

KINGWOOD FORESTRY SERVICES, INC.

LISTING #5098

LAND FOR SALE

Danville Tract Yell County, Arkansas

- **±113.86 Acres in Yell County, AR**
- **Future Development Possibilities / Highway Frontage**
- **Native Hardwood & Pine Timber**
- **Great Opportunity for Timberland Investment / Recreation / Hunting**

\$295,500.00

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 Danville Tract described as Part of E½, Section 1, Township 4 South, Range 23 West, containing 113.86 acres, more or less, Yell County, Arkansas (see attached maps).

The tract is located on the southside of Danville, Arkansas city limits. Access is frontage on Highway 27. Terrain is gently rolling to mostly rolling. Timber consists of native upland pine and hardwood. Pine site index averages eighty (80) feet (base age 50) on Carnasaw-Sherless-Clebit, Pickwick silt loam, and Nella gravelly fine sandy soils. Timber volume report is attached (due to variations in cruising methods, utilization standards, and scaling practices, tree counts and volume estimates cannot be guaranteed).

Tract offers public highway frontage for development and immediate timber income with hunting / recreation opportunities. Timber volumes are online.

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

DANVILLE TRACT (LISTING #5098)

YELL COUNTY, ARKANSAS

Method of Sale

The tract is offered for sale for \$295,500.00. 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.

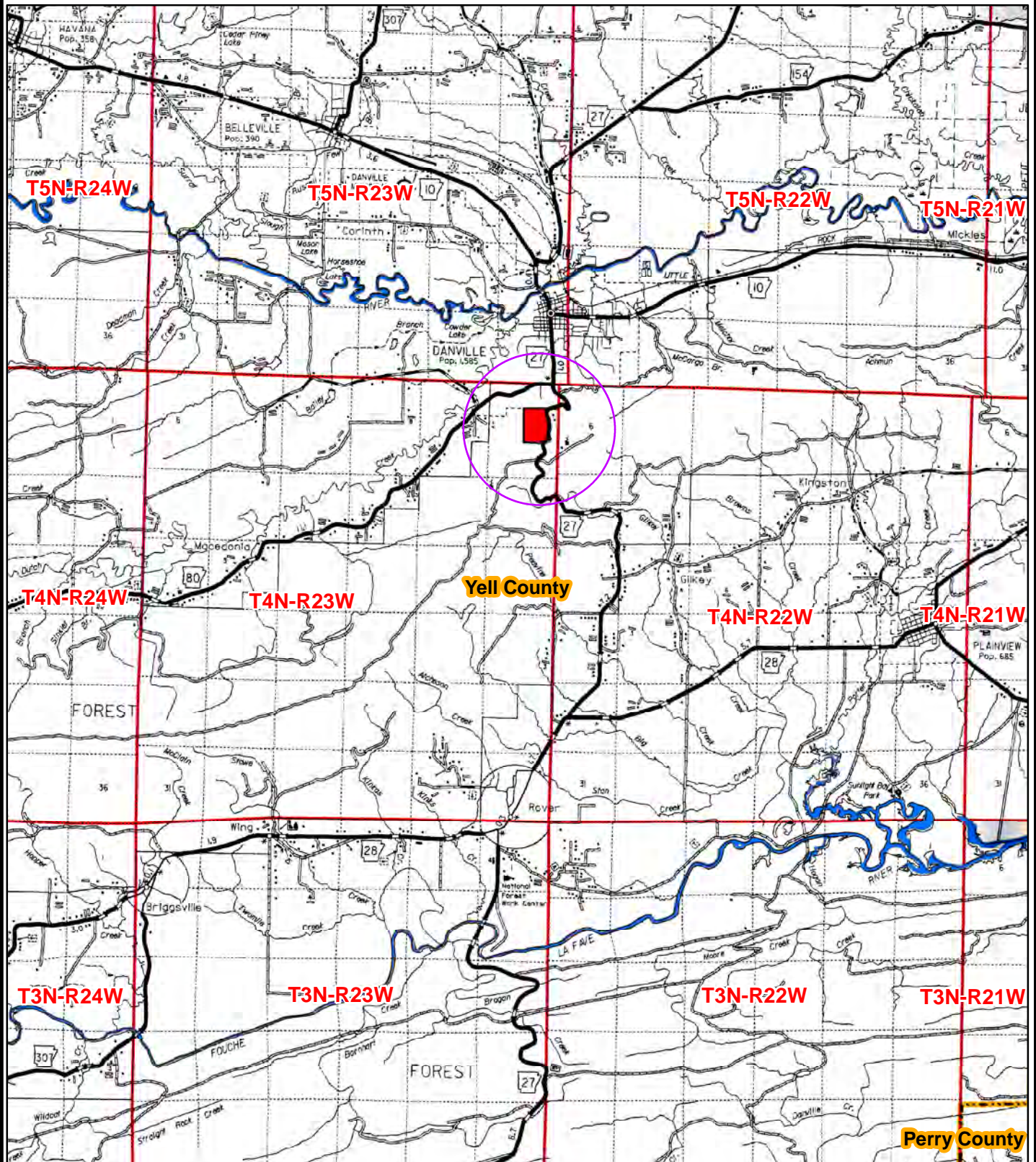
Kingwood makes no representation for the Buyer.

www.kingwoodforestry.com

NOTICE OF LAND SALE - Listing #5098

"Danville Tract"

**Pt. E½, Sec. 1, T4N, R23W,
Yell County, Arkansas, containing 113.86 acres, more or less**

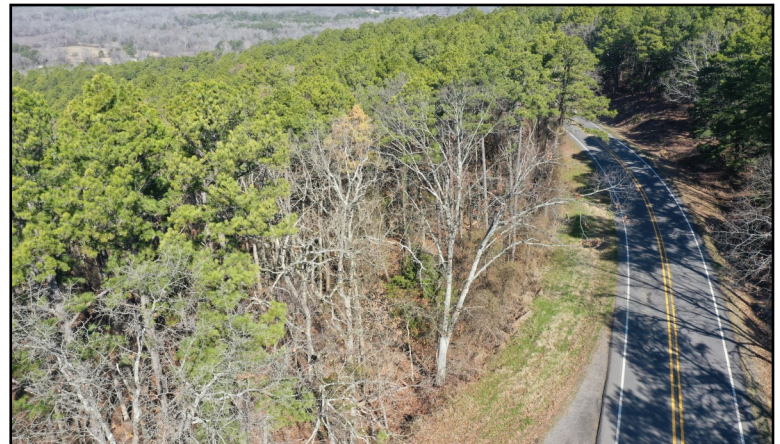


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Drawn By: BJC

**NOTICE OF LAND SALE
DANVILLE TRACT (LISTING #5098)
YELL COUNTY, ARKANSAS**



\$295,500.00

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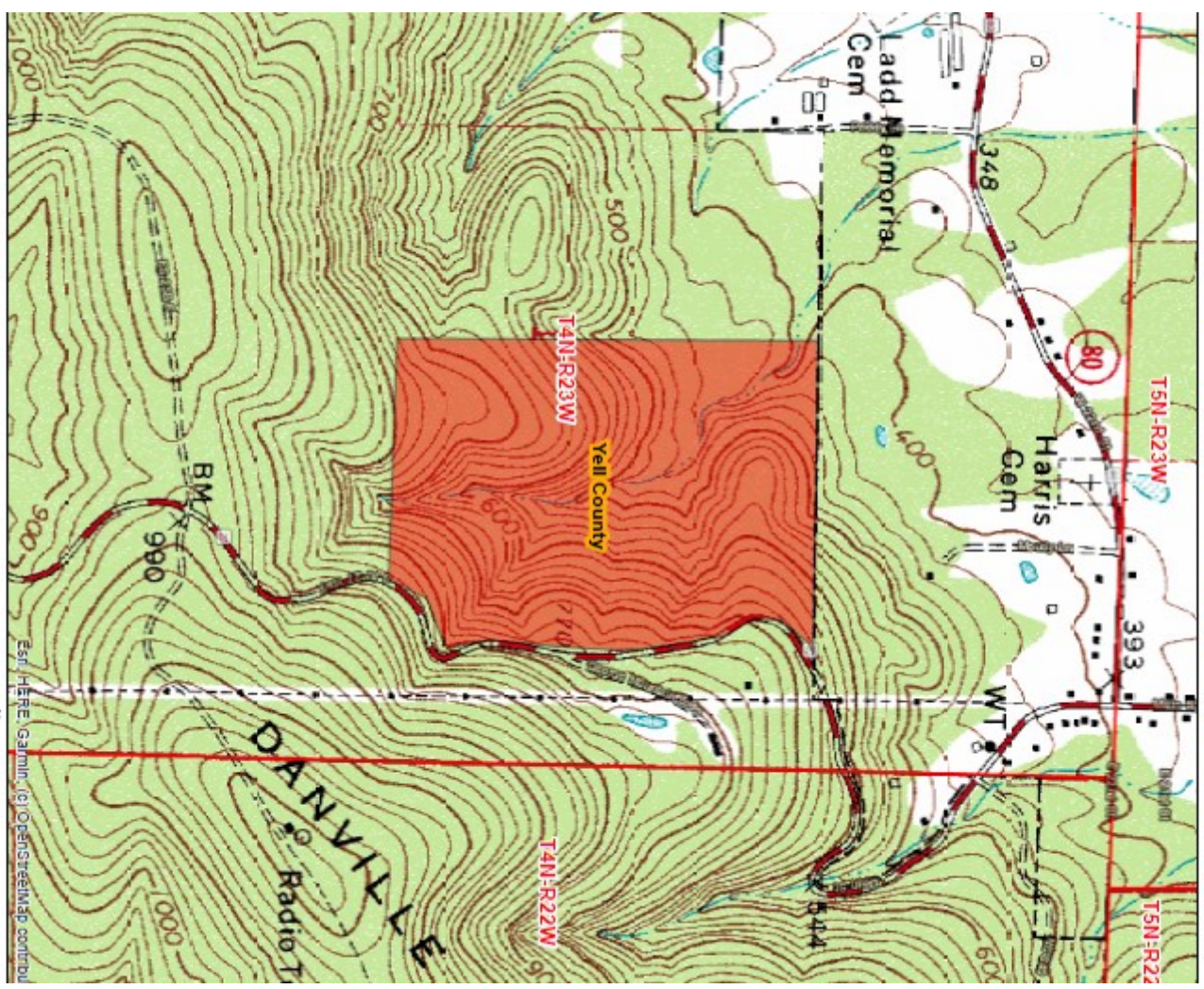
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Yell County, Arkansas, containing 113.86 acres, more or less



NOTICE OF LAND SALE - Listing #5098

"Danville Tract"

Pt. E½, Sec. 1, T4N, R23W,
Yell County, Arkansas, containing 113.86 acres, more or less



Stand Summary by Group, Product and DBH

Sampling Method:	Point
BAF / Plot Size:	15
# Plots/points:	41
Stand Acres:	113.9
Cruiser:	BJC
Template:	GENERIC

Tract Name:	Danville Tract
Stand ID:	Danville
Location:	Yell County
Date Cruised:	7/3/2024
Sawlog Vol Units:	Doyle

Site Index Species:	Native Pine/Hardwood
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
Sawtimber	17	26.4	5.6	43.0	5.8	0.37	0.2	0.05	0.38	50.64	1.627	218.160	50.5	74.5	85.5
Sawtimber Total		26.4	5.6	43.0	5.8	0.37	0.2	0.05	0.38	50.64	1.627	218.160	50.5	74.5	85.5
Group Total		26.4	5.6	43.0	5.8	0.37	0.2	0.05	0.38	50.64	1.627	218.160	50.5	74.5	85.5

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
Pulpwood	6	424.3	73.0			0.73	3.7	0.64			0.172			41.3	53.0
	7	311.7	87.2			0.73	2.7	0.77			0.280			54.0	68.0
	8	1,193.4	429.5			3.66	10.5	3.77			0.360			55.2	67.5
	9	754.3	345.1			2.93	6.6	3.03			0.458			57.4	68.6
	10	763.7	435.2			3.66	6.7	3.82			0.570			59.4	70.0
	11	568.1	394.2			3.29	5.0	3.46			0.694			61.4	71.1
	12	318.2	267.1			2.20	2.8	2.35			0.839			63.7	73.0
	13	45.2	40.7			0.37	0.4	0.36			0.902			58.1	65.5
	14	116.9	138.5			1.10	1.0	1.22			1.184			68.5	77.2
	15	33.9	45.2			0.37	0.3	0.40			1.332			67.6	75.5
Pulpwood Total		4,529.8	2,255.9			19.02	39.8	19.81			0.498			56.7	67.9
Chip-N-Saw	10	534.6	33.4	278.9	25.3	2.56	4.7	0.29	2.45	222.50	0.522	47.386	46.2	62.1	72.9
	11	757.4	52.7	472.8	41.6	4.39	6.7	0.46	4.15	365.08	0.624	54.879	46.6	61.9	71.8
Chip-N-Saw Total		1,292.1	86.0	751.7	66.9	6.95	11.3	0.76	6.60	587.57	0.582	51.778	46.5	62.0	72.2
Sawtimber	12	901.6	168.9	591.0	55.7	6.22	7.9	1.48	5.19	489.01	0.656	61.752	38.1	64.3	75.2
	13	768.3	145.3	609.0	61.7	6.22	6.7	1.28	5.35	541.65	0.793	80.275	40.4	64.7	74.6
	14	506.6	97.4	486.7	53.4	4.76	4.4	0.86	4.27	468.97	0.961	105.408	43.6	66.8	75.9
	15	305.5	39.3	368.8	42.6	3.29	2.7	0.35	3.24	373.86	1.207	139.339	49.4	67.6	76.6
	16	298.3	93.6	363.7	48.0	3.66	2.6	0.82	3.19	421.36	1.219	160.810	40.8	69.7	78.5
	17	105.7	35.4	144.0	20.0	1.46	0.9	0.31	1.26	175.53	1.362	189.067	40.5	69.0	76.8
	18	94.3	29.1	150.5	21.8	1.46	0.8	0.26	1.32	191.82	1.596	231.629	43.0	69.5	76.8
Sawtimber Total		2,980.3	609.1	2,713.7	303.1	27.07	26.2	5.35	23.83	2662.20	0.911	101.706	41.3	66.0	75.7
Group Total		8,802.2	2,951.0	3,465.4	370.0	53.05	77.3	25.92	30.44	3249.77	0.650	42.037	42.9	60.7	71.2

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	67.9	0.0	52.2	5.6	0.73	0.6	0.00	0.46	48.81	0.769	81.870	24.5	24.5	25.5
	18	23.6	0.0	32.2	4.0	0.37	0.2	0.00	0.28	34.94	1.368	168.790	32.5	32.5	35.5
Large ST Total		91.5	0.0	84.4	9.5	1.10	0.8	0.00	0.74	83.76	0.923	104.272	26.6	26.6	28.1
Group Total		91.5	0.0	84.4	9.5	1.10	0.8	0.00	0.74	83.76	0.923	104.272	26.6	26.6	28.1

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	848.6	104.9			1.46	7.5	0.92			0.124			24.5	25.5
	7	2,026.3	346.6			4.76	17.8	3.04			0.171			25.1	26.3
	8	2,148.0	499.3			6.59	18.9	4.38			0.232			26.7	29.1
	9	1,791.5	579.9			6.95	15.7	5.09			0.324			30.8	33.7
	10	1,833.0	747.7			8.78	16.1	6.57			0.408			31.5	34.0
	11	1,199.3	584.6			6.95	10.5	5.13			0.487			30.8	34.7
	12	477.3	286.8			3.29	4.2	2.52			0.601			32.5	35.5
	13	271.2	203.1			2.20	2.4	1.78			0.749			35.2	37.2
	14	77.9	58.3			0.73	0.7	0.51			0.748			28.5	30.5
	20	19.1	32.2			0.37	0.2	0.28			1.689			32.5	35.5
	21	17.3	26.1			0.37	0.2	0.23			1.509			24.5	30.5
Pulpwood Total		10,709.6	3,469.4			42.44	94.1	30.47			0.324			28.7	31.0
Large ST	14	39.0	0.0	19.6	1.9	0.37	0.3	0.00	0.17	16.79	0.502	49.058	16.5	16.5	20.5
	15	33.9	0.0	26.1	2.8	0.37	0.3	0.00	0.23	24.41	0.769	81.870	24.5	24.5	25.5
	17	26.4	0.0	37.7	4.4	0.37	0.2	0.00	0.33	38.49	1.428	165.852	40.5	40.5	40.5
	19	21.2	0.0	26.1	3.5	0.37	0.2	0.00	0.23	30.34	1.233	163.304	24.5	24.5	25.5
Large ST Total		120.5	0.0	109.5	12.5	1.46	1.1	0.00	0.96	110.04	0.909	103.976	25.4	25.4	27.2
Group Total		10,830.1	3,469.4	109.5	12.5	43.90	95.1	30.47	0.96	110.04	0.330	1.157	25.4	28.7	31.0

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	116.9	0.0	58.7	5.7	1.10	1.0	0.00	0.52	50.37	0.502	49.058	16.5	16.5	20.5
	15	135.8	0.0	104.4	11.1	1.46	1.2	0.00	0.92	97.63	0.769	81.870	24.5	24.5	25.5
	20	38.2	0.0	51.8	7.0	0.73	0.3	0.00	0.45	61.31	1.357	182.816	24.5	24.5	28.0
	21	17.3	0.0	32.3	4.5	0.37	0.2	0.00	0.28	39.76	1.862	261.379	32.5	32.5	35.5
Large ST Total		308.2	0.0	247.1	28.4	3.66	2.7	0.00	2.17	249.07	0.802	92.019	21.9	21.9	24.5
Group Total		308.2	0.0	247.1	28.4	3.66	2.7	0.00	2.17	249.07	0.802	92.019	21.9	21.9	24.5

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	194.8	0.0	104.3	10.2	1.83	1.7	0.00	0.92	89.70	0.535	52.419	18.1	18.1	21.5
	15	169.7	0.0	136.8	14.4	1.83	1.5	0.00	1.20	126.66	0.806	84.972	26.1	26.1	29.5
	16	179.0	0.0	168.0	18.8	2.20	1.6	0.00	1.48	164.92	0.938	104.903	27.2	27.2	31.3
	17	52.9	0.0	52.2	6.3	0.73	0.5	0.00	0.46	55.29	0.987	119.104	24.5	24.5	25.5
	18	117.9	0.0	135.7	17.0	1.83	1.0	0.00	1.19	149.46	1.151	144.389	26.1	26.1	28.5
	23	14.4	0.0	19.6	2.9	0.37	0.1	0.00	0.17	25.13	1.355	198.196	16.5	16.5	20.5
	25	12.2	0.0	38.0	6.0	0.37	0.1	0.00	0.33	53.10	3.112	494.738	40.5	40.5	40.5
Large ST Total		740.9	0.0	654.5	75.6	9.15	6.5	0.00	5.75	664.26	0.883	102.078	24.2	24.2	27.4
Group Total		740.9	0.0	654.5	75.6	9.15	6.5	0.00	5.75	664.26	0.883	102.078	24.2	24.2	27.4

OFFER FORM

Danville Tract—Listing #5098—Yell 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 Danville Tract located in Yell County, Arkansas and further described within this Notice (see attached maps and Conditions of Sale). **The tract is offered for sale at \$295,500.00.**

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

Danville Tract (Listing #5098—±113.86 acres): \$ _____

Date: _____ Fax No.: _____

Company: _____
Printed Phone No.: _____

Name: _____
Printed Name: _____
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

