

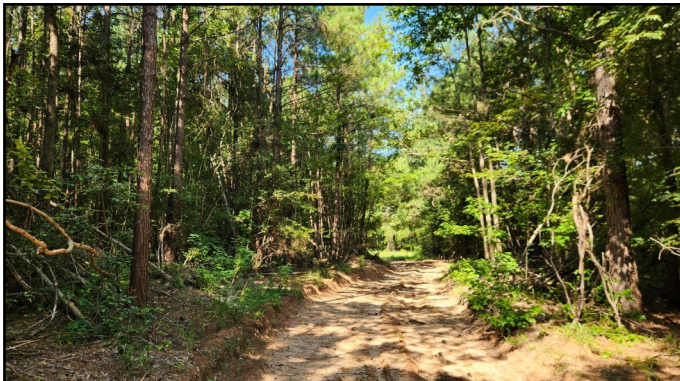
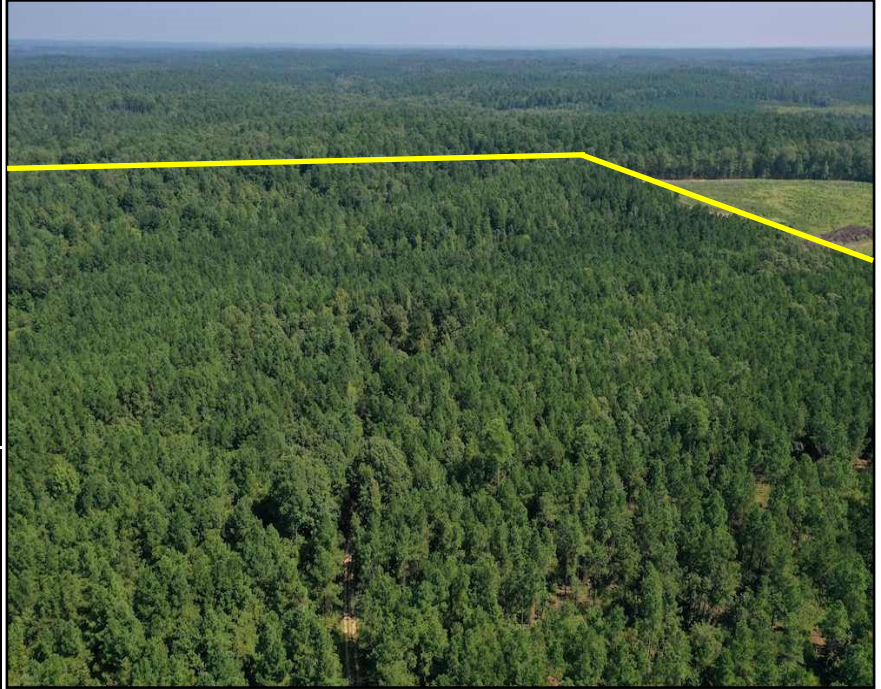
LAND FOR SALE

**White Oak Lake Tract
Ouachita County, Arkansas**

- **±40.49 Acres in Ouachita County, AR**
- **Close to White Oak Lake**
- **Great Opportunity for Timberland Investment and Recreation / Hunting**

\$75,950.00

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 White Oak Lake Tract described as NW¼ of SW¼, Section 21, Township 12 South, Range 19 West, containing 40.49 acres, more or less, Ouachita County, Arkansas (see attached maps).

The tract is located two (2) miles southwest of Chidester, Arkansas. Access is woods road from south via County Road 300. Terrain is gently rolling to rolling. Timber consists of merchantable pine and hardwood, ready to thin. Pine site index averages eighty-three (83) feet (base age 50) on loamy sand and fine sandy loam soils. Less than one-half mile from White Oak lake and a few minutes away from public lake landing.

Based on inventory of merchantable timber conducted by Kingwood Forestry in August, 2024, estimated tree counts and timber volumes are as follows:

Pine Sawtimber:	1,316 Trees	78,200 BF	810 Tons
Pine Chip n' Saw:	786 Trees	26,500 BF	303 Tons
Pine Pulpwood:	5,178 Trees	—	1,581 Tons
Misc. Hardwood Sawtimber:	10 Trees	2,100 BF	14 Tons
Red Oak Sawtimber:	19 Trees	2,300 BF	19 Tons
Hardwood Pulpwood:	2,370 Trees	—	530 Tons

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

This tract offers immediate timber income with hunting/recreation opportunities. Close to White Oak Lake.

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

WHITE OAK LAKE TRACT (LISTING #5109)

OUACHITA COUNTY, ARKANSAS

Method of Sale

The tract is offered for sale for \$75,950.00. 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

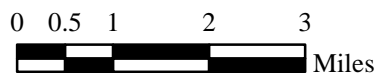
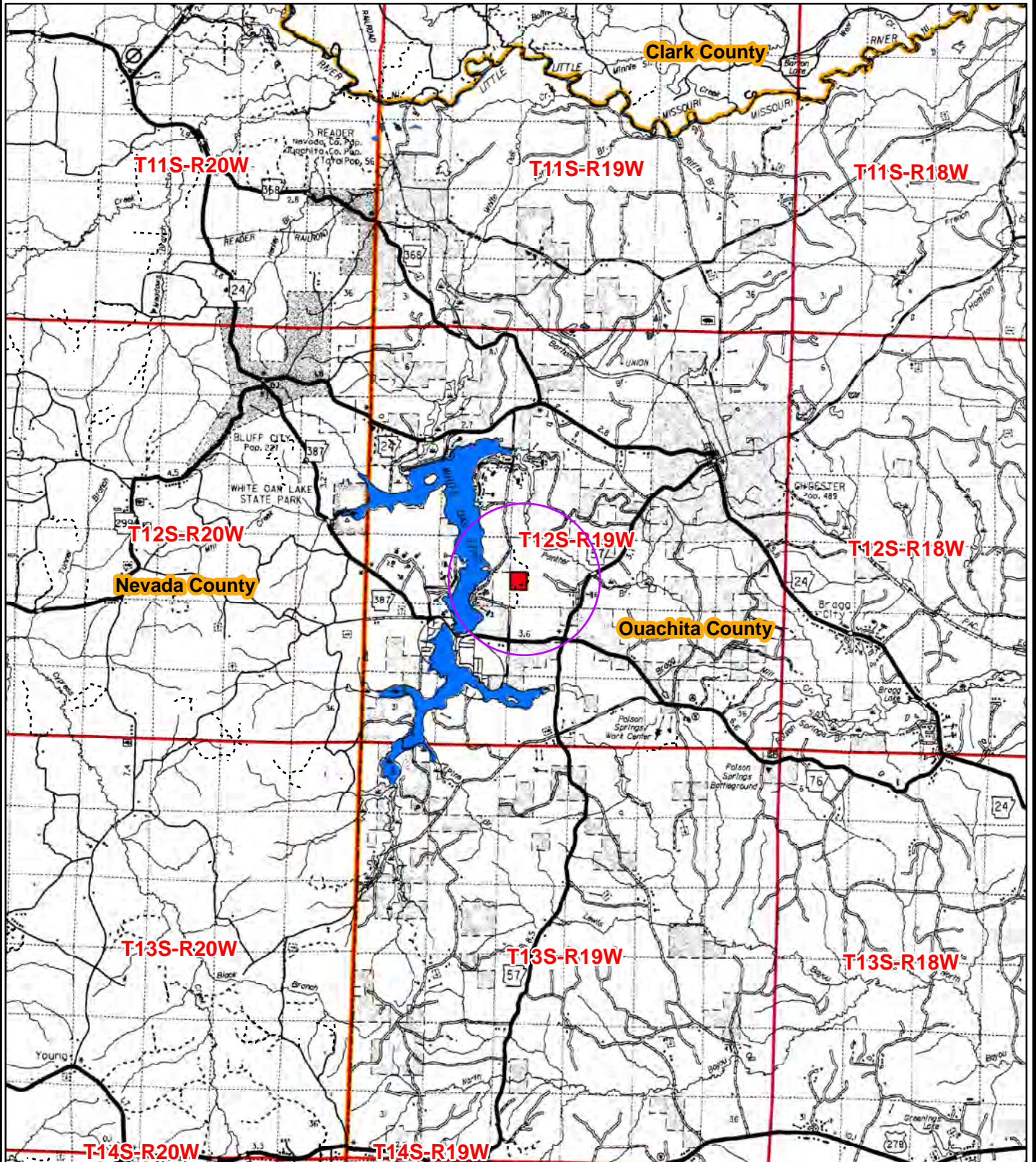
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of five percent (5%) of purchase price, will be executed between 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. Should Buyer be required by a lender to purchase a lender's title insurance policy, the Buyer will pay any fees for such policy. Property is being sold "As is, where is, with all faults." 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 (1/2) of deed stamps. Buyer will pay recording fees and one-half (1/2) of deed stamps.
6. A local title company will conduct closing between Buyer and Seller with each paying one-half (1/2) 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. Any existing hunting lease will terminate at closing.
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 including, but not limited to, acreage, timber, and access.
10. Questions regarding the land sale should be directed to licensed agents Brian Clark 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.

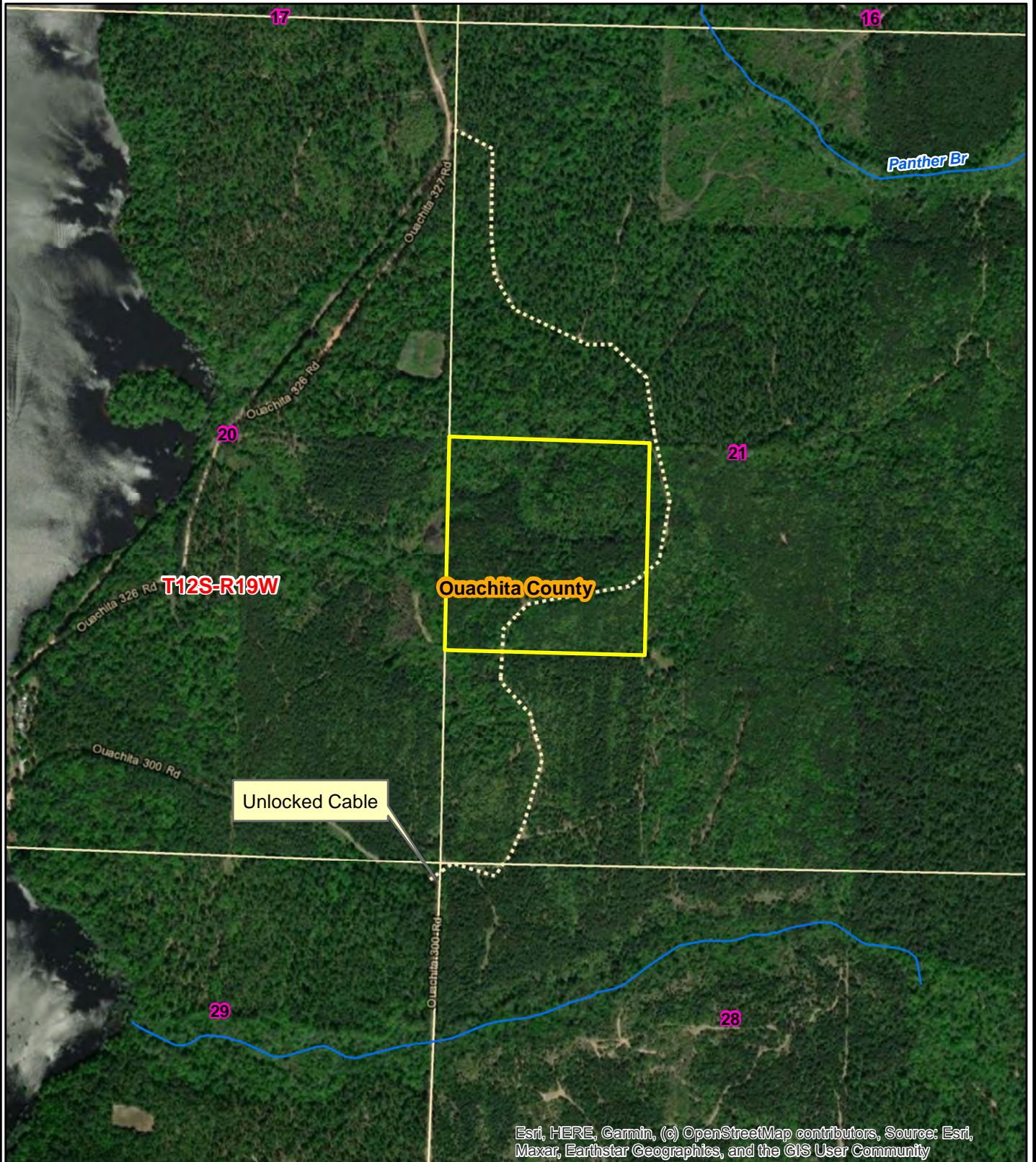
www.kingwoodforestry.com

NOTICE OF LAND SALE - Listing #5109
"White Oak Lake"
NW¼ of SW¼, Sec. 21, T12S, R19W,
Ouachita County, Arkansas, containing 40.49 acres, more or less

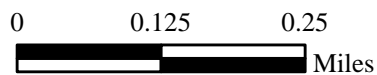


Drawn By: BJC

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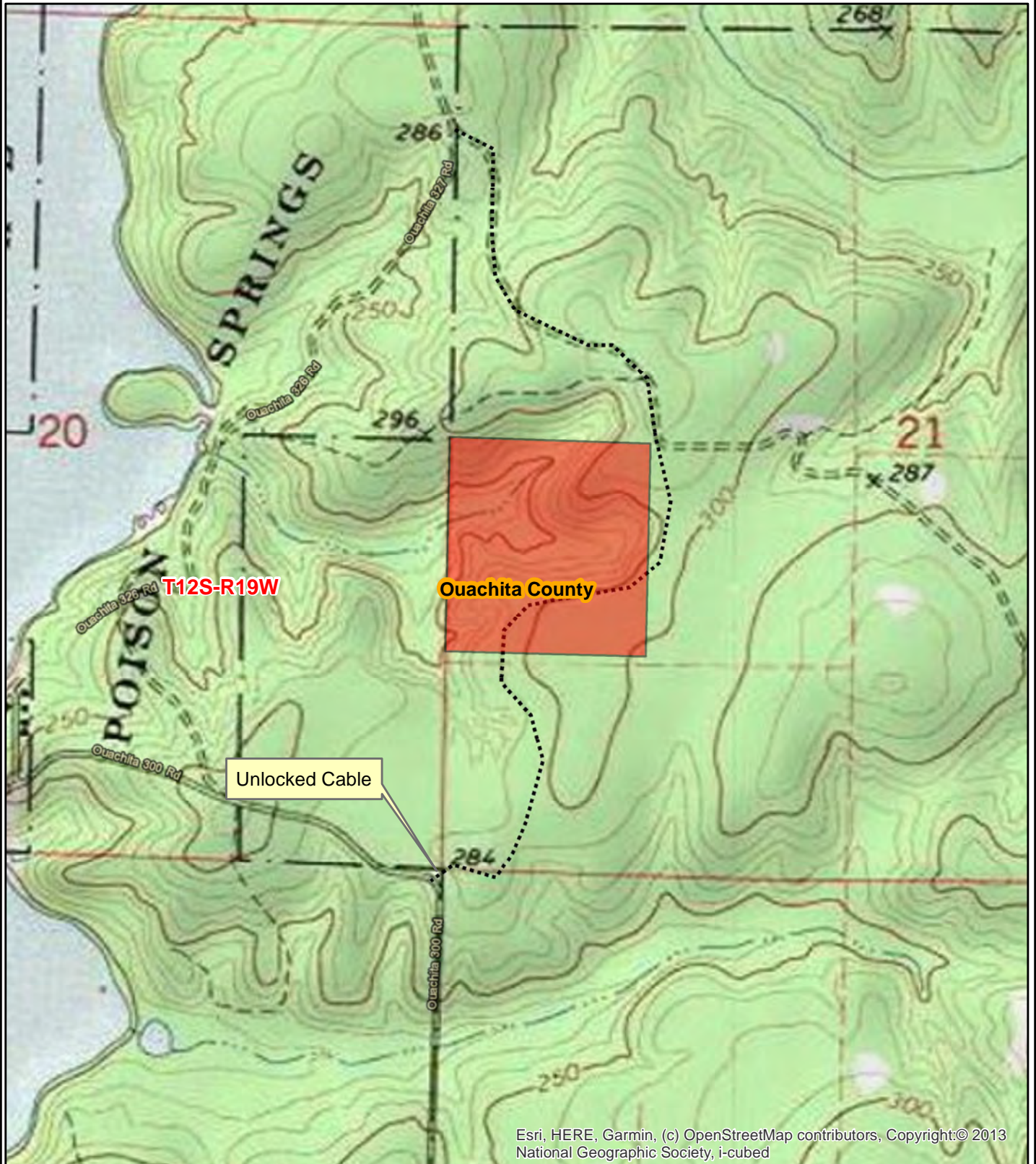
Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



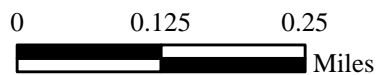
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National Geographic Society, i-cubed



Drawn By: BJC

Stand Summary by Group, Product and DBH

Sampling Method:	Point
BAF / Plot Size:	15
# Plots/points:	20
Stand Acres:	40.5
Cruiser:	BJC
Template:	GENERIC

Tract Name:	White Oak Lake Tract
Stand ID:	WhiteOakLake
Location:	
Date Cruised:	8/20/2024
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



Planted Lob

	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	154.7	14.0			0.75	3.8	0.34			0.090			25.8	40.5
	7	1,363.5	261.4			9.00	33.7	6.46			0.192			42.3	59.3
	8	1,478.9	410.2			12.75	36.5	10.13			0.277			49.5	64.9
	9	1,581.0	565.7			17.25	39.0	13.97			0.358			52.6	66.4
	10	334.1	148.5			4.50	8.3	3.67			0.445			55.0	67.2
	11	184.1	101.7			3.00	4.5	2.51			0.552			58.2	69.3
	12	38.7	27.7			0.75	1.0	0.68			0.717			64.7	75.5
	16	43.5	51.9			1.50	1.1	1.28			1.194			65.6	73.0
Pulpwood Total		5,178.4	1,581.2			49.50	127.9	39.05			0.305			48.8	63.6
Chip-N-Saw	10	556.8	39.2	208.7	18.6	7.50	13.8	0.97	5.16	458.54	0.375	33.346	34.5	55.6	68.0
	11	230.1	21.1	94.8	8.0	3.75	5.7	0.52	2.34	196.80	0.412	34.635	31.3	54.0	64.5
Chip-N-Saw Total		786.9	60.3	303.6	26.5	11.25	19.4	1.49	7.50	655.34	0.386	33.723	33.6	55.1	67.0
Sawtimber	12	580.0	80.7	281.8	23.2	11.25	14.3	1.99	6.96	573.26	0.486	40.021	30.1	56.8	67.8
	13	263.6	34.6	143.1	12.7	6.00	6.5	0.86	3.53	314.28	0.543	48.282	30.2	54.0	63.0
	14	227.3	28.6	165.6	16.5	6.00	5.6	0.71	4.09	408.06	0.729	72.703	36.6	59.0	68.6
	15	123.7	17.5	106.9	11.8	3.75	3.1	0.43	2.64	291.10	0.864	95.262	38.2	62.1	70.5
	16	87.0	14.5	78.4	9.3	3.00	2.1	0.36	1.94	228.50	0.902	106.349	35.6	59.0	66.8
	17	19.3	3.4	17.2	2.1	0.75	0.5	0.08	0.43	52.21	0.895	109.734	30.5	52.5	60.5
	19	15.4	4.5	17.7	2.6	0.75	0.4	0.11	0.44	63.61	1.150	166.987	30.5	58.5	65.5
Sawtimber Total		1,316.2	183.8	810.8	78.2	31.50	32.5	4.54	20.02	1931.03	0.616	59.403	32.4	57.2	67.0
Group Total		7,281.5	1,825.2	1,114.3	104.7	92.25	179.8	45.08	27.52	2586.37	0.370	14.382	32.8	51.0	64.6

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	773.3	95.6			3.75	19.1	2.36			0.124			24.5	25.5
	7	568.1	99.8			3.75	14.0	2.47			0.176			26.1	27.5
	8	435.0	107.8			3.75	10.7	2.66			0.248			29.3	32.5
	9	343.7	99.9			3.75	8.5	2.47			0.291			26.1	29.5
	10	55.7	27.5			0.75	1.4	0.68			0.494			40.5	45.5
	11	46.0	23.5			0.75	1.1	0.58			0.510			32.5	35.5
	12	116.0	57.2			2.25	2.9	1.41			0.493			24.5	27.2
	13	32.9	19.0			0.75	0.8	0.47			0.578			24.5	25.5
Pulpwood Total		2,370.7	530.4			19.50	58.6	13.10			0.224			26.5	28.6
Large ST	23	10.5	0.0	14.3	2.1	0.75	0.3	0.00	0.35	51.52	1.355	198.196	16.5	16.5	20.5
Large ST Total		10.5	0.0	14.3	2.1	0.75	0.3	0.00	0.35	51.52	1.355	198.196	16.5	16.5	20.5
Group Total		2,381.3	530.4	14.3	2.1	20.25	58.8	13.10	0.35	51.52	0.229	0.876	16.5	26.5	28.6

Red Oak Spp.

	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
Large ST	17	19.3	0.0	19.0	2.3	0.75	0.5	0.00	0.47	56.67	0.987	119.104	24.5	24.5	25.5
Large ST Total		19.3	0.0	19.0	2.3	0.75	0.5	0.00	0.47	56.67	0.987	119.104	24.5	24.5	25.5
Group Total		19.3	0.0	19.0	2.3	0.75	0.5	0.00	0.47	56.67	0.987	119.104	24.5	24.5	25.5

OFFER FORM

White Oak Lake Tract—Listing #5109—Ouachita 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 White Oak Lake Tract located in Ouachita County, Arkansas and further described within this Notice (see attached maps and Conditions of Sale). **The tract is offered for sale at \$75,950.00.**

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, understand, **and agree to** the Method of Sale and Conditions of Sale sections within this Notice. Any contingencies must be in writing and accompany this completed Offer Form.

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

White Oak Lake Tract (Listing #5109—±40.49 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

