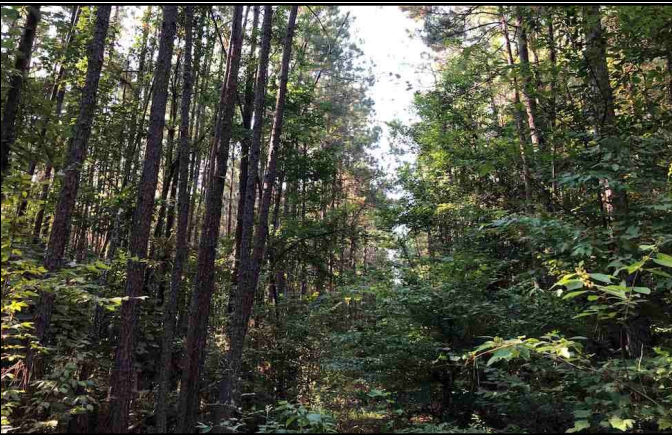


# LAND FOR SALE

**Bid Date: Friday, February 14, 2025 @ 10:00 a.m.****Fordyce East Tract  
Dallas County, Arkansas**

- Highway 8 Access
- ±171 Acres
- Diverse Timber Stands
- Investment / Hunting / Recreation

**BID DATE:****Friday, February 14, 2025 @ 10:00 a.m.****[www.kingwoodforestry.com](http://www.kingwoodforestry.com)**

**KINGWOOD FORESTRY SERVICES, INC.**  
**PHONE: (870) 246-5757 FAX: (870) 367-8424**  
**4 EXECUTIVE CIRCLE P.O. BOX 65**  
**ARKADELPHIA, AR 71923**



Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Fordyce East Tract (Listing #5087) described as Part of Section 36, Township 10 South, Range 13 West; Parts of Sections 31 and 32, Township 10 South, Range 12 West; all containing a total of 171 acres, more or less, Dallas County, Arkansas (see attached maps).

The tract is located about two (2) miles east of Fordyce, Arkansas with access via gated woods road from Highway 8. Site index for loblolly pine averages eighty-seven (87) feet (base age 50) on fine sandy and silt loam soils. Timber consists of ±39 acres of merchantable, native pine / hardwood, ±45 acres of merchantable 1994 pine plantation, ±81 acres of premerchantable 2012 pine plantation, and ±6 acres in Streamside Management Zone.

Based on inventory of merchantable timber on ±84 acres conducted by Kingwood Forestry in August, 2024, estimated tree counts and timber volumes are as follows:

<b>Pine Sawtimber:</b>	<b>3,886 Trees</b>	<b>286,100 Board Feet</b>	<b>2,780 Tons</b>
<b>Pine Chip n' Saw:</b>	<b>3,829 Trees</b>	<b>153,800 Board Feet</b>	<b>1,753 Tons</b>
<b>Pine Pulpwood:</b>	<b>17,021 Trees</b>	<b>—</b>	<b>4,624 Tons</b>
<b>Pine Topwood:</b>	<b>—</b>	<b>—</b>	<b>962 Tons</b>
<b>Hardwood Pulpwood:</b>	<b>1,101 Trees</b>	<b>—</b>	<b>394 Tons</b>

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

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**  
**FORDYCE EAST TRACT (LISTING #5087)**  
**DALLAS COUNTY, ARKANSAS**  
**BID DATE: Friday, February 14, 2025 @ 10:00 a.m.**

**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, February 14, 2025.** 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 “**Fordyce 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 870-367-8424, by e-mail to [Arkadelphia@kingwoodforestry.com](mailto: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, February 19, 2025. 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 being sold “As is, where is, with all faults.” No environmental inspection or representation has been or will be made by seller. Seller will **reserve** 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. 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 Brian Clark or licensed 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.**

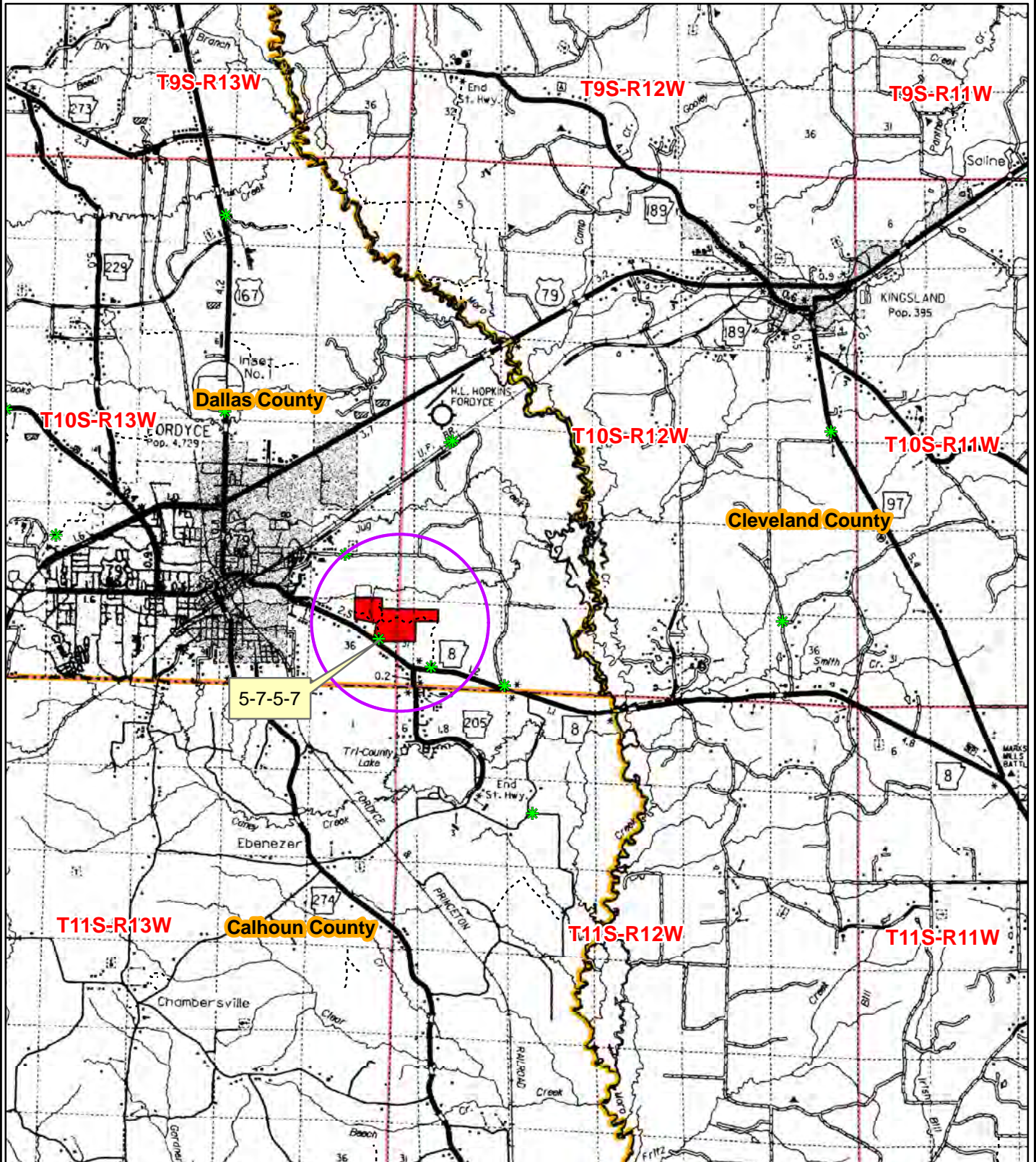
**[www.kingwoodforestry.com](http://www.kingwoodforestry.com)**



# NOTICE OF LAND SALE

"Fordyce East Tract" - Listing #5087

Pt. Sec. 31 & 32, T10S, R12W; Pt. Sec. 36, T10S, R13W, Dallas County, Arkansas  
containing 171 acres, more or less



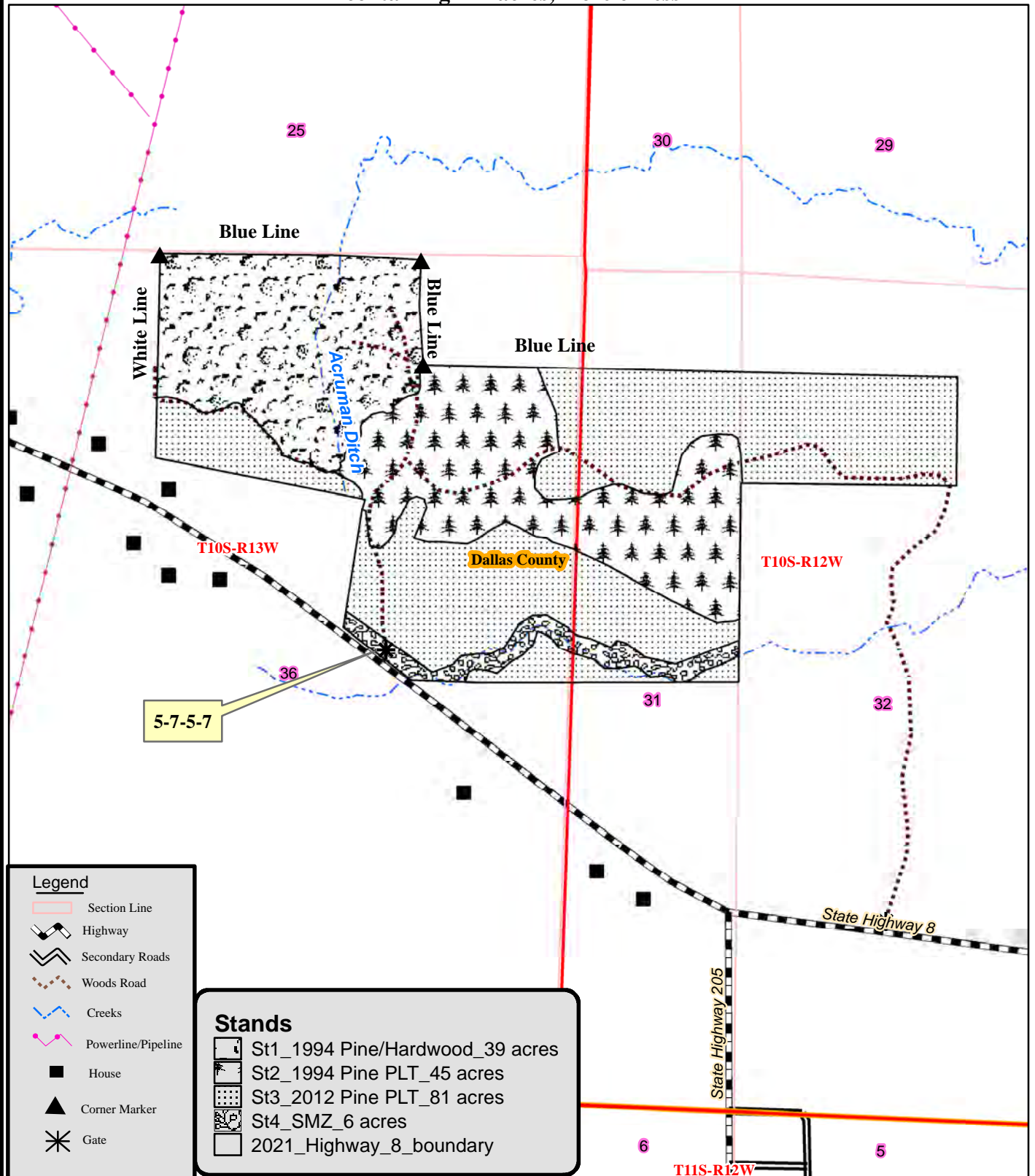
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Miles



Drawn By: BJC



**NOTICE OF LAND SALE**  
**"Fordyce East Tract" - Listing #5087**  
**Pt. Sec. 31 & 32, T10S, R12W; Pt. Sec. 36, T10S, R13W, Dallas County, Arkansas**  
**containing 171 acres, more or less**



Tract Summary by Group, Product and DBH

Tract Name:	Forclase East Tract
Location:	Dallas County AR
Report Date:	8/16/2024

Number of Stands:	2
# Plots/points:	50
Total Acres:	84
Sawlog Vol Units:	Doyle



Pine

Total Tract
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Per Acre
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Avg. Tree
-----------

Avg. Heights
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Pulpwood		Pulpwood Total			
DBH	Trees	PW Tons	Saw Tons	MBF	
5	1,306.9	136.0			
6	4,913.7	762.8			
7	3,610.1	794.7			
8	2,671.1	797.4			
9	2,550.6	961.5			
10	967.0	451.0			
11	376.4	208.8			
12	375.9	248.6			
13	105.5	90.3			
14	65.7	66.9			
15	19.1	24.3			
16	16.8	21.7			
17	14.8	20.4			
18	28.5	40.6			
		17,021.9	4,624.9		

Chip-N-Saw		Chip-N-Saw Total			
DBH	Trees	PW Tons	Saw Tons	MBF	
10	2,247.5	130.6	914.8	80.1	
11	1,581.9	95.0	838.3	73.7	
		3,829.4	225.6	1,753.1	153.8

Sawtimber		Sawtimber Total			
DBH	Trees	PW Tons	Saw Tons	MBF	
12	1,579.1	255.3	857.1	74.7	
13	837.8	153.1	554.9	54.3	
14	799.8	150.5	673.5	71.5	
15	325.6	81.8	287.9	33.5	
16	254.0	50.0	302.4	36.1	
17	17.1	7.2	14.3	2.1	
18	28.5	11.9	31.9	4.7	
19	23.8	15.7	27.3	4.3	
20	10.7	6.2	13.5	2.2	
21	9.7	5.7	17.7	2.9	
		3,886.1	737.5	2,780.5	286.1
		24,737.3	5,588.0	4,533.6	439.9

BA	Trees	PW Tons	Saw Tons	BF
14.59	26.8	1.56	10.89	953.96
12.43	18.8	1.13	9.98	877.01
27.02	45.6	2.69	20.87	1830.96

BA	Trees	PW Tons	Saw Tons	BF
14.76	18.8	3.04	10.20	889.49
9.19	10.0	6.61	646.93	646.93
10.18	9.5	1.79	8.02	850.79
4.76	3.9	0.97	3.43	398.85
4.22	3.0	0.60	3.60	429.31
0.32	0.2	0.09	0.17	24.58
0.60	0.3	0.14	0.38	55.57
0.56	0.3	0.19	0.33	50.93
0.28	0.1	0.07	0.16	26.07
0.28	0.1	0.07	0.21	34.00
45.15	46.3	8.78	33.10	3406.53
294.5	66.52	53.97	5237.49	

Tons/Tree	BF/Tree
0.104	
0.155	
0.220	
0.299	
0.377	
0.466	
0.555	
0.661	
0.856	
1.018	
1.272	
1.296	
1.375	
1.423	
0.272	

Tons/Tree	BF/Tree
0.407	35.655
0.530	46.569
0.458	40.163

Tons/Tree	BF/Tree
0.543	47.317
0.662	64.867
0.842	89.355
0.884	102.891
1.191	141.996
0.833	120.523
1.117	163.678
1.150	179.999
1.262	204.139
1.824	293.586
0.716	73.634
0.370	17.785

Hs	Hp	Hm
33.3	39.3	49.9
39.3	44.2	55.2
48.8	58.8	62.3
51.1	63.4	67.2
52.4	63.4	67.2
53.7	63.5	68.3
53.5	62.3	68.3
59.3	65.5	68.3
59.2	66.4	68.3
59.2	67.2	68.3
66.4	75.5	75.5
58.6	65.5	75.5
54.4	60.5	75.5
57.2	63.2	75.5
44.8	58.9	75.5

Hs	Hp	Hm
37.0	54.6	66.2
41.1	56.7	67.1
38.7	55.5	66.6

Hs	Hp	Hm
32.1	58.3	69.6
34.5	60.7	70.7
38.1	61.8	71.9
35.5	63.0	72.3
42.8	64.3	72.8
25.0	62.5	70.5
29.6	62.5	70.5
25.0	60.5	68.0
25.0	54.5	60.5
35.0	68.5	75.5
34.7	60.4	70.7
36.7	48.9	61.9

## Misc. Hardwood

Total Tract						Per Acre					Avg. Tree		Avg. Heights			
Pulpwood	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm	
	6	119.2	14.7			0.28	1.4	0.18			0.124			24.5	25.5	
	7	262.7	47.6			0.84	3.1	0.57			0.181			27.2	30.5	
	8	134.1	29.6			0.56	1.6	0.35			0.221			24.5	30.5	
	10	227.7	97.6			1.48	2.7	1.16			0.429			33.8	35.2	
	11	188.2	96.0			1.48	2.2	1.14			0.510			32.5	35.5	
	12	89.4	44.0			0.84	1.1	0.52			0.492			24.5	25.5	
	13	25.4	14.7			0.28	0.3	0.18			0.580			24.5	30.5	
	15	38.1	29.3			0.56	0.5	0.35			0.769			24.5	25.5	
	16	16.8	21.4			0.28	0.2	0.25			1.276			40.5	45.5	
Pulpwood Total		1,101.5	394.9			6.58	13.1	4.70			0.359			28.7	31.4	
Group Total			1,101.5	394.9	0.0	0.0	6.58	13.1	4.70	0.00	0.00	0.359	0.000	0.0	28.7	31.4

## OFFER FORM

**Bid Date: Friday, February 14, 2025 @ 10:00 a.m.**

**Fordyce Tract—Listing #5087—Dallas County, Arkansas**

**PLEASE NOTE OUR  
NEW FAX NUMBER:  
(870) 367-8424**

**Send Completed Offer Forms to us:**  
**Mail:** P.O. Box 65, Arkadelphia, AR 71923  
**Fax:** 870-367-8424  
**Hand Deliver:** #4 Executive Circle, Arkadelphia, AR 71923  
**E-mail:** [arkadelphia@kingwoodforestry.com](mailto:arkadelphia@kingwoodforestry.com)

**PLEASE NOTE OUR  
NEW FAX NUMBER:  
(870) 367-8424**

In reference to the attached Kingwood Forestry Services, Inc. Notice of Land Sale, I submit the following as an offer for the purchase of Fordyce East Tract located in Dallas 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, February 19, 2025. 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, February 14, 2025**)  
P.O. Box 65, Arkadelphia, AR 71923 or fax to 870-367-8424  
E-mail completed Offer Form to [Arkadelphia@kingwoodforestry.com](mailto:Arkadelphia@kingwoodforestry.com)

**Fordyce East Tract (Listing #5087—171± 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

