

KINGWOOD FORESTRY SERVICES, INC.

LISTING #5054

LAND FOR SALE

Mud Creek Tract Hot Spring Co., AR

- **±40 Acres near Lono**
- **Native Pine / Hardwood**
- **Immediate Income Potential**
- **Great Investment and Recreation Opportunity**

\$148,500.00

Visit our website
www.kingwoodforestry.com
to view maps and additional photographs.



KINGWOOD FORESTRY SERVICES, INC.
PHONE: (870) 246-5757
FAX: (870) 246-3341
4 EXECUTIVE CIRCLE P.O. Box 65
ARKADELPHIA, AR 71923



Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Mud Creek Tract described as NE¼ of SE¼, Section 36, Township 5 South, Range 16 West, containing 40 acres, more or less, Hot Spring County, Arkansas (see attached maps).

The Mud Creek Tract is located two and one-half (2½) miles northeast of Lono community and five (5) miles southwest of Poyen, Arkansas. Access is woods road via Riggan Trail. Terrain is gently rolling with a small creek. Site index for loblolly pine (base age 50) averages seventy-five (75) feet on gravelly fine sandy loam soils. Timber consists of native pine and hardwood. Property is great for timberland investment and hunting / recreation.

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

MUD CREEK TRACT		
Pine Sawtimber:	1,050 Trees	2,845 Tons
Pine Chip n' Saw:	140 Trees	72 Tons
Pine Pulpwood:	3,316 Trees	775 Tons
Pine Topwood:	—	397 Tons
Red Oak Sawtimber:	60 Trees	58 Tons
White Oak Sawtimber:	50 Trees	53 Tons
Gum & Misc. Sawtimber:	80 Trees	91 Tons
Hardwood Pulpwood:	3,071 Trees	861 Tons

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.



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

MUD CREEK TRACT (LISTING #5054)

HOT SPRING COUNTY, ARKANSAS

Method of Sale

The tract is offered for sale for \$148,500.00. 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 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

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.

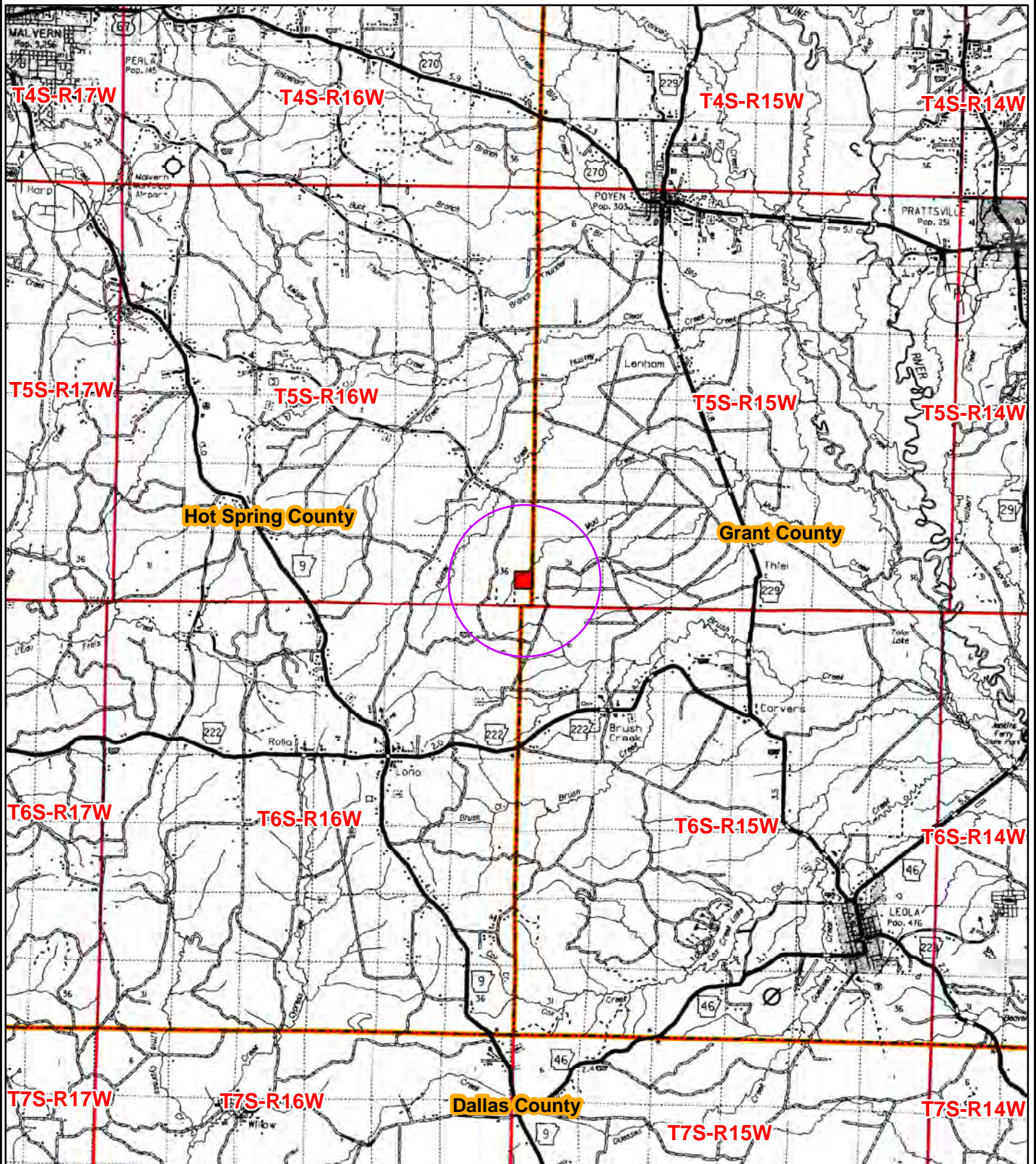
www.kingwoodforestry.com

NOTICE OF LAND SALE - Listing #5054

"Mud Creek Tract"

NE¼ of SE¼, Sec. 36, T5S, R16W,

Hot Spring County, Arkansas



0 0.5 1 2 3
Miles

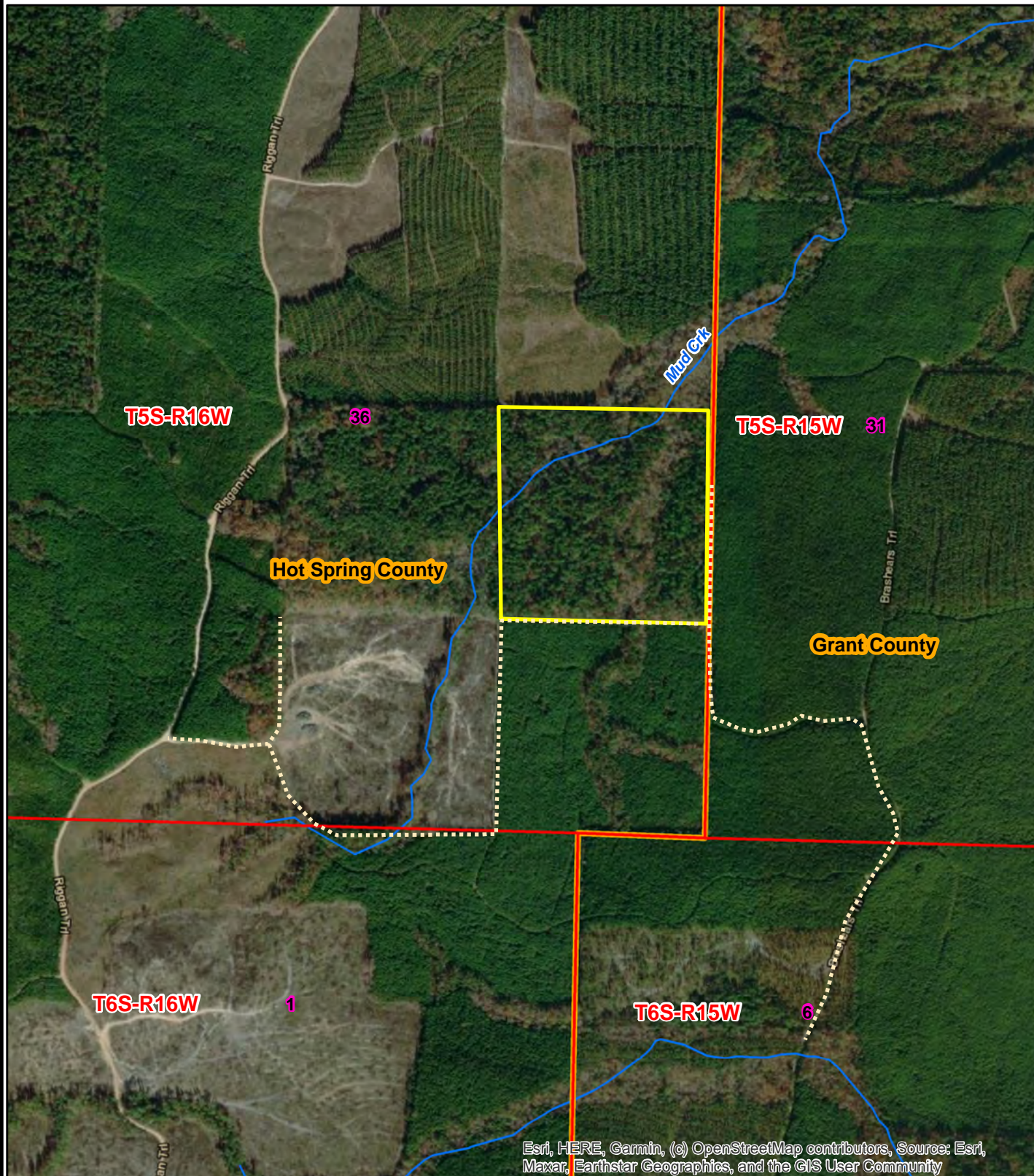


Date: 8/25/2023
ESRI Aerial Photography
Drawn By: BJC

NOTICE OF LAND SALE - Listing #5054

"Mud Creek Tract"

NE¼ of SE¼, Sec. 36, T5S, R16W,
Hot Spring County, Arkansas



0 0.125 0.25
Miles

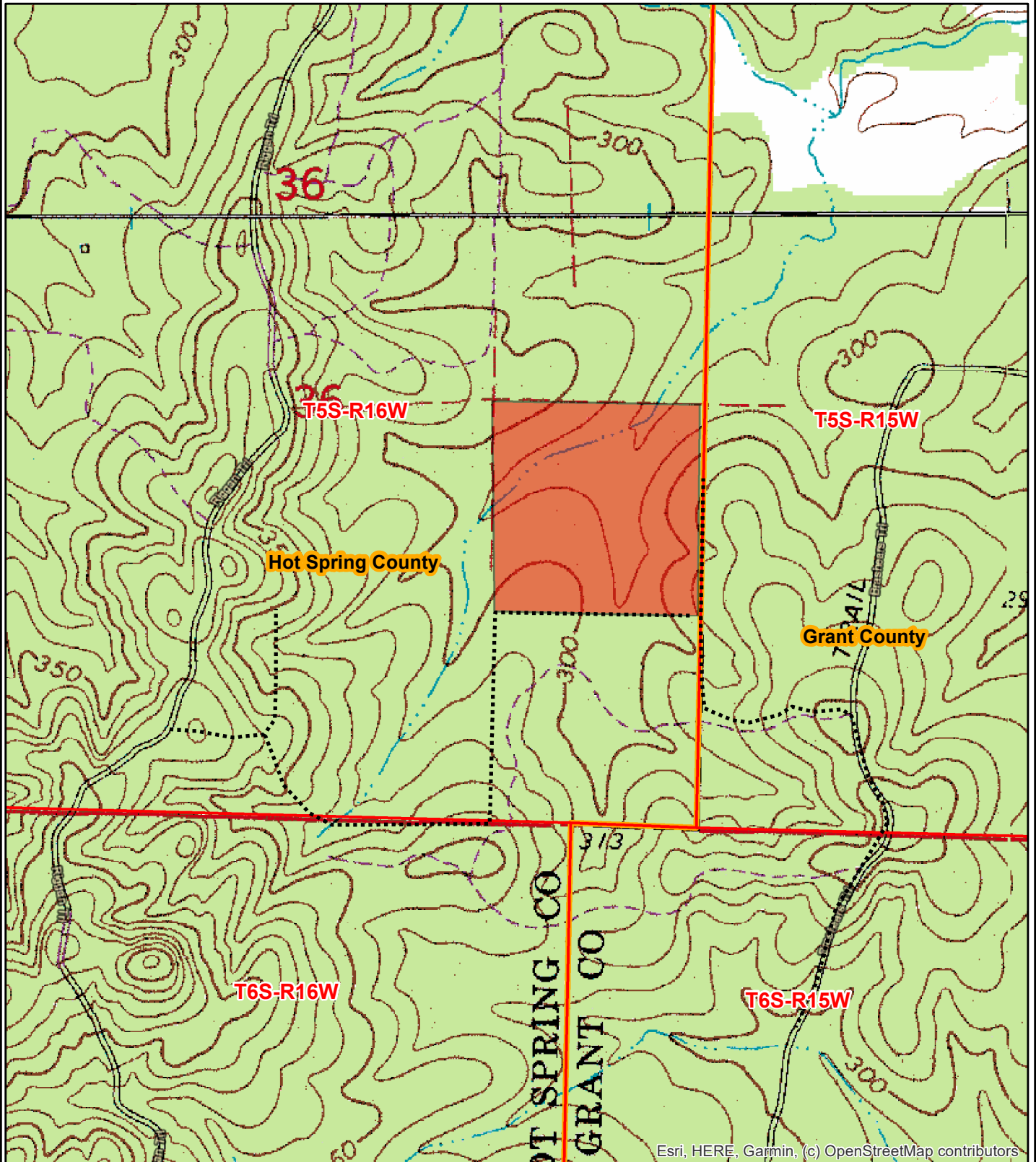


Date: 8/25/2023
ESRI Aerial Photography
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NOTICE OF LAND SALE - Listing #5054

"Mud Creek Tract"

NE¼ of SE¼, Sec. 36, T5S, R16W,
Hot Spring County, Arkansas



Esri, HERE, Garmin, (c) OpenStreetMap contributors

0 0.125 0.25
Miles



Date: 8/25/2023
ESRI Aerial Photography
Drawn By: BJC

**NOTICE OF LAND SALE
MUD CREEK TRACT (LISTING #5054)
HOT SPRING COUNTY, ARKANSAS**



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.
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www.kingwoodforestry.com

Stand Summary by Group, Product and DBH

Sampling Method:	Plot
BAF / Plot Size:	0.1
# Plots/points:	40
Stand Acres:	40.0
Cruiser:	BJC/JDT
Template:	GENERIC

Tract Name:	Mud Creek
Stand ID:	
Location:	Hot Spring County
Date Cruised:	8/31/2023
Sawlog Vol Units:	Doyle

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



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	5	440.0	51.5			1.50	11.0	1.29			0.117			34.8	47.8
	6	763.9	129.1			3.75	19.1	3.23			0.169			38.5	50.0
	7	1,178.7	266.0			7.87	29.5	6.65			0.226			40.2	50.1
	8	558.6	163.5			4.87	14.0	4.09			0.293			41.6	50.7
	9	305.6	119.5			3.37	7.6	2.99			0.391			46.2	55.6
	10	27.5	13.2			0.37	0.7	0.33			0.479			47.3	55.5
	11	22.7	17.3			0.37	0.6	0.43			0.761			67.7	80.5
Pulpwood Total	12	19.1	15.5			0.37	0.5	0.39			0.813			60.9	70.5
		3,316.2	775.7			22.50	82.9	19.39			0.234			40.2	50.7
	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	50.0	2.4	23.8	2.1	0.68	1.3	0.06	0.60	53.31	0.476	42.646	40.3	53.2	63.5
	11	90.0	5.8	48.8	4.3	1.48	2.3	0.14	1.22	108.57	0.542	48.251	38.5	51.8	60.4
Chip-N-Saw Total		140.0	8.2	72.6	6.5	2.17	3.5	0.20	1.82	161.87	0.519	46.249	39.1	52.3	61.5
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	12	40.0	5.6	23.9	2.2	0.79	1.0	0.14	0.60	55.06	0.597	55.056	33.3	53.5	63.3
	13	10.0	2.6	5.6	0.6	0.23	0.3	0.07	0.14	15.93	0.560	63.704	25.0	52.5	60.5
	14	20.0	2.5	25.8	2.8	0.53	0.5	0.06	0.65	69.93	1.291	139.853	61.5	84.5	98.5
	16	10.0	6.9	11.4	1.6	0.35	0.3	0.17	0.28	39.75	1.138	159.013	35.0	88.5	100.5
	17	20.0	7.1	33.2	4.5	0.79	0.5	0.18	0.83	112.48	1.662	224.968	52.5	84.5	96.5
	18	60.0	14.1	124.1	17.4	2.65	1.5	0.35	3.10	434.64	2.069	289.763	61.3	87.2	98.3
	19	50.0	4.6	117.1	16.3	2.46	1.3	0.11	2.93	407.02	2.342	325.616	66.6	81.7	91.7
	20	70.0	21.2	178.7	27.6	3.82	1.8	0.53	4.47	690.87	2.553	394.784	60.9	89.1	99.4
	21	80.0	17.2	230.1	36.0	4.81	2.0	0.43	5.75	899.76	2.876	449.879	65.3	87.5	97.0
	22	50.0	14.0	160.7	26.2	3.30	1.3	0.35	4.02	654.61	3.214	523.686	66.7	91.3	100.9
	23	80.0	29.1	271.1	45.6	5.77	2.0	0.73	6.78	1139.31	3.389	569.654	63.4	89.8	99.1
	24	60.0	30.9	212.4	37.3	4.71	1.5	0.77	5.31	932.63	3.540	621.756	58.4	89.5	98.7
	25	50.0	12.3	205.5	35.3	4.26	1.3	0.31	5.14	881.95	4.109	705.564	69.4	88.5	96.9
	26	30.0	25.8	129.1	24.6	2.77	0.8	0.65	3.23	614.42	4.303	819.225	58.0	99.8	109.8
	27	30.0	10.7	142.4	25.6	2.98	0.8	0.27	3.56	638.93	4.745	851.912	69.2	89.8	97.8
	28	10.0	10.9	37.7	7.5	1.07	0.3	0.27	0.94	186.65	3.775	746.612	40.5	78.5	85.5
	29	30.0	36.7	136.7	27.4	3.44	0.8	0.92	3.42	684.03	4.556	912.037	47.2	89.8	97.2
	30	10.0	22.5	48.1	10.1	1.23	0.3	0.56	1.20	251.78	4.809	1007.124	45.0	106.5	115.5
Sawtimber Total		710.0	274.5	2,093.7	348.4	45.95	17.8	6.86	52.34	8709.76	2.949	490.691	59.4	86.3	96.0
Group Total		4,166.2	1,058.4	2,166.3	354.9	70.62	104.2	26.46	54.16	8871.64	0.706	85.178	56.1	48.5	58.8

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	13	10.0	2.2	9.8	1.0	0.23	0.3	0.05	0.25	25.24	0.982	100.942	50.5	82.5	95.5
	14	20.0	2.5	24.2	2.6	0.53	0.5	0.06	0.60	64.28	1.209	128.567	57.8	78.5	90.5
	15	50.0	9.3	65.1	7.7	1.53	1.3	0.23	1.63	192.37	1.302	153.893	53.5	77.3	87.9
	16	20.0	2.9	36.6	4.6	0.70	0.5	0.07	0.91	114.16	1.828	228.316	70.5	93.5	105.5
	17	30.0	4.6	58.5	7.7	1.18	0.8	0.11	1.46	192.31	1.949	256.411	67.3	87.8	98.8
	18	60.0	21.2	116.9	16.9	2.65	1.5	0.53	2.92	423.19	1.948	282.128	55.7	86.8	97.0
	19	40.0	9.6	89.9	13.1	1.97	1.0	0.24	2.25	328.17	2.248	328.169	61.1	84.5	93.3
	20	40.0	20.1	97.5	15.6	2.18	1.0	0.50	2.44	390.61	2.437	390.607	55.5	92.0	101.8
	21	10.0	7.7	25.5	4.3	0.60	0.3	0.19	0.64	108.18	2.548	432.716	50.5	94.5	105.5
	23	10.0	5.5	36.1	6.3	0.72	0.3	0.14	0.90	157.59	3.606	630.368	65.0	100.5	110.5
	24	30.0	19.1	104.0	18.3	2.36	0.8	0.48	2.60	457.75	3.465	610.333	57.8	90.5	98.5
	25	10.0	5.1	39.8	7.3	0.85	0.3	0.13	1.00	181.58	3.980	726.329	60.5	90.5	99.5
	27	10.0	4.5	47.9	8.9	0.99	0.3	0.11	1.20	223.00	4.793	891.988	65.0	92.5	99.5
Sawtimber Total		340.0	114.4	751.7	114.3	16.51	8.5	2.86	18.79	2858.42	2.211	336.285	58.6	86.9	96.9
Group Total		340.0	114.4	751.7	114.3	16.51	8.5	2.86	18.79	2858.42	2.211	336.285	58.6	86.9	96.9

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	15	10.0	0.0	7.7	0.8	0.31	0.3	0.00	0.19	20.59	0.771	82.347	24.5	24.5	30.5
	16	10.0	0.0	8.7	1.0	0.35	0.3	0.00	0.22	24.90	0.875	99.616	24.5	24.5	25.5
	17	20.0	0.0	26.6	3.1	0.79	0.5	0.00	0.67	77.67	1.330	155.337	36.5	36.5	40.5
	18	10.0	0.0	16.0	2.0	0.44	0.3	0.00	0.40	49.33	1.603	197.327	40.5	40.5	40.5
Large ST Total		50.0	0.0	59.1	6.9	1.89	1.3	0.00	1.48	172.49	1.182	137.993	32.5	32.5	35.5
Group Total		50.0	0.0	59.1	6.9	1.89	1.3	0.00	1.48	172.49	1.182	137.993	32.5	32.5	35.5

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	5	110.0	7.0			0.37	2.8	0.18			0.064		16.5	22.5	
6	611.2	72.9			3.00	15.3	1.82			0.119		23.5	28.5		
7	898.0	148.5			6.00	22.5	3.71			0.165		24.0	26.1		
8	300.8	73.6			2.62	7.5	1.84			0.245		29.1	32.2		
9	373.5	121.8			4.12	9.3	3.04			0.326		31.0	34.5		
10	302.5	112.1			4.12	7.6	2.80			0.371		27.4	30.8		
11	204.6	100.3			3.37	5.1	2.51			0.491		31.6	35.4		
12	114.6	77.6			2.25	2.9	1.94			0.678		37.8	41.5		
13	130.2	122.3			3.00	3.3	3.06			0.940		48.5	52.4		
14	14.0	13.5			0.37	0.4	0.34			0.964		40.5	40.5		
15	12.2	11.6			0.37	0.3	0.29			0.949		32.5	35.5		
Pulpwood Total		3,071.6	861.3			29.62	76.8	21.53			0.280		27.5	30.9	
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Large ST	16	10.0	0.0	6.6	0.7	0.35	0.3	0.00	0.16	18.39	0.656	73.550	16.5	16.5	20.5
17	10.0	0.0	14.3	1.7	0.39	0.3	0.00	0.36	41.46	1.428	165.852	40.5	40.5	40.5	
21	10.0	0.0	11.3	1.6	0.60	0.3	0.00	0.28	39.10	1.129	156.405	16.5	16.5	20.5	
Large ST Total		30.0	0.0	32.1	4.0	1.34	0.8	0.00	0.80	98.95	1.071	131.936	24.5	24.5	27.2
Group Total		3,101.6	861.3	32.1	4.0	30.97	77.5	21.53	0.80	98.95	0.288	1.276	24.5	27.5	30.9
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	14	10.0	0.0	6.7	0.7	0.27	0.3	0.00	0.17	16.47	0.670	65.865	24.5	24.5	25.5
15	10.0	0.0	7.7	0.8	0.31	0.3	0.00	0.19	20.47	0.769	81.870	24.5	24.5	25.5	
16	20.0	0.0	15.3	1.7	0.70	0.5	0.00	0.38	43.42	0.766	86.848	20.5	20.5	25.5	
17	10.0	0.0	12.2	1.4	0.39	0.3	0.00	0.30	35.61	1.220	142.422	32.5	32.5	35.5	
20	10.0	0.0	16.9	2.3	0.55	0.3	0.00	0.42	57.07	1.689	228.269	32.5	32.5	35.5	
Large ST Total		60.0	0.0	58.8	6.9	2.21	1.5	0.00	1.47	173.03	0.980	115.353	25.8	25.8	28.8
Group Total		60.0	0.0	58.8	6.9	2.21	1.5	0.00	1.47	173.03	0.980	115.353	25.8	25.8	28.8
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	10.0	0.0	5.0	0.5	0.27	0.3	0.00	0.13	12.26	0.502	49.058	16.5	16.5	20.5
15	10.0	0.0	5.8	0.6	0.31	0.3	0.00	0.14	15.17	0.576	60.686	16.5	16.5	20.5	
19	20.0	0.0	27.6	3.6	0.98	0.5	0.00	0.69	90.18	1.378	180.355	28.5	28.5	30.5	
21	10.0	0.0	15.1	2.1	0.60	0.3	0.00	0.38	53.62	1.505	214.469	24.5	24.5	25.5	
Large ST Total		50.0	0.0	53.4	6.8	2.16	1.3	0.00	1.33	171.23	1.068	136.985	22.9	22.9	25.5
Group Total		50.0	0.0	53.4	6.8	2.16	1.3	0.00	1.33	171.23	1.068	136.985	22.9	22.9	25.5

OFFER FORM

Mud Creek Tract—Listing #5054—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 Mud Creek 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 \$148,500.00.**

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

Mud Creek Tract (Listing #5054—±40 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

