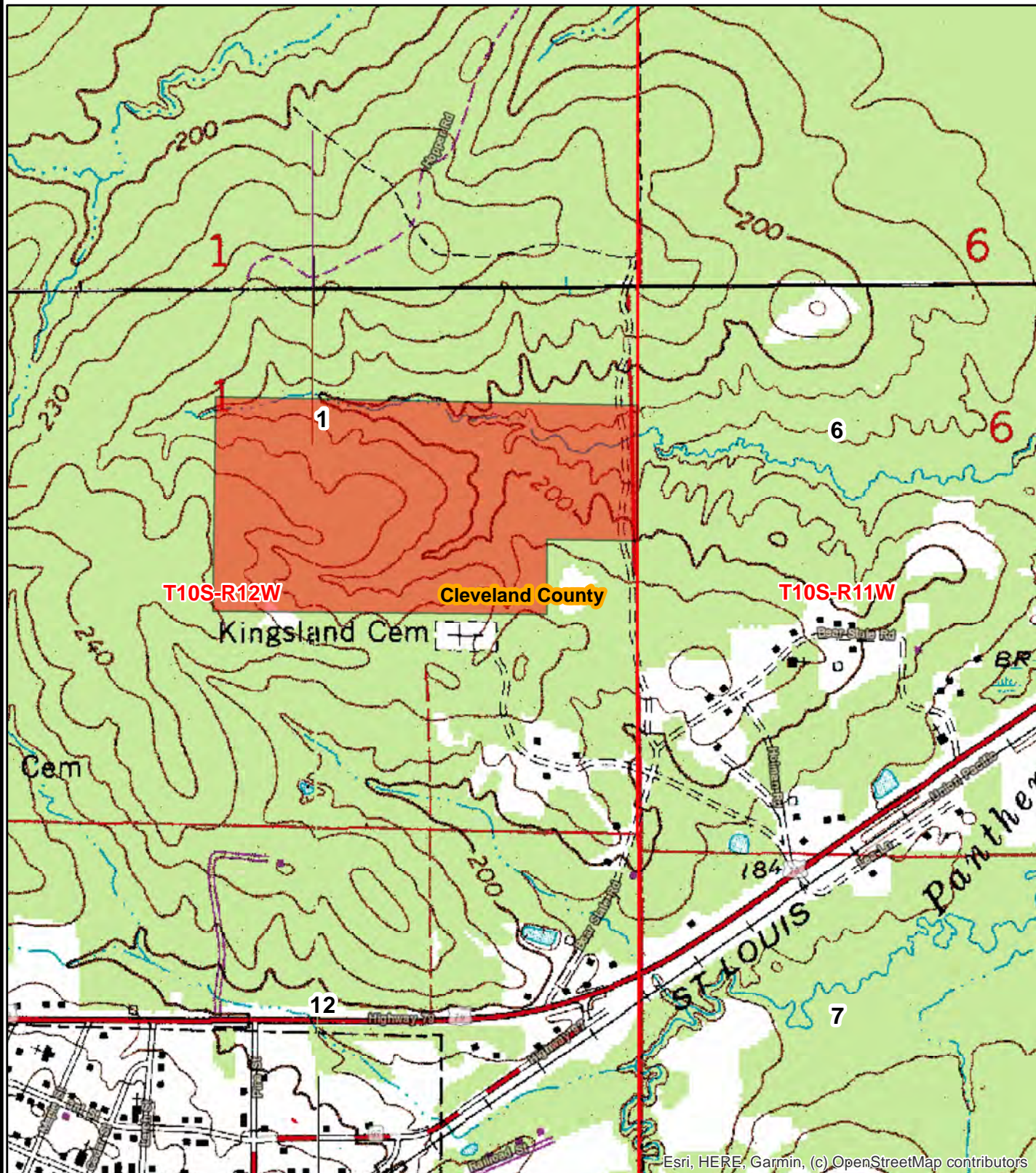
Date: 8/2/2023  
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**NOTICE OF LAND SALE - Listing #5049**

**"Kingsland Tract"**

**Pt. N½ of SE¼, Sec. 1, T10S, R12W,  
Cleveland County, Arkansas**



Esri, HERE, Garmin, (c) OpenStreetMap contributors

0 0.125 0.25  
Miles



Date: 8/2/2023  
ESRI Aerial Photography  
Drawn By: BJC

# Stand Summary by Group, Product and DBH

Sampling Method:	Point
BAF / Plot Size:	15
# Plots/points:	38
Stand Acres:	75.0
Cruiser:	BJC
Template:	GENERIC

Tract Name:	Kingsland 75
Stand ID:	1
Location:	Cleveland County
Date Cruised:	8/11/2023
Sawlog Vol Units:	Doyle



## Natural Lob

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	443.1	90.2			1.58	5.9	1.20			0.204			36.6	45.5
	8	593.7	163.7			2.76	7.9	2.18			0.276			40.1	49.1
	9	737.1	289.1			4.34	9.8	3.86			0.392			48.2	58.7
	10	271.4	133.2			1.97	3.6	1.78			0.491			50.6	60.5
	11	179.4	104.3			1.58	2.4	1.39			0.581			50.5	59.3
	12	37.7	26.3			0.39	0.5	0.35			0.699			52.5	60.5
Pulpwood Total		2,262.5	806.9			12.63	30.2	10.76			0.357			44.4	53.9
Chip-N-Saw	10	325.7	40.8	117.7	9.2	2.37	4.3	0.54	1.57	122.43	0.361	28.194	28.0	51.5	61.3
	11	224.3	18.1	115.1	9.5	1.97	3.0	0.24	1.54	126.06	0.513	42.151	36.1	52.7	61.9
Chip-N-Saw Total		550.0	58.9	232.9	18.6	4.34	7.3	0.78	3.10	248.49	0.423	33.886	31.3	52.0	61.6
Sawtimber	12	113.1	14.5	71.0	6.2	1.18	1.5	0.19	0.95	82.28	0.628	54.573	36.5	57.8	68.8
	13	32.1	6.5	20.7	2.1	0.39	0.4	0.09	0.28	27.85	0.646	65.034	30.5	56.5	65.5
	14	55.4	12.1	48.4	5.3	0.79	0.7	0.16	0.65	70.84	0.875	95.930	37.8	64.5	75.5
	15	96.5	33.2	85.2	10.4	1.58	1.3	0.44	1.14	138.55	0.882	107.682	32.5	64.0	74.3
	16	212.0	63.5	249.4	31.8	3.95	2.8	0.85	3.33	424.38	1.176	150.113	39.8	69.5	79.5
	17	93.9	32.0	125.6	16.9	1.97	1.3	0.43	1.67	224.93	1.337	179.635	41.0	70.9	80.5
	18	83.8	25.4	136.8	19.2	1.97	1.1	0.34	1.82	256.00	1.634	229.207	45.4	73.7	83.5
	19	30.1	10.6	56.9	8.3	0.79	0.4	0.14	0.76	111.31	1.893	277.604	47.8	78.5	88.0
	20	81.4	26.1	171.9	25.8	2.37	1.1	0.35	2.29	344.48	2.111	317.320	49.8	76.5	85.5
	21	49.2	27.6	107.9	17.4	1.58	0.7	0.37	1.44	231.35	2.191	352.420	44.1	80.0	89.3
	22	22.4	8.3	62.1	10.1	0.79	0.3	0.11	0.83	134.45	2.768	449.565	55.0	84.5	93.0
	23	10.3	5.9	29.9	5.1	0.39	0.1	0.08	0.40	67.53	2.909	493.581	50.5	86.5	95.5
	24	28.3	12.4	93.5	16.0	1.18	0.4	0.17	1.25	213.60	3.308	566.647	55.3	85.2	93.8
	25	8.7	9.6	25.7	4.7	0.39	0.1	0.13	0.34	63.18	2.960	545.606	40.5	86.5	95.5
Sawtimber Total		917.2	287.8	1,285.1	179.3	19.34	12.2	3.84	17.13	2390.73	1.401	195.498	41.2	69.9	79.8

## Shortleaf 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
Sawtimber	17	18.8	8.0	25.3	3.5	0.39	0.3	0.11	0.34	46.73	1.349	186.594	40.5	76.5	85.5
	18	16.8	6.4	31.7	4.5	0.39	0.2	0.09	0.42	60.49	1.892	270.806	55.0	90.5	100.5
	19	30.1	11.1	63.5	9.4	0.79	0.4	0.15	0.85	124.95	2.112	311.625	55.5	88.5	98.0
	24	9.4	6.4	31.4	5.6	0.39	0.1	0.08	0.42	74.24	3.330	590.855	55.0	92.5	100.5
Sawtimber Total		75.0	31.9	151.9	23.0	1.97	1.0	0.42	2.03	306.41	2.025	306.283	51.6	86.4	95.7

### 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	150.8	18.6			0.39	2.0	0.25			0.124			24.5	25.5
	7	221.6	37.4			0.79	3.0	0.50			0.169			24.5	28.0
	8	424.1	93.3			1.97	5.7	1.24			0.220			24.5	28.5
	9	335.1	101.6			1.97	4.5	1.35			0.303			27.7	30.5
	10	271.4	105.9			1.97	3.6	1.41			0.390			29.3	33.5
	11	134.6	60.2			1.18	1.8	0.80			0.447			27.2	32.2
	12	75.4	49.5			0.79	1.0	0.66			0.656			36.5	38.0
	13	128.5	99.2			1.58	1.7	1.32			0.772			36.5	40.5
	14	27.7	22.9			0.39	0.4	0.31			0.827			32.5	35.5
	17	18.8	30.6			0.39	0.3	0.41			1.631			48.5	50.5
Pulpwood Total		1,787.8	619.2			11.45	23.8	8.26			0.346			27.8	31.2
Large ST	14	27.7	0.0	18.6	1.8	0.39	0.4	0.00	0.25	24.32	0.670	65.865	24.5	24.5	25.5
	15	48.2	0.0	27.8	2.9	0.79	0.6	0.00	0.37	39.04	0.576	60.686	16.5	16.5	20.5
	17	18.8	0.0	18.5	2.2	0.39	0.3	0.00	0.25	29.83	0.987	119.104	24.5	24.5	25.5
	21	12.3	0.0	22.9	3.2	0.39	0.2	0.00	0.31	42.90	1.862	261.379	32.5	32.5	35.5
		107.0	0.0	87.8	10.2	1.97	1.4	0.00	1.17	136.08	0.820	95.356	21.8	21.8	24.4

### Red Oak Spp.

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	18	16.8	0.0	22.9	2.8	0.39	0.2	0.00	0.31	37.70	1.368	168.790	32.5	32.5	35.5
Large ST Total		16.8	0.0	22.9	2.8	0.39	0.2	0.00	0.31	37.70	1.368	168.790	32.5	32.5	35.5

### White Oak Spp.

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	55.4	0.0	27.8	2.7	0.79	0.7	0.00	0.37	36.23	0.502	49.058	16.5	16.5	20.5
	15	72.4	0.0	55.6	5.9	1.18	1.0	0.00	0.74	79.00	0.769	81.870	24.5	24.5	25.5
	16	63.6	0.0	55.7	6.3	1.18	0.8	0.00	0.74	84.64	0.875	99.792	24.5	24.5	27.2
	17	112.7	0.0	115.7	13.9	2.37	1.5	0.00	1.54	184.95	1.026	123.087	25.8	25.8	28.0
	18	50.3	0.0	60.0	7.5	1.18	0.7	0.00	0.80	100.54	1.194	150.030	27.2	27.2	30.5
	19	30.1	0.0	45.8	5.9	0.79	0.4	0.00	0.61	79.15	1.524	197.406	32.5	32.5	35.5
	20	54.3	0.0	78.5	10.8	1.58	0.7	0.00	1.05	143.36	1.446	198.079	26.5	26.5	28.0
	21	36.9	0.0	60.0	8.5	1.18	0.5	0.00	0.80	113.42	1.625	230.369	27.2	27.2	30.5
	22	11.2	0.0	18.5	2.7	0.39	0.1	0.00	0.25	36.29	1.652	242.664	24.5	24.5	25.5
Large ST Total		486.8	0.0	517.7	64.3	10.66	6.5	0.00	6.90	857.57	1.063	132.119	25.1	25.1	27.5
Grand Total															
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
		6,203.0	1,804.7	2,298.3	298.3	62.76	82.7	24.06	30.64	3976.98	0.600	48.085	34.3	42.6	49.7



# OFFER FORM

## Kingsland Tract—Listing #5049—Cleveland 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](mailto: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 Kingsland Tract located in Cleveland County, Arkansas and further described within this Notice (see attached maps and Conditions of Sale). **The tract is offered for sale at \$159,000.00.**

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, understand, **and agree to** the Method of Sale and Conditions of Sale sections within this Notice. Any contingencies must be in writing and accompany this completed Offer Form.

**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](mailto:Arkadelphia@kingwoodforestry.com)

**Kingsland Tract (Listing #5049—±75 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

