

KINGWOOD FORESTRY SERVICES, INC.

LISTING #5032

LAND FOR SALE

Hampton NE Tract Calhoun County, Arkansas

- ±39.91 Acres
- Mature Native Pine Sawtimber
- Immediate Income Potential
- Public Road Frontage
- Great Timberland Investment

\$150,000.00

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 Hampton NE Tract described as SE¼ of NW¼, Section 26, Township 12 South, Range 13 West, containing 39.91 acres, more or less, Calhoun County, Arkansas (see attached maps).

The tract is located about eight (8) miles northeast of Hampton, Arkansas and five (5) miles northwest of Tinsman. Access is frontage on County Road 61 which bisects the tract. Terrain is flat with small creek near the northeast corner. Timber consists of mature pine sawtimber. Pine site index averages eighty-six (86) feet (base age 50) on fine sandy and silt loam soils. Tract offers a great timberland investment and recreational opportunity.

Based on inventory of merchantable timber conducted by Kingwood Forestry in March, 2023, with two cruise lines running east and west, estimated tree counts and timber volumes are as follows:

Pine Sawtimber:	2,066 Trees	3,422 Tons
Pine Chip n' Saw:	125 Trees	55 Tons
Pine Pulpwood:	371 Trees	155 Tons
Pine Topwood:	—	18 Tons
Hardwood Pulpwood:	563 Trees	117 Tons

Due to variations in cruising methods, utilization standards, and scaling practices, tree counts and timber volume estimates cannot be guaranteed. Volume report 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

HAMPTON NE TRACT (LISTING #5032)

CALHOUN COUNTY, ARKANSAS

Method of Sale

The tract is offered for sale for \$150,000.00. Offers may be submitted using the attached Offer Form and may be delivered by e-mail to arkadelphia@kingwoodforestry.com, by fax to (870) 246-3341, or hand-delivered to #4 Executive Circle, Arkadelphia, Arkansas. All faxed / e-mailed offers will be immediately acknowledged; please await confirmation that your offer has been received. Offers may also be submitted by mail to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, Arkansas 71923. Please call our office at (870) 246-5757 to confirm receipt of offers.

Conditions of Sale

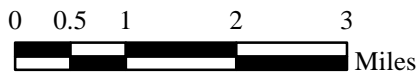
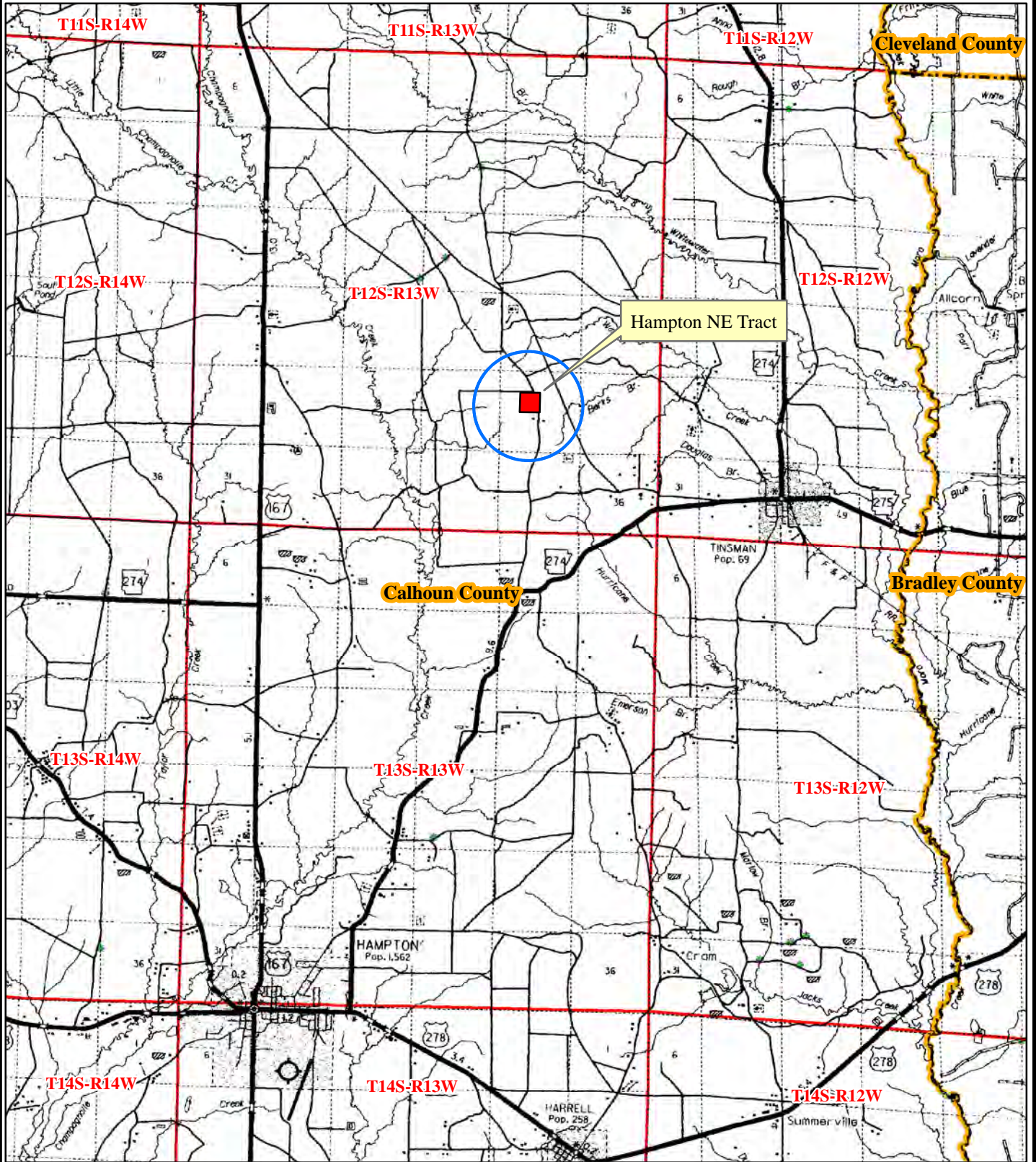
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of five percent (5%) of purchase price, will be executed between the buyer and landowner within ten (10) 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. If buyer requires a new survey, the cost will be buyer's responsibility. 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 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. Information presented in this prospectus is believed to be accurate but is not guaranteed. Prospective buyers are advised to verify information presented in this sale notice.
10. Questions regarding the land sale should be directed to licensed agents Brian Calhoun or 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

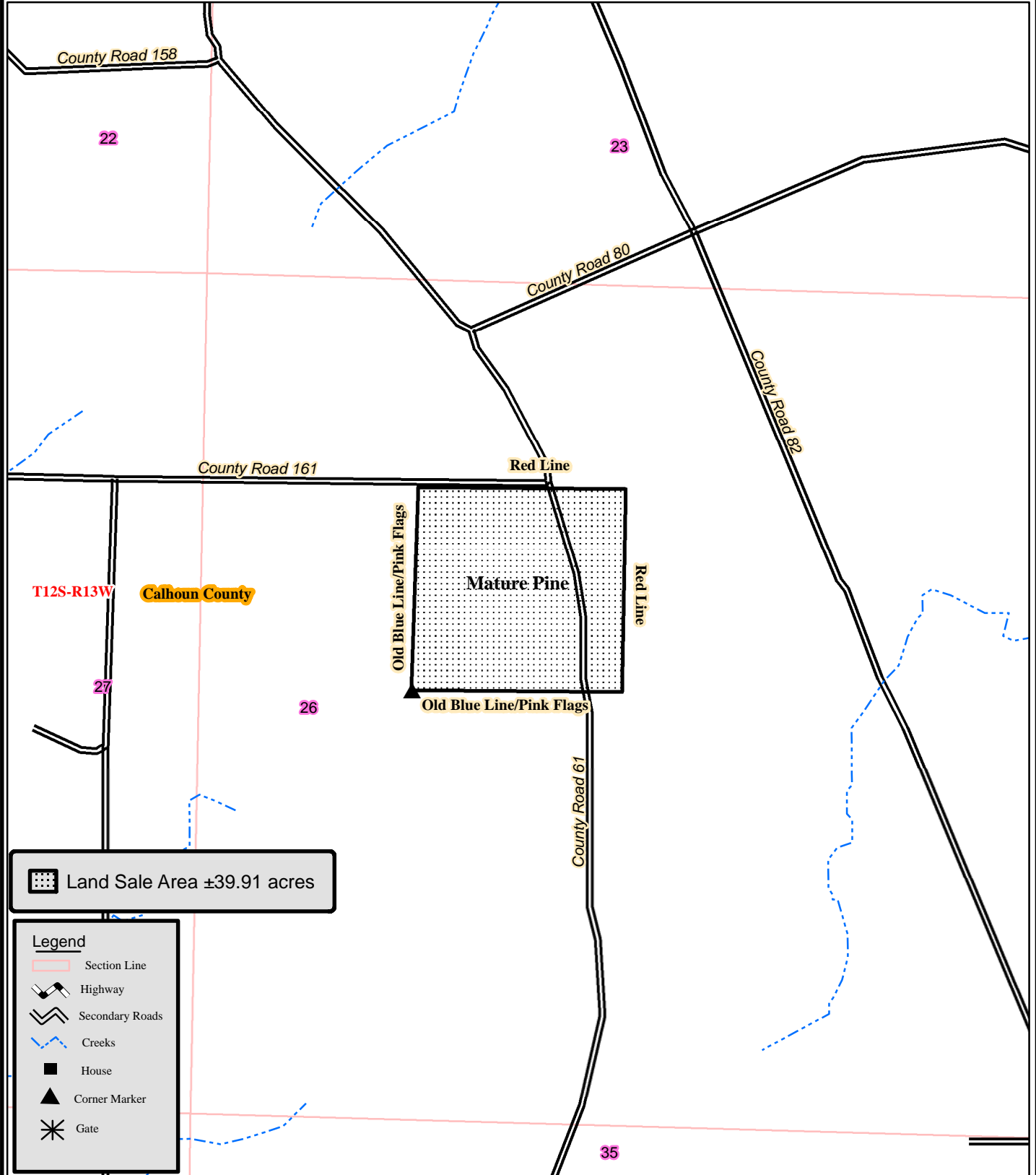
NOTICE OF LAND SALES
"Hampton NE Tract" - Listing #5032
Calhoun County, Arkansas
Containing 39.91 acres, more or less



Date: 4/18/2023
Drawn By: JDT










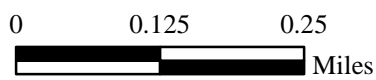
NOTICE OF LAND SALE
"Hampton NE Tract" - Listing #5032
SE¼ of NW¼, Sec. 26, T12S, R13W, Calhoun County, Arkansas
Containing 39.91 acres, more or less



 Land Sale Area ±39.91 acres

Legend

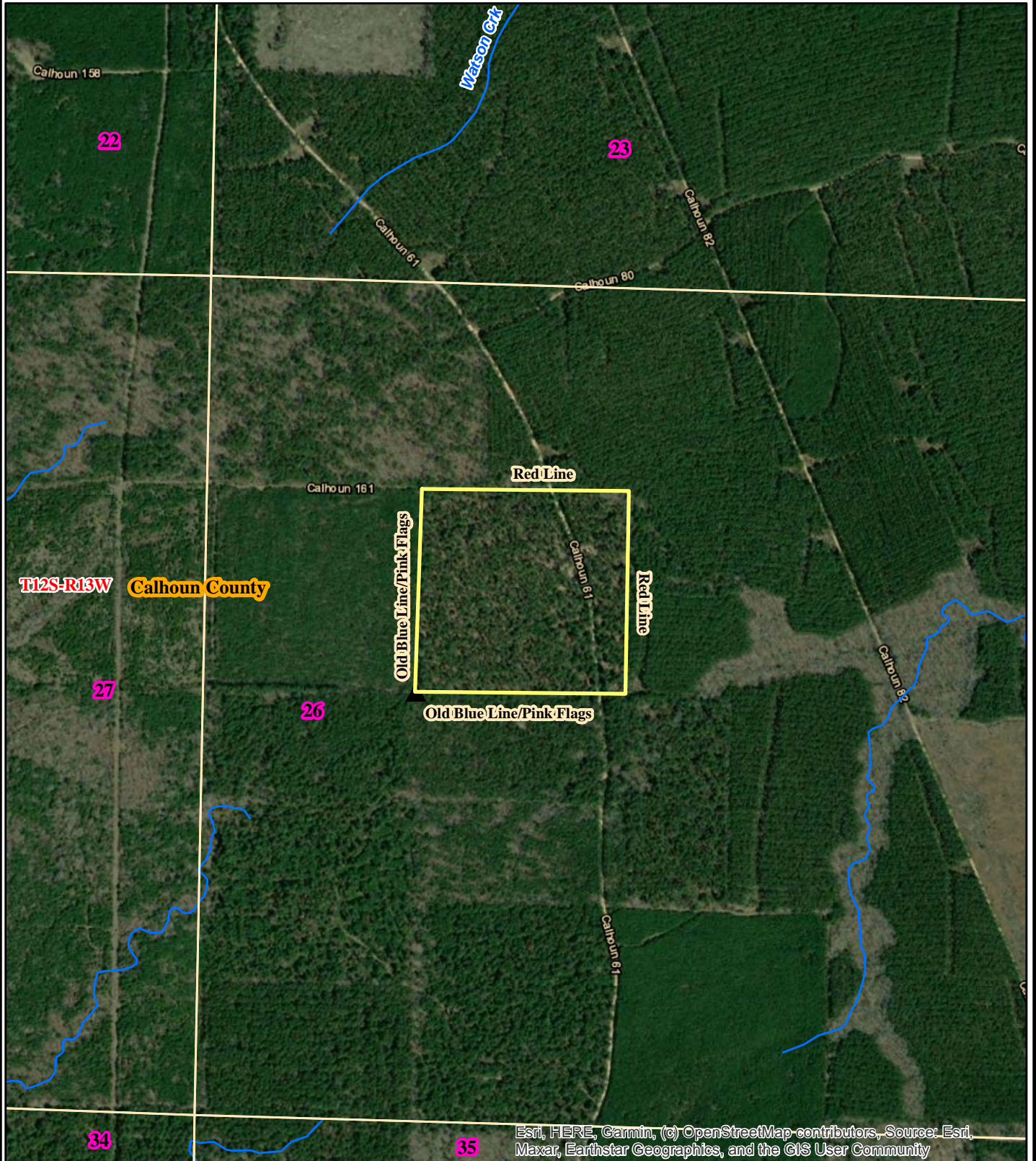
-  Section Line
-  Highway
-  Secondary Roads
-  Creeks
-  House
-  Corner Marker
-  Gate



Created: Date: 4/17/2023
By: JDT



NOTICE OF LAND SALE
"Hampton NE Tract" - Listing #5032
SE¹/₄ of NW¹/₄, Sec. 26, T12S, R13W, Calhoun County, Arkansas
Containing 39.91 acres, more or less



0 0.125 0.25
Miles



Date: 4/17/2023
Drawn By: JDT

Stand Summary by Group, Product and DBH

Sampling Method:	Plot
BAF / Plot Size:	0.1
# Plots/points:	20
Stand Acres:	39.9
Cruiser:	JDT
Template:	GENERIC

Tract Name:	1
Stand ID:	HamptonNE
Location:	Calhoun County AR
Date Cruised:	3/2/2023
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	7	79.8	17.6			0.53	2.0	0.44			0.220			40.5	51.0
	8	139.7	41.8			1.22	3.5	1.05			0.299			44.8	54.9
	9	20.0	8.0			0.22	0.5	0.20			0.401			49.7	60.5
	10	39.9	20.2			0.55	1.0	0.51			0.506			52.6	63.0
	11	39.9	25.0			0.66	1.0	0.63			0.626			55.7	65.5
	12	20.0	14.3			0.39	0.5	0.36			0.716			54.3	62.5
Pulpwood Total		371.7	155.0			4.33	9.3	3.88			0.417			47.7	57.7

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	Topwood	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Chip-N-Saw	10	39.9	7.7	13.5	0.9	0.55	1.0	0.19	0.34	23.53	0.337	23.528	25.5	58.2	69.5
	11	85.3	10.6	41.5	3.2	1.41	2.1	0.27	1.04	80.59	0.487	37.720	33.2	57.7	68.3
Chip-N-Saw Total		125.2	18.3	55.0	4.2	1.96	3.1	0.46	1.38	104.11	0.439	93.195	30.7	57.9	68.7

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	Topwood	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	12	119.7	19.9	82.3	7.4	2.36	3.0	0.50	2.06	186.48	0.687	62.159	42.7	64.8	76.3
	13	157.3	20.1	142.5	13.6	3.63	3.9	0.50	3.57	340.12	0.906	86.303	52.4	71.1	83.8
	14	279.4	40.8	288.5	30.0	7.48	7.0	1.02	7.23	752.94	1.037	107.563	49.0	71.1	82.4
	15	219.5	43.2	258.2	29.3	6.75	5.5	1.08	6.47	734.98	1.176	133.634	51.4	73.6	84.4
	16	204.0	27.2	299.1	35.5	7.14	5.1	0.68	7.50	888.69	1.466	173.863	56.5	76.0	86.9
	17	279.4	33.4	473.1	59.1	11.03	7.0	0.84	11.85	1481.41	1.693	211.630	58.9	77.1	87.5
	18	273.3	50.5	510.9	68.1	12.10	6.8	1.26	12.80	1706.63	1.869	249.185	57.3	78.8	89.1
	19	134.9	12.2	304.5	41.2	6.66	3.4	0.31	7.63	1031.30	2.257	305.036	66.3	81.8	92.0
	20	79.8	5.4	199.7	27.9	4.36	2.0	0.14	5.00	698.34	2.502	349.169	68.0	81.5	90.8
	21	159.6	42.5	402.0	61.0	9.62	4.0	1.06	10.07	1528.04	2.518	382.011	57.6	80.5	89.3
	22	119.7	19.8	350.7	53.9	7.92	3.0	0.50	8.79	1350.18	2.929	450.061	63.5	82.5	90.8
	Sawtimber Total		2,066.6	338.9	3,422.3	445.9	81.94	51.8	8.49	85.75	11172.22	1.656	215.754	55.7	76.0

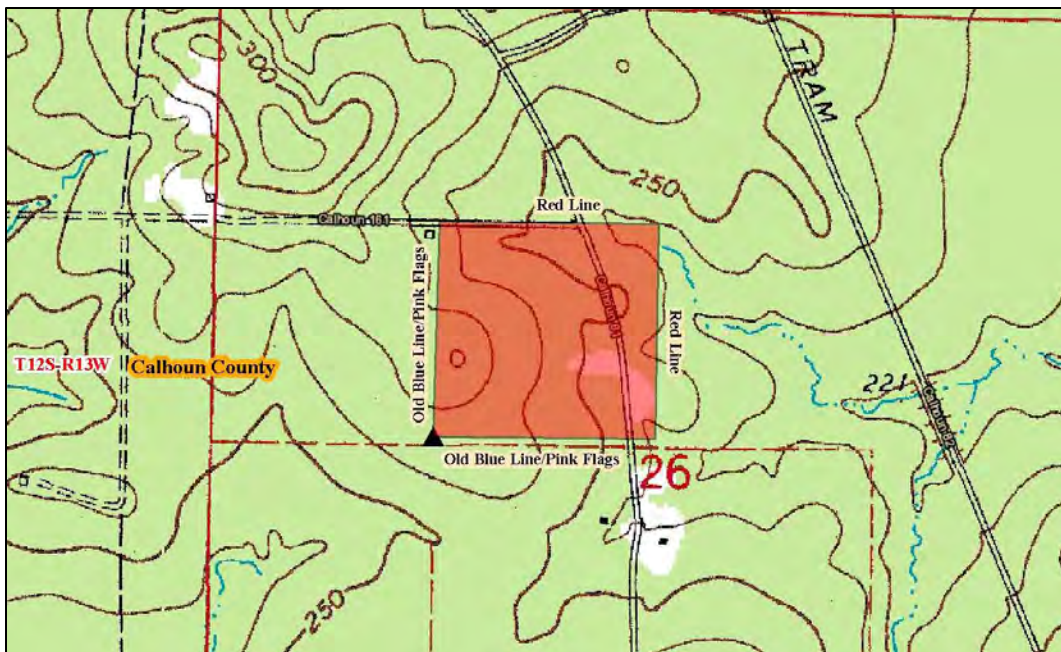
Group Total		2,563.5	512.2	3,477.3	450.0	88.22	64.2	12.83	87.13	11276.33	1.417	175.556	54.2	71.0	81.5
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Misc. Hardwood

	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	39.9	4.3			0.20	1.0	0.11			0.108			20.5	24.0
	7	303.8	40.7			2.03	7.6	1.02			0.134			18.1	22.7
	8	20.0	3.3			0.17	0.5	0.08			0.164			16.5	22.5
	9	39.9	9.7			0.44	1.0	0.24			0.243			20.5	26.5
	10	59.9	18.8			0.82	1.5	0.47			0.314			21.8	26.8
	11	79.8	33.2			1.32	2.0	0.83			0.415			24.5	29.5
Pulpwood Total		563.2	117.3			5.38	14.1	2.94			0.208			19.6	24.4

Group Total		563.2	117.3	0.0	0.0	5.38	14.1	2.94	0.00	0.00	0.208	0.000	0.0	19.6	24.4
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Grand Total		3,126.7	629.5	3,477.3	450.0	93.60	78.3	15.77	87.13	11276.33	1.199	149.932	54.2	61.8	71.2
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OFFER FORM

Hampton NE Tract—Listing #5032—Calhoun 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 Hampton NE Tract located in Calhoun County, Arkansas and further described within this Notice (see attached maps and Conditions of Sale). **The tract is offered for sale at \$150,000.00.**

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 ten (10) 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

Hampton NE Tract (Listing #5032—±39.91Acres 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

