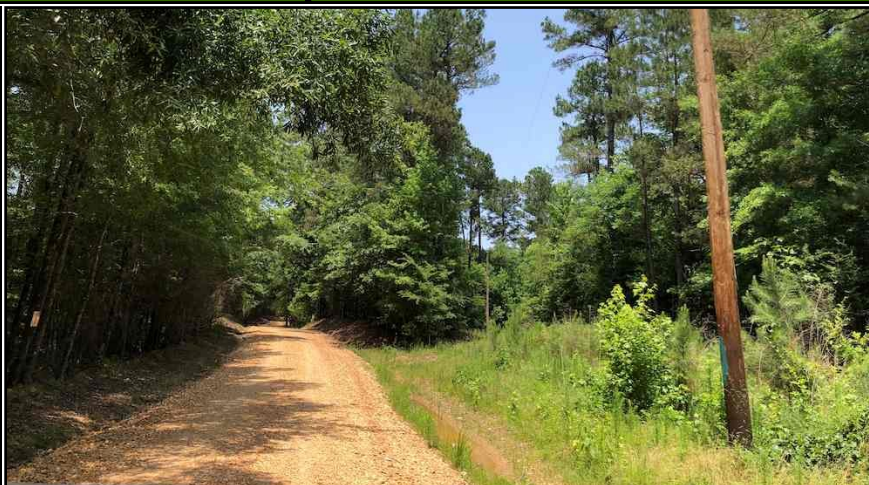


LAND FOR SALE**Bid Date: Friday, July 11, 2025 @ 10:00 a.m.****Sparkman Tract**
Dallas County, Arkansas

- **Timberland Investment**
- **County Road Frontage**
- **Immediate Income Potential**
- **Excellent Personal Hunting Property**

**BID DATE:****Friday, July 11, 2025 @ 10:00 a.m.****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.**

Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Sparkman Tract (Listing #5142) described as Part of SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 29, Township 9 South, Range 17 West, containing 35 acres more or less, Dallas County, Arkansas (see attached maps).

The tract is located at Sparkman. Access is frontage on county gravel road. Site index for loblolly pine averages eighty-seven (87) feet (base age 50) on fine sandy and silt loam soils. Timber consists of mature pine of average quality and is ready to harvest. Blue painted boundaries; buyer may wish to survey. Electricity is available on the property. Tract offers opportunity for immediate timber income, personal recreation, and is an excellent timber investment.

Based on inventory of merchantable timber June, 2025, estimated tree counts and timber volumes are as follows:

Pine Sawtimber:	969 Trees	1,733 Tons
Pine Chip n' Saw:	82 Trees	46 Tons
Pine Pulpwood:	4,295 Trees	1,184 Tons
Pine Topwood:	—	278 Tons
Hardwood Pulpwood:	681 Trees	201 Tons

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
SPARKMAN TRACT (LISTING #5142)
DALLAS COUNTY, ARKANSAS
BID DATE: Friday, July 11, 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, July 11, 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 “**Sparkman 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, 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

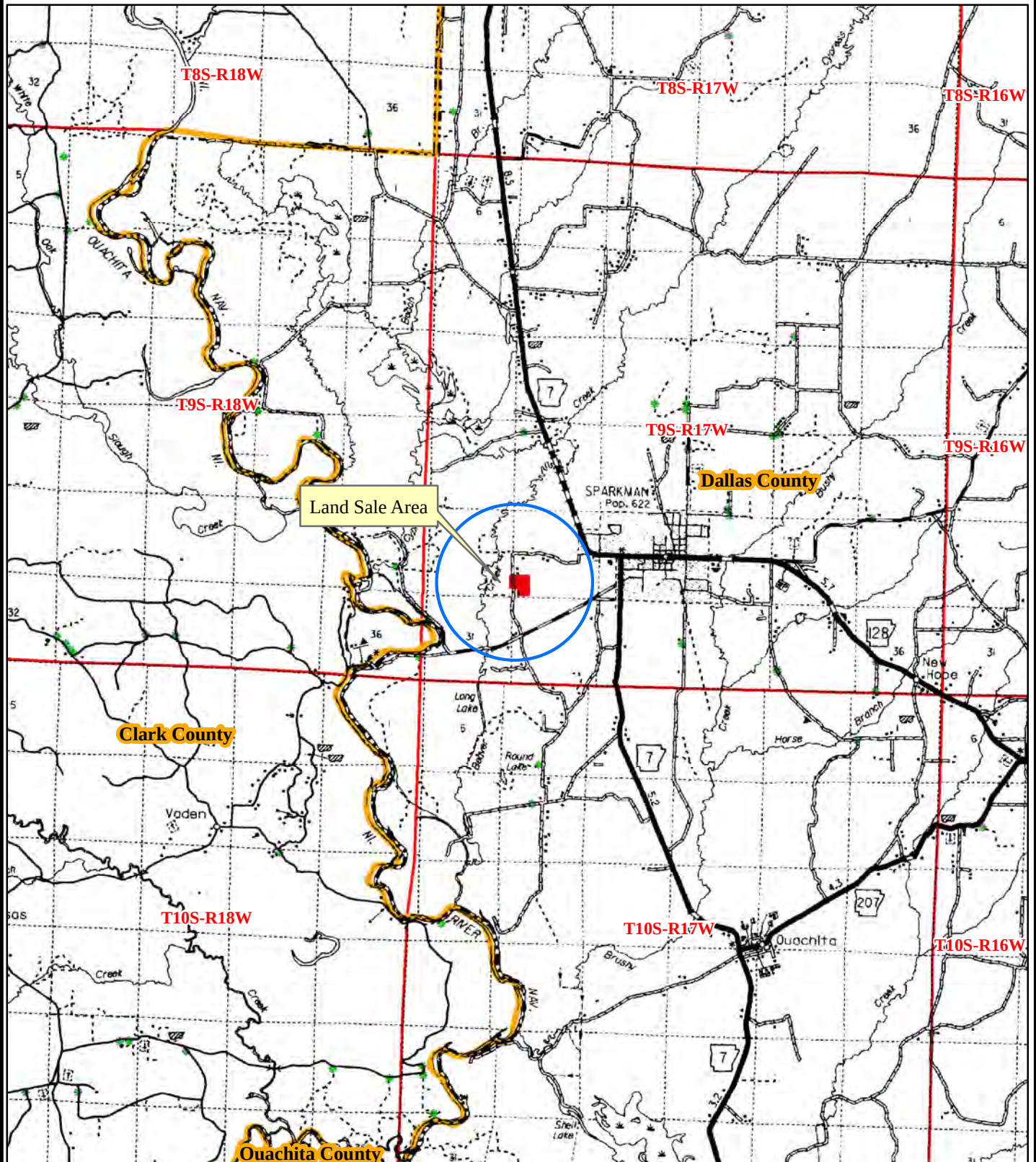
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid through 10:00 a.m., Wednesday, July 16, 2025. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer, a Contract 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 convey 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

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
"Sparkman Tract" - Listing #5142
Pt. SW¼ of SW¼, Sec. 29, T9S, R17W, Dallas County, Arkansas
Containing 35 acres, more or less



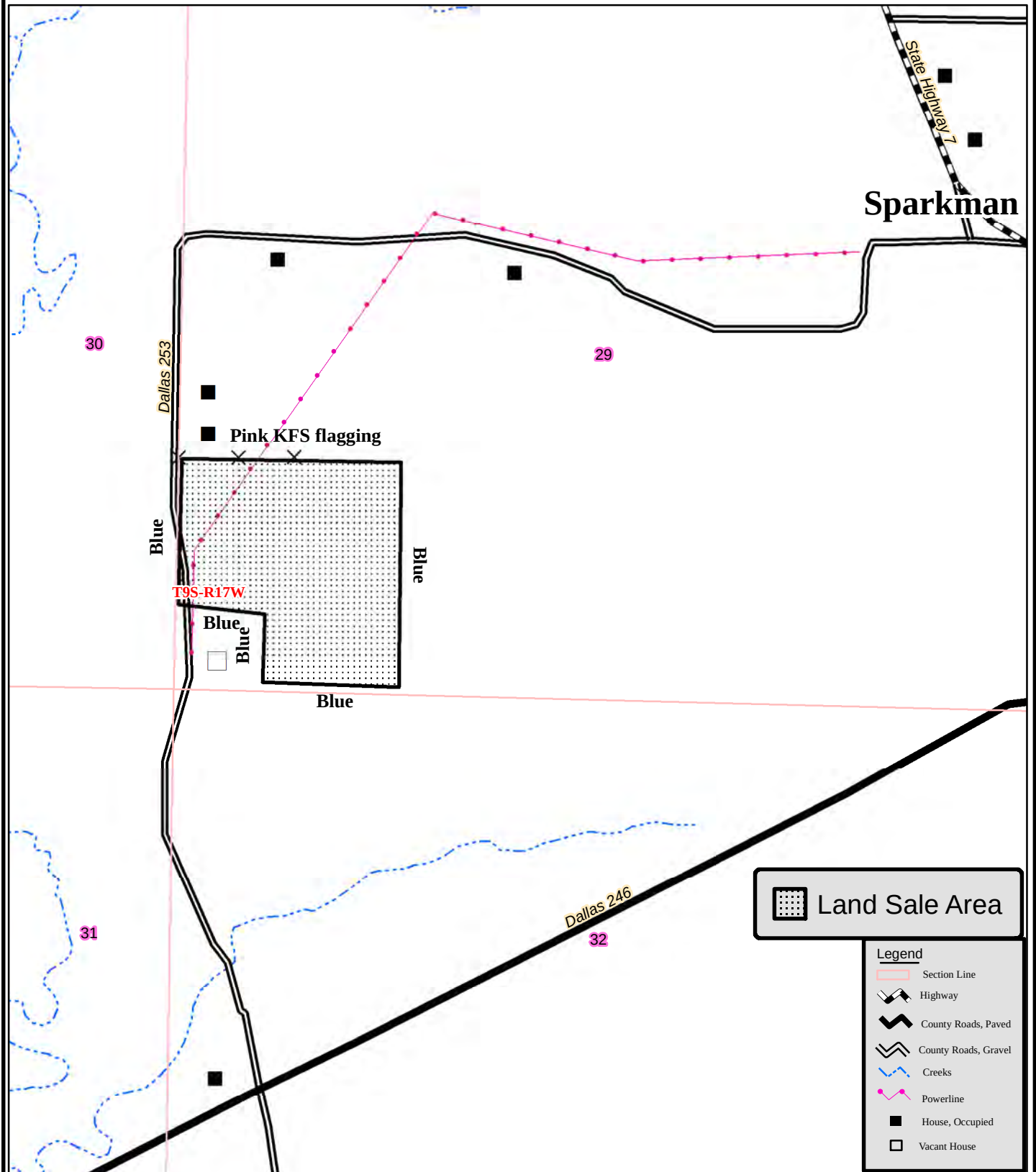
0 0.5 1 2
Miles



Drawn By: JDT



NOTICE OF LAND SALE
"Sparkman Tract" - Listing #5142
Pt. SW¼ of SW¼, Sec. 29, T9S, R17W, Dallas County, Arkansas
Containing 35 acres, more or less

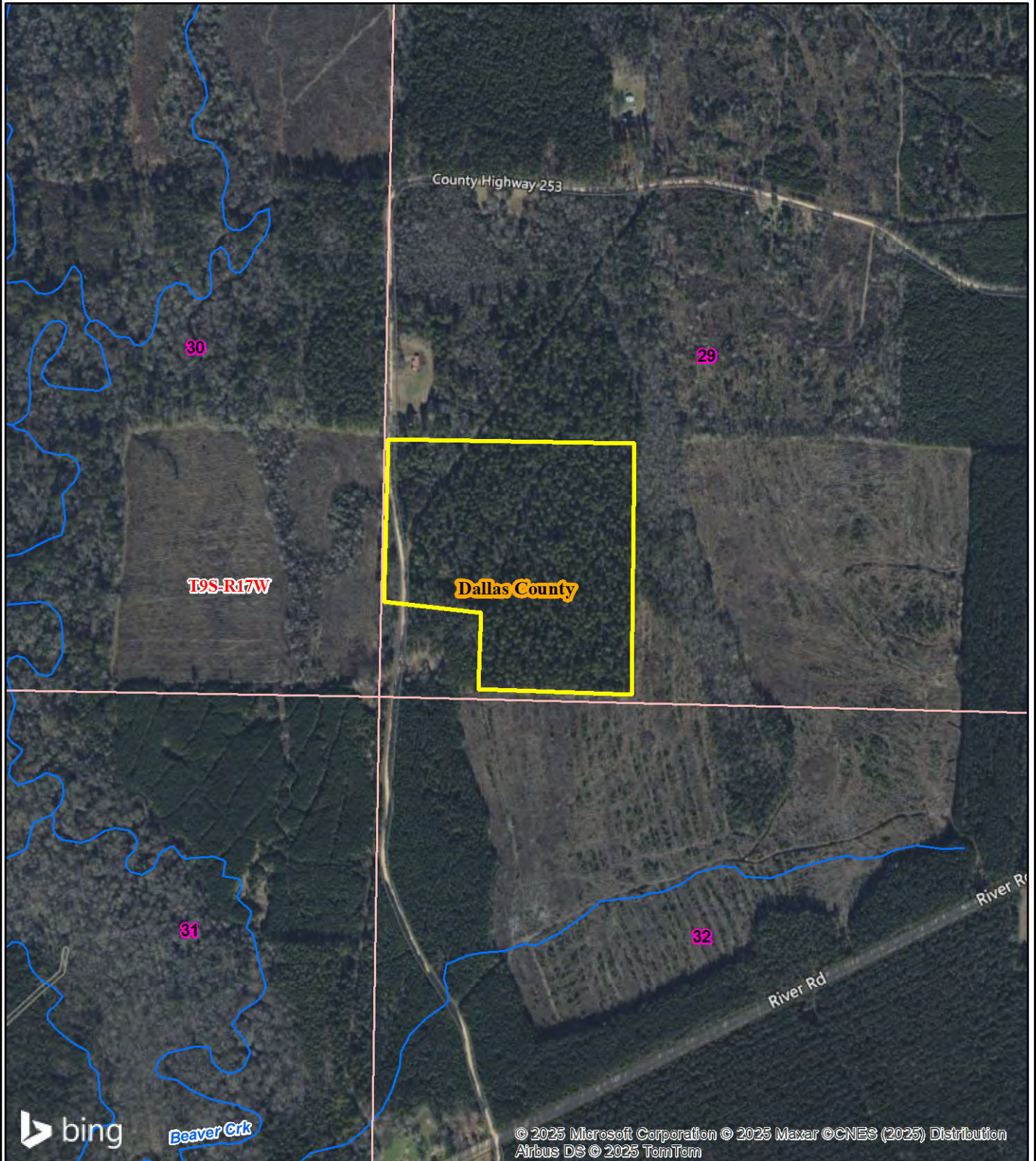


0 0.125 0.25
Miles



Created: Date: 6/6/2025
By: JDT

NOTICE OF LAND SALE
"Sparkman Tract" - Listing #5142
Pt. SW¼ of SW¼, Sec. 29, T9S, R17W, Dallas County, Arkansas
Containing 35 acres, more or less



0 0.1 0.2
Miles



ESRI Aerial Photography
Drawn By: JDT



Stand Summary by Group, Product and DBH

Sampling Method:	Plot
BAF / Plot Size:	0.1
# Plots/points:	33
Stand Acres:	35.0
Cruiser:	JDT
Template:	GENERIC

Tract Name:	Sparkman Tract
Stand ID:	Native Pine
Location:	Dallas County AR
Date Cruised:	6/2/2025
Sawlog Vol Units:	Doyle

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



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	933.4	106.3			3.64	26.7	3.04			0.114			34.9	48.5
	6	972.3	169.9			5.45	27.8	4.85			0.175			41.8	55.1
	7	476.2	109.5			3.64	13.6	3.13			0.230			42.7	54.1
	8	820.4	259.4			8.18	23.4	7.41			0.316			47.8	59.3
	9	612.2	254.1			7.73	17.5	7.26			0.415			51.9	63.3
	10	291.7	149.8			4.55	8.3	4.28			0.514			53.7	64.3
	11	144.6	89.5			2.73	4.1	2.56			0.619			54.9	64.5
	12	20.3	15.9			0.45	0.6	0.45			0.783			60.4	70.5
	15	13.0	15.0			0.45	0.4	0.43			1.156			59.0	66.5
	16	11.4	14.8			0.45	0.3	0.42			1.296			58.6	65.5
Pulpwood Total		4,295.4	1,184.2			37.27	122.7	33.83			0.276			44.4	56.6
Chip-N-Saw	10	29.2	1.3	14.7	1.3	0.45	0.8	0.04	0.42	38.03	0.504	45.632	45.1	59.0	70.5
	11	53.0	1.8	31.9	2.7	1.00	1.5	0.05	0.91	78.15	0.602	51.582	46.3	57.0	67.1
Chip-N-Saw Total		82.2	3.0	46.6	4.1	1.45	2.3	0.09	1.33	116.18	0.567	49.471	45.8	57.7	68.3
Sawtimber	12	93.5	14.2	56.4	5.0	2.10	2.7	0.40	1.61	141.76	0.603	53.041	34.8	57.6	68.9
	13	17.3	5.2	9.5	1.0	0.45	0.5	0.15	0.27	29.24	0.548	59.302	25.0	56.5	66.5
	14	78.5	17.3	66.8	7.2	2.40	2.2	0.49	1.91	206.24	0.850	91.933	37.8	63.0	73.5
	15	44.8	8.7	49.1	5.6	1.57	1.3	0.25	1.40	159.41	1.096	124.589	44.4	68.4	78.1
	16	75.0	19.6	87.2	10.8	2.99	2.1	0.56	2.49	307.74	1.163	143.555	40.9	66.4	75.8
	17	74.2	16.8	112.9	14.5	3.34	2.1	0.48	3.23	415.02	1.521	195.651	50.4	74.2	84.2
	18	116.7	24.0	201.8	27.0	5.89	3.3	0.69	5.77	772.69	1.730	231.807	51.5	73.6	83.0
	19	106.1	34.3	190.2	27.1	5.97	3.0	0.98	5.43	775.05	1.794	255.766	46.9	73.1	81.5
	20	102.7	26.5	217.8	31.4	6.40	2.9	0.76	6.22	895.98	2.120	305.209	53.1	74.4	82.9
	21	49.0	18.8	108.3	16.7	3.37	1.4	0.54	3.10	477.59	2.209	340.868	47.3	74.2	82.2
	22	69.7	27.9	177.0	28.3	5.25	2.0	0.80	5.06	807.40	2.541	405.655	50.0	77.5	85.9
	23	53.0	22.0	153.4	25.3	4.37	1.5	0.63	4.38	723.62	2.892	477.591	53.1	80.9	89.1
	24	53.0	20.4	167.4	27.7	4.76	1.5	0.58	4.78	792.38	3.157	522.972	55.9	79.3	87.3
	25	10.6	0.5	43.5	7.1	1.03	0.3	0.02	1.24	202.45	4.100	668.077	76.5	86.5	95.5
	26	10.6	7.5	35.5	6.5	1.12	0.3	0.22	1.01	184.99	3.349	610.480	45.0	78.5	85.5
	27	4.0	5.9	12.2	2.3	0.45	0.1	0.17	0.35	66.44	3.048	581.162	35.0	82.5	90.5
	28	10.6	5.8	44.3	8.2	1.30	0.3	0.17	1.26	233.26	4.174	769.774	50.5	78.5	85.5
Sawtimber Total		969.4	275.4	1,733.4	251.7	52.78	27.7	7.87	49.53	7191.27	1.788	259.631	46.9	71.5	80.7
Group Total		5,347.0	1,462.6	1,780.0	255.8	91.50	152.8	41.79	50.86	7307.45	0.554	47.832	46.8	49.5	61.1

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	81.0	7.5			0.45	2.3	0.21			0.092			16.5	22.5
	7	178.6	27.5			1.36	5.1	0.79			0.154			21.8	24.5
	8	136.7	32.2			1.36	3.9	0.92			0.236			27.2	29.2
	9	72.0	20.0			0.91	2.1	0.57			0.278			24.5	26.5
	11	48.2	22.3			0.91	1.4	0.64			0.462			28.5	31.0
	12	81.0	40.0			1.82	2.3	1.14			0.493			24.5	27.5
	13	69.0	42.2			1.82	2.0	1.21			0.612			26.5	29.5
	14	14.9	10.0			0.45	0.4	0.29			0.671			24.5	28.5
Pulpwood Total		681.5	201.7			9.09	19.5	5.76			0.296			23.9	26.8
Group Total		681.5	201.7	0.0	0.0	9.09	19.5	5.76	0.00	0.00	0.296	0.000	0.0	23.9	26.8

OFFER FORM

Bid Date: Friday, July 11, 2025 @ 10:00 a.m.

Sparkman Tract—Listing #5142—Dallas County, Arkansas

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

In reference to the attached Kingwood Forestry Services, Inc. Notice of Land Sale, I submit the following as an offer for the purchase of Sparkman 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, July 16, 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 ten (10) 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, July 11, 2025**)
P.O. Box 65, Arkadelphia, AR 71923 or fax to 870-367-8424
E-mail completed Offer Form to Arkadelphia@kingwoodforestry.com

Sparkman Tract (Listing #5142—35± 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

