

LAND FOR SALE

Bid Date: Friday, November 17, 2023 @ 10:00 a.m.

Ault Loop Tract Garland County, Arkansas

- **±28.8 GIS Acres in Garland County, Arkansas**
- **Great Residential or Home-site Opportunity**
- **Mill Creek**
- **Utilities are Available**
- **Native Timber and Pasture**

**Bid Date:****Friday, November 17, 2023 @ 10:00 a.m.**

Please 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
 ARKADDELPHIA, AR 71923

Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Ault Loop Tract (Listing #5066) described as Part of W ½ of NE ¼, Section 36, Township 1 South, Range 18 West, containing 28.8 GIS acres, more or less, Garland County, Arkansas (see attached maps).

The tract is located one and one-half (1½) miles east of Fountain Lake and one (1) mile south of Hot Springs Village, Arkansas. Access is paved frontage on Ault Loop. Property consists of native hardwood/pine with pasture. Property is relatively flat to gently rolling with Mill Creek flowing along east boundary line. Utilities are available. Soils consist of silt and gravelly loams. Tract offers a great opportunity for homeplace with utilities/public access. and year-round flowing creek.

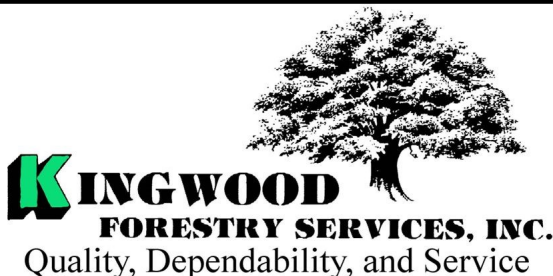
Kingwood Forestry conducted an inventory of merchantable timber with two (2) cruise lines running north and south in October, 2023. Based on the inventory, estimated tree counts and timber volumes are as follows:

Pine Sawtimber:	12 Trees	10 Tons
Pine Pulpwood:	230 Trees	29 Tons
Red Oak Sawtimber:	44 Trees	66 Tons
White Oak Sawtimber:	23 Trees	14 Tons
Miscellaneous Sawtimber:	152 Trees	145 Tons
Hardwood Pulpwood:	1,857 Trees	706 Tons

Due to variations in cruising methods, utilization standards, and scaling practices, tree counts and timber volume estimates cannot be guaranteed. Timber volumes are available on our website:

www.kingwoodforestry.com/real-estate

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
AULT LOOP TRACT (LISTING #5066) - GARLAND COUNTY, ARKANSAS
BID DATE: FRIDAY, NOVEMBER 17, 2023

Method of Sale

The tract will be sold on the basis of lump sum sealed bids. An Offer Form is attached. Bids will be opened at the Kingwood Forestry office at #4 Executive Circle, Arkadelphia, Arkansas, at **10:00 a.m., Friday, November 17, 2023.** Buyers submitting offers are welcome to attend the bid opening. Mailed bids should be addressed to Kingwood Forestry Services, P.O. Box 65, Arkadelphia, AR 71923, with “**Ault Loop Tract**” clearly marked in the lower left corner of the envelope to protect security of the offer. On mailed offers, please call our office to confirm receipt of offer. Bids may also be delivered by fax to 870-246-3341, by e-mail to Arkadelphia@kingwoodforestry.com, or hand-delivered to #4 Executive Circle, Arkadelphia, Arkansas. All faxed / e-mailed offers will be immediately acknowledged. Please await confirmation that your faxed / e-mailed offer has been received. No verbal telephone bids will be accepted. Anyone submitting an offer for the purchase of this property will be provided with a summary of bid results.

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 through 10:00 a.m., Wednesday, November 22 2023. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. 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 successful bidder and landowner within seven (7) business days. A sample Contract of Sale may be provided in advance upon request. Terms are cash at closing. Closing is expected to be held within forty-five (45) days 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. Seller will not provide survey. The attached tract map is thought to be accurate but should not be considered as a survey plat.
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 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 the closing with buyer and seller each paying one-half (½) of fees of settlement / closing fees.
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 managements, 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. All 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 agent Jimmy Don Thomas or licensed 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.

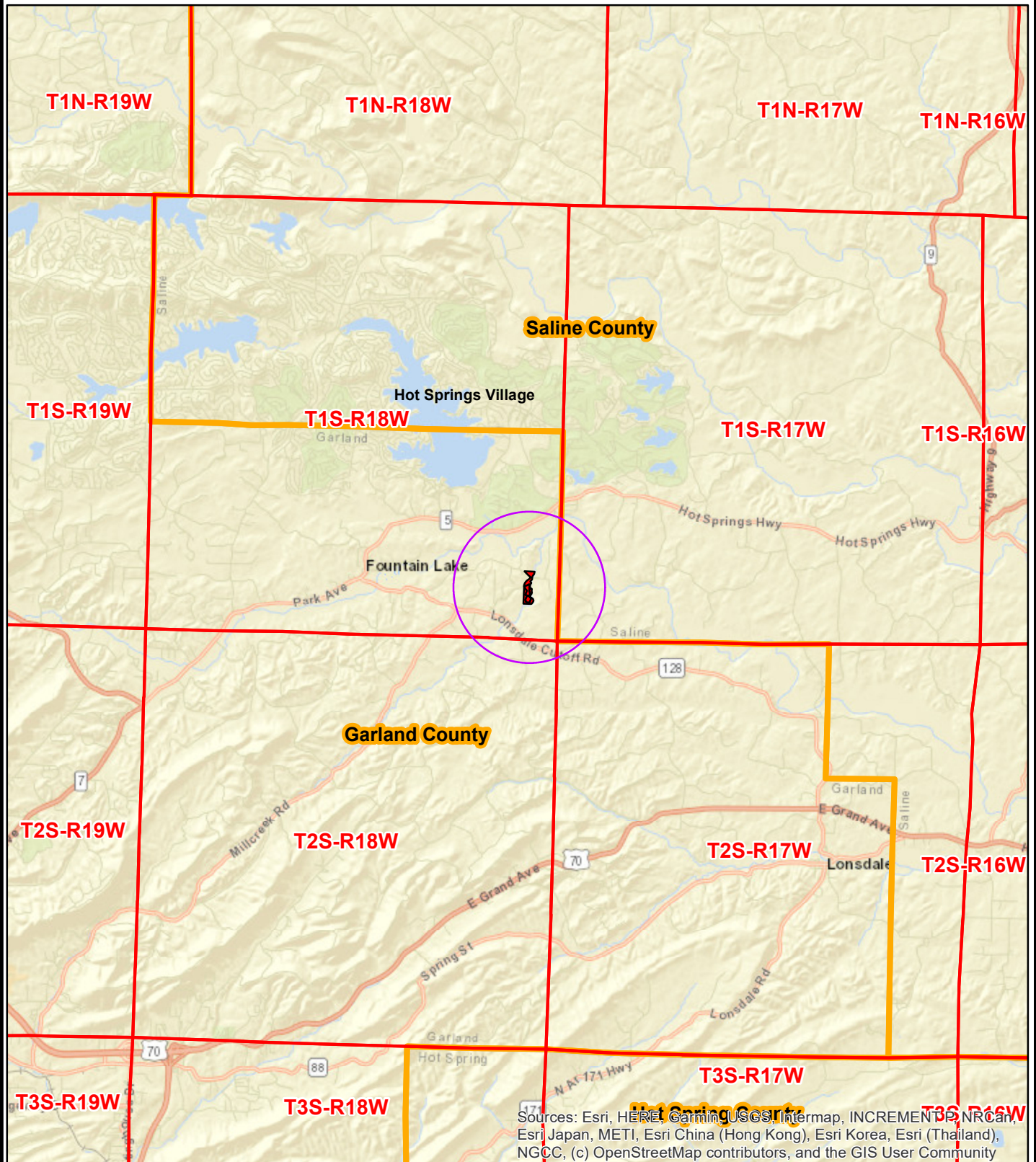
Kingwood makes no representation for the Buyer.

www.kingwoodforestry.com

NOTICE OF LAND SALE - Listing #5066

"Ault Loop Tract"

Pt. W½ of NE¼, Sec. 36, T1S, R18W,
Garland County, Arkansas

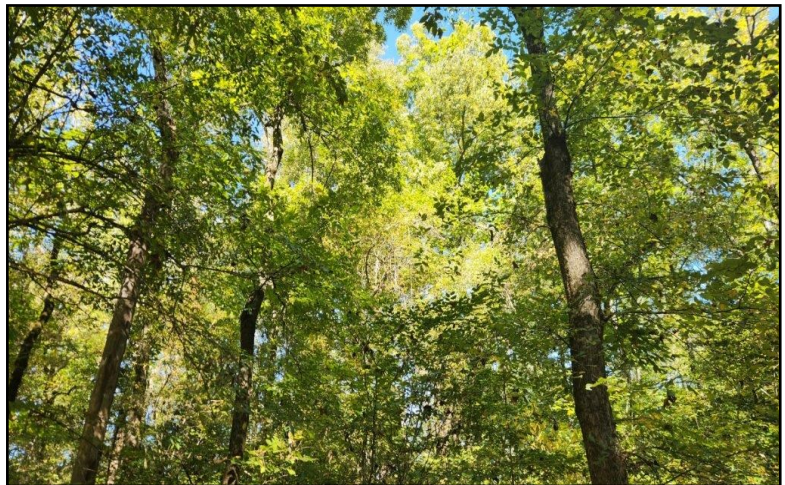


0 0.5 1 2 3
Miles



Date: 10/26/2023
ESRI Aerial Photography
Drawn By: BJC

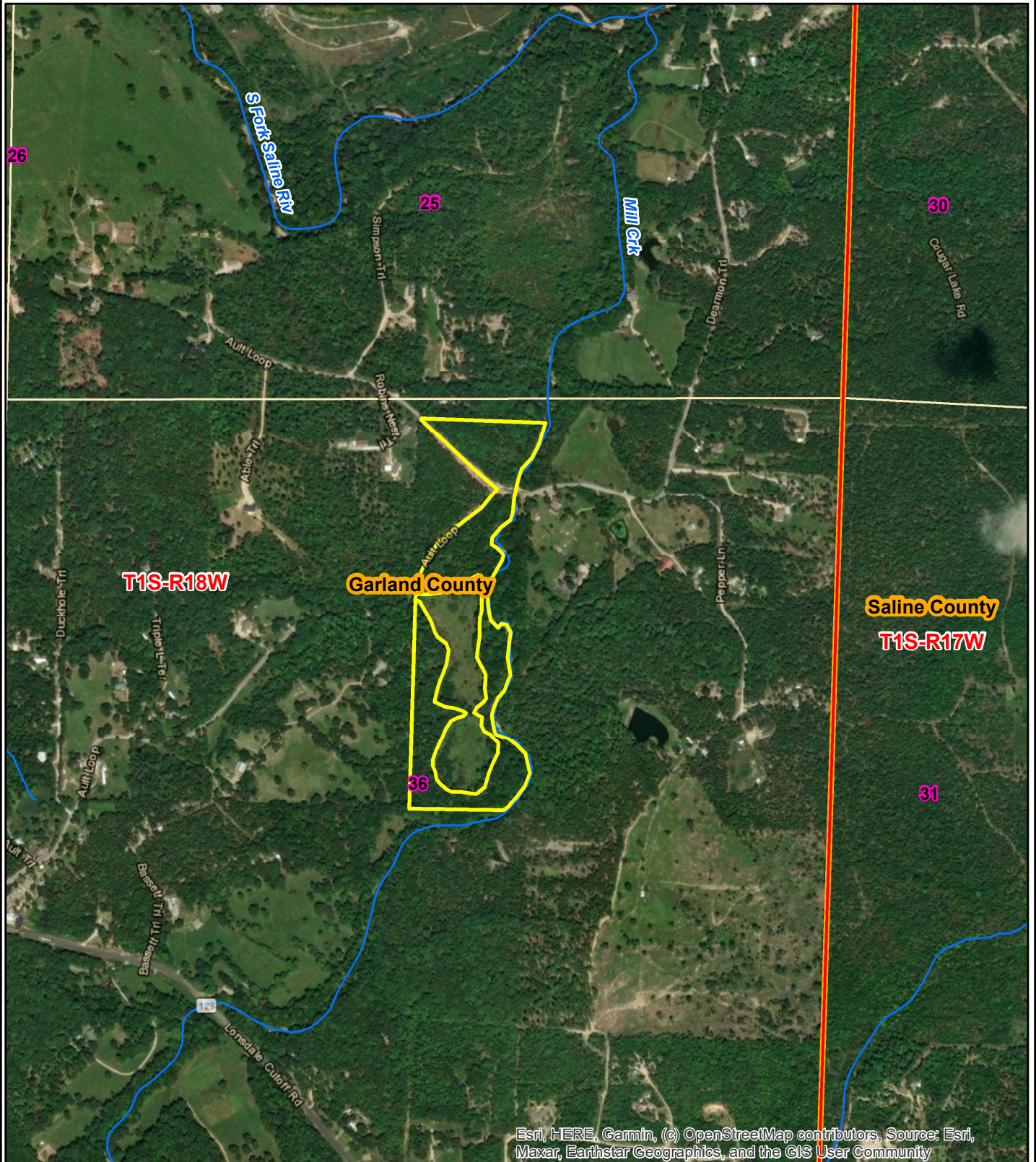
**NOTICE OF LAND SALE
AULT LOOP TRACT (LISTING #5066)
GARLAND COUNTY, ARKANSAS**



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NOTICE OF LAND SALE - Listing #5066
"Ault Loop Tract"
Pt. W½ of NE¼, Sec. 36, T1S, R18W,
Garland County, Arkansas



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Miles

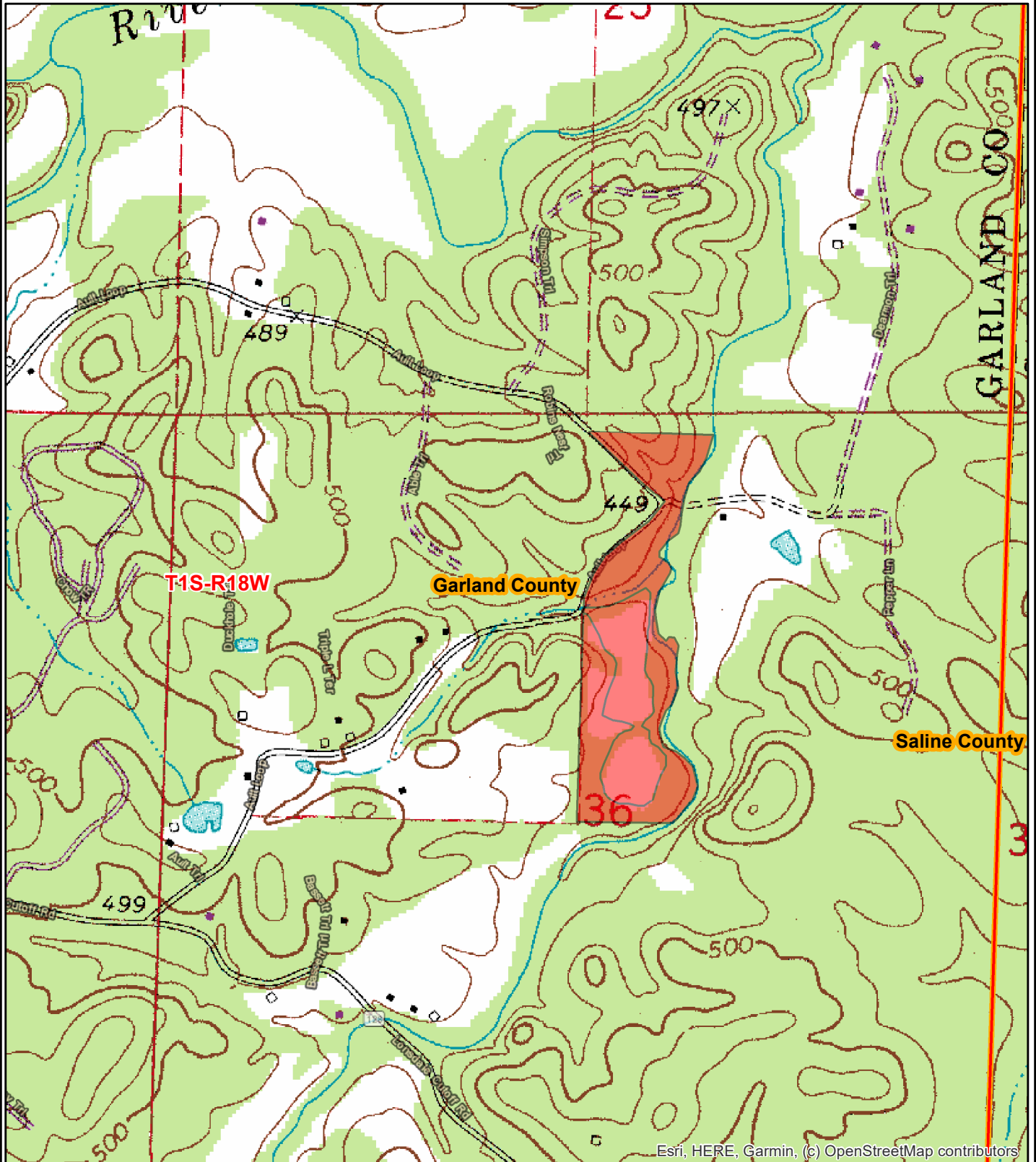


Date: 10/26/2023
ESRI Aerial Photography
Drawn By: BJC

NOTICE OF LAND SALE - Listing #5066

"Ault Loop Tract"

Pt. W½ of NE¼, Sec. 36, T1S, R18W,
Garland County, Arkansas



Esri, HERE, Garmin, (c) OpenStreetMap contributors

0 0.125 0.25
Miles



Date: 10/26/2023
ESRI Aerial Photography
Drawn By: BJC

Stand Summary by Group, Product and DBH

Sampling Method:	Point
BAF / Plot Size:	15
# Plots/points:	20
Stand Acres:	20.1
Cruiser:	BJC
Template:	GENERIC

Tract Name:	Ault Loop
Stand ID:	
Location:	Garland County
Date Cruised:	10/24/2023
Sawlog Vol Units:	Doyle

Site Index Species:	Native Timber
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	6	230.3	29.9			2.25	11.5	1.49			0.130			28.7	35.5
Pulpwood Total		230.3	29.9			2.25	11.5	1.49			0.130			28.7	35.5
Sawtimber	15	12.3	3.9	10.5	1.3	0.75	0.6	0.20	0.52	63.71	0.859	104.239	30.5	60.5	70.5
Sawtimber Total		12.3	3.9	10.5	1.3	0.75	0.6	0.20	0.52	63.71	0.859	104.239	30.5	60.5	70.5
Group Total		242.6	33.8	10.5	1.3	3.00	12.1	1.68	0.52	63.71	0.167	5.278	30.5	30.3	37.3

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	14	42.3	0.0	21.2	2.1	2.25	2.1	0.00	1.06	103.25	0.502	49.058	16.5	16.5	20.5
	15	24.6	0.0	18.7	1.9	1.50	1.2	0.00	0.93	96.02	0.763	78.557	24.5	24.5	28.0
	17	9.6	0.0	13.7	1.6	0.75	0.5	0.00	0.68	78.91	1.428	165.852	40.5	40.5	40.5
	18	17.1	0.0	21.1	2.6	1.50	0.8	0.00	1.05	131.46	1.238	154.878	28.5	28.5	33.0
	20	6.9	0.0	11.7	1.6	0.75	0.3	0.00	0.58	78.47	1.689	228.269	32.5	32.5	35.5
Large ST Total		100.4	0.0	86.4	9.8	6.75	5.0	0.00	4.30	488.13	0.861	97.714	23.9	23.9	27.4
Group Total		100.4	0.0	86.4	9.8	6.75	5.0	0.00	4.30	488.13	0.861	97.714	23.9	23.9	27.4

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	153.6	19.0			1.50	7.6	0.94			0.124			24.5	25.5
	7	451.3	75.9			6.00	22.5	3.78			0.168			24.5	26.1
	8	302.3	68.7			5.25	15.0	3.42			0.227			25.6	29.8
	9	136.5	46.2			3.00	6.8	2.30			0.338			32.5	35.5
	10	276.4	121.6			7.50	13.8	6.05			0.440			34.9	37.5
	11	182.7	101.9			6.00	9.1	5.07			0.558			37.5	40.5
	12	191.9	128.9			7.50	9.5	6.41			0.672			38.1	40.0
	13	114.5	96.3			5.25	5.7	4.79			0.841			41.6	44.8
	14	28.2	27.1			1.50	1.4	1.35			0.962			40.5	43.0
	16	10.8	11.7			0.75	0.5	0.58			1.080			32.5	35.5
Pulpwood Total		1,857.7	706.6			45.00	92.4	35.16			0.380			30.9	33.4
Large ST	16	21.6	0.0	18.9	2.2	1.50	1.1	0.00	0.94	107.30	0.876	99.880	24.5	24.5	28.0
	17	9.6	0.0	11.7	1.4	0.75	0.5	0.00	0.58	67.77	1.220	142.422	32.5	32.5	35.5
	19	7.7	0.0	11.7	1.5	0.75	0.4	0.00	0.58	75.19	1.524	197.406	32.5	32.5	35.5
	20	6.9	0.0	7.1	0.9	0.75	0.3	0.00	0.35	47.22	1.024	137.363	16.5	16.5	20.5
	21	6.3	0.0	9.4	1.3	0.75	0.3	0.00	0.47	66.87	1.505	214.469	24.5	24.5	25.5
Large ST Total		52.0	0.0	58.8	7.3	4.50	2.6	0.00	2.92	364.36	1.130	140.863	26.1	26.1	29.2
Group Total		1,909.7	706.6	58.8	7.3	49.50	95.0	35.16	2.92	364.36	0.401	3.835	26.1	30.7	33.2

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	17	9.6	0.0	9.4	1.1	0.75	0.5	0.00	0.47	56.67	0.987	119.104	24.5	24.5	25.5
	18	8.5	0.0	9.4	1.2	0.75	0.4	0.00	0.47	59.56	1.106	140.333	24.5	24.5	25.5
	19	7.7	0.0	9.4	1.3	0.75	0.4	0.00	0.47	62.20	1.233	163.304	24.5	24.5	25.5
	23	5.2	0.0	11.7	1.7	0.75	0.3	0.00	0.58	86.91	2.234	334.342	32.5	32.5	35.5
	24	4.8	0.0	9.4	1.5	0.75	0.2	0.00	0.47	72.87	1.969	305.223	24.5	24.5	30.5
	25	4.4	0.0	9.4	1.5	0.75	0.2	0.00	0.47	74.52	2.136	338.694	24.5	24.5	30.5
	26	4.1	0.0	7.1	1.1	0.75	0.2	0.00	0.35	54.95	1.731	270.150	16.5	16.5	20.5
Large ST Total		44.3	0.0	66.0	9.4	5.25	2.2	0.00	3.28	467.68	1.490	212.269	24.7	24.7	27.3
Group Total		44.3	0.0	66.0	9.4	5.25	2.2	0.00	3.28	467.68	1.490	212.269	24.7	24.7	27.3

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	14.1	0.0	7.1	0.7	0.75	0.7	0.00	0.35	34.42	0.502	49.058	16.5	16.5	20.5
	17	9.6	0.0	7.1	0.8	0.75	0.5	0.00	0.35	41.70	0.740	87.650	16.5	16.5	20.5
Large ST Total		23.7	0.0	14.2	1.5	1.50	1.2	0.00	0.70	76.12	0.598	64.654	16.5	16.5	20.5
Group Total		23.7	0.0	14.2	1.5	1.50	1.2	0.00	0.70	76.12	0.598	64.654	16.5	16.5	20.5

OFFER FORM

Bid Date: Friday, November 17, 2023 @ 10:00 a.m.

AULT LOOP TRACT—±28.8 GIS ACRES—LISTING #5066—GARLAND 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 Ault Loop Tract located in Garland County, Arkansas and further described within the attached Notice of Land Sale (see attached maps and Conditions of Sale).

My offer will remain valid through 10:00 a.m., Wednesday, November 22, 2023. Successful bidder will be notified at or before that time by telephone, fax, or e-mail. If my offer is accepted, I am ready, willing, able and obligated to execute a Contract of Sale within seven (7) business days of owner's acceptance with earnest money in the amount of five percent (5%) of purchase price. Closing date to occur within forty-five (45) days of contract execution. 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. (**Before 10:00 a.m., Friday, November 17, 2023**)
P.O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341
E-mail completed Offer Form to Arkadelphia@kingwoodforestry.com

Ault Loop Tract (Listing #5066—±28.8 GIS 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

