

Kingwood Forestry Services, Inc.

Bid Sale - Listing # 7363

LAND FOR SALE

Bid Date: Friday, October 13, 10:00 am

Bolleter Tract

- 20 ACRES
- LITTLE RIVER COUNTY, ARKANSAS
- TIMBERLAND INVESTMENT
- FULLY STOCKED PLANTATION
- +/- 140 PINE TONS PER ACRE
- IMMEDIATE THINNING AVAILABLE
- EXCELLENT SITE INDEX



Bid time and date:

Friday, October 13, 2023

10:00 am

First-time buyer opportunity.

This is an excellent opportunity for a first-time timberland investor. It has immediate thinning income as well as a final harvest that should be ready within 10 years. This is a fully stocked plantation with about 140 tons/acre. Site index is 90 (base age 50). Access is via a Weyerhaeuser gravel road and along a woods road in the powerline right of way to the southwest corner of the property. Bring your ATV/UTV to tour this property.

You are welcome to view the property on your own, or you can contact listing broker Carl Herberg for a showing.

Phone: (903) 831-5200

texarkana@kingwoodforestry.com



See this listing and more at:
www.kingwoodforestry.com



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.

Bolleter Tract
Little River County, Arkansas

KFS Listing#: 7363
Bid Date: Friday, October 13, 10:00 am

This tract will be sold on the basis of a **lump sum sealed bid**. All offers must be submitted on the attached offer form. Offers will be opened at Kingwood's Texarkana office at 4414 Galleria Oaks Dr., Texarkana, Texas, on **Friday, October 13, 2023 at 10:00 a.m.** No phone/verbal offers will be accepted. Please submit offers by e-mail, fax, US mail, or hand deliver. E-mail offers to texarkana@kingwoodforestry.com. Fax offers to 903-831-9988. Mail offers to Kingwood Forestry Services, Inc., P.O. Box 5887 Texarkana, TX 75505. Hand deliver to 4414 Galleria Oaks Dr. Texarkana, TX 75503. Please call our office to confirm receipt of your offer at (903) 831-5200.

Conditions of Sale:

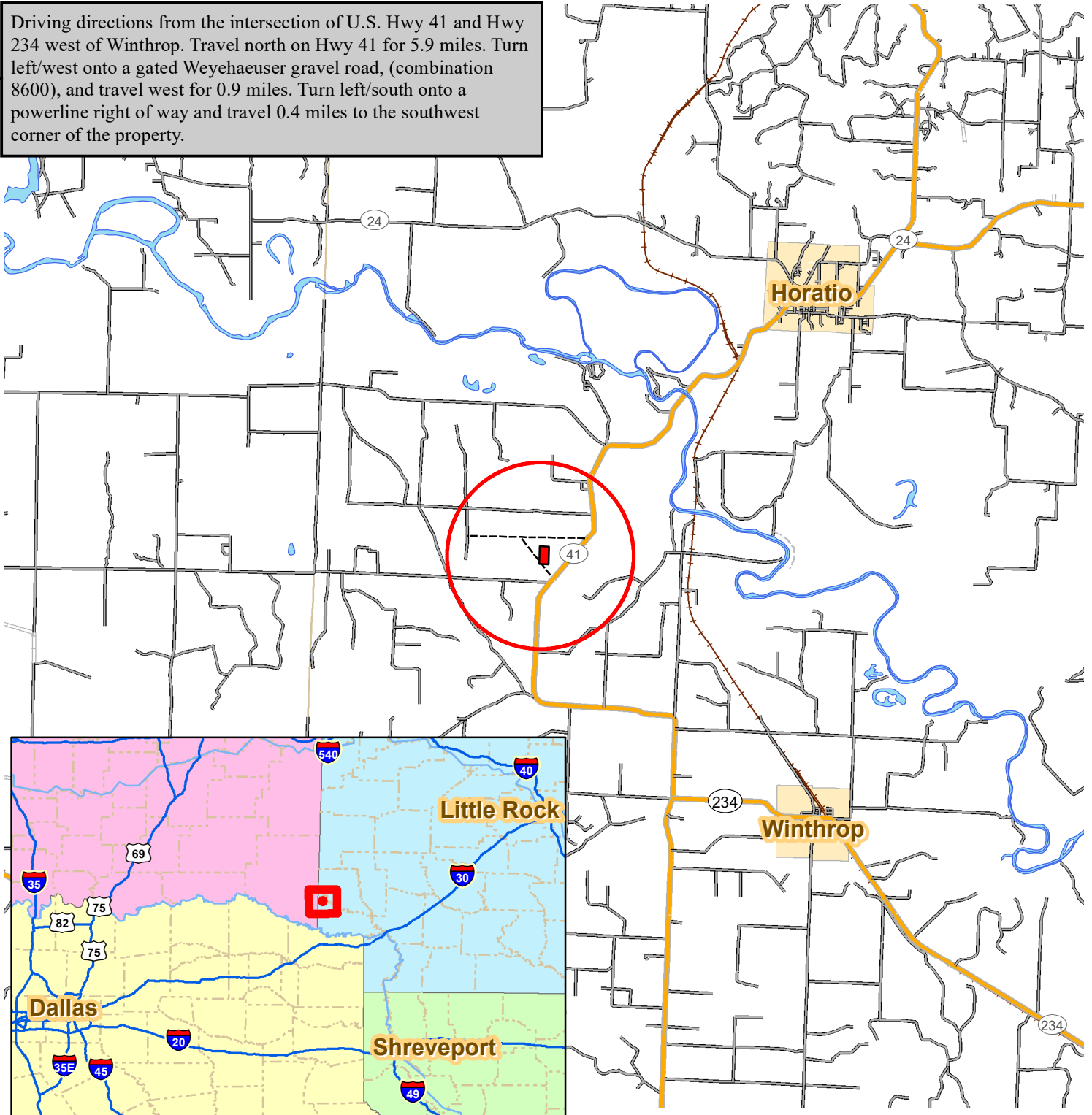
1. The Seller reserves the right to accept or reject any offer, or to reject all offers.
2. Offers submitted should remain valid for five (5) business days. Upon acceptance of an offer, a Contract of Sale will be executed within five (5) business days along with earnest money in the amount of five percent (5%) of purchase price. A sample Real Estate Sales Contract may be provided upon request. Closing is expected within 45 days of contract execution.
3. Only offers for a specific amount will be considered. The parcel is being sold in its entirety and not for per acre price. Advertised acreage is believed to be correct, but is not guaranteed. The attached maps are thought to be accurate but should not be considered a survey plat.
4. Conveyance will be by General 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 and affect the property. No environmental inspection or representation has been or will be made by seller. Seller will convey any mineral rights they own.
5. Seller will pay for a title insurance policy, pro-rated property taxes to date of closing, and real estate commission to Kingwood.
6. Buyer is responsible for deed preparation, recording costs, all other costs, and a survey if needed. A title company selected by Seller will conduct the closing unless the Buyer requests otherwise. Should Buyer be required by a lender to purchase a lender's title insurance policy, the Buyer will pay any fees for such policy.
7. It is understood that the property is being sold "As is, where is, and with all faults" condition. Seller makes no representations or warranties of any kind with respect to the condition or value of the Property or its fitness, suitability or acceptability for any particular use or purpose.
8. Property inspections shall be done in daylight hours. Seller and Kingwood Forestry Services, Inc. in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.
9. 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.
10. Kingwood Forestry is the real estate firm acting as the agent for the seller. All information presented in this prospectus is believed to be accurate. Prospective buyers are advised to verify information presented in this sale notice.
11. Questions regarding the land sale should be directed to licensed broker Carl Herberg of Kingwood Forestry Services at 903-831-5200.

**For more information, call (903) 831-5200 or visit our website at:
www.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

LAND FOR SALE
Bolleter Tract
+/- 20 Acres
Little River County, Arkansas

Driving directions from the intersection of U.S. Hwy 41 and Hwy 234 west of Winthrop. Travel north on Hwy 41 for 5.9 miles. Turn left/west onto a gated Weyehaeuser gravel road, (combination 8600), and travel west for 0.9 miles. Turn left/south onto a powerline right of way and travel 0.4 miles to the southwest corner of the property.



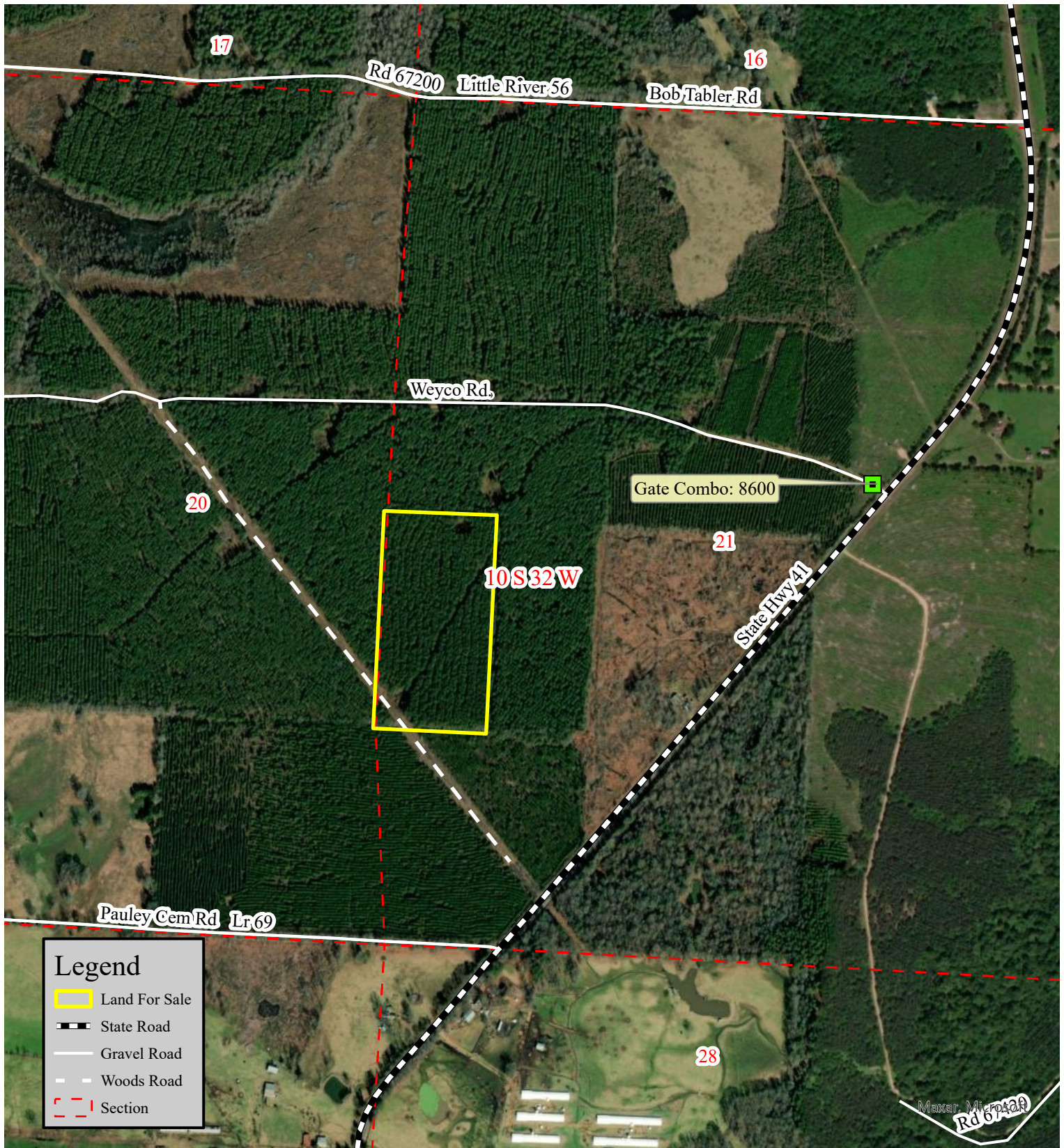
0

5

Miles



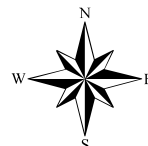
LAND FOR SALE
Bolleter Tract
 +/- 20 Acres
 Little River County, Arkansas



Legend

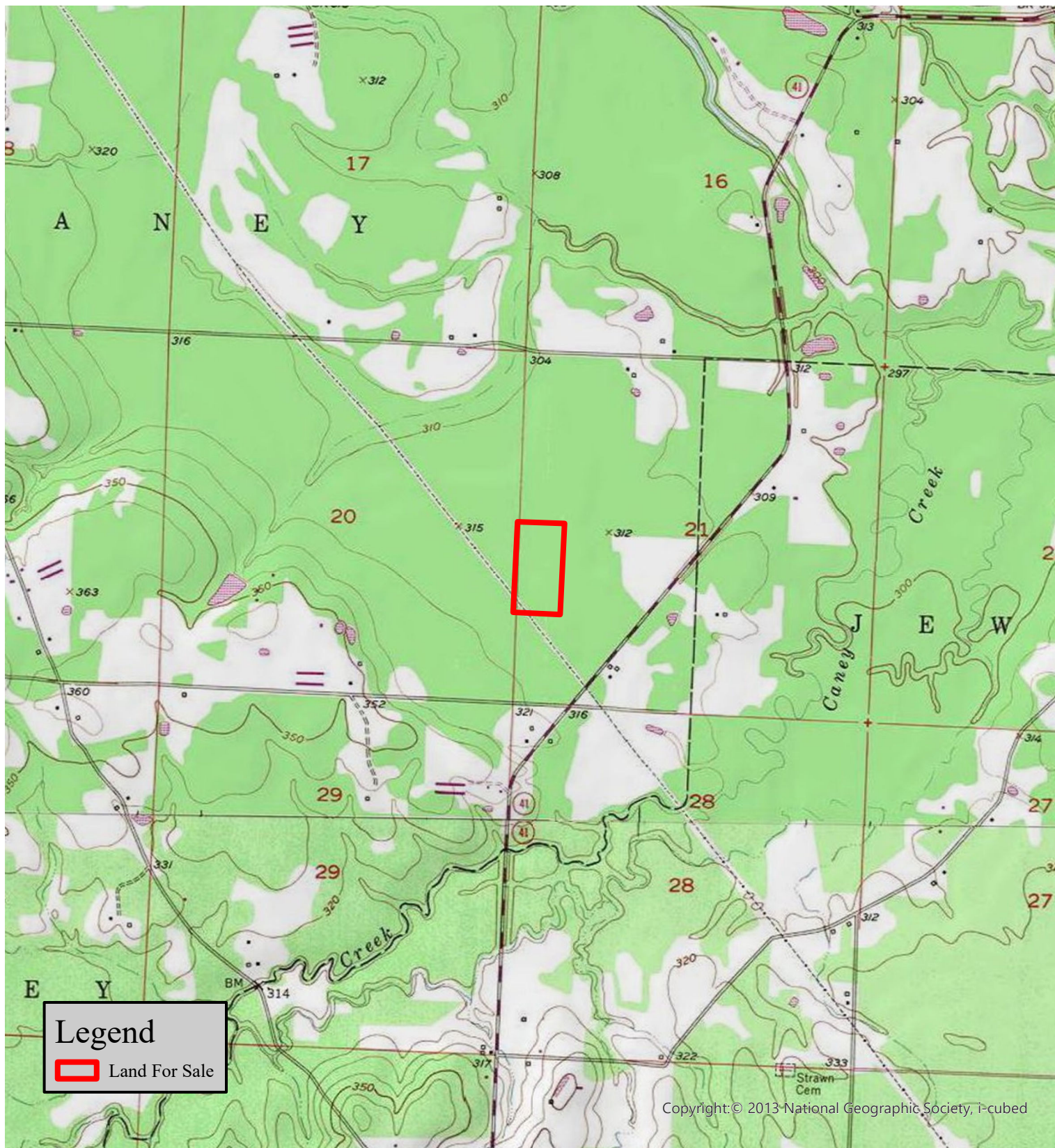
- Land For Sale
- State Road
- Gravel Road
- Woods Road
- Section

0.25
 Miles



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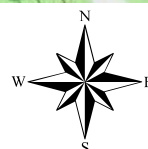
LAND FOR SALE
Bolleter Tract
+/- 20 Acres
Little River County, Arkansas



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0.25

Miles



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Stand Summary by Group, Product and DBH

Sampling Method:	Point
BAF / Plot Size:	10
# Plots/points:	10
Stand Acres:	20.0
Cruiser:	RJH
Template:	GENERIC

Tract Name:	Bolleter
Stand ID:	Waypoint
Location:	Little River Co, AR
Date Cruised:	6/30/2022
Sawlog Vol Units:	Doyle



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	5	300.2	27.7			2.00	14.7	1.35			0.092			32.5	60.5
	6	417.0	64.9			4.00	20.4	3.17			0.156			40.5	68.0
	7	229.8	52.6			3.00	11.2	2.57			0.229			48.5	70.5
	8	469.1	144.5			8.00	22.9	7.06			0.308			52.5	72.4
	9	602.3	240.3			13.00	29.4	11.74			0.399			55.3	74.3
	10	37.5	18.6			1.00	1.8	0.91			0.496			56.5	75.5
	11	31.0	17.3			1.00	1.5	0.85			0.559			56.5	70.5
	14	19.1	18.4			1.00	0.9	0.90			0.958			64.5	75.5
Pulpwood Total		2,106.2	584.3			33.00	102.9	28.54			0.376			47.9	70.2
Sawtimber	10	675.6	43.6	287.3	26.2	18.00	33.0	2.13	14.03	1281.34	0.425	38.826	39.7	60.3	74.1
	11	465.3	26.6	253.2	23.7	15.00	22.7	1.30	12.37	1158.68	0.544	50.978	44.5	62.5	75.5
	12	834.0	51.5	542.4	49.8	32.00	40.7	2.52	26.50	2432.64	0.650	59.706	46.4	64.4	75.5
	13	533.0	26.3	420.8	42.1	24.00	26.0	1.29	20.56	2058.65	0.789	79.065	50.5	66.0	76.1
	14	363.8	36.5	311.9	33.3	19.00	17.8	1.79	15.24	1624.93	0.857	91.425	49.7	66.4	75.5
	15	166.8	11.8	171.3	19.5	10.00	8.1	0.58	8.37	950.86	1.027	116.688	52.0	67.0	76.0
	16	29.3	6.5	29.4	3.6	2.00	1.4	0.32	1.43	178.29	1.001	124.467	41.0	67.5	75.5
	17	13.0	0.5	18.9	2.4	1.00	0.6	0.02	0.92	117.67	1.452	185.478	61.5	72.5	80.5
	18	46.3	4.5	67.0	9.2	4.00	2.3	0.22	3.27	449.68	1.446	198.662	50.3	63.8	69.3
Sawtimber Total		3,127.1	207.8	2,102.0	209.9	125.00	152.8	10.15	102.69	10252.74	0.672	67.115	46.1	63.9	75.3
Group Total		5,233.3	792.1	2,102.0	209.9	158.00	255.7	38.69	102.69	10252.74	0.513	40.103	46.1	57.5	73.2

Land Sale Bid Form

Bid Date: Friday, October 13, 2023 @ 10:00 a.m.

Bolleter Tract +/- 20 Acres Little River County, Arkansas

Completed Offer Forms must be received prior to 10:00 a.m. on Friday, October 13 at 10:00 a.m.

Please submit bids by:

E-mail: texarkana@kingwoodforestry.com

Hand Deliver: 4414 Galleria Oaks Dr. Texarkana, TX 75503

Mail: P.O. Box 5887, Texarkana, TX 75505

Fax: 903-831-9988

(Call to confirm receipt of your offer (903) 831-5200)

I submit the following offer for the purchase of the property below. I have read, understand, and agree to the Conditions of Sale section in this notice. If my offer is accepted, I am ready, willing, able, and obligated to execute a Real Estate Sales Contract with earnest money in the amount of five percent (5%) of purchase price. Closing is to occur within forty five (45) days of contract execution.

Tract Name:

Bolleter (Listing #7363)

Advertised Acreage:

+/- 20 Acres

Amount of Offer:

\$ _____

* Buyer acknowledges that Kingwood Forestry Services, Inc. is the agent of the seller in this land sale transaction *

Name: _____

Company: _____

Printed

Fax Number: _____

Signed

Phone Number: _____

Address: _____

E-Mail: _____

Date: _____

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent/ Broker: _____

Name

Date

