

KINGWOOD FORESTRY SERVICES, INC.

**LAND FOR SALE
BATEMAN ROAD TRACT
Clark County, Arkansas**

\$107,400.00

Listing #4761—±44.75 Acres



- **Frontage on Paved Bateman Road**
- **Investment-Grade 20-Year-Old Pine Plantation**
- **Immediate Income Potential**
- **Electricity Available**

Visit www.kingwoodforestry.com for additional maps and photographs.

P.O. Box 65
No. 4 Executive Circle
Arkadelphia, AR 71923
(870)246-5757
FAX 1-870-246-3341

E-mail: arkadelphia@kingwoodforestry.com



**See Method of Sale
and Conditions of
Sale on Next Page**

NOTICE OF LAND SALE
BATEMAN ROAD TRACT (LISTING #4761)
CLARK COUNTY, ARKANSAS

METHOD OF SALE

The tract is offered for sale for \$107,400.00. An offer form is attached. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P. O. Box 65, Arkadelphia, Arkansas 71923 with "**Bateman Road 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.
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 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 single sum and not on a per-acre basis. If buyer requires a survey, the cost will be buyer's responsibility. Advertised acreage is believed to be correct but is not guaranteed. Offer price is for entire tract regardless of acreage. 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 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 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 broker Phil Wright, or licensed agents Jimmy Don Thomas or Brian Clark, of Kingwood Forestry Services at 870-246-5757 or by e-mail at Arkadelphia@kingwoodforestry.com

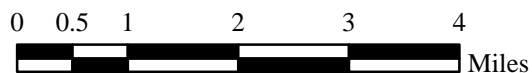
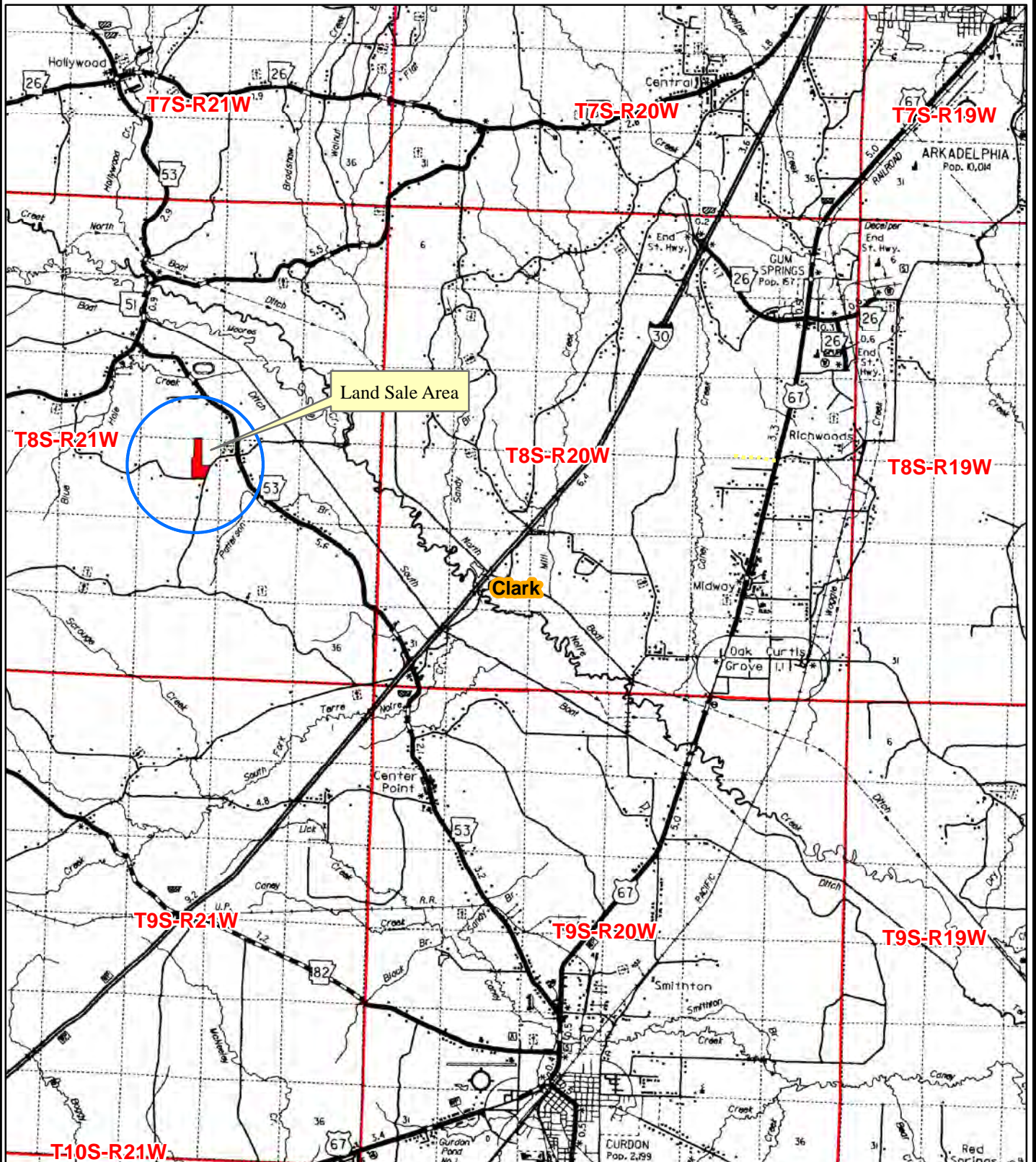
Notice: Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands, or causes of action, of very kind, nature, and description, relating to its access to or presence on the property.

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.

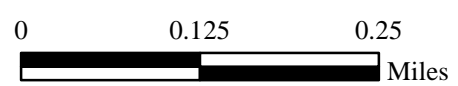
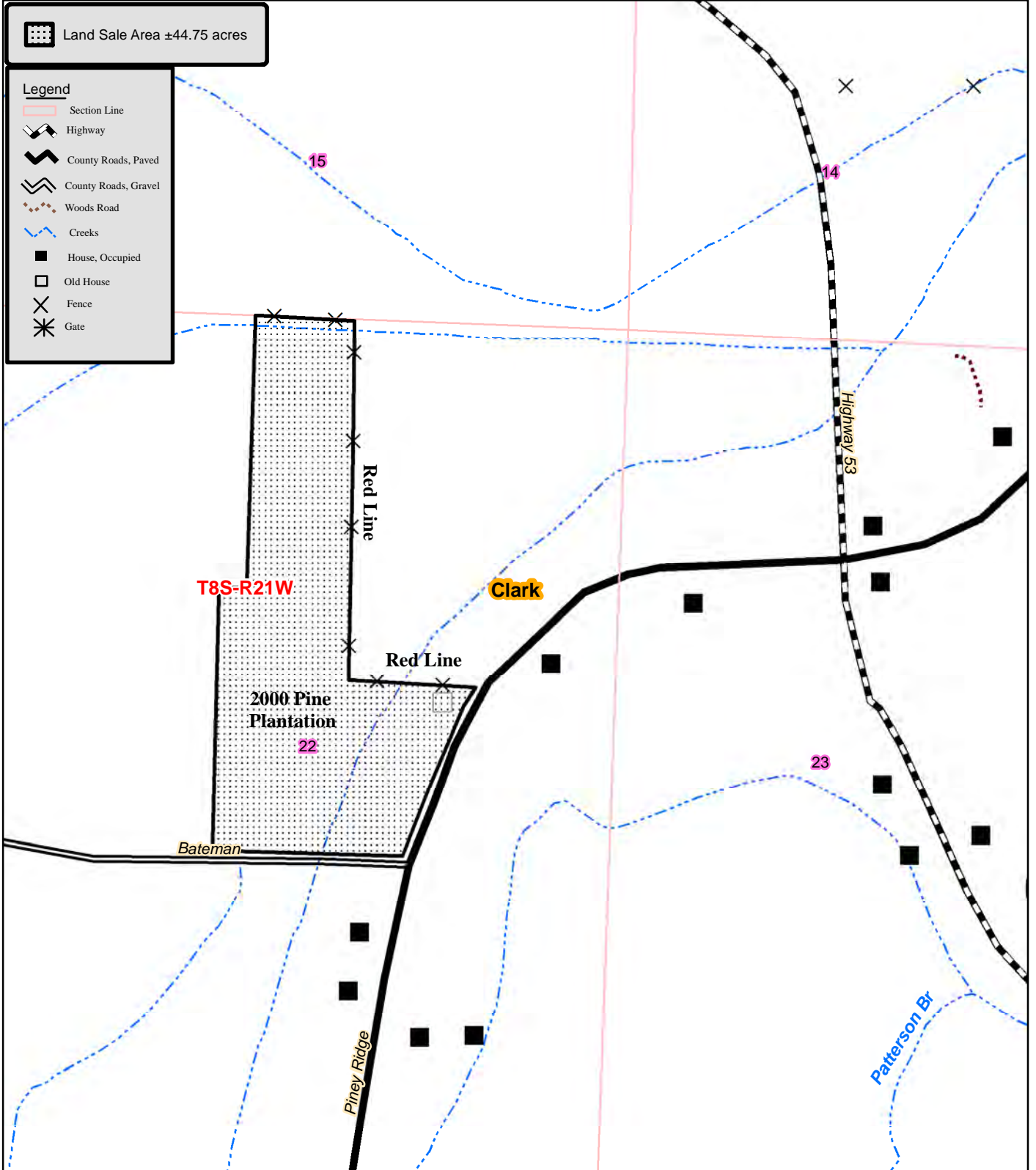
www.kingwoodforestry.com

NOTICE OF LAND SALE
"Bateman Road Tract" - Listing #4761
Pt. NE¹/₄, Sec. 22, T8S, R21W, Clark County, Arkansas
Containing 44.75 acres, more or less



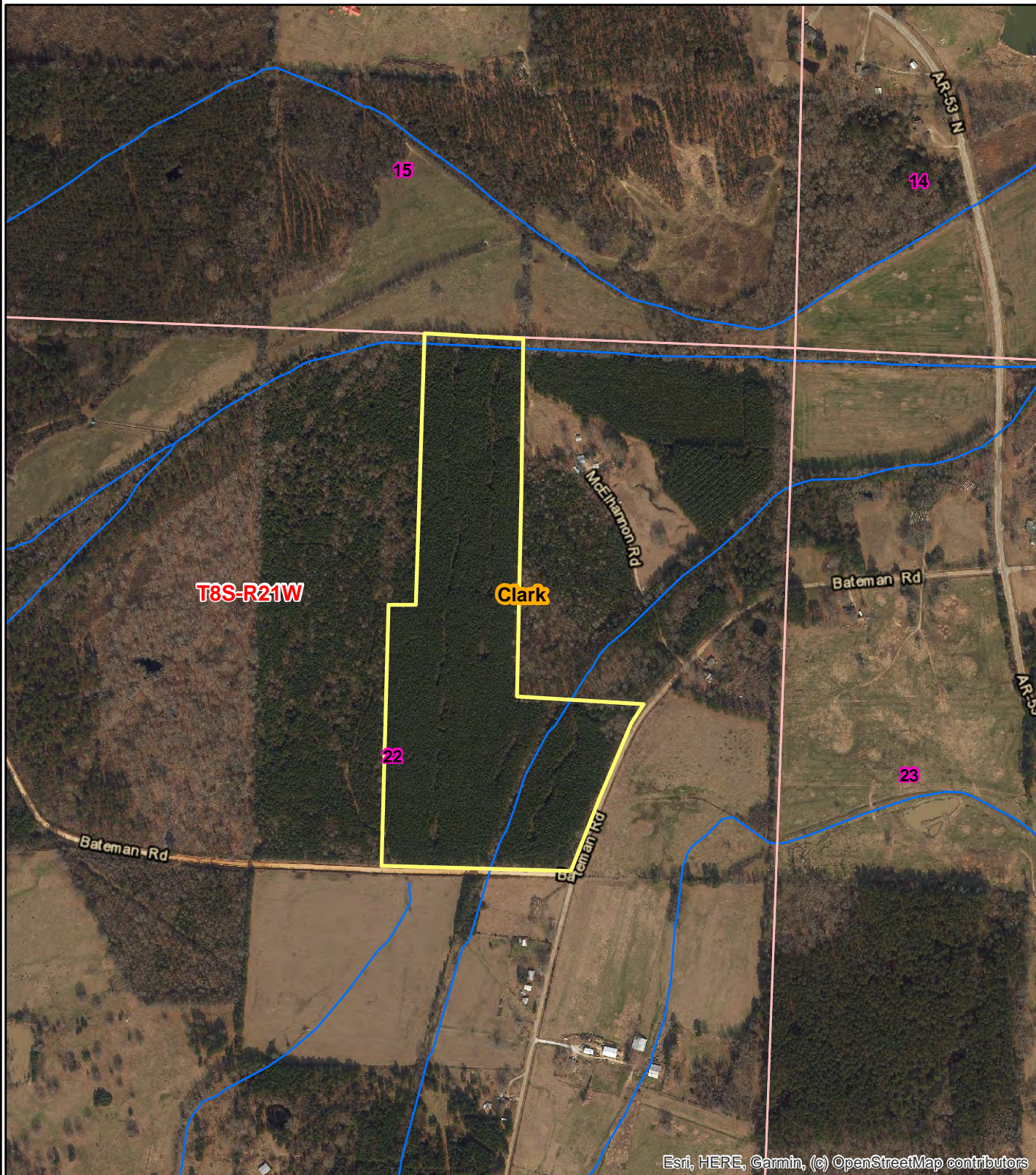
Date: 3/20/2020
Drawn By: JDT

NOTICE OF LAND SALE
"Bateman Road Tract" - Listing #4761
Pt. NE¼, Sec. 22, T8S, R21W, Clark County, Arkansas
Containing 44.75 acres, more or less

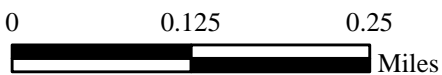


Created: Date: 3/20/2020
 By: JDT

NOTICE OF LAND SALE
"Bateman Road Tract" - Listing #4761
Pt. NE¹/₄, Sec. 22, T8S, R21W, Clark County, Arkansas
Containing 44.75 acres, more or less



Esri, HERE, Garmin, (c) OpenStreetMap contributors



Date: 3/20/2020
ESRI Aerial Photography
Drawn By: JDT



KINGWOOD FORESTRY SERVICES, INC.

BATEMAN ROAD TRACT —CLARK COUNTY, ARKANSAS

\$107,400.00

Listing #4761—±44.75 Acres

The Bateman Road Tract is located about four (4) miles northwest of Gurdon Exit (#63) of Interstate 30, and twelve (12) miles southwest of Arkadelphia, and described as Part of E $\frac{1}{2}$ of W $\frac{1}{2}$ of NE $\frac{1}{4}$, Part of SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 22, Township 8 South, Range 21 West, containing a total of 44.75 acres, more or less, Clark County, Arkansas (see attached maps). Access is frontage on paved Bateman Road. Electricity is available at road right-of-way. Timber consists of investment-grade 20-year-old pine plantation ready for thinning. Site index for loblolly pine (base age 50) averages eighty-six (86) feet on silty clay loam and fine sandy loam soils.

Based on Kingwood's March, 2020 inventory (three cruise lines running north-south), estimated tree counts and timber volumes are as follows:

Pine Sawtimber:	1,581 Trees	79,042 Board Feet	868 Tons
Pine Chip n' Saw	5,011 Trees	144,288 Board Feet	1,743 Tons
Pine Pulpwood	17,069 Trees	————	3,349 Tons

Due to variations in cruising methods, utilization standards, and scaling practices, tree counts and timber volume estimates cannot be guaranteed. Volume reports in Tons and Board Feet, with tree counts by species, diameter, and height, are available on our website at www.kingwoodforestry.com/real-estate.html



www.kingwoodforestry.com

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Kingwood Forestry Services
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 Arkadelphia, AR 71923

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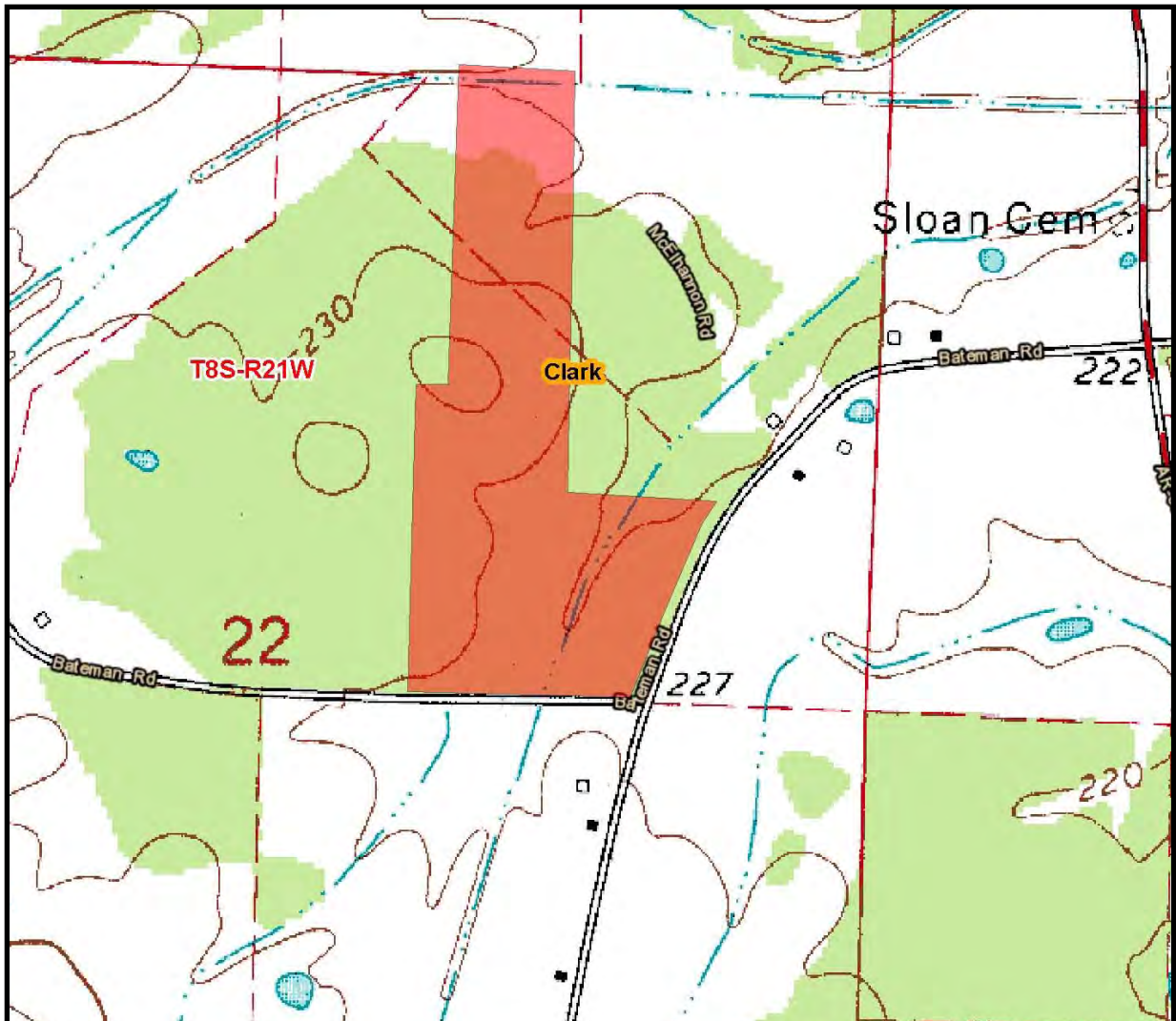
Timber Volume Estimates

Stratum: Bateman Rd
Acres: 44.75
Plots: 14
Cruiser: JDT

Cruise Date: 03/20/2020
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	1,581	868	79,042	31.1	35	19.4	1,766.3	12.7	31.8	
Chip-N-Saw	5,011	1,743	144,288	65.4	112	39.0	3,224.3	10.3	29.2	
Pulpwood	17,069	3,349	0	110.4	381	74.8	0.0	7.1	38.1	
Topwood	0	606	0	0.0	0	13.5	0.0	0.0	0.0	
Class Total	23,662	6,566	223,330	206.8	529	146.7	4,990.6	8.2	35.8	
Stratum Total	23,662	6,566	223,330	206.8	529	146.7	4,990.6	8.2	35.8	



ADDITIONAL TIMBER VOLUME REPORT



Kingwood Forestry Services
No. 4 Executive Circle
Arkadelphia, AR 71923

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Timber Volume Estimates

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Plots: 14
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Cruise Date: 03/20/2020
Cruise Type: Point
Plot Size/BAF: 15.00

Pine

<i>Product</i>	<i>Stratum Total</i>			<i>Per Acre</i>			<i>Average Tree</i>		
	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>BA</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>DBH</i>	<i>Height</i>
Planted Lob									
Sawtimber	1,581	868	79,042	31.1	35	19.4	1,766.3	12.7	31.8
Chip-N-Saw	5,011	1,743	144,288	65.4	112	39.0	3,224.3	10.3	29.2
Pulpwood	17,069	3,349	0	110.4	381	74.8	0.0	7.1	38.1
Topwood	0	606	0	0.0	0	13.5	0.0	0.0	0.0
Group Total	23,662	6,566	223,330	206.8	529	146.7	4,990.6	8.2	35.8
Class Total	23,662	6,566	223,330	206.8	529	146.7	4,990.6	8.2	35.8
Stratum Total	23,662	6,566	223,330	206.8	529	146.7	4,990.6	8.2	35.8

ADDITIONAL TIMBER VOLUME REPORT



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Timber Volume Estimates

Stratum: Bateman Rd
Acres: 44.75
Plots: 14.00
Cruiser: JDT

Cruise Date: 03/20/2020
Cruise Type: Point
Plot Size/BAF: 15.00

Pine

Planted Lob		Stratum Total					Per Acre					Average Tree	
	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	
Sawtimber													
	12	855	406	35,004	12,213	15.0	19	9.1	782.2	272.9	0.47	30.2	
	13	468	256	23,051	7,780	9.6	10	5.7	515.1	173.9	0.56	29.8	
	14	224	172	17,113	5,307	5.4	5	3.8	382.4	118.6	0.58	40.5	
	16	34	34	3,874	1,059	1.1	1	0.8	86.6	23.7	0.76	40.5	
Sawtimber Total	12.7	1,581	868	79,042	26,358	31.1	35	19.4	1,766.3	589.0	0.52	31.8	
Chip-N-Saw													
	10	3,341	1,054	86,012	30,995	40.7	75	23.6	1,922.1	692.6	0.33	28.1	
	11	1,671	689	58,276	20,522	24.6	37	15.4	1,302.3	458.6	0.39	31.5	
Chip-N-Saw Total	10.3	5,011	1,743	144,288	51,516	65.4	112	39.0	3,224.3	1,151.2	0.35	29.2	
Pulpwood													
	5	2,461	185	0	5,040	7.5	55	4.1	0.0	112.6	0.00	26.8	
	6	3,907	479	0	13,370	17.1	87	10.7	0.0	298.8	0.00	33.6	
	7	3,947	682	0	19,457	23.6	88	15.2	0.0	434.8	0.00	37.2	
	8	3,022	739	0	21,489	23.6	68	16.5	0.0	480.2	0.00	43.0	
	9	3,147	1,008	0	29,767	31.1	70	22.5	0.0	665.2	0.00	46.8	
	10	440	180	0	5,377	5.4	10	4.0	0.0	120.2	0.00	49.9	
	11	145	76	0	2,299	2.1	3	1.7	0.0	51.4	0.00	54.3	
Pulpwood Total	7.1	17,069	3,349	0	96,799	110.4	381	74.8	0.0	2,163.1	0.00	38.1	
Topwood													
Topwood Total	0.0	0	606	0	21,132	0.0	0	13.5	0.0	472.2	0.00	0.0	

Friday, March 20, 2020

Timber Volume Estimates

Stratum: Bateman Rd
Acres: 44.75
Plots: 14.00
Cruiser: JDT

Cruise Date: 03/20/2020
Cruise Type: Point
Plot Size/BAF: 15.00

Pine

Planted Lob Total	8.2	23,662	6,566	223,330	195,805	206.8	529	146.7	4,990.6	4,375.5	0.40	35.8
Pine Total	8.2	23,662	6,566	223,330	195,805	206.8	529	146.7	4,990.6	4,375.5	0.40	35.8
Stratum Total	8.2	23,662	6,566	223,330	195,805	206.8	529	146.7	4,990.6	4,375.5	0.40	35.8

OFFER FORM

Bateman Road Tract—44.75± Acres—Clark 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

Reference is made to the attached Kingwood Forestry Services, Inc. Notice of Land Sale. I submit the following as an offer for the purchase of **Bateman Road Tract** further described as Part of E½ of W½ of NE¼, Part of SE¼ of NE¼, Section 22, Township 8 South, Range 21 West, containing a total of 44.75 acres, more or less, Clark County (see attached maps and Conditions of Sale). **The tract is offered for sale at \$107,400.00.**

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 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 and understand the Method of Sale and Conditions of Sale sections within 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

Bateman Road Tract (Listing #4761—±44.75 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

