

LAND FOR SALE

Bid Date: Friday, April 28, 2023 @ 10:00 a.m.

Caney North Tract Hot Spring Co., AR

- **±80 Acres**
- **Great Timberland Investment**
- **Immediate Timber Income**



**Bid Date:
Friday, April 28, 2023 @ 10:00 a.m.**

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



Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Caney North Tract (Listing #5029) described as E½ of SE¼, Section 21, Township 5 South, Range 19 West, containing 80 acres, more or less, Hot Spring County, Arkansas (see attached maps).

The tract is located about six (6) miles north of Caddo Valley in the Caney community. Access for inspection is gated woods road via Lucky Pine Road through adjoining landowner from west. Woods road continues through the property. Timber consists of ±80 acres of well-stocked, mature loblolly pine plantation thinned in 2020. Pine site index averages eighty (80) feet (base age 50) on Carnasaw-Bismarck-Zafra-Pirum-Clebit soils. Terrain is gently rolling. Tract offers immediate timber income potential and excellent hunting.

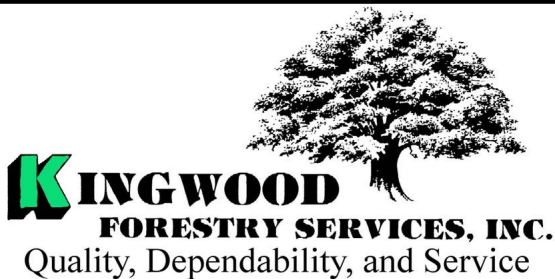
Kingwood Forestry conducted an inventory of mature pine plantation with four (4) cruise lines running north and south in March, 2023. Based on the inventory, estimated tree counts and timber volumes are as follows:

Pine Sawtimber:	3,681 Trees	389,200 Board Feet	3,367 Tons
Pine Chip n' Saw:	328 Trees	11,600 Board Feet	135 Tons
Pine Pulpwood:	1,186 Trees	—	367 Tons
Pine Topwood:	—	—	629 Tons
Hardwood Pulpwood:	837 Trees	—	139 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 attached.

Please see Method of Sale and Conditions of Sale within this Notice.

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
CANEY NORTH TRACT (LISTING #5029) - HOT SPRING COUNTY, ARKANSAS
BID DATE: FRIDAY, APRIL 28, 2023

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, April 28, 2023**. 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 “**Caney North 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

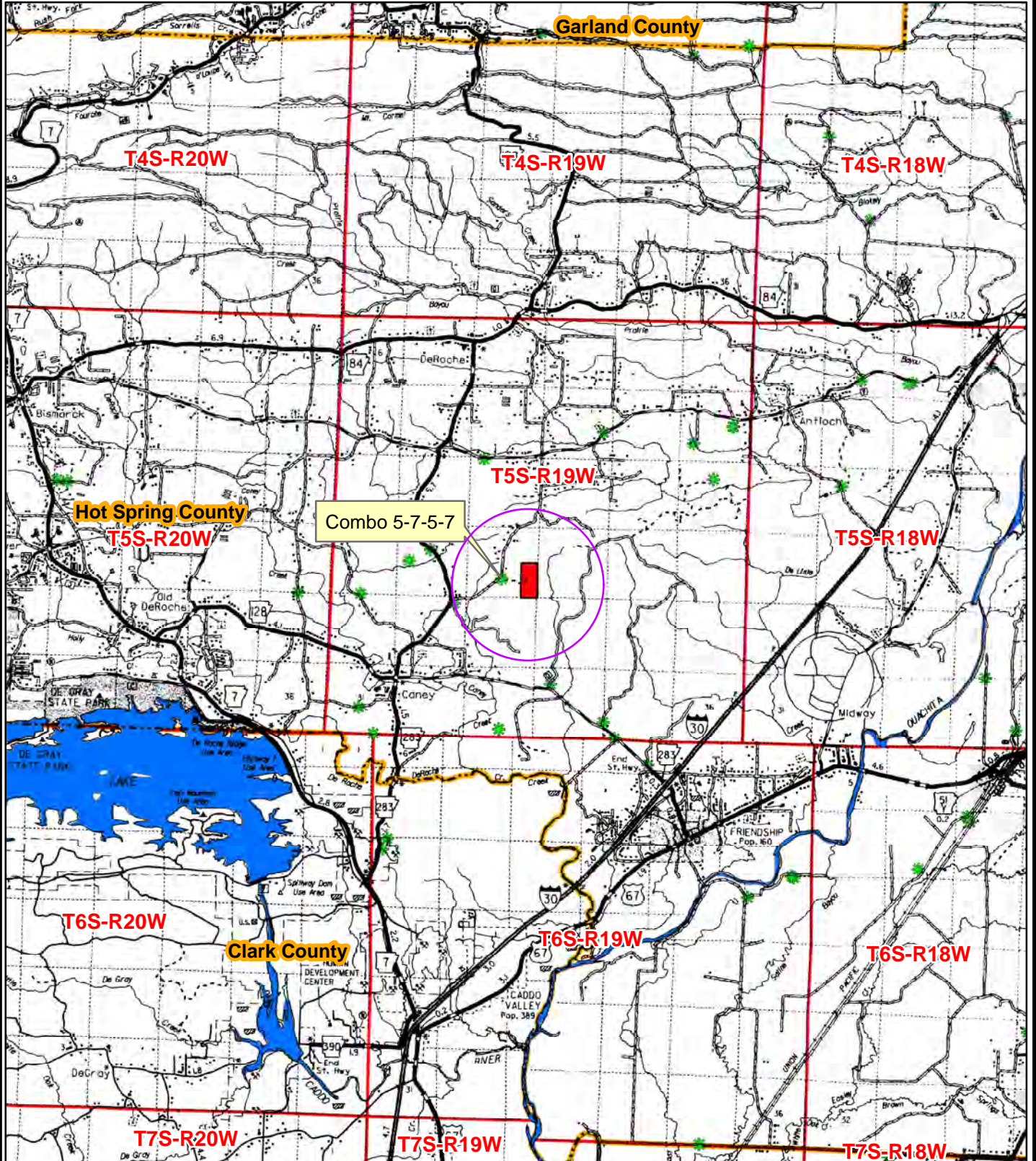
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid through 10:00 a.m., Wednesday, May 3, 2023. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer, a Contract 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. 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 #5029
"Caney North Tract"
E½ of SE¼, Sec. 21, T5S, R19W,
Hot Spring County, Arkansas



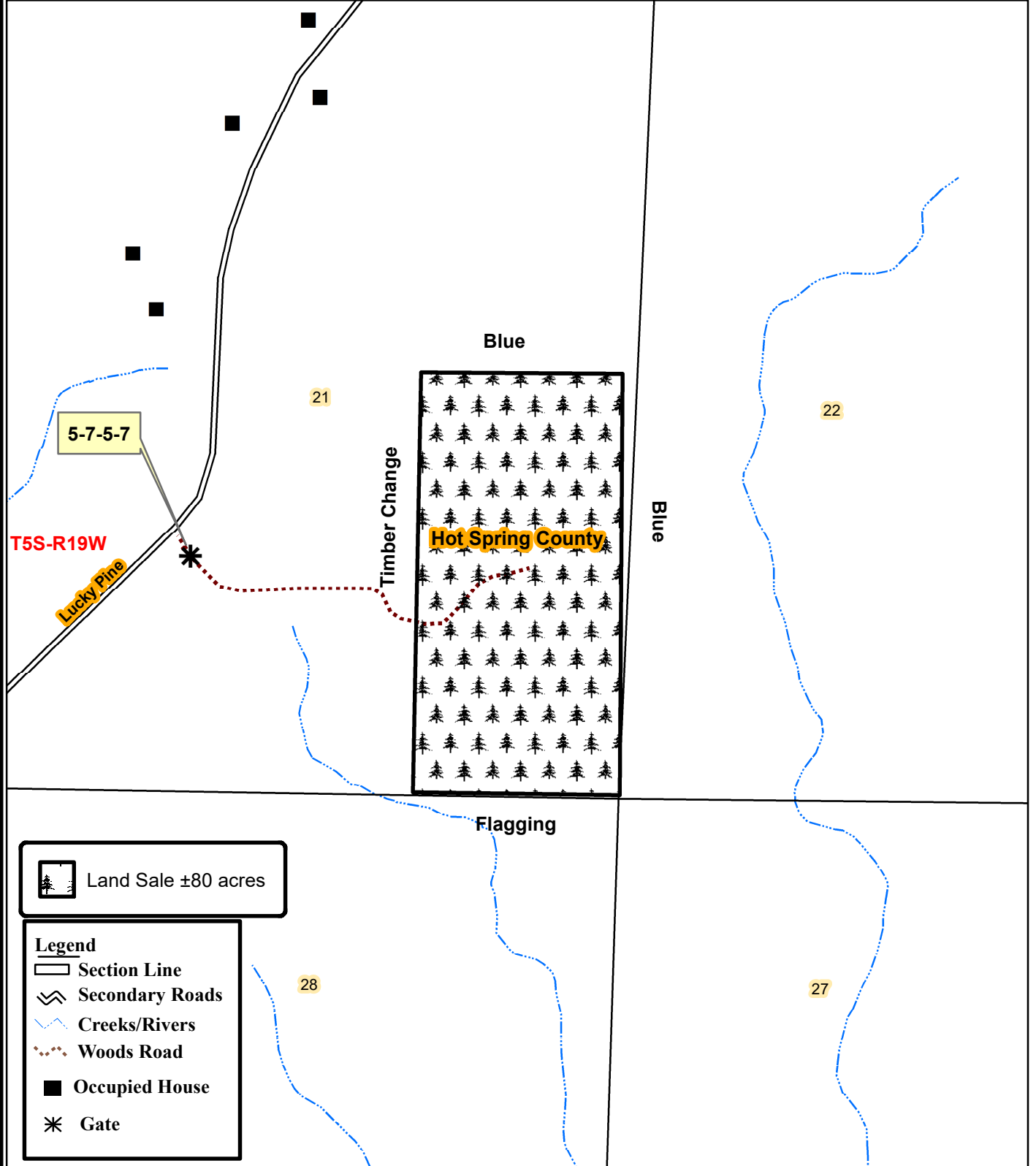
Date: 3/24/2023
ESRI Aerial Photography
Drawn By: BJC


NOTICE OF LAND SALE - Listing #5029







"Caney North Tract"

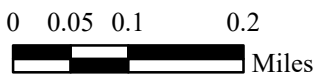
E½ of SE¼, Sec. 21, T5S, R19W,

Hot Spring County, Arkansas



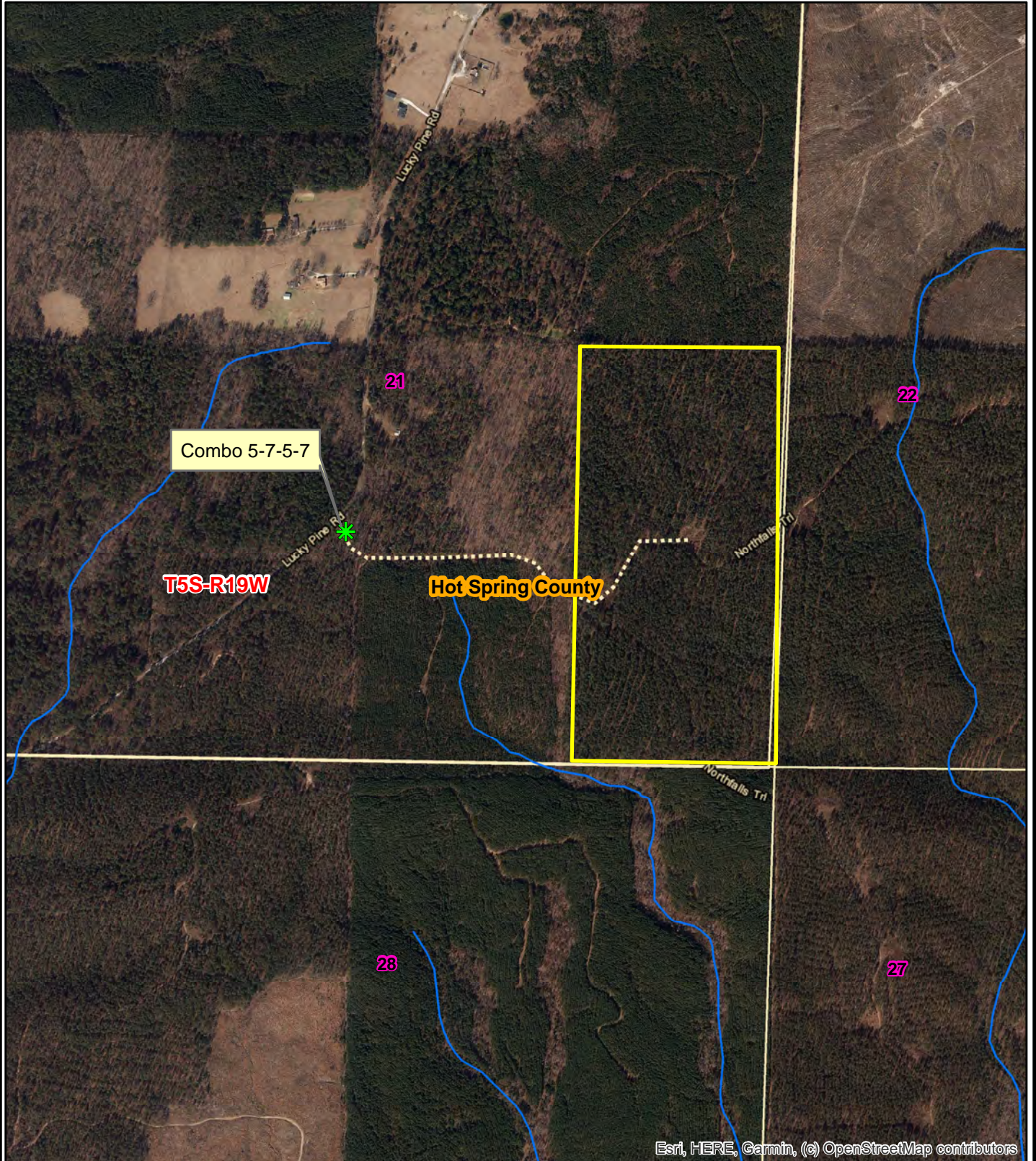
 Land Sale ±80 acres

- Legend**
-  Section Line
 -  Secondary Roads
 -  Creeks/Rivers
 -  Woods Road
 -  Occupied House
 -  Gate

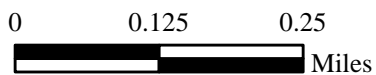


Date: 4/3/2023
ESRI GIS Mapping
Drawn By: BJC

NOTICE OF LAND SALE - Listing #5029
"Caney North Tract"
E½ of SE¼, Sec. 21, T5S, R19W,
Hot Spring County, Arkansas



Esri, HERE, Garmin, (c) OpenStreetMap contributors



Date: 3/22/2023
ESRI Aerial Photography
Drawn By: BJC

Stand Summary by Group, Product and DBH

Sampling Method:	Point
BAF / Plot Size:	10
# Plots/points:	80
Stand Acres:	80.0
Cruiser:	B/C_JDT
Template:	GENERIC

Tract Name:	Caney North
Stand ID:	210003299
Location:	Hot Spring County
Date Cruised:	4/3/2023
Sawlog Vol Units:	Doyle

Site Index Species:	Planted Loblolly
Base Age:	25
Site Index:	0.0
# SI Samples:	0
Avg Age:	0
Avg Ht:	0.0

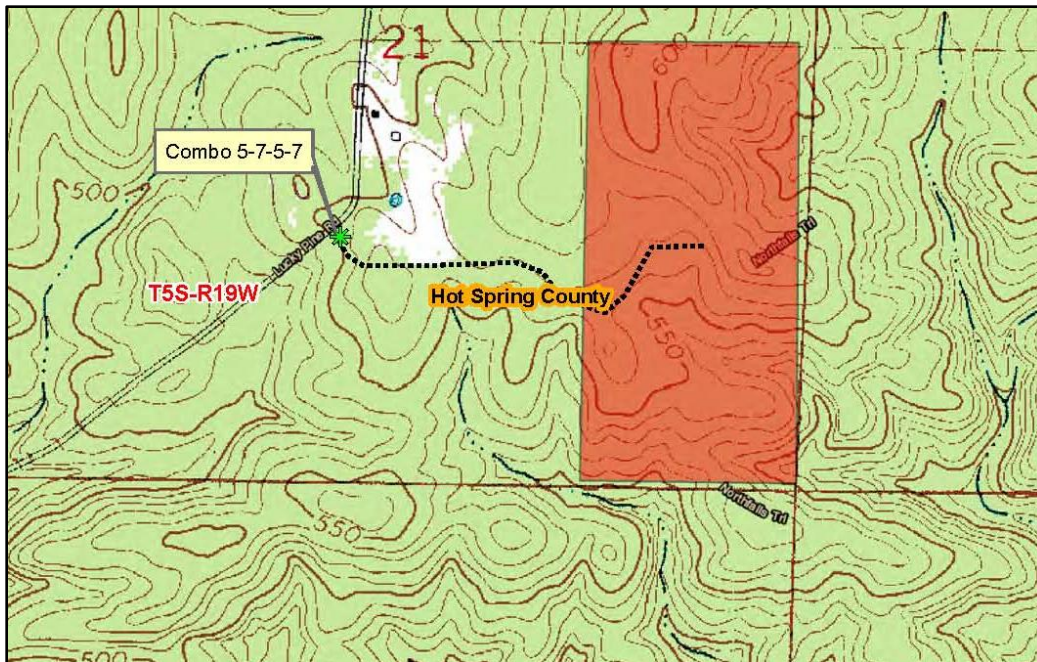


Pine

	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	254.6	31.9			0.62	3.2	0.40			0.125			34.2	50.9
	7	149.7	28.0			0.50	1.9	0.35			0.187			41.4	58.0
	8	315.1	77.6			1.37	3.9	0.97			0.246			43.7	57.1
	9	203.7	75.2			1.12	2.5	0.94			0.369			54.2	68.3
	10	128.3	61.6			0.87	1.6	0.77			0.480			58.9	71.9
	11	45.5	24.3			0.37	0.6	0.30			0.534			56.3	67.2
	12	50.9	33.0			0.50	0.6	0.41			0.647			58.8	68.8
	13	21.7	15.8			0.25	0.3	0.20			0.727			57.9	66.5
	14	9.4	9.6			0.12	0.1	0.12			1.032			70.8	80.5
16	7.2	10.4			0.12	0.1	0.13			1.454			67.6	75.5	
Pulpwood Total		1,186.1	367.3			5.87	14.8	4.59			0.310			46.6	60.8
Chip-N-Saw	10	146.7	12.5	51.6	4.4	1.00	1.8	0.16	0.64	54.71	0.352	29.839	31.7	54.8	67.0
	11	181.8	18.1	83.7	7.2	1.50	2.3	0.23	1.05	89.96	0.460	39.578	35.3	59.0	70.1
Chip-N-Saw Total		328.5	30.6	135.3	11.6	2.50	4.1	0.38	1.69	144.67	0.412	35.230	33.7	57.1	68.7
Sawtimber	12	598.4	91.9	320.7	27.3	5.87	7.5	1.15	4.01	340.65	0.536	45.539	33.3	61.8	73.1
	13	499.0	73.9	330.6	31.3	5.75	6.2	0.92	4.13	391.04	0.663	62.686	36.1	63.1	73.8
	14	523.8	80.8	415.4	43.5	7.00	6.5	1.01	5.19	544.23	0.793	83.112	38.8	65.0	75.0
	15	635.6	98.1	600.7	68.1	9.75	7.9	1.23	7.51	851.84	0.945	107.216	41.5	66.8	76.2
	16	787.8	128.8	857.8	104.7	13.75	9.8	1.61	10.72	1308.56	1.089	132.880	43.0	68.2	76.7
	17	374.3	67.2	459.0	59.6	7.37	4.7	0.84	5.74	744.83	1.226	159.192	43.9	68.7	76.8
	18	164.1	32.2	231.8	32.2	3.62	2.1	0.40	2.90	402.07	1.413	196.003	45.6	70.5	78.5
	19	66.0	14.0	98.3	14.1	1.62	0.8	0.18	1.23	176.08	1.488	213.355	44.2	66.7	73.6
	20	32.1	11.8	53.4	8.4	0.87	0.4	0.15	0.67	105.48	1.664	262.991	40.2	71.1	77.9
Sawtimber Total		3,681.3	598.6	3,367.6	389.2	55.62	46.0	7.48	42.09	4864.77	0.915	105.720	39.8	65.9	75.4
Group Total		5,195.9	996.5	3,502.8	400.8	64.00	64.9	12.46	43.79	5009.44	0.745	77.129	39.3	60.9	71.7

Misc. 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	305.6	34.6			0.75	3.8	0.43			0.113			21.8	24.3
	7	336.8	53.5			1.12	4.2	0.67			0.159			22.7	25.1
	8	85.9	18.9			0.37	1.1	0.24			0.219			24.5	25.5
	9	90.5	25.2			0.50	1.1	0.31			0.278			24.5	28.0
	10	18.3	7.8			0.12	0.2	0.10			0.423			32.5	37.5
Pulpwood Total		837.2	139.8			2.87	10.5	1.75			0.167			23.0	25.4
Group Total		837.2	139.8	0.0	0.0	2.87	10.5	1.75	0.00	0.00	0.167	0.000	0.0	23.0	25.4
Grand Total		6,033.0	1,136.3	3,502.8	400.8	66.87	75.4	14.20	43.79	5009.44	0.665	66.427	39.3	55.7	65.2



OFFER FORM

Bid Date: Friday, April 28, 2023 @ 10:00 a.m.

CANEY NORTH TRACT—±80 ACRES—LISTING #5029—HOT SPRING 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

In reference to the attached Kingwood Forestry Services, Inc. Notice of Land Sale, I submit the following as an offer for the purchase of Caney North Tract located in Hot Spring, 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, May 3, 2023. 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 seven (7) 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, April 28, 2023**)
P.O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341
E-mail completed Offer Form to Arkadelphia@kingwoodforestry.com

Caney North Tract (Listing #5029—80± 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

