

**Kingwood Forestry Services, Inc.**

**LISTING # 7409**

# LAND FOR SALE

Friendship Tract

- COLUMBIA COUNTY, AR
- RECREATIONAL TIMBERLAND
- IMMEDIATE TIMBER REVENUE
- INTERNAL WOODS ROADS
- LEGAL ACCESS VIA OLD COUNTY ROAD
- HIGH SITE INDEX (86 AVG.)
- MATURING PLANTATIONS
- NATIVE PINE
- SECLUDED HUNTING

**List Price:**

**\$450,000.00**



### *Recreational Timberland Investment*

This investment property offers different ages of pine timber growth ranging from stands ready to be first thinned to maturing older plantations. Estimated pine tonnage:

Stand 1: 87 Tons/Acre  
Stand 2: 137 Tons/Acre  
Stand 3: 76 Tons/Acre  
Stand 4: 101 Tons/Acre

Legal access is via an abandoned county road, so bring your ATV/UTV to come explore.

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](mailto:texarkana@kingwoodforestry.com)



*See this listing and more at:  
[www.kingwoodforestry.com](http://www.kingwoodforestry.com)*



Scan for driving directions

**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.

Friendship Tract  
Columbia County, Arkansas

KFS Listing #: 7409

\$450,000.00

All offers must be submitted on the attached offer form. No phone/verbal offers will be accepted. Please submit offers by e-mail, US mail, or hand deliver. E-mail offers to [texarkana@kingwoodforestry.com](mailto:texarkana@kingwoodforestry.com). 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 e-mailed or mailed offers at (903) 831-5200.

**Conditions of Sale:**

1. All offers will be presented to the Seller for consideration. The Seller reserves the right to accept or reject any offer.
2. Offers submitted shall remain valid for five (5) business days. Upon acceptance of an offer, a Contract of Sale will be executed 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 to occur within 45 days of contract execution.
3. Only offers for a specific dollar amount will be accepted. The parcel is being sold in its entirety for a single sum, not on a per acre basis. Advertised acreage is believed to be correct, but is not guaranteed. If the buyer requires a survey, the cost will be buyer's responsibility. The attached maps are thought to be accurate but should not be considered as 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 and affect the property. No environmental inspection or representation has been or will be made by seller. No mineral rights will convey.
5. Seller will pay for title insurance and pro-rated property tax.
6. Buyer will pay for other closing costs/fees and a survey if needed. A title company selected by the Buyer will conduct the closing. 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. To participate in a real estate commission, Real Estate agents must make the first contact with Kingwood and must also accompany the potential buyer on the initial showing of the property. Otherwise, any fee will be at the sole discretion of Kingwood.
12. 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](http://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 responsible for verifying information on this tract for themselves.

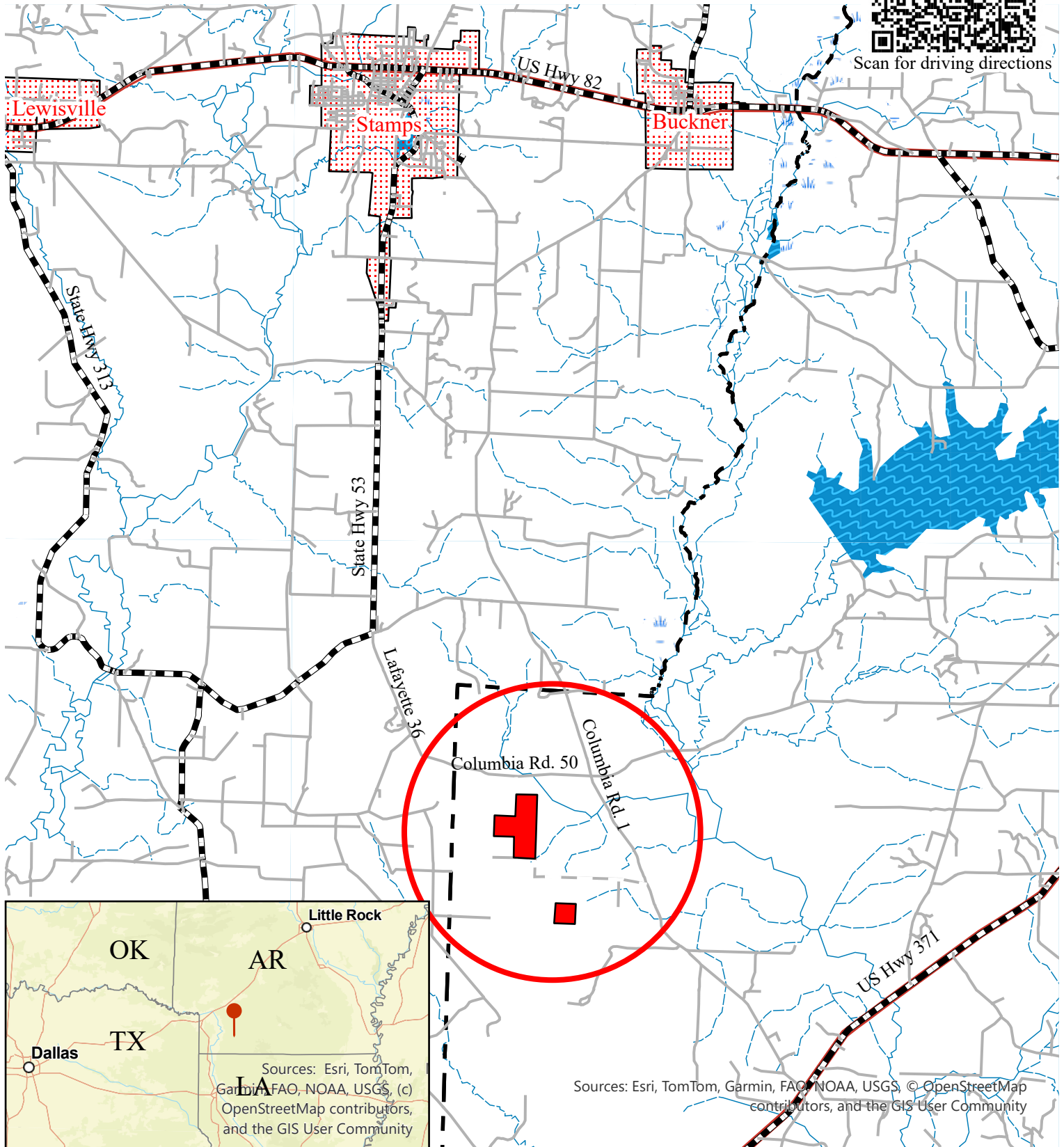
**Kingwood makes no representation for the Buyer.**



LAND FOR SALE  
Listing #7409  
+/- 200 Acres  
Columbia County, Arkansas



Scan for driving directions



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

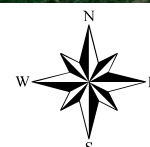
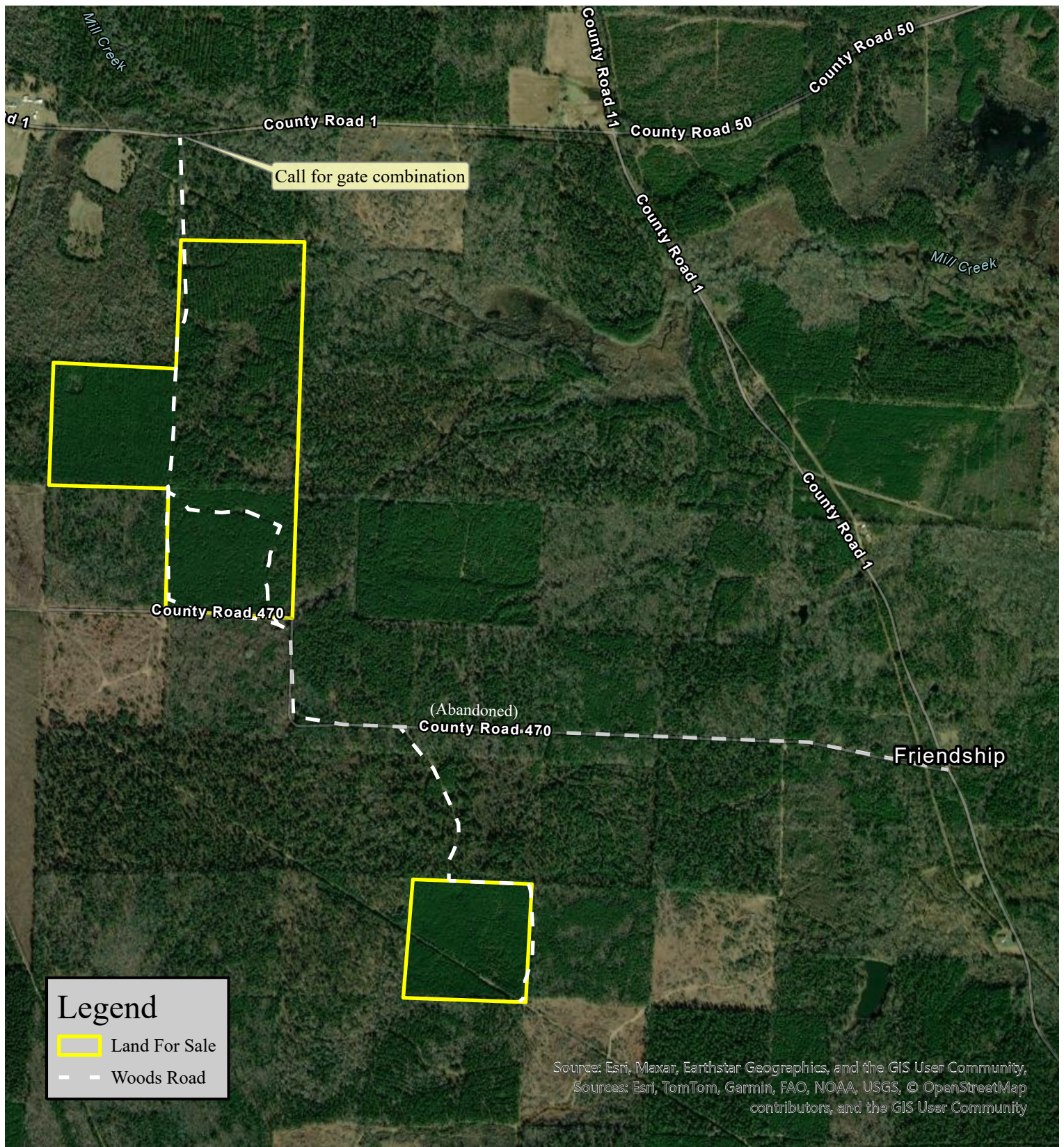
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Printed By: DJS

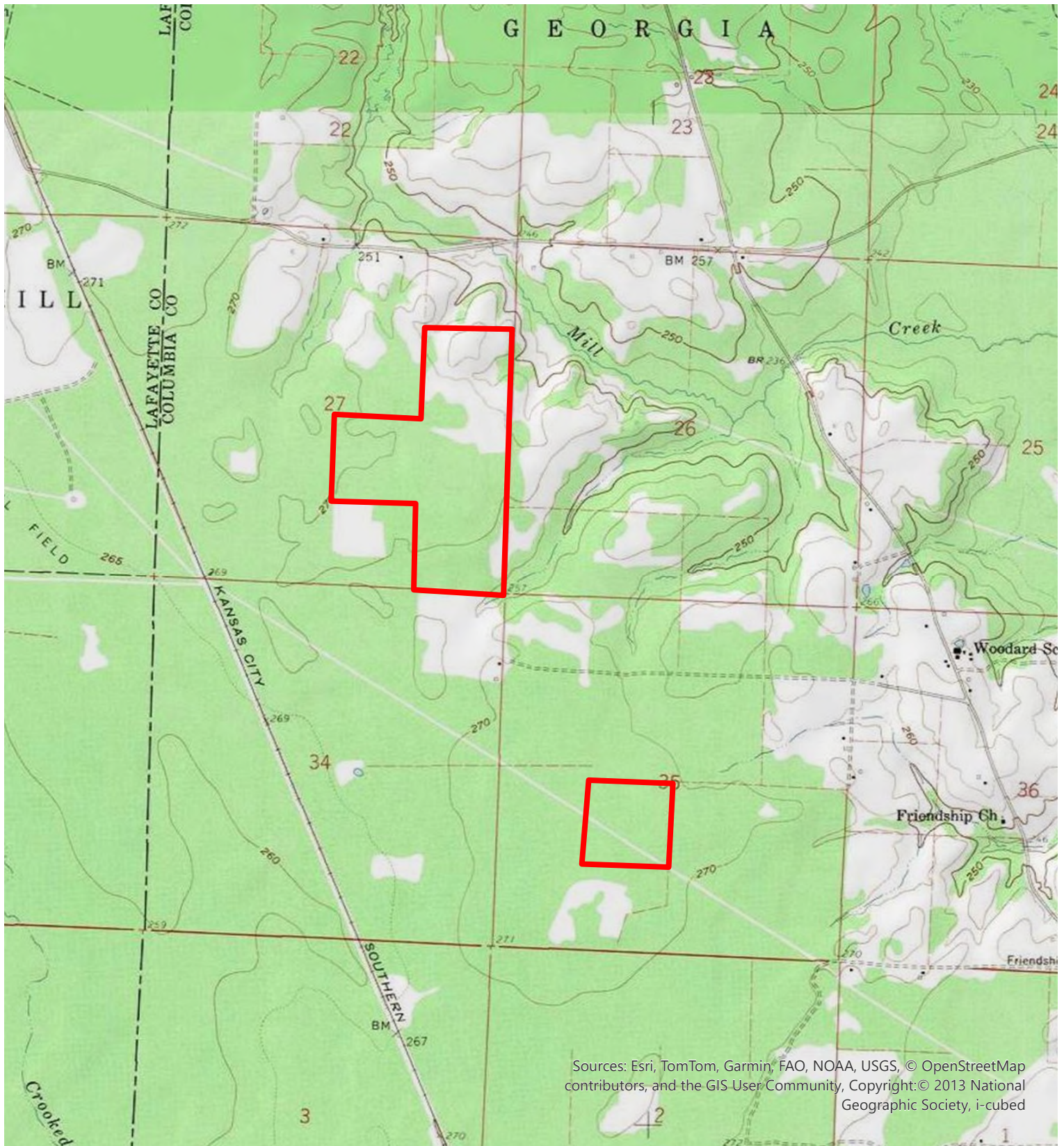


LAND FOR SALE  
Listing #7409  
+/- 200 Acres  
Columbia County, Arkansas





LAND FOR SALE  
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+/- 200 Acres  
Columbia County, Arkansas



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Copyright: © 2013 National Geographic Society, i-cubed

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Miles



Printed By: DJS

**Land Sale Offer Form**  
**Friendship Tract**  
**Listing # 7409 Columbia County, Arkansas**

Completed Offer Forms can be submitted by:

E-mail: [texarkana@kingwoodforestry.com](mailto:texarkana@kingwoodforestry.com)

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

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

(Call to confirm receipt after submitting offer (903) 831-5200)

I submit the following offer for the purchase of the property below. I have read and understand 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 date is to occur within forty five (45) days of contract execution.

**Tract Name:** **Friendship Tract**

**Listed Price:** **\$450,000.00**

**Advertised Acreage:** **+/- 200 Acres**

**Date of Offer:** \_\_\_\_\_

**Amount of Offer:** \_\_\_\_\_

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

Name: \_\_\_\_\_

Printed

Company: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Signed

E-Mail: \_\_\_\_\_

Address: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent/ Broker: \_\_\_\_\_

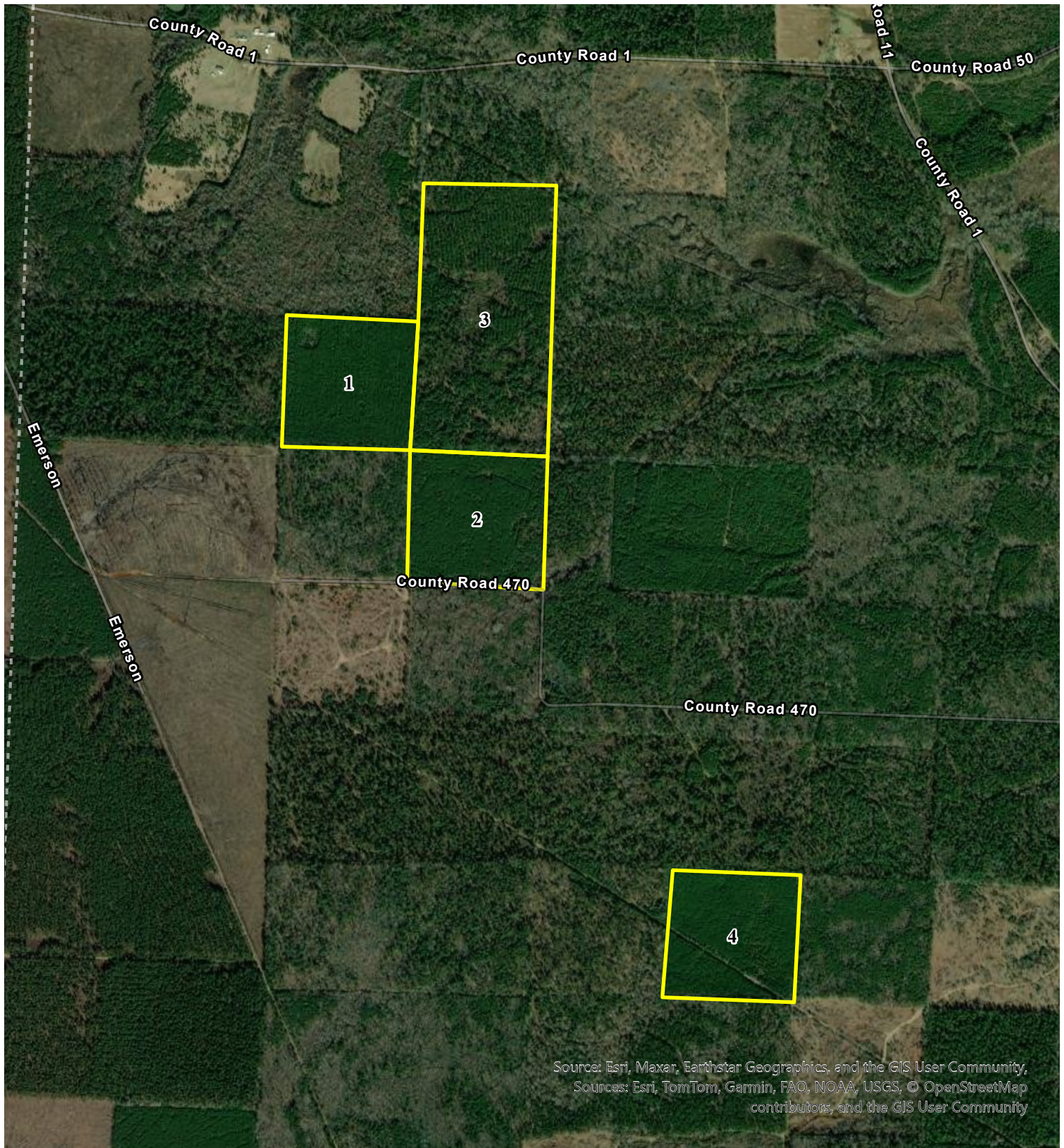
Name

Date





**Timber Stand Number Map  
Friendship Tract  
Columbia County, Arkansas**



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community,  
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap  
contributors, and the GIS User Community

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Miles



Date: April, 2025



## Stand Summary by Group, Product and DBH

Sampling Method:	Point
BAF / Plot Size:	15
# Plots/points:	19
Stand Acres:	37.9
Cruiser:	RJH

Tract Name:	Friendship
Stand ID:	Stand 1
Location:	Columbia County, Arkansas
Date Cruised:	4/7/2025
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	6	304.5	43.3			1.58	8.0	1.14			0.142			39.5	60.5
	7	1,118.7	231.3			7.89	29.5	6.11			0.207			45.4	63.5
	8	428.2	119.6			3.95	11.3	3.16			0.279			49.5	65.5
	9	406.0	145.2			4.74	10.7	3.83			0.358			52.7	66.3
	10	54.8	23.7			0.79	1.4	0.63			0.432			53.6	65.5
	11	45.3	25.5			0.79	1.2	0.67			0.563			59.3	70.5
	12	25.4	18.2			0.53	0.7	0.48			0.717			64.7	75.5
	13	32.4	25.1			0.79	0.9	0.66			0.775			61.5	70.5
	14	28.0	24.9			0.79	0.7	0.66			0.892			62.0	70.5
Pulpwood Total		2,443.4	656.9			21.84	64.5	17.35			0.269			47.7	64.4
Sawtimber	10	1,333.9	110.0	500.4	44.1	19.21	35.2	2.90	13.21	1164.05	0.375	33.049	35.7	56.0	69.9
	11	1,238.3	73.0	628.9	57.6	21.58	32.7	1.93	16.61	1520.24	0.508	46.494	40.8	58.5	70.2
	12	1,332.3	88.0	817.5	75.7	27.63	35.2	2.32	21.59	2000.22	0.614	56.854	44.5	60.9	72.5
	13	356.8	54.3	233.7	23.2	8.68	9.4	1.43	6.17	612.18	0.655	64.977	45.9	62.9	73.5
	14	130.5	28.6	96.1	10.3	3.68	3.4	0.75	2.54	272.87	0.736	79.176	43.9	66.2	75.5
	15	24.4	1.2	27.3	3.0	0.79	0.6	0.03	0.72	80.20	1.120	124.661	56.5	70.5	80.5
		4,416.1	355.0	2,303.9	214.0	81.58	116.6	9.37	60.84	5649.75	0.522	48.449	41.0	59.1	71.3
Group Total		6,859.5	1,012.0	2,303.9	214.0	103.42	181.1	26.72	60.84	5649.75	0.432	31.191	41.0	55.0	68.8

### 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	5	219.3	14.0			0.79	5.8	0.37			0.064			16.5	18.5
Pulpwood Total		219.3	14.0			0.79	5.8	0.37			0.064			16.5	18.5



## Stand Summary by Group, Product and DBH

Sampling Method:	Point
BAF / Plot Size:	15
# Plots/points:	20
Stand Acres:	40.5
Cruiser:	RJH

Tract Name:	Friendship
Stand ID:	Stand 2
Location:	Columbia County, Arkansas
Date Cruised:	4/7/2025
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	1,783.4	149.0			6.00	44.0	3.68			0.084			30.3	54.3
	6	3,096.3	411.8			15.00	76.4	10.16			0.133			37.1	57.0
	7	5,573.3	1,096.1			36.75	137.5	27.04			0.197			43.3	60.7
	8	3,831.6	985.9			33.00	94.5	24.32			0.257			46.1	60.7
	9	2,339.4	775.7			25.50	57.7	19.14			0.332			49.1	62.0
	10	390.1	158.7			5.25	9.6	3.92			0.407			50.8	61.9
	11	276.4	145.6			4.50	6.8	3.59			0.527			55.8	66.3
	12	154.8	95.0			3.00	3.8	2.34			0.614			56.0	65.5
	13	98.9	68.7			2.25	2.4	1.70			0.695			55.6	63.8
	14	28.4	25.4			0.75	0.7	0.63			0.892			62.0	70.5
Pulpwood Total		17,572.7	3,911.9			132.00	433.6	96.52			0.223			42.9	59.8
Sawtimber	10	2,340.8	159.9	801.7	67.7	31.50	57.8	3.95	19.78	1671.24	0.343	28.937	32.5	50.8	63.4
	11	690.9	78.4	264.5	23.3	11.25	17.0	1.93	6.53	575.49	0.383	33.760	34.3	52.1	63.5
	12	503.1	46.5	247.3	22.5	9.75	12.4	1.15	6.10	554.86	0.491	44.696	37.0	52.7	63.2
	13	66.0	3.1	43.8	4.0	1.50	1.6	0.08	1.08	98.30	0.664	60.404	42.5	56.5	65.5
	15	24.8	25.2	0.0	0.0	0.75	0.6	0.62	0.00	0.00	0.000	0.000	25.0	62.5	70.5
Sawtimber Total		3,625.5	313.1	1,357.3	117.5	54.75	89.5	7.72	33.49	2899.89	0.374	32.418	33.6	51.5	63.4
Group Total		21,198.2	4,224.9	1,357.3	117.5	186.75	523.0	104.24	33.49	2899.89	0.249	5.544	33.6	44.3	60.4

### 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	464.4	47.7			2.25	11.5	1.18			0.103			19.2	22.2
	8	87.1	19.1			0.75	2.1	0.47			0.219			24.5	25.5
	11	46.1	14.3			0.75	1.1	0.35			0.310			16.5	20.5
Pulpwood Total		597.6	81.1			3.75	14.7	2.00			0.136			19.7	22.5

## Stand Summary by Group, Product and DBH

Sampling Method:	Point
BAF / Plot Size:	15
# Plots/points:	41
Stand Acres:	80.9
Cruiser:	RJH

Tract Name:	Friendship
Stand ID:	Stand 3
Location:	Columbia County, Arkansas
Date Cruised:	4/7/2025
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	940.7	60.0			1.59	11.6	0.74			0.064			23.4	42.8
	6	1,457.3	187.4			3.54	18.0	2.32			0.129			35.9	55.2
	7	1,550.7	297.8			5.12	19.2	3.68			0.192			42.4	59.3
	8	1,074.1	287.9			4.63	13.3	3.56			0.268			47.8	63.0
	9	1,005.1	380.3			5.49	12.4	4.70			0.378			55.5	69.8
	10	126.6	54.3			0.85	1.6	0.67			0.429			52.8	64.8
	11	59.8	35.0			0.49	0.7	0.43			0.585			61.4	73.0
	12	75.4	52.1			0.73	0.9	0.64			0.691			62.5	73.0
	13	96.3	76.6			1.10	1.2	0.95			0.795			62.9	72.2
	14	101.5	86.1			1.34	1.3	1.06			0.848			59.3	67.3
	15	80.4	76.9			1.22	1.0	0.95			0.957			59.3	66.5
	17	12.5	14.9			0.24	0.2	0.18			1.189			59.2	65.5
	18	39.1	59.3			0.85	0.5	0.73			1.516			67.5	74.1
Pulpwood Total		6,619.6	1,668.7			27.19	81.8	20.62			0.252			42.7	59.1
Sawtimber	10	1,610.1	164.6	588.5	52.5	10.85	19.9	2.03	7.27	648.79	0.365	32.603	36.5	57.1	71.2
	11	971.8	96.9	449.8	41.3	7.93	12.0	1.20	5.56	509.99	0.463	42.459	40.4	58.8	71.0
	12	1,557.8	147.8	945.3	87.0	15.12	19.3	1.83	11.68	1075.81	0.607	55.875	44.2	63.1	74.6
	13	460.3	85.8	300.7	30.0	5.24	5.7	1.06	3.72	370.75	0.653	65.169	45.3	65.2	76.3
	14	240.0	24.2	212.4	22.7	3.17	3.0	0.30	2.62	281.15	0.885	94.789	47.8	68.2	77.8
	15	369.9	67.6	344.4	39.5	5.61	4.6	0.84	4.26	488.42	0.931	106.847	46.2	67.9	77.2
	16	346.3	82.6	343.5	40.9	5.98	4.3	1.02	4.25	506.01	0.992	118.236	47.6	67.1	75.4
	17	150.2	44.0	167.2	21.9	2.93	1.9	0.54	2.07	270.33	1.113	145.585	43.7	69.1	77.0
	18	178.7	66.6	210.2	29.6	3.90	2.2	0.82	2.60	365.41	1.177	165.470	41.9	68.6	76.3
	19	95.2	74.2	89.4	13.5	2.32	1.2	0.92	1.11	167.00	0.939	141.908	36.0	68.8	76.3
	20	9.0	4.3	13.7	2.2	0.24	0.1	0.05	0.17	27.76	1.510	248.328	35.0	72.5	80.5
	Sawtimber Total	5,989.3	858.6	3,665.1	381.2	63.29	74.0	10.61	45.30	4711.42	0.612	63.647	41.8	62.1	73.7
Group Total		12,608.9	2,527.3	3,665.1	381.2	90.49	155.8	31.24	45.30	4711.42	0.423	30.233	41.8	51.9	66.1



# Hardwood

Stand Total						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
	5	1,157.8	74.1			1.95	14.3	0.92			0.064			16.5	20.5
	6	1,105.6	101.9			2.68	13.7	1.26			0.092			16.5	20.5
	7	480.0	68.1			1.59	5.9	0.84			0.142			19.6	22.4
	8	254.4	44.8			1.10	3.1	0.55			0.176			18.3	21.6
	10	36.2	9.3			0.24	0.4	0.11			0.256			16.5	20.5
	12	37.7	18.6			0.37	0.5	0.23			0.494			24.5	30.5
	18	16.8	13.9			0.37	0.2	0.17			0.830			16.5	20.5
Pulpwood Total		3,088.4	330.8			8.29	38.2	4.09			0.107			17.2	21.0

## Stand Summary by Group, Product and DBH

Sampling Method:	Point
BAF / Plot Size:	15
# Plots/points:	19
Stand Acres:	37.0
Cruiser:	RJH

Tract Name:	Friendship
Stand ID:	Stand 4
Location:	Columbia County Arkansas
Date Cruised:	4/7/2025
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	2,139.9	181.5			7.89	57.9	4.91			0.085			30.7	55.0
	6	3,269.4	449.1			17.37	88.5	12.15			0.137			38.2	58.7
	7	3,421.0	656.1			24.74	92.6	17.75			0.192			42.4	59.3
	8	2,201.2	564.0			20.79	59.6	15.26			0.256			45.9	60.5
	9	1,365.0	454.4			16.32	36.9	12.29			0.333			49.3	62.2
	10	142.7	58.5			2.11	3.9	1.58			0.410			51.2	62.4
	11	44.2	21.0			0.79	1.2	0.57			0.476			50.7	60.5
	12	37.2	20.9			0.79	1.0	0.56			0.562			51.6	60.5
Pulpwood Total		12,620.6	2,405.5			90.79	341.5	65.08			0.191			40.8	59.0
Sawtimber	10	1,765.5	122.1	583.5	49.1	26.05	47.8	3.30	15.79	1327.71	0.331	27.796	31.5	49.5	61.8
	11	722.2	37.7	310.8	27.3	12.89	19.5	1.02	8.41	737.41	0.430	37.741	35.1	50.3	62.0
	12	334.4	35.1	158.7	14.5	7.11	9.0	0.95	4.29	392.31	0.475	43.365	37.0	52.3	62.7
	13	95.0	65.9	0.0	0.0	2.37	2.6	1.78	0.00	0.00	0.000	0.000	25.0	55.2	63.8
	14	27.3	1.1	19.3	1.8	0.79	0.7	0.03	0.52	48.82	0.708	66.106	40.5	52.5	60.5
	Sawtimber Total	2,944.2	261.9	1,072.3	92.6	49.21	79.7	7.09	29.01	2506.26	0.364	31.462	32.9	50.2	62.0
Group Total		15,564.8	2,667.4	1,072.3	92.6	140.00	421.1	72.17	29.01	2506.26	0.223	5.951	32.9	42.6	59.6

### 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	5	214.0	13.7			0.79	5.8	0.37			0.064			16.5	20.5
	6	445.8	45.8			2.37	12.1	1.24			0.103			19.2	22.2
	7	218.4	27.4			1.58	5.9	0.74			0.125			16.5	20.5
	12	37.2	18.3			0.79	1.0	0.50			0.494			24.5	28.5
Pulpwood Total		915.3	105.2			5.53	24.8	2.85			0.115			18.1	21.6