

KINGWOOD FORESTRY SERVICES, INC.

LISTING #5150

LAND FOR SALE

Bid Date: Friday, October 17, 2025 @ 10:00 a.m.

Military Cutoff Tract
Hot Spring County, Arkansas

- Great Residential Development Property
- Paved Road Frontage
- Utilities at Road
- Magnet Cove, Arkansas



BID DATE:
Friday, October 17, 2025 @ 10:00

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 Military Cutoff Tract (Listing #5150) described as Part of N $\frac{1}{2}$ of NE $\frac{1}{4}$, Section 22; Part of NW $\frac{1}{4}$, Section 23; all located in Township 3 South, Range 17 West, containing a total of 85.89 acres, more or less, Hot Spring County, Arkansas (see attached maps).

The tract is located in the Magnet Cove community in Arkansas. Access is frontage on Military Cutoff Road. Timber consists of scattered pine trees. Tract offers opportunity for residential development or homeplace in Magnet Cove, Arkansas.



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
MILITARY CUTOFF TRACT (LISTING #5150)
HOT SPRING COUNTY, ARKANSAS
BID DATE: Friday, October 17, 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, October 17, 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 **“Military Cutoff 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, October 22, 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.

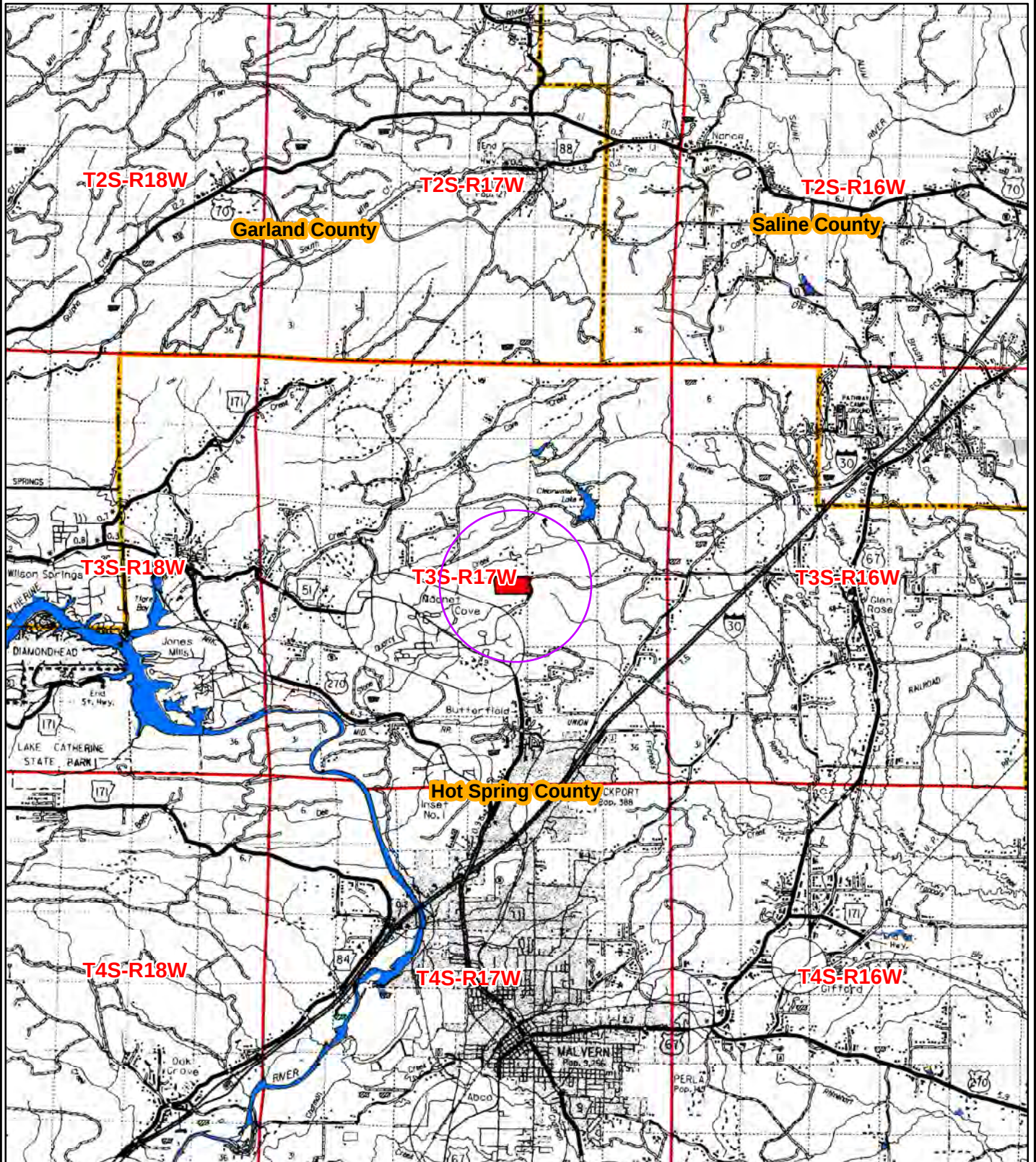
Kingwood makes no representation for the Buyer.

www.kingwoodforestry.com

NOTICE OF LAND SALE - Listing #5150

"Military Cutoff Road"

**Pt. W½ of NW¼, Sec. 23 & Pt. N½ of NE¼, Sec. 22, T3S, R17W,
Hot Spring County, Arkansas**



0 0.5 1 2 3
Miles

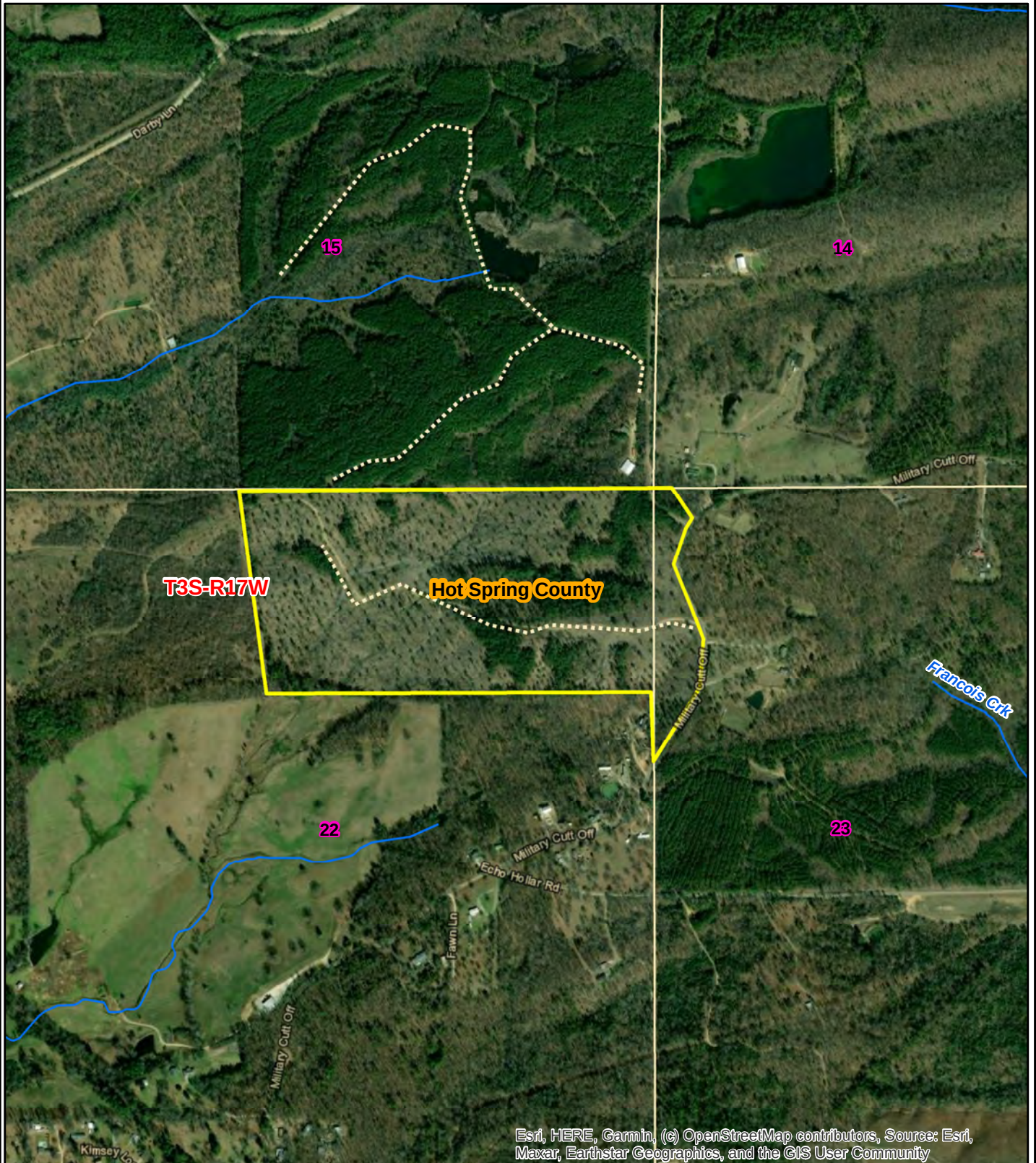


Drawn By: BJC

NOTICE OF LAND SALE - Listing #5150

"Military Cutoff Road"

Pt. W½ of NW¼, Sec. 23 & Pt. N½ of NE¼, Sec. 22, T3S, R17W,
Hot Spring County, Arkansas



0 0.125 0.25
Miles

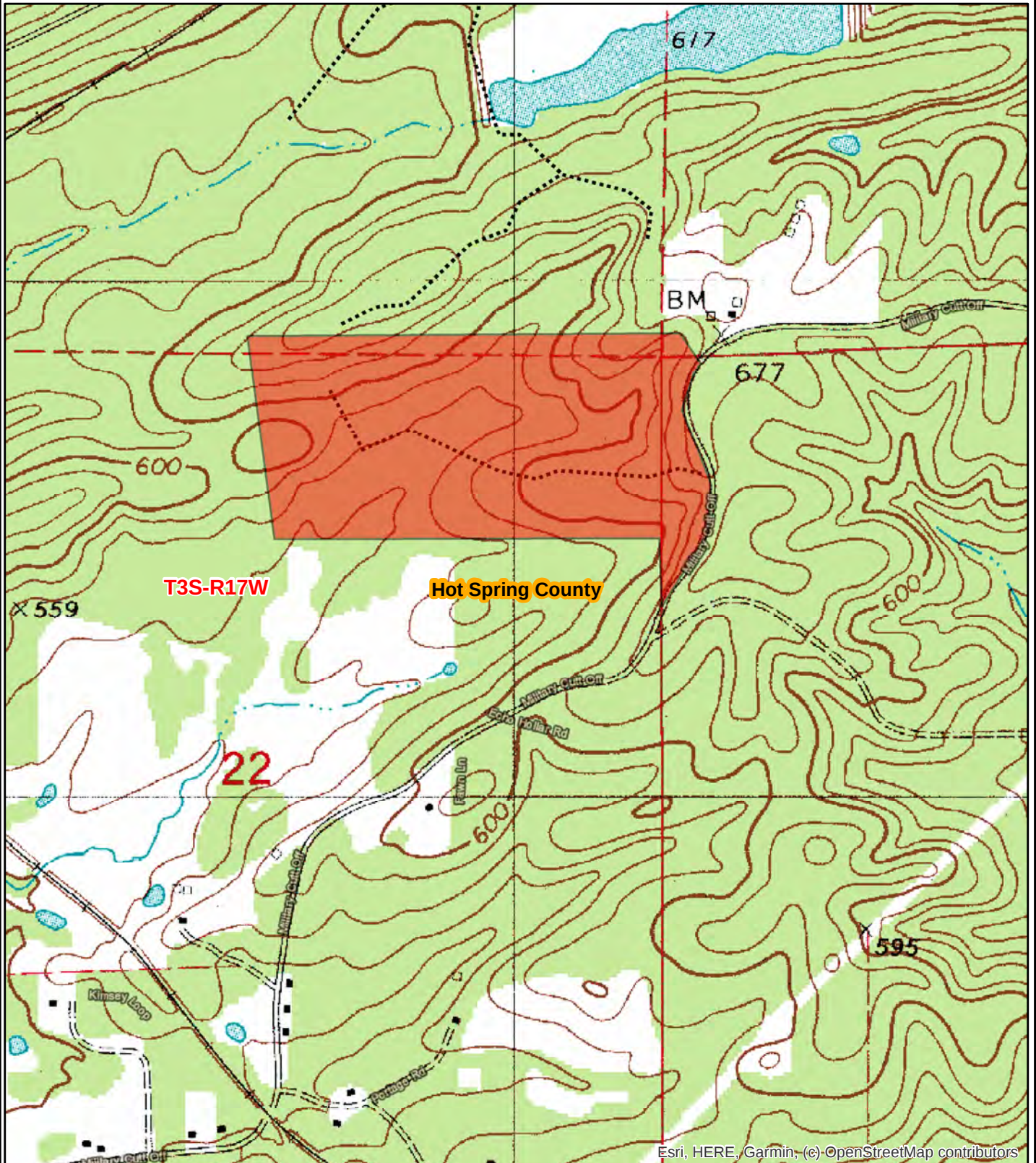


Drawn By: BJC

NOTICE OF LAND SALE - Listing #5150

"Military Cutoff Road"

**Pt. W½ of NW¼, Sec. 23 & Pt. N½ of NE¼, Sec. 22, T3S, R17W,
Hot Spring County, Arkansas**



Esri, HERE, Garmin, (c) OpenStreetMap contributors

0 0.125 0.25
Miles



Drawn By: BJC

OFFER FORM

Bid Date: Friday, October 17, 2025 @ 10:00 a.m.

Military Cutoff Tract—Listing #5150—Hot Spring 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 Military Cutoff Tract located in Hot Spring 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, October 22, 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, October 17, 2025**)
P.O. Box 65, Arkadelphia, AR 71923 or fax to 870-367-8424
E-mail completed Offer Form to Arkadelphia@kingwoodforestry.com

Military Cutoff Tract (Listing #5150—85.89± 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

