

LAND FOR SALE

Bid Date: Friday, September 17, 2021

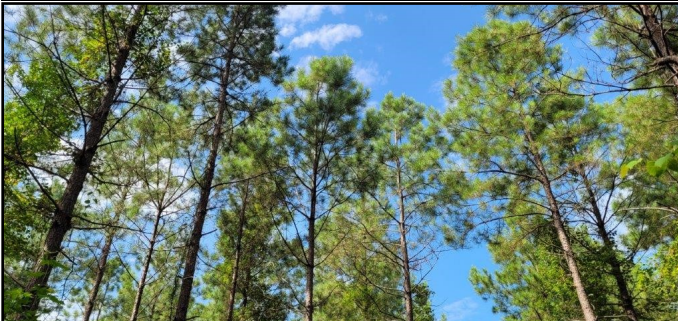
**Dalark 66 Tract
Dallas County, AR**

- **±66.59 Parcel Card Acres**
- **County Road Frontage**
- **1st Thinned Pine Plantation**



**Bid Date:
Friday, September 17, 2021**

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



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

Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Dalark 66 Tract (Listing #4856) described as SW¼ of NW¼, Part of NW¼ of NE¼ of SW¼, Section 8, Township 8 South, Range 17 West, containing a total of 66.59 parcel card acres, more or less, Dallas County, Arkansas (see attached maps).

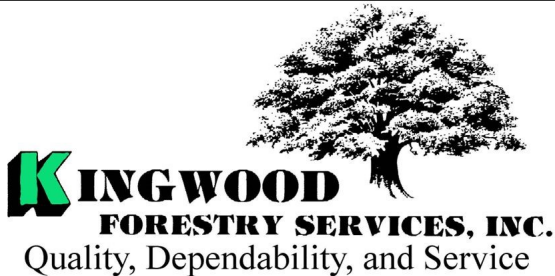
The tract is located one (1) mile northeast of Dalark with over one-quarter-mile frontage on County Road 307. Terrain is gently rolling. Site index for loblolly pine (base age 50) averages eighty-five (85) feet on sandy and fine sandy soils. Timber consists of merchantable pine plantation established in ±2006 that has been 1st thinned. Tract offers great timberland investment, hunting/recreation and possible homeplace.

Based on inventory of merchantable timber on ±66.59 acres conducted by Kingwood Forestry in August, 2021, estimated tree counts and timber volumes are as follows:

Pine Sawtimber:	511 Trees	20,327 Board Feet	214 Tons
Pine Chip n' Saw:	1,138 Trees	26,886 Board Feet	317 Tons
Pine Pulpwood:	8,992 Trees	—	1,914 Tons
Pine Topwood:	—	—	196 Tons
White Oak Sawtimber:	16 Trees	1,473 Board Feet	14 Tons
Hardwood Pulpwood:	589 Trees	—	138 Tons

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

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
DALARK 66 TRACT (LISTING #4856) - DALLAS COUNTY, ARKANSAS
BID DATE: FRIDAY, SEPTEMBER 17, 2021

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, September 17, 2021**. 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 "**Dalark 66 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 870-246-3341, 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, September 22, 2021. 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 ten (10) 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. 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 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.
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 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.

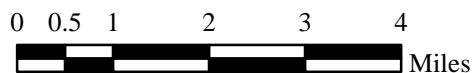
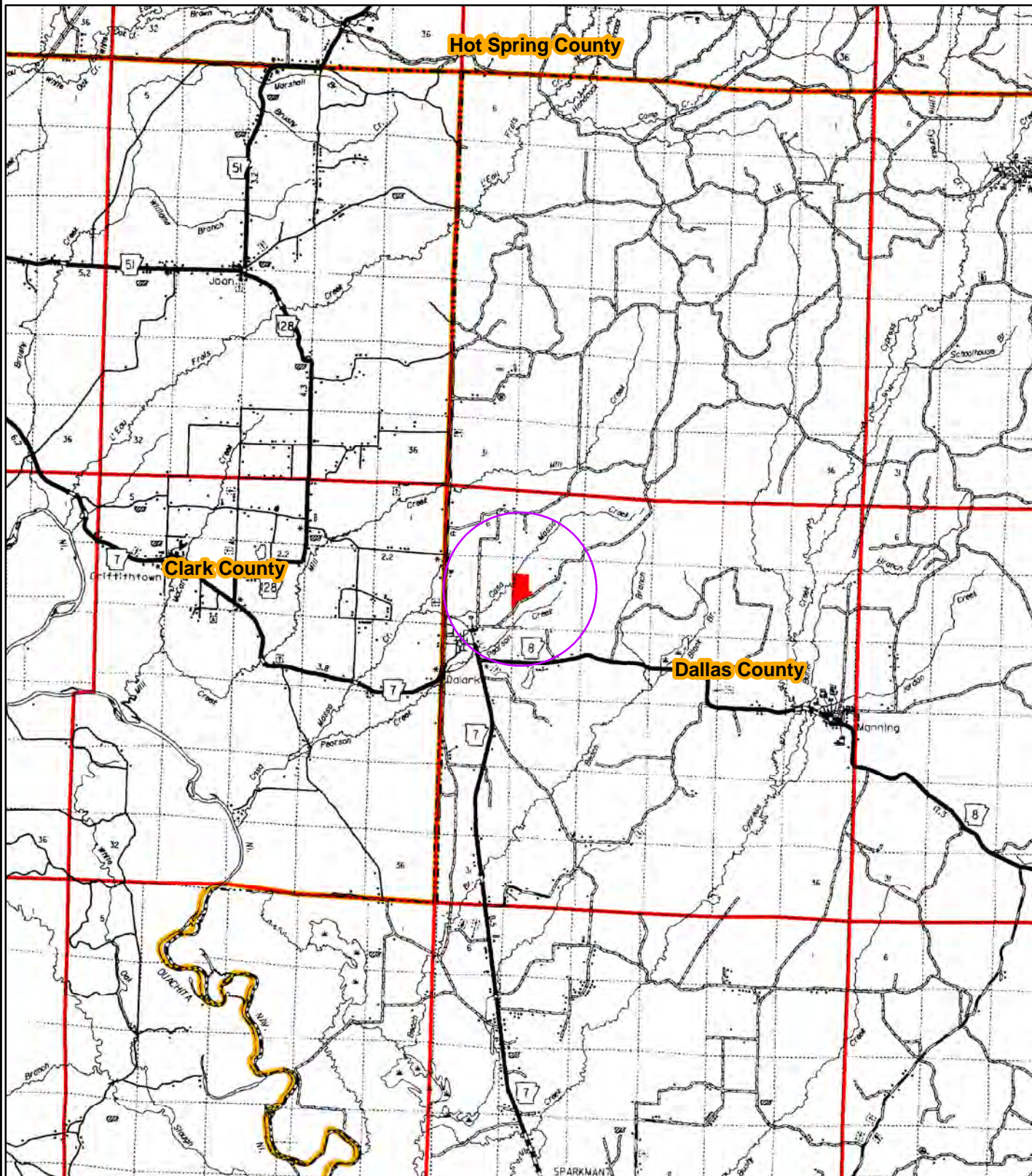
Kingwood makes no representation for the Buyer.

www.kingwoodforestry.com

NOTICE OF LAND SALE - Listing #4856

"Dalark 66 Tract"

**SW¼ of NW¼, Pt. N½ of SW¼, Sec. 8, T8S, R17W, Dallas County, Arkansas
containing 66.59 parcel card acres, more or less**




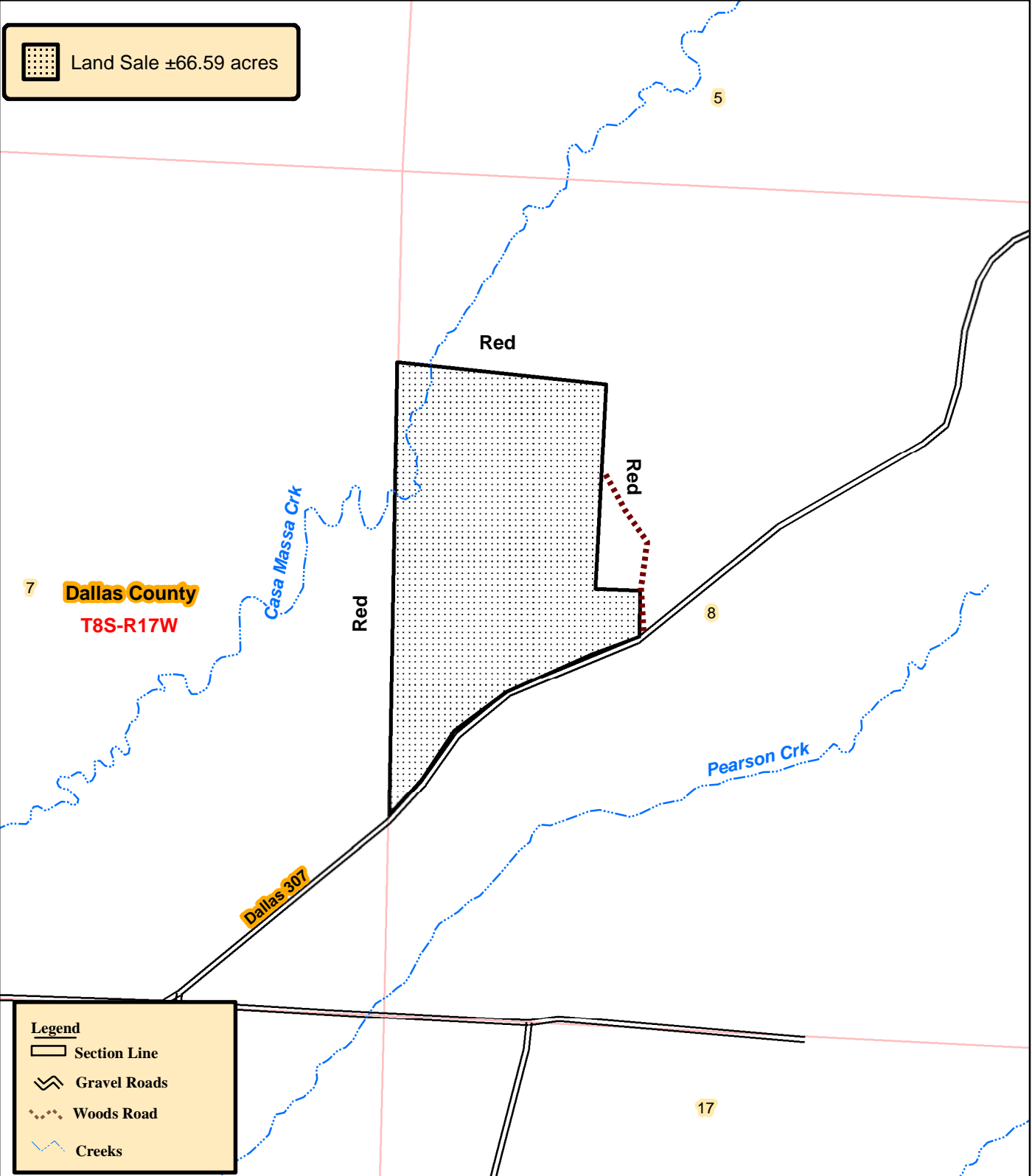
Date: 8/25/2021
Drawn By: BJC

NOTICE OF LAND SALE - Listing #4856

"Dalark 66 Tract"

SW¼ of NW¼, Pt. N½ of SW¼, Sec. 8, T8S, R17W, Dallas County, Arkansas
containing 66.59 parcel card acres, more or less

 Land Sale ±66.59 acres



Legend
— Section Line
- - - Gravel Roads
· · · Woods Road
~ ~ ~ Creeks

0 0.125 0.25
Miles

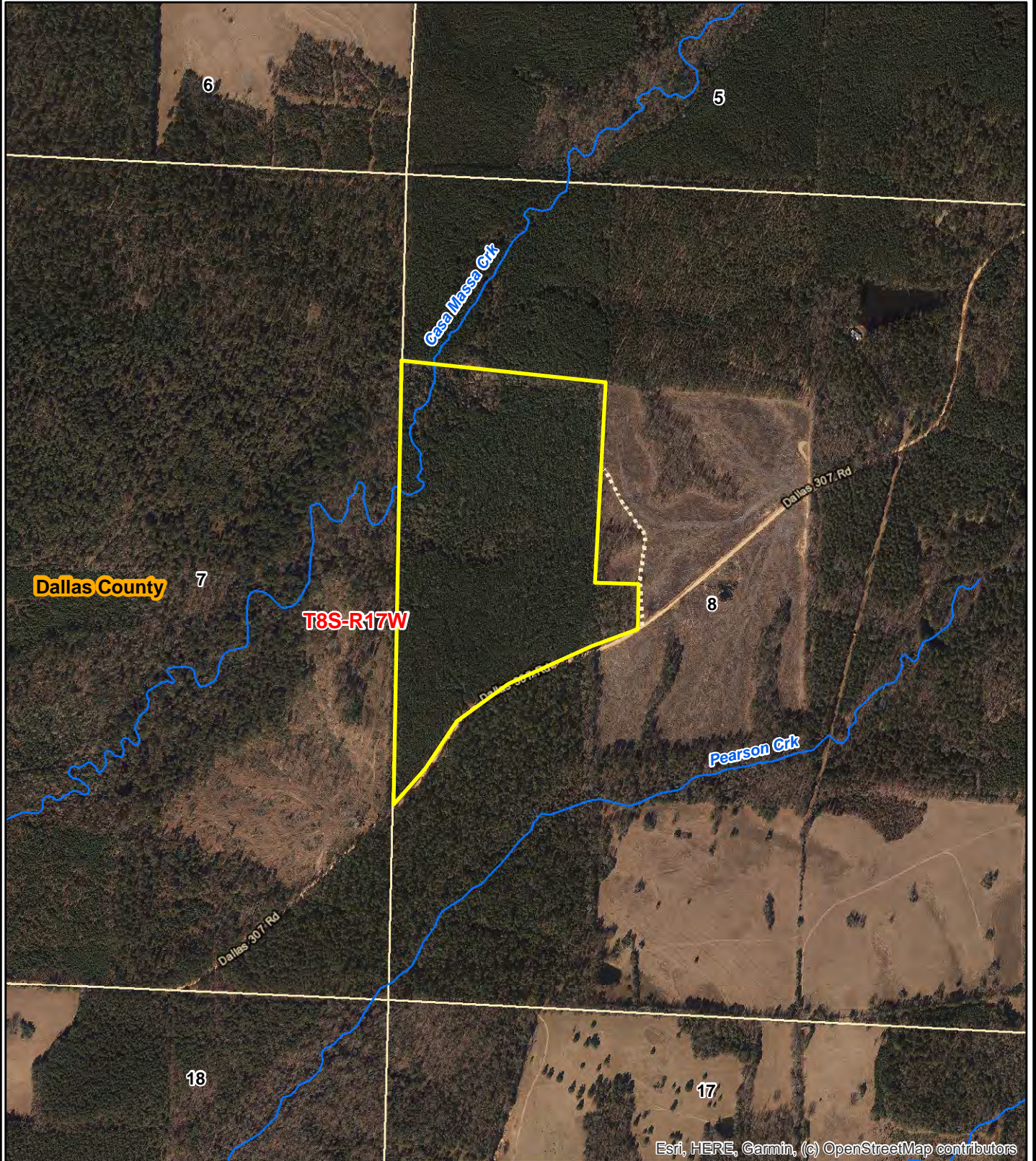


Date: 8/25/2021
Drawn By: BJC

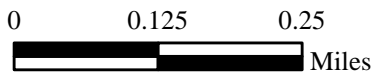
NOTICE OF LAND SALE - Listing #4856

"Dalark 66 Tract"

**SW¹/₄ of NW¹/₄, Pt. N¹/₂ of SW¹/₄, Sec. 8, T8S, R17W, Dallas County, Arkansas
containing 66.59 parcel card acres, more or less**



Esri, HERE, Garmin, (c) OpenStreetMap contributors

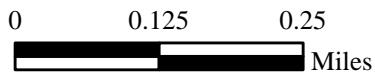
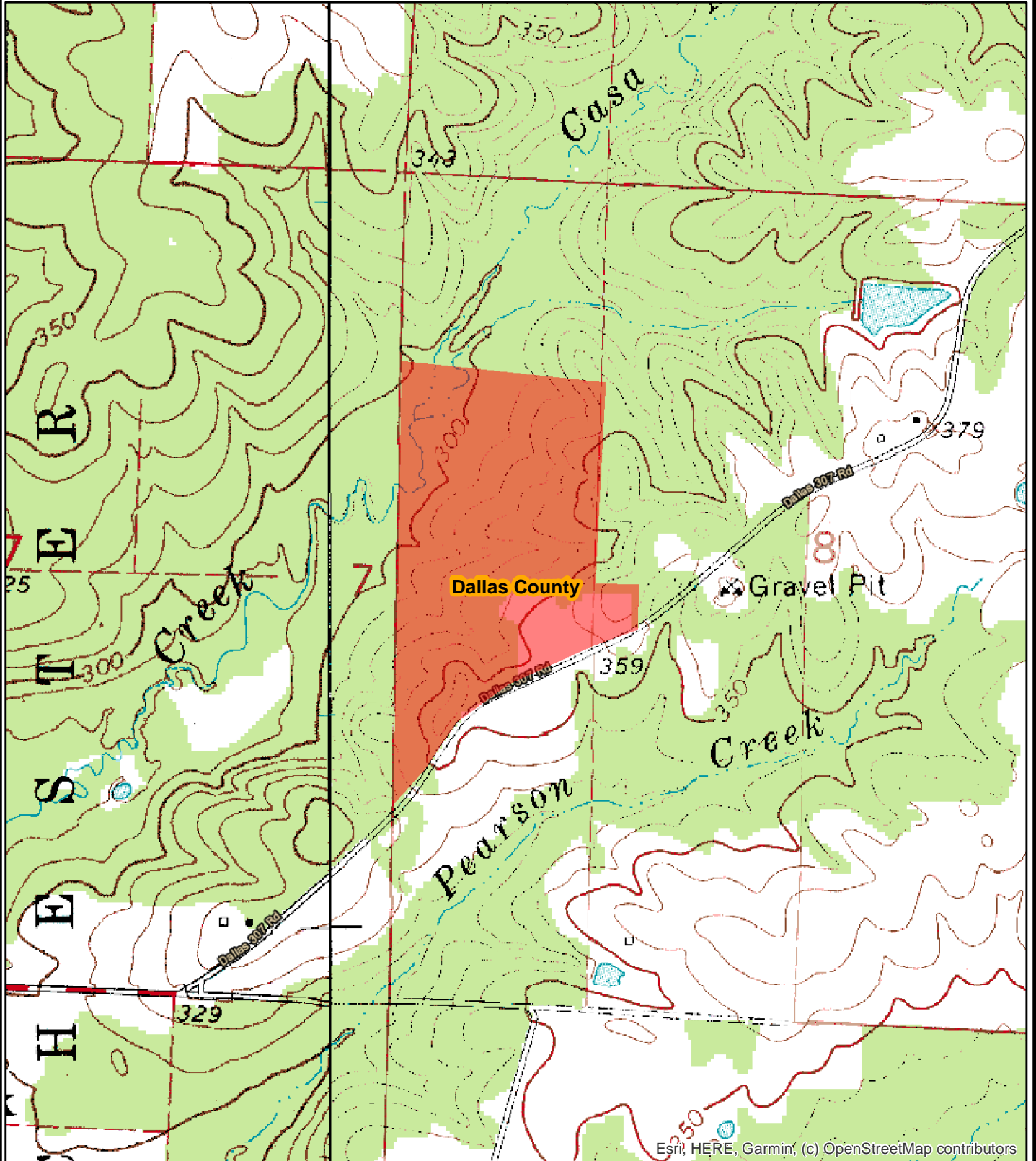


Date: 8/25/2021
ESRI Aerial Photography
Drawn By: BJC

NOTICE OF LAND SALE - Listing #4856

"Dalark 66 Tract"

**SW¼ of NW¼, Pt. N½ of SW¼, Sec. 8, T8S, R17W, Dallas County, Arkansas
containing 66.59 parcel card acres, more or less**



**Date: 8/25/2021
Drawn By: BJC**

ADDITIONAL TIMBER VOLUME REPORT



Kingwood Forestry Services, Inc.
PO Box 65
Arkadelphia, AR 71923

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

Timber Volume Estimates

Stratum: Dalark 66
Acres: 66.59
Plots: 30
Cruiser: BJC

Cruise Date: 08/25/2021
Cruise Type: Point
Plot Size/BAF: 20.00

White oak

Product	Stratum Total			Per Acre			Average Tree		
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	16	14	1,473	0.3	0	0.2	22.1	16.0	24.5
Class Total	16	14	1,473	0.3	0	0.2	22.1	16.0	24.5

Pine

Product	Stratum Total			Per Acre			Average Tree		
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	511	214	20,327	7.3	8	3.2	305.3	13.2	20.5
Chip-N-Saw	1,138	317	26,886	9.7	17	4.8	403.8	10.2	23.9
Pulpwood	8,992	1,914	0	48.3	135	28.7	0.0	8.0	35.8
Topwood	0	196	0	0.0	0	2.9	0.0	0.0	0.0
Class Total	10,640	2,641	47,213	65.3	160	39.7	709.0	8.5	33.8

Hardwood

Product	Stratum Total			Per Acre			Average Tree		
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Pulpwood	589	138	0	3.3	9	2.1	0.0	8.0	28.0
Class Total	589	138	0	3.3	9	2.1	0.0	8.0	28.0
StratumTotal	11,245	2,793	48,687	69.0	169	41.9	731.1	8.5	33.5

ADDITIONAL TIMBER VOLUME REPORT



Kingwood Forestry Services, Inc.
 PO Box 65
 Arkadelphia, AR 71923

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

Timber Volume Estimates

Stratum: Dalark 66
Acres: 66.59
Plots: 30.00
Cruiser: BJC

Cruise Date: 08/25/2021
Cruise Type: Point
Plot Size/BAF: 20.00

White oak

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
	16	16	14	1,473	362	0.3	0	0.2	22.1	5.4	0.93	24.5
Sawtimber Total	16.0	16	14	1,473	362	0.3	0	0.2	22.1	5.4	0.93	24.5
White Oak Spp. Total	16.0	16	14	1,473	362	0.3	0	0.2	22.1	5.4	0.93	24.5
White oak Total	16.0	16	14	1,473	362	0.3	0	0.2	22.1	5.4	0.93	24.5

Pine

Planted 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	198	66	5,283	1,984	2.3	3	1.0	79.3	29.8	0.50	19.9
	13	48	23	2,149	688	0.7	1	0.3	32.3	10.3	0.58	24.5
	14	228	108	10,941	3,283	3.7	3	1.6	164.3	49.3	0.69	20.9
	15	36	17	1,955	509	0.7	1	0.3	29.4	7.6	0.85	16.5
Sawtimber Total	13.2	511	214	20,327	6,464	7.3	8	3.2	305.3	97.1	0.62	20.5
Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	10	936	250	21,813	7,339	7.7	14	3.7	327.6	110.2	0.33	23.8
	11	202	67	5,072	2,000	2.0	3	1.0	76.2	30.0	0.40	24.5
Chip-N-Saw Total	10.2	1,138	317	26,886	9,339	9.7	17	4.8	403.8	140.2	0.34	23.9
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height

Timber Volume Estimates

Stratum: Dalark 66
Acres: 66.59
Plots: 30.00
Cruiser: BJC

Cruise Date: 08/25/2021
Cruise Type: Point
Plot Size/BAF: 20.00

Pine

Planted Lob		Stratum Total					Per Acre				Average Tree	
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	6	1,357	125	0	3,484	4.0	20	1.9	0.0	52.3	0.00	25.2
	7	1,827	277	0	7,916	7.3	27	4.2	0.0	118.9	0.00	33.1
	8	2,544	523	0	15,197	13.3	38	7.8	0.0	228.2	0.00	36.2
	9	2,412	658	0	19,457	16.0	36	9.9	0.0	292.2	0.00	40.4
	10	488	168	0	5,033	4.0	7	2.5	0.0	75.6	0.00	42.7
	11	336	149	0	4,529	3.3	5	2.2	0.0	68.0	0.00	46.7
	12	28	14	0	439	0.3	0	0.2	0.0	6.6	0.00	45.1
Pulpwood Total	8.0	8,992	1,914	0	56,056	48.3	135	28.7	0.0	841.8	0.00	35.8
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	196	0	6,811	0.0	0	2.9	0.0	102.3	0.00	0.0
Planted Lob Total	8.5	10,640	2,641	47,213	78,669	65.3	160	39.7	709.0	1,181.4	0.42	33.8
Pine Total	8.5	10,640	2,641	47,213	78,669	65.3	160	39.7	709.0	1,181.4	0.42	33.8

Hardwood

Misc. Hardwood		Stratum Total					Per Acre				Average Tree	
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	6	226	20	0	604	0.7	3	0.3	0.0	9.1	0.00	18.9
	7	166	29	0	867	0.7	2	0.4	0.0	13.0	0.00	34.6
	11	168	74	0	2,197	1.7	3	1.1	0.0	33.0	0.00	32.5
	12	28	15	0	461	0.3	0	0.2	0.0	6.9	0.00	34.6
Pulpwood Total	8.0	589	138	0	4,129	3.3	9	2.1	0.0	62.0	0.00	28.0
Misc. Hardwood Total	8.0	589	138	0	4,129	3.3	9	2.1	0.0	62.0	0.00	28.0

Timber Volume Estimates

Stratum: Dalark 66
Acres: 66.59
Plots: 30.00
Cruiser: BJC

Cruise Date: 08/25/2021
Cruise Type: Point
Plot Size/BAF: 20.00

Hardwood Total	8.0	589	138	0	4,129	3.3	9	2.1	0.0	62.0	0.00	28.0
Stratum Total	8.5	11,245	2,793	48,687	83,161	69.0	169	41.9	731.1	1,248.9	0.42	33.5

ADDITIONAL TIMBER VOLUME REPORT



Kingwood Forestry Services, Inc.
 PO Box 65
 Arkadelphia, AR 71923

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

Timber Volume Estimates

Stratum: Dalark 66
Acres: 66.59
Plots: 30
Cruiser: BJC

Cruise Date: 08/25/2021
Cruise Type: Point
Plot Size/BAF: 20.00

White oak

Product	Stratum Total			Per Acre			Average Tree		
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	16	14	1,473	0.3	0	0.2	22.1	16.0	24.5
Class Total	16	14	1,473	0.3	0	0.2	22.1	16.0	24.5

Pine

Product	Stratum Total			Per Acre			Average Tree		
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Pulpwood	8,992	1,914	0	48.3	135	28.7	0.0	8.0	35.8
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OFFER FORM

Bid Date: Friday, September 17, 2021 @ 10:00 a.m.

DALARK 66 TRACT—±66.59 PARCEL CARD ACRES—LISTING #4856—DALLAS COUNTY, AR

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

In reference to the attached Kingwood Forestry Services, Inc. Notice of Land Sale, I submit the following as an offer for the purchase of Dalark 66 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, September 22, 2021. 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 and understand the Method of Sale and Conditions of Sale sections within this notice.

Send offer form to: Kingwood Forestry Services, Inc. (**Before 10:00 a.m., Friday, September 17, 2021**)
P.O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341
E-mail completed Offer Form to Arkadelphia@kingwoodforestry.com

Dalark 66 Tract (Listing #4856—66.59± Parcel Card 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

