

KINGWOOD FORESTRY SERVICES, INC.

LISTING #4673

LAND FOR SALE

Point Cedar 20

- 20.19 Acres Near DeGray Lake
- Native Timber
- Point Cedar Creek
- Excellent Hunting

\$54,000.00

Please visit our website
www.kingwoodforestry.com
to view maps and additional photographs .



See this and other listings at
www.kingwoodforestry.com



Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Point Cedar 20 described as N $\frac{1}{2}$ of SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 35, Township 4 South, Range 22 West, containing 20.19 parcel card acres, more or less, Hot Spring County, Arkansas (see attached maps).

The tract is located approximately one and one-half (1 $\frac{1}{2}$) miles west of the Point Cedar community, within 20 minutes of Hot Springs. Access is via gravel / unimproved woods road from Highway 84. Timber consists of good quality native pine and hardwood. Terrain is rolling.

Kingwood Forestry conducted an inventory of merchantable timber (one point / acre with four cruise lines running north and south) in October, 2018. Based on the inventory, estimated tree counts and timber volumes are as follows:

Pine Sawtimber	712 Trees	110,066 BF	891 Tons
Pine Chip n' Saw	182 Trees	8,253 BF	96 Tons
Oak Sawtimber	112 Trees	13,394 BF	114 Tons
Gum & Misc. Sawtimber	50 Trees	3,285 BF	31 Tons
Pine Pulpwood	78 Trees	—	24 Tons
Hardwood Pulpwood	2,898 Trees	—	667 Tons

Due to variations in cruising methods, utilization standards, and scaling practices, tree counts and volume estimates cannot be guaranteed. Volume report in Tons and Board feet are included. Additional timber volume reports (tree counts by species, diameter, height) are available on our website at www.kingwoodforestry.com/land-sales.html

KINGWOOD FORESTRY SERVICES, INC.
PHONE: (870) 246-5757 FAX: (870) 246-3341
4 EXECUTIVE CIRCLE P.O. Box 65
ARKADELPHIA, AR 71923

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
POINT CEDAR 20 TRACT (LISTING #4673)
HOT SPRING COUNTY, ARKANSAS**

Method of Sale: The tract is offered for sale for \$54,000.00. An Offer Form is attached. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P. O. Box 65, Arkadelphia, Arkansas 71923 with "**Point Cedar 20 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. Offers may also be delivered by fax to 870-246-3341, by e-mail to Arkadelphia@kingwoodforestry.com or hand-delivered to #4 Executive Circle, Arkadelphia, AR. All faxed / e-mailed offers will be immediately acknowledged. Please await confirmation that your faxed / e-mailed offer has been received.

Conditions of Sale

1. The landowner reserves the right to accept or reject any offer or to reject all offers and to sell in the manner most advantageous to them.
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 ten percent (10%) of purchase price, will be executed between the buyer 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 to be scheduled within forty-five (45) days on 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 a survey. 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. No environmental inspection or representation has been or will be made by Seller. Seller will convey, without warranty, any mineral rights they may owned 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 settlement / 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.
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.
10. Questions regarding the land sale should be directed to licensed agents Drew Griffin, Brian Clark, or Jimmy Don Thomas 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.

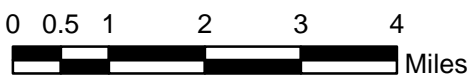
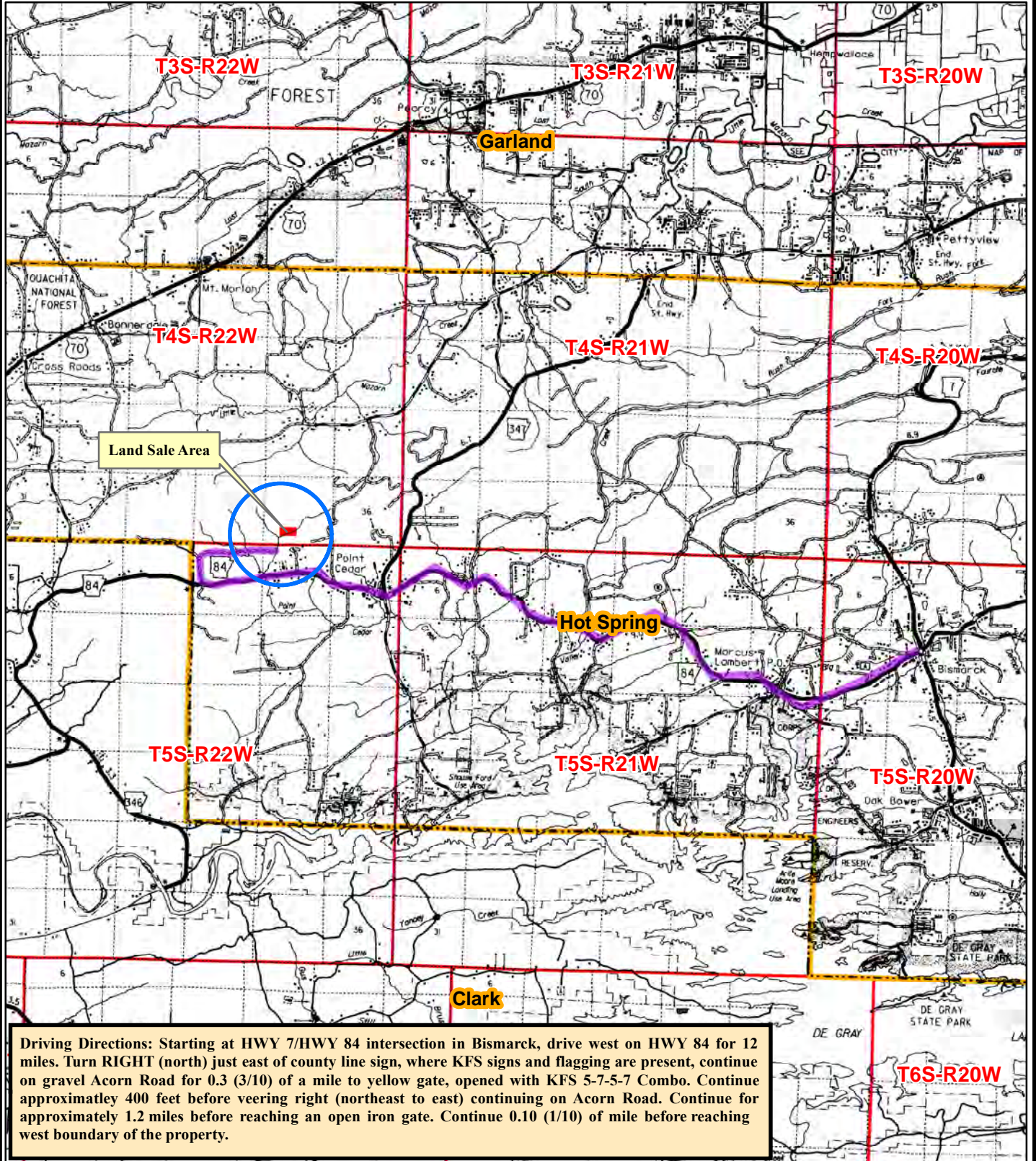
Kingwood makes no representation for the Buyer.

www.kingwoodforestry.com

NOTICE OF LAND SALE - Listing #4673

"Point Cedar 20"

**N½ of SE¼ of SW¼, Sec. 35, T4S, R22W, Hot Spring County, Arkansas
Containing 20.19 Acres, More or Less**



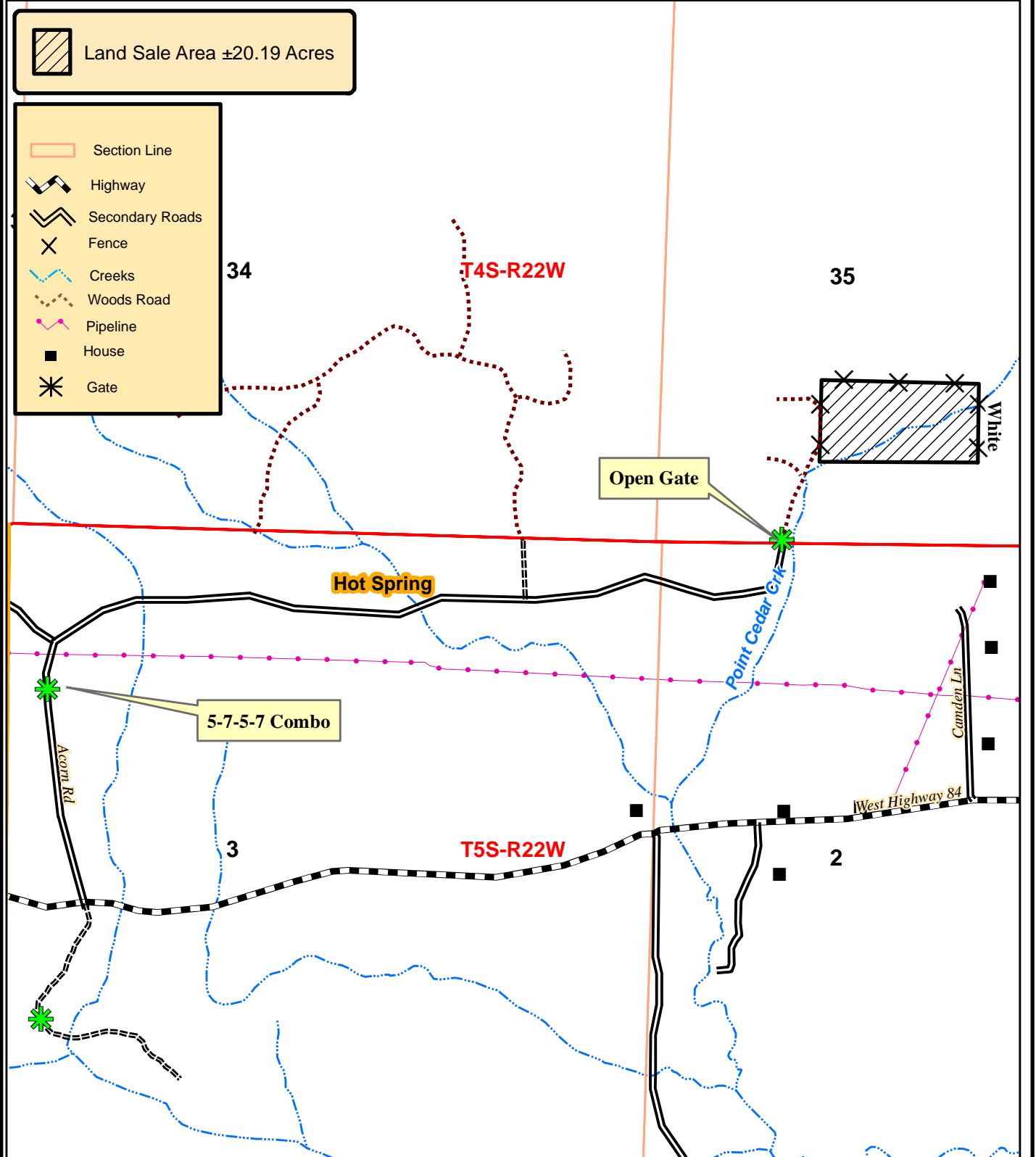
Created: September, 2018
ESRI Aerial Photography
Drawn By: ATG

NOTICE OF LAND SALE - Listing #4673

"Point Cedar 20"

N½ of SE¼ of SW¼, Sec. 35, T4S, R22W, Hot Spring County, Arkansas

Containing 20.19 Acres, More or Less



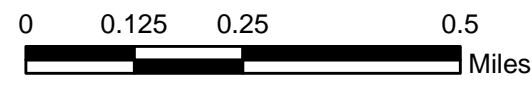
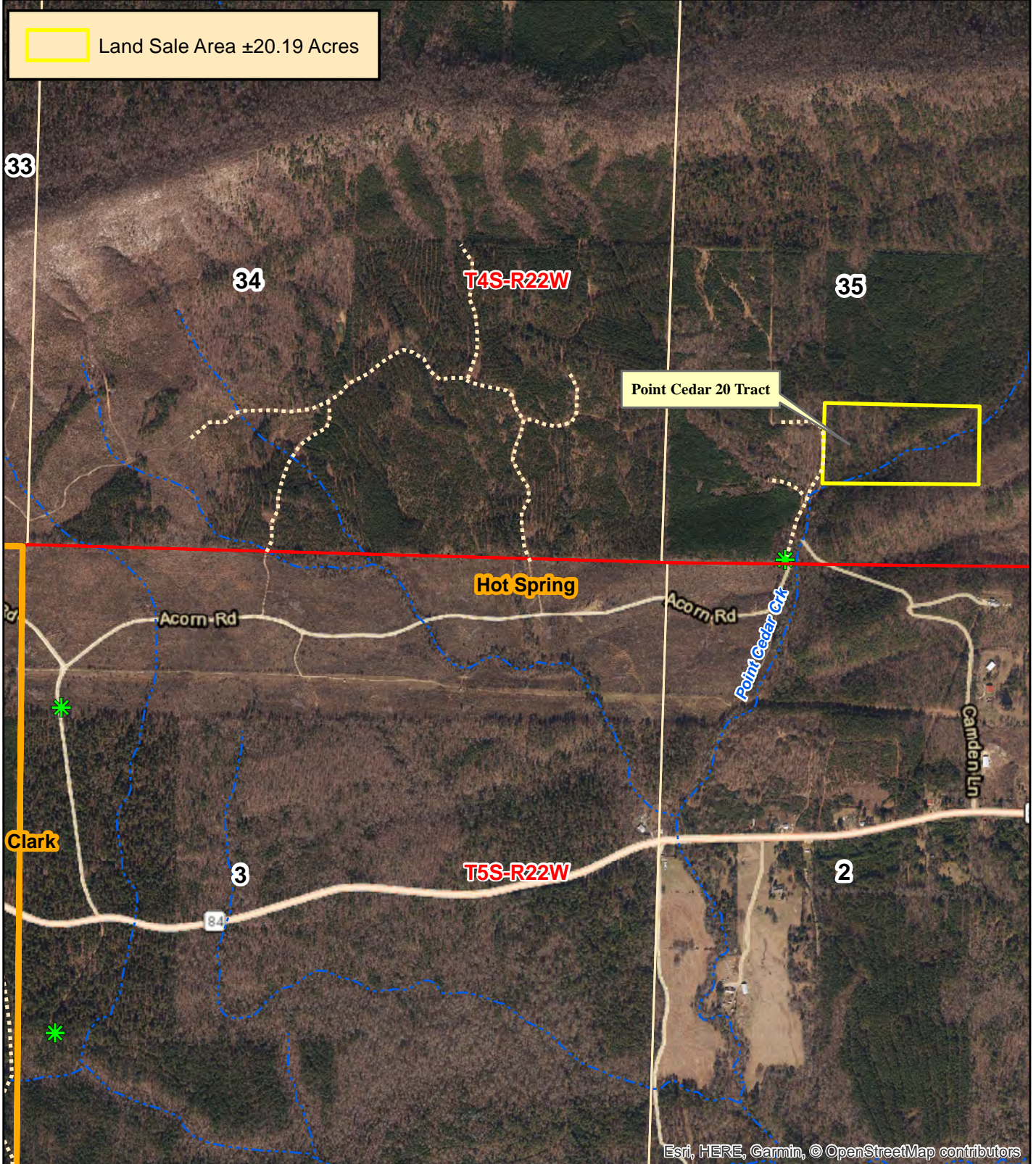
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Created: October, 2018
By: ATG



NOTICE OF LAND SALE - Listing #4673
"Point Cedar 20"
N½ of SE¼ of SW¼, Sec. 35, T4S, R22W, Hot Spring County, Arkansas
Containing 20.19 Acres, More or Less



Esri, HERE, Garmin, © OpenStreetMap contributors
Created: October, 2018
ESRI Aerial Photography
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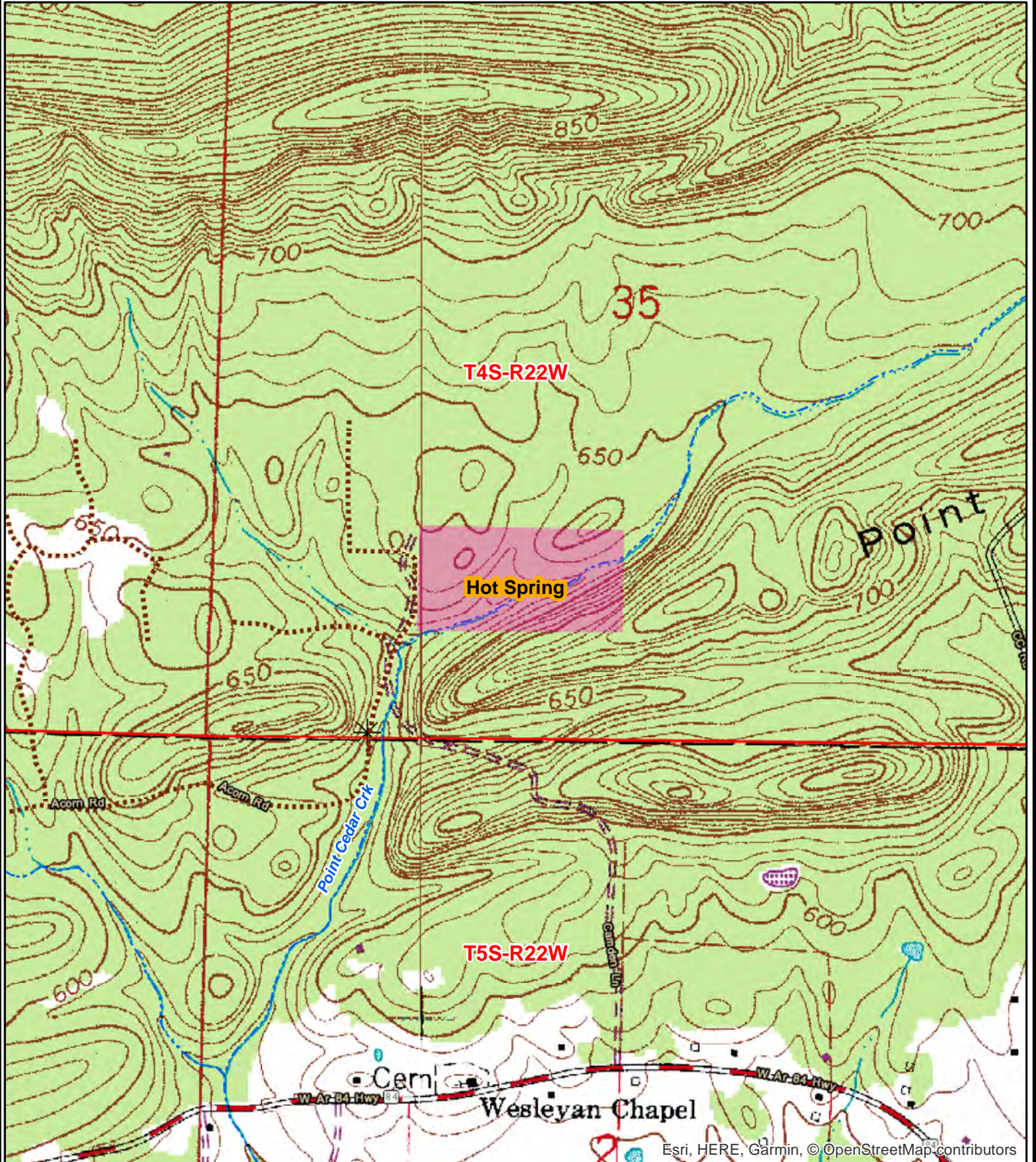


NOTICE OF LAND SALE - Listing #4673

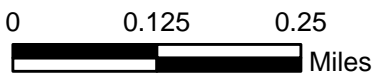
"Point Cedar 20"

N½ of SE¼ of SW¼, Sec. 35, T4S, R22W, Hot Spring County, Arkansas

Containing 20.19 Acres, More or Less



Esri, HERE, Garmin, © OpenStreetMap contributors



Created: October 2018
ESRI Aerial Photography
Drawn By: ATG





Kingwood Forestry Services
P.O. Box 65
Arkadelphia, Arkansas 71923

Phone: (870) 246 - 5757
Fax: (870) 246 - 3341
Email: arkadelphia@kingwoodforestry.com
Website: www.kingwoodforestry.com

Timber Volume Estimates - "Point Cedar 20"

Stratum: Point Cedar

Acres: 20.19

Plots: 20

Cruiser: ATG

Cruise Date: 10/17/2018

Cruise Type: Point

Plot Size/BAF: 15.00

Pine

Product	Stratum Total			Per Acre			Average Tree		
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	712	891	110,066	47.6	35	43.7	5,397.3	15.6	46.6
Chip-N-Saw	182	96	8,253	5.3	9	4.7	404.7	10.4	42.3
Pulpwood	78	24	0	1.5	4	1.2	0.0	8.4	39.9
Topwood	0	162	0	0.0	0	7.9	0.0	0.0	0.0
Class Total	973	1,173	118,320	54.3	48	57.5	5,802.0	14.0	45.3

Oak

Product	Stratum Total			Per Acre			Average Tree		
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	112	114	13,394	9.0	6	5.6	656.8	17.1	24.5
Class Total	112	114	13,394	9.0	6	5.6	656.8	17.1	24.5

Misc. Hardwood

Product	Stratum Total			Per Acre			Average Tree		
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	50	31	3,285	3.0	2	1.5	161.1	15.0	20.5
Pulpwood	2,898	667	0	49.3	142	32.7	0.0	7.6	30.7
Class Total	2,948	699	3,285	52.3	145	34.3	161.1	7.8	30.5
Stratum Total	4,033	1,985	134,999	115.6	198	97.4	6,619.9	9.5	33.9

ADDITIONAL TIMBER VOLUME REPORT



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Timber Volume Estimates - "Point Cedar 20"

Stratum: Point Cedar
Acres: 20.19
Plots: 20
Cruiser: ATG

Cruise Date: 10/17/2018
Cruise Type: Point
Plot Size/BAF: 15.00

Pine

Product	Stratum Total			BA	Per Acre			Average Tree	
	Trees	Tons	Doyle BF		Trees	Tons	Doyle BF	DBH	Height
Natural Lob									
Sawtimber	712	891	110,066	47.6	35	43.7	5,397.3	15.6	46.6
Chip-N-Saw	182	96	8,253	5.3	9	4.7	404.7	10.4	42.3
Pulpwood	78	24	0	1.5	4	1.2	0.0	8.4	39.9
Topwood	0	162	0	0.0	0	7.9	0.0	0.0	0.0
Group Total	973	1,173	118,320	54.3	48	57.5	5,802.0	14.0	45.3
Class Total	973	1,173	118,320	54.3	48	57.5	5,802.0	14.0	45.3

Oak

Product	Stratum Total			BA	Per Acre			Average Tree	
	Trees	Tons	Doyle BF		Trees	Tons	Doyle BF	DBH	Height
Red Oak Spp.									
Sawtimber	47	46	5,760	3.8	2	2.3	282.5	16.8	21.7
Group Total	47	46	5,760	3.8	2	2.3	282.5	16.8	21.7
White Oak Spp.									
Sawtimber	65	67	7,633	5.3	3	3.3	374.3	17.2	26.6
Group Total	65	67	7,633	5.3	3	3.3	374.3	17.2	26.6
Class Total	112	114	13,394	9.0	6	5.6	656.8	17.1	24.5

Misc. Hardwood

Product	Stratum Total			BA	Per Acre			Average Tree	
	Trees	Tons	Doyle BF		Trees	Tons	Doyle BF	DBH	Height
Misc. Hardwood									
Sawtimber	50	31	3,285	3.0	2	1.5	161.1	15.0	20.5
Pulpwood	2,898	667	0	49.3	142	32.7	0.0	7.6	30.7
Group Total	2,948	699	3,285	52.3	145	34.3	161.1	7.8	30.5
Class Total	2,948	699	3,285	52.3	145	34.3	161.1	7.8	30.5
Stratum Total	4,033	1,985	134,999	115.6	198	97.4	6,619.9	9.5	33.9

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Timber Volume Estimates - "Point Cedar 20"

Stratum: Point Cedar
Acres: 20.19
Plots: 20.00
Cruiser: ATG

Cruise Date: 10/17/2018
Cruise Type: Point
Plot Size/BAF: 15.00

Pine

Natural Lob		Stratum Total					Per Acre					Average Tree	
Sawtimber	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	
	12	127	92	8,227	2,639	4.9	6	4.5	403.4	129.4	0.46	44.8	
	13	64	53	5,123	1,532	2.9	3	2.6	251.2	75.1	0.55	43.9	
	14	116	117	12,164	3,383	6.1	6	5.7	596.5	165.9	0.63	46.1	
	15	48	59	6,490	1,738	2.9	2	2.9	318.2	85.2	0.67	54.4	
	16	88	125	14,869	3,677	6.0	4	6.2	729.1	180.3	0.77	54.5	
	17	88	126	16,387	3,674	6.8	4	6.2	803.6	180.2	0.91	45.8	
	18	81	120	16,380	3,512	7.0	4	5.9	803.2	172.2	1.02	42.5	
	19	59	103	14,791	3,030	5.7	3	5.1	725.3	148.6	1.14	45.0	
	20	14	28	4,251	822	1.5	1	1.4	208.4	40.3	1.32	44.5	
	21	13	28	4,398	822	1.5	1	1.4	215.7	40.3	1.45	44.5	
	23	5	14	2,335	429	0.8	0	0.7	114.5	21.0	1.67	48.5	
	24	5	13	2,278	384	0.8	0	0.6	111.7	18.8	1.95	40.5	
	25	4	13	2,375	388	0.8	0	0.6	116.5	19.0	2.13	40.5	
Sawtimber Total	15.6	712	891	110,066	26,032	47.6	35	43.7	5,397.3	1,276.5	0.78	46.6	
Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	
	10	112	52	4,381	1,457	3.0	6	2.5	214.8	71.5	0.34	38.5	
	11	70	44	3,872	1,272	2.3	3	2.2	189.9	62.4	0.38	48.5	
Chip-N-Saw Total	10.4	182	96	8,253	2,729	5.3	9	4.7	404.7	133.8	0.35	42.3	
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	
	8	44	12	0	339	0.8	2	0.6	0.0	16.6	0.00	39.9	
	9	35	12	0	338	0.8	2	0.6	0.0	16.6	0.00	39.9	

Timber Volume Estimates - "Point Cedar 20"

Stratum: Point Cedar
Acres: 20.19
Plots: 20.00
Cruiser: ATG

Cruise Date: 10/17/2018
Cruise Type: Point
Plot Size/BAF: 15.00

Pine

Natural Lob		Stratum Total					Per Acre					Average Tree	
Pulpwood Total	8.4	78	24	0	677	1.5	4	1.2	0.0	33.2	0.00	39.9	
Topwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	
Topwood Total	0.0	0	162	0	5,214	0.0	0	7.9	0.0	255.7	0.00	0.0	
Natural Lob Total	14.0	973	1,173	118,320	34,652	54.3	48	57.5	5,802.0	1,699.2	0.70	45.3	
Pine Total	14.0	973	1,173	118,320	34,652	54.3	48	57.5	5,802.0	1,699.2	0.70	45.3	

Oak

Red Oak Spp.		Stratum Total					Per Acre					Average Tree	
Sawtimber	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	
	14	14	7	649	189	0.8	1	0.3	31.8	9.3	0.80	16.5	
	15	12	7	701	189	0.8	1	0.3	34.4	9.3	0.92	16.5	
	17	10	9	1,071	249	0.8	0	0.5	52.5	12.2	1.05	24.5	
	20	7	11	1,481	305	0.8	0	0.6	72.6	15.0	1.34	32.5	
	28	4	11	1,857	306	0.8	0	0.6	91.1	15.0	2.63	32.5	
Sawtimber Total	16.8	47	46	5,760	1,237	3.8	2	2.3	282.5	60.7	1.21	21.7	
Red Oak Spp. Total	16.8	47	46	5,760	1,237	3.8	2	2.3	282.5	60.7	1.21	21.7	

White Oak Spp.		Stratum Total					Per Acre					Average Tree	
Sawtimber	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	
	15	12	11	1,098	305	0.8	1	0.6	53.9	14.9	0.75	32.5	
	16	22	21	2,198	554	1.5	1	1.0	107.8	27.2	0.89	28.5	
	18	17	16	1,961	438	1.5	1	0.8	96.2	21.5	1.23	20.5	
	19	8	11	1,417	305	0.8	0	0.6	69.5	15.0	1.21	32.5	
	22	6	7	960	189	0.8	0	0.3	47.1	9.3	1.97	16.5	

Timber Volume Estimates - "Point Cedar 20"

Stratum: Point Cedar
Acres: 20.19
Plots: 20.00
Cruiser: ATG

Cruise Date: 10/17/2018
Cruise Type: Point
Plot Size/BAF: 15.00

Oak

White Oak Spp.		Stratum Total						Per Acre				Average Tree	
Sawtimber Total	17.2	65	67	7,633	1,790	5.3	3	3.3	374.3	87.8	1.03	26.6	
White Oak Spp. Total	17.2	65	67	7,633	1,790	5.3	3	3.3	374.3	87.8	1.03	26.6	
Oak Total	17.1	112	114	13,394	3,027	9.0	6	5.6	656.8	148.5	1.10	24.5	

Misc. Hardwood

Misc. Hardwood		Stratum Total						Per Acre				Average Tree	
Sawtimber	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	
	15	50	31	3,285	875	3.0	2	1.5	161.1	42.9	0.86	20.5	
Sawtimber Total	15.0	50	31	3,285	875	3.0	2	1.5	161.1	42.9	0.86	20.5	
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	
	5	449	35	0	1,059	3.0	22	1.7	0.0	51.9	0.00	26.8	
	6	1,084	131	0	3,908	10.4	53	6.4	0.0	191.6	0.00	29.0	
	7	57	9	0	283	0.8	3	0.5	0.0	13.9	0.00	29.4	
	8	229	51	0	1,515	3.9	11	2.5	0.0	74.3	0.00	30.4	
	9	367	109	0	3,264	7.9	18	5.4	0.0	160.1	0.00	33.3	
	10	308	113	0	3,379	8.3	15	5.6	0.0	165.7	0.00	33.2	
	11	232	104	0	3,102	7.5	11	5.1	0.0	152.1	0.00	33.6	
	12	58	32	0	951	2.3	3	1.6	0.0	46.6	0.00	34.6	
	13	100	69	0	2,066	4.5	5	3.4	0.0	101.3	0.00	39.0	
	14	14	13	0	382	0.8	1	0.6	0.0	18.7	0.00	45.1	
Pulpwood Total	7.6	2,898	667	0	19,909	49.3	142	32.7	0.0	976.3	0.00	30.7	
Misc. Hardwood Total	7.8	2,948	699	3,285	20,785	52.3	145	34.3	161.1	1,019.2	0.86	30.5	

Timber Volume Estimates - "Point Cedar 20"

Stratum: Point Cedar

Acres: 20.19

Plots: 20.00

Cruiser: ATG

Cruise Date: 10/17/2018

Cruise Type: Point

Plot Size/BAF: 15.00

Misc. Hardwood Total	7.8	2,948	699	3,285	20,785	52.3	145	34.3	161.1	1,019.2	0.86	30.5
Stratum Total	9.5	4,033	1,985	134,999	58,464	115.6	198	97.4	6,619.9	2,866.9	0.73	33.9

OFFER FORM

POINT CEDAR 20 TRACT—LISTING #4673

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

Reference is made to the attached Kingwood Forestry Services, Inc. Point Cedar 20 Tract Notice of Land Sale. I submit the following as an offer for the purchase of tract described as the N½ of SE¼ of SW¼, Section 35, Township 4 South, Range 22 West, containing 20.19 parcel card acres, more or less, Hot Spring County, Arkansas (see attached maps). The tract is offered for sale at **\$54,000.00**.

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 seven (7) business days of owner's acceptance with earnest money in the amount of ten percent (10%) of purchase price. Closing date to occur within forty-five (45) days of offer acceptance. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

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

Point Cedar 20 Tract (Listing #4673—20.19± Acres): \$ _____

Date: _____ Fax No.: _____

Name: _____ Printed Phone No.: _____

Name: _____ Signed Email: _____

Address: _____ Street City, State, Zip

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

