

KINGWOOD FORESTRY SERVICES, INC.

LISTING #5123

LAND FOR SALE

Point Cedar Tract
Hot Spring Co., Arkansas

- ±280 Acres in Hot Spring Co., AR
- One-Half-Mile of Road Frontage
- Great Opportunity for Residential Development and Timberland Investment
- Utilities at Road

\$1,120,000.00

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 Point Cedar Tract described as W $\frac{1}{2}$ of SW $\frac{1}{4}$, Section 13; N $\frac{1}{2}$ of NW $\frac{1}{4}$, W $\frac{1}{2}$ of NE $\frac{1}{4}$, SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 24; all located in Township 10 South, Range 17 West, containing a total of 280 Acres, more or less, Hot Spring County, Arkansas (see attached maps).

The Point Cedar Tract is located in the Point Cedar community, ±8 miles west of Bismarck and ±15 miles southwest of Hot Springs, Arkansas. Property has over one-half-mile of frontage on Free Hill Road with multiple internal woods roads. Timber consists of ±2005 pine plantations that have mostly been thinned; also has ±2017 pine plantation. Small Creek flows through south part of property. Terrain is gently rolling. Pine site index averages eighty (80) feet (base age 50) on fine sandy loam soils.

This tract offers plenty of space to create your own dream property in the country that is close to Hot Springs and minutes away from Lake DeGray. Great residential / timberland investment. Utilities are available along Free Hill Road. Timber volumes are available online. Seller might be willing to split property at road.

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

KINGWOOD FORESTRY SERVICES, INC.
PHONE: (870) 246-5757
FAX: (870) 367-8424
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

POINT CEDAR TRACT (LISTING #5123)

HOT SPRING COUNTY, ARKANSAS

Method of Sale

The tract is offered for sale for \$1,120,000.00. Offers may be submitted using the attached Offer Form and may be delivered by e-mail to arkadelphia@kingwoodforestry.com, by fax to (870) 367-8424, 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

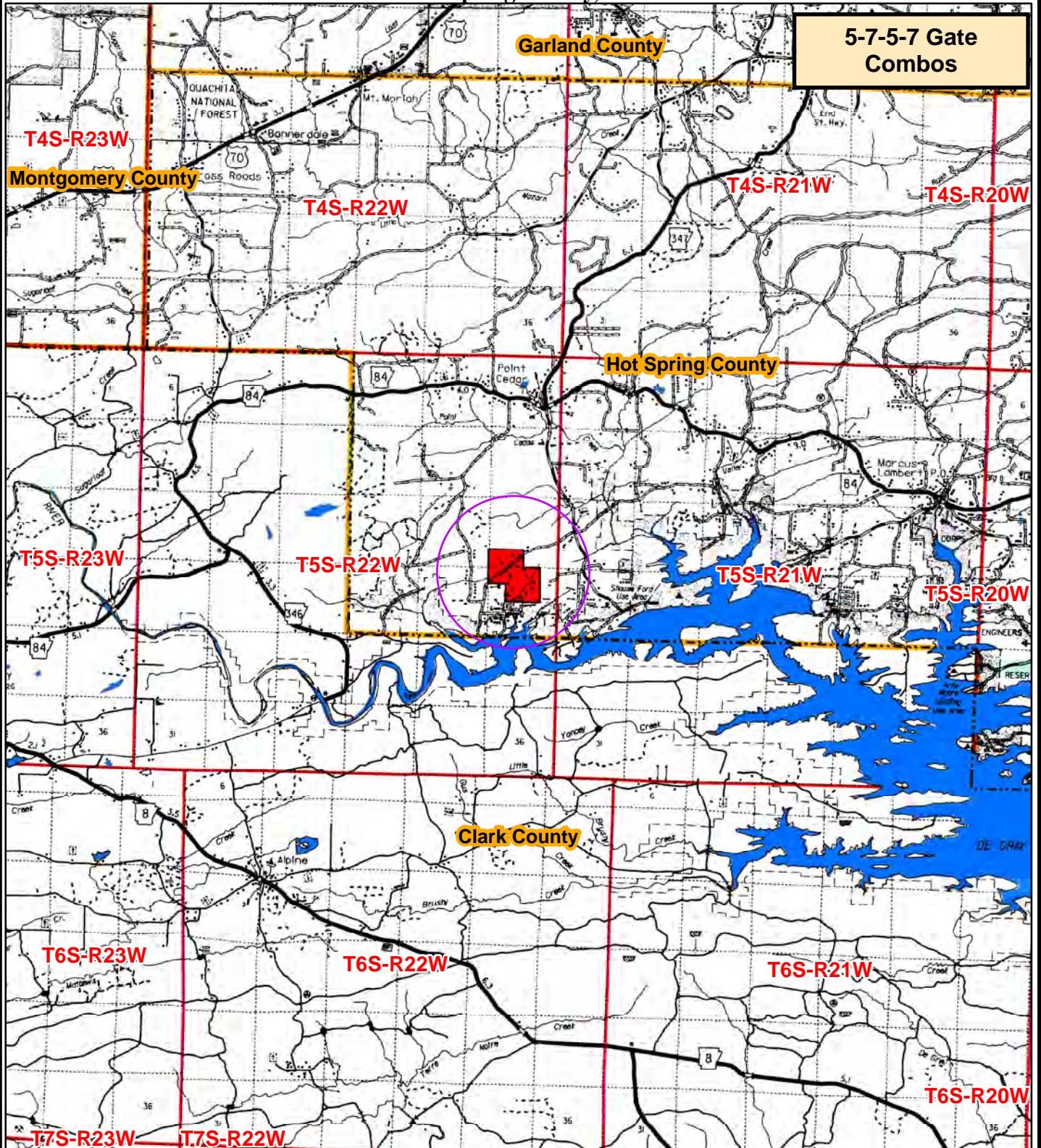
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of five percent (5%) of purchase price, will be executed between 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
"Point Cedar Tract" - Listing #5123
W $\frac{1}{2}$ of SW $\frac{1}{4}$, Sec. 13,
N $\frac{1}{2}$ of NW $\frac{1}{4}$, W $\frac{1}{2}$ of NE $\frac{1}{4}$ & SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Sec. 24, T5S, R22W,
Hot Spring County, Arkansas



5-7-5-7 Gate
Combos



Drawn By: BJC

NOTICE OF LAND SALE—HOT SPRING COUNTY, ARKANSAS

Point Cedar Tract

±280 Acres

Listing #5123

\$1,120,000.00

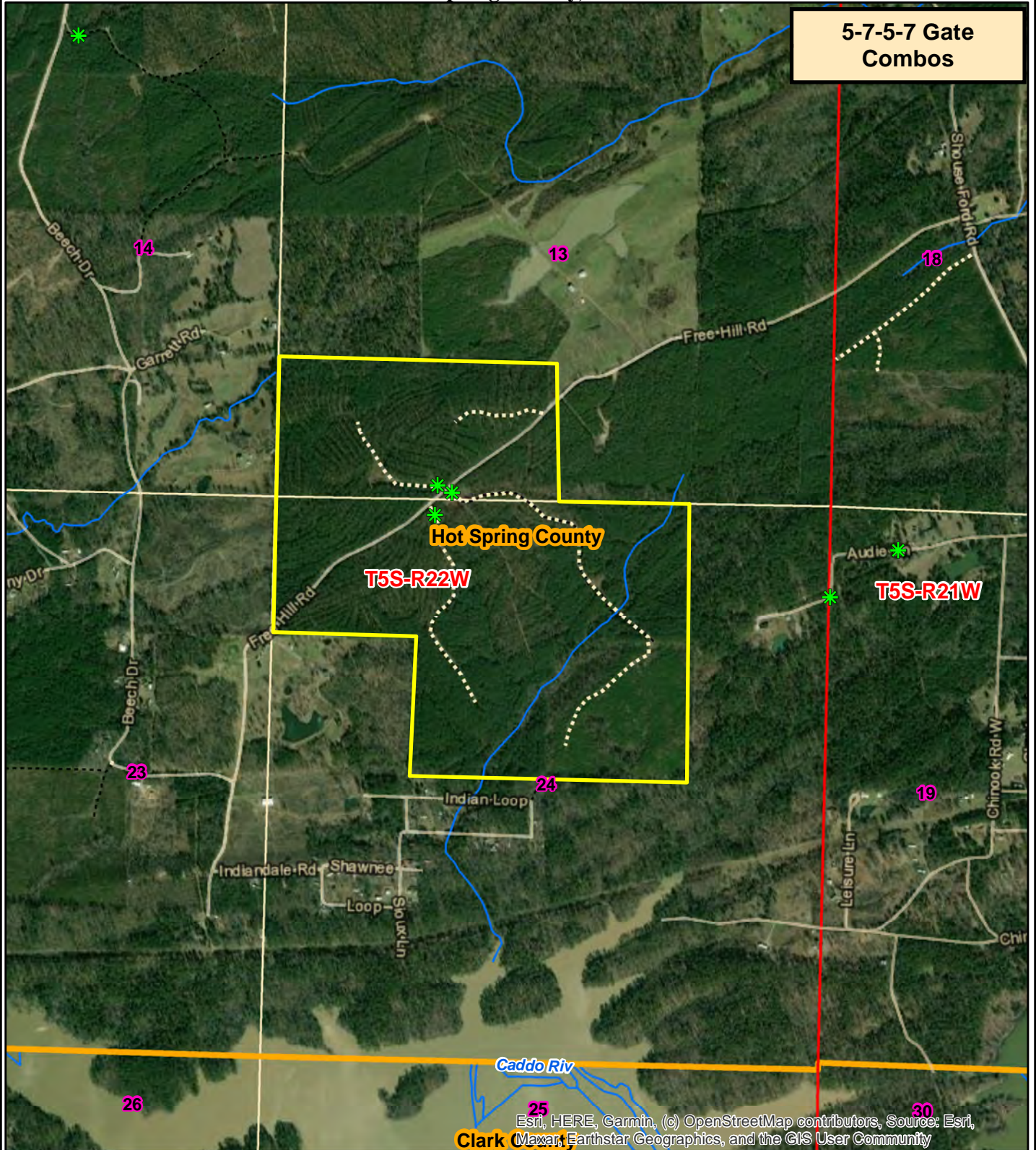


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NOTICE OF LAND SALE
"Point Cedar Tract" - Listing #5123
W¹/₂ of SW¹/₄, Sec. 13,
N¹/₂ of NW¹/₄, W¹/₂ of NE¹/₄ & SE¹/₄ of NW¹/₄, Sec. 24, T5S, R22W,
Hot Spring County, Arkansas



**5-7-5-7 Gate
Combos**

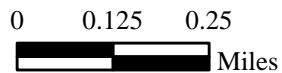
Hot Spring County

T5S-R22W

T5S-R21W

Clark County

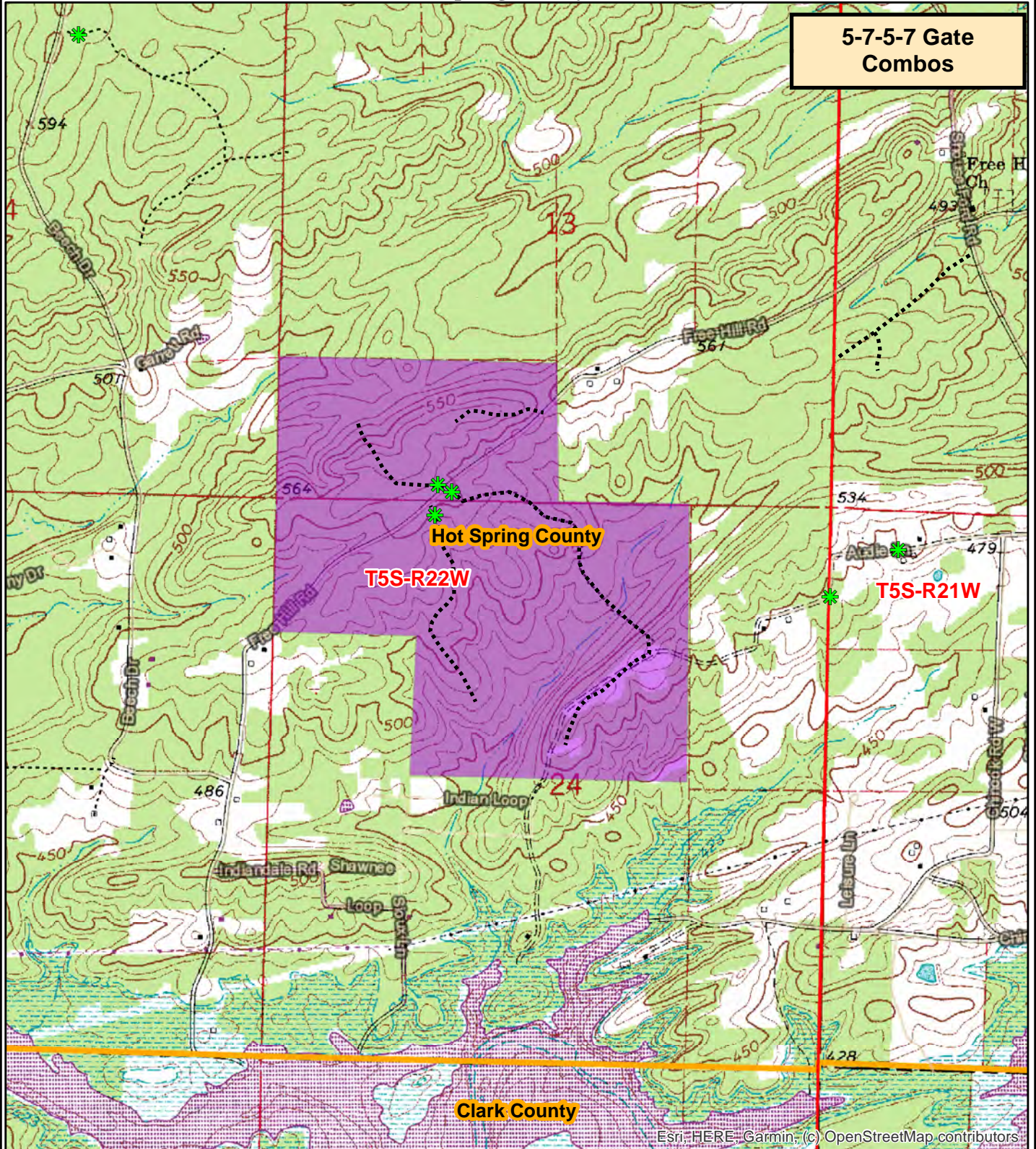
Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Drawn By: BJC



NOTICE OF LAND SALE
"Point Cedar Tract" - Listing #5123
W $\frac{1}{2}$ of SW $\frac{1}{4}$, Sec. 13,
N $\frac{1}{2}$ of NW $\frac{1}{4}$, W $\frac{1}{2}$ of NE $\frac{1}{4}$ & SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Sec. 24, T5S, R22W,
Hot Spring County, Arkansas



0 0.125 0.25
Miles



Drawn By: BJC

Stand Summary by Group, Product and DBH

Sampling Method:	Point
BAF / Plot Size:	20
# Plots/points:	60
Stand Acres:	236.7
Cruiser:	BJC
Template:	GENERIC

Tract Name:	Point Cedar Tract
Stand ID:	PointCedar
Location:	Hot Spring County
Date Cruised:	3/26/2025
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	9,644.0	1,318.9			8.00	40.7	5.57			0.137			38.1	58.4
	7	11,956.6	2,389.8			13.50	50.5	10.10			0.200			44.0	61.5
	8	16,048.3	4,246.7			23.67	67.8	17.94			0.265			47.3	62.3
	9	13,751.7	4,689.9			25.67	58.1	19.81			0.341			50.4	63.6
	10	4,195.2	1,748.9			9.67	17.7	7.39			0.417			51.9	63.3
	11	418.4	214.8			1.17	1.8	0.91			0.513			54.4	64.8
Pulpwood Total		56,088.0	14,674.8			82.00	237.0	62.00			0.262			46.2	61.9

Chip-N-Saw	10	7,450.0	470.4	2,612.3	225.1	17.17	31.5	1.99	11.04	951.04	0.351	30.216	32.7	52.0	63.6
	11	3,228.0	246.9	1,382.1	120.6	9.00	13.6	1.04	5.84	509.50	0.428	37.361	34.1	54.0	64.5
Chip-N-Saw Total		10,678.0	717.3	3,994.4	345.7	26.17	45.1	3.03	16.88	1460.55	0.374	32.376	33.1	52.6	63.9

Sawtimber	12	1,858.5	263.6	847.0	69.8	6.17	7.9	1.11	3.58	294.80	0.456	37.546	28.7	54.3	65.2
	13	342.4	43.9	202.1	18.2	1.33	1.4	0.19	0.85	76.97	0.590	53.208	32.6	57.0	66.8
	14	110.7	11.6	65.8	6.0	0.50	0.5	0.05	0.28	25.19	0.594	53.862	30.0	49.2	57.2
Sawtimber Total		2,311.6	319.1	1,114.8	94.0	8.00	9.8	1.35	4.71	396.96	0.482	40.647	29.4	54.4	65.1

Group Total		69,077.5	15,711.2	5,109.2	439.7	116.17	291.8	66.38	21.59	1857.51	0.286	6.365	32.5	47.4	62.3
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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	7	295.2	49.6			0.33	1.2	0.21			0.168			24.5	25.5
Pulpwood Total		295.2	49.6			0.33	1.2	0.21			0.168			24.5	25.5
Group Total		295.2	49.6	0.0	0.0	0.33	1.2	0.21	0.00	0.00	0.168	0.000	0.0	24.5	25.5

All Species Groups

	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	9,644.0	1,318.9			8.00	40.7	5.57			0.137			38.1	58.4
	7	12,251.8	2,439.4			13.83	51.8	10.31			0.199			43.6	60.7
	8	16,048.3	4,246.7			23.67	67.8	17.94			0.265			47.3	62.3
	9	13,751.7	4,689.9			25.67	58.1	19.81			0.341			50.4	63.6
	10	4,195.2	1,748.9			9.67	17.7	7.39			0.417			51.9	63.3
	11	418.4	214.8			1.17	1.8	0.91			0.513			54.4	64.8
	14	73.8	65.8			0.33	0.3	0.28			0.892			62.0	70.5
Pulpwood Total		56,383.2	14,724.4			82.33	238.2	62.21			0.261		46.1	61.7	
Chip-N-Saw	10	7,450.0	470.4	2,612.3	225.1	17.17	31.5	1.99	11.04	951.04	0.351	30.216	32.7	52.0	63.6
	11	3,228.0	246.9	1,382.1	120.6	9.00	13.6	1.04	5.84	509.50	0.428	37.361	34.1	54.0	64.5
Chip-N-Saw Total		10,678.0	717.3	3,994.4	345.7	26.17	45.1	3.03	16.88	1460.55	0.374	32.376	33.1	52.6	63.9
Sawtimber	12	1,858.5	263.6	847.0	69.8	6.17	7.9	1.11	3.58	294.80	0.456	37.546	28.7	54.3	65.2
	13	342.4	43.9	202.1	18.2	1.33	1.4	0.19	0.85	76.97	0.590	53.208	32.6	57.0	66.8
	14	110.7	11.6	65.8	6.0	0.50	0.5	0.05	0.28	25.19	0.594	53.862	30.0	49.2	57.2
Sawtimber Total		2,311.6	319.1	1,114.8	94.0	8.00	9.8	1.35	4.71	396.96	0.482	40.647	29.4	54.4	65.1
Grand Total		69,372.8	15,760.9	5,109.2	439.7	116.50	293.1	66.59	21.59	1857.51	0.286	6.338	32.5	47.3	62.1

OFFER FORM

Point Cedar Tract—Listing #5123—Hot Spring County, Arkansas

**PLEASE NOTE OUR
NEW FAX NUMBER:
(870) 367-8424**

Send Completed Offer Forms to us:
Mail: P.O. Box 65, Arkadelphia, AR 71923
Fax: 870-367-8424 PLEASE NOTE NEW NUMBER
Hand Deliver: #4 Executive Circle, Arkadelphia, AR 71923
E-mail: arkadelphia@kingwoodforestry.com

**PLEASE NOTE OUR
NEW FAX NUMBER:
(870) 367-8424**

In reference to the attached Kingwood Forestry Services, Inc. Notice of Land Sale, I submit the following as an offer for the purchase of Point Cedar Tract located in Hot Spring County, Arkansas and further described within this Notice (see attached maps and Conditions of Sale). **The tract is offered for sale at \$1,120,000.00.**

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, 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 870-367-8424
E-mail completed offer form to: Arkadelphia@kingwoodforestry.com

Point Cedar Tract (Listing #5123—±280 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

