

LAND FOR SALE
Golf Drive Tract
Hot Spring County, Arkansas
±120 Acres – Listing #5208
Offered by Sealed Bid
Bids Due: Friday, September 25, 2026 by 10:00 a.m.



CONDITIONS OF SALE

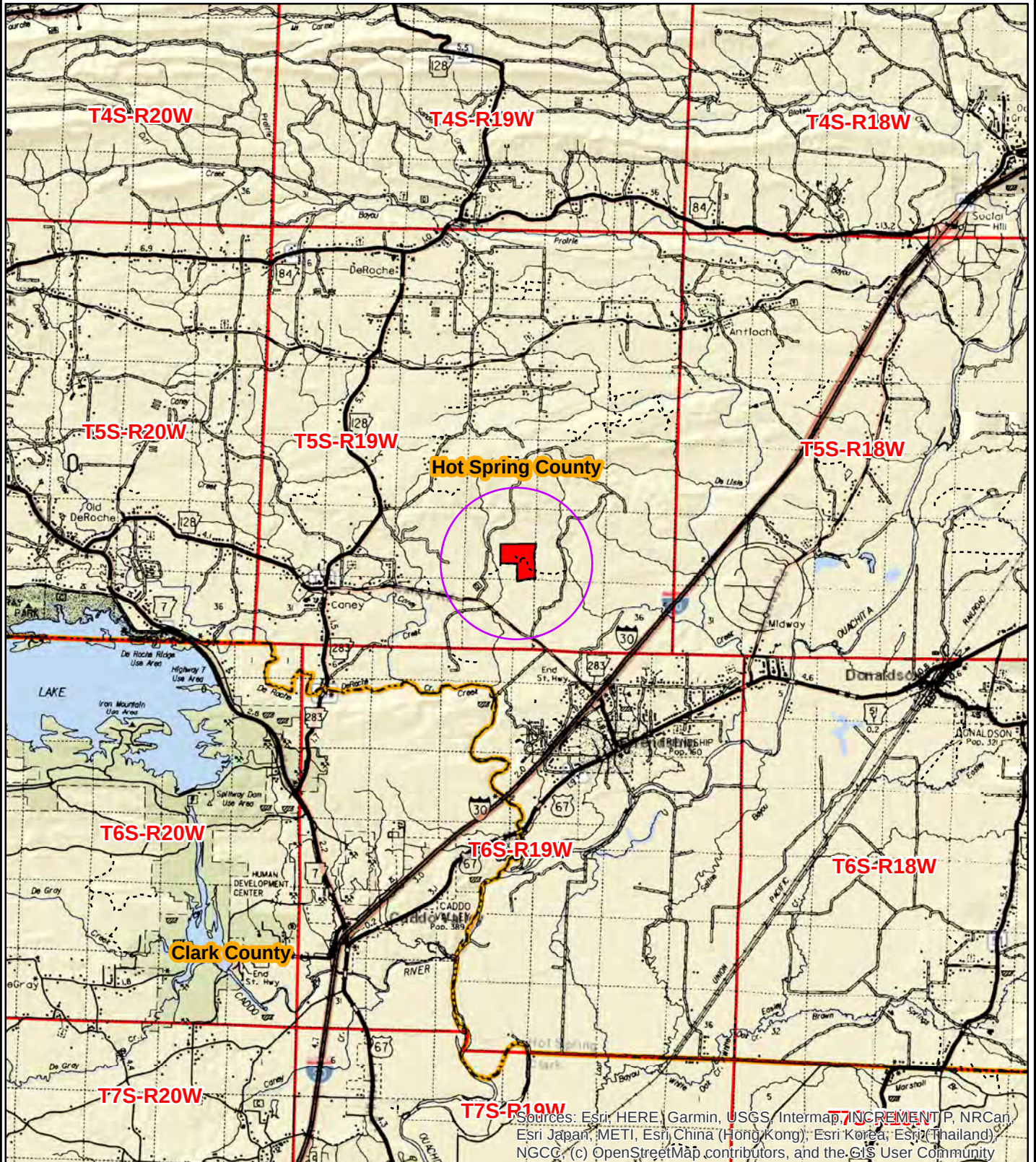
1. The Seller reserves the right to accept or reject any bid.
2. Bids submitted will remain valid for five (5) business days. Upon acceptance of a bid, a Contract of Sale, with earnest money in the amount of five percent (5%) of the purchase price, will be executed between the Buyer and Seller within ten (10) business days. A sample Real Estate Sales Contract may be provided in advance upon request. Closing is expected to be held within forty-five (45) days of offer acceptance.
3. Only bids for a specific dollar amount will be accepted. The parcel is being sold in its entirety for single sum and not on a per-acre basis. Advertised acreage is believed to be correct but is not guaranteed. Seller will not provide survey.
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. Seller will convey, without warranty, any mineral rights they may own on the property advertised in this brochure.
5. It is understood that the property is being sold "As is, where is, and with all faults." Seller makes no representations or warranties of any kind with respect to the condition or value of the property or its fitness, suitability or acceptability for any particular use or purpose. No environmental inspection or representation has been or will be made by seller.
6. A local title company, selected by Seller, will conduct the closing with each party paying one-half the cost of settlement / closing fee.
7. Seller will pay for deed preparation, one-half of deed stamps, prorated property taxes (to date of closing), the cost of title insurance, and Kingwood's real estate commission.
8. Buyer will pay for deed recording, one-half of deed stamps, and a survey if desired. Should Buyer be required to purchase a lender's title insurance policy, the Buyer will pay any fees for such policy.

Disclaimer: Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. 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, they assume all liability and shall indemnify seller and its agents, property managers and Kingwood Forestry Services from and 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. The attached maps are thought to be accurate but should not be considered survey plats. 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. Kingwood Forestry is the real estate firm acting as agent for and represents the seller. Kingwood makes no representation for the buyer. All information presented in this brochure is believed to be accurate but is not guaranteed. Prospective buyers are advised to verify information presented in this sale brochure including, but not limited to, access, acreage, timber information, utilities and property lines.

NOTICE OF LAND SALE - Listing #5208

"Golf Drive"

N½ of SE¼ & SE¼ of SE¼, Sec. 27, T5S, R19W,
Hot Spring County, Arkansas, containing 120 acres, more or less



0 0.5 1 2 3
Miles



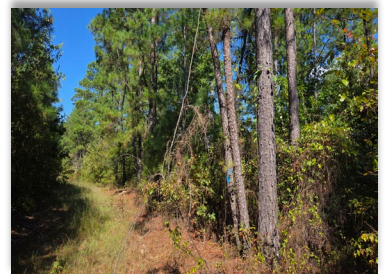
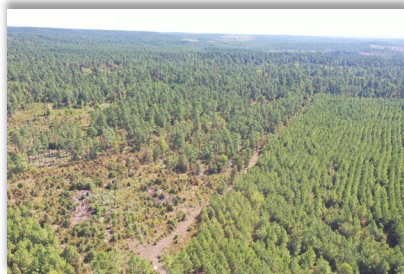
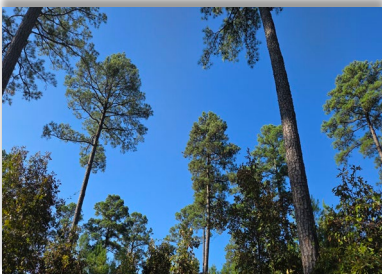
Drawn By: BJC

Highlights

- **±120 acres in Hot Spring County, AR**
- **Native Pine Timber**
- **Great Timberland Investment**
- **Excellent Hunting Opportunity**



Scan for Driving Directions



Property Description

The Golf Drive Tract is located four (4) miles north of Caddo Valley and seven (7) miles north of Arkadelphia, Arkansas. Access is ATV trails via Golf Drive from east and gravel road from west with internal trails on property. Terrain is gently rolling with small creek. Timber consists of native pine trees and ±15 acres of young pine plantation. Tract offers excellent timberland investment and hunting/recreation.

Based on inventory of merchantable timber conducted by Kingwood Forestry in September 2026, estimated tree counts and timber volumes are as follows:

Pine Sawtimber:	1,880 Tons
CNS:	193 Tons
Pine Pulpwood:	695 Tons
Pine Topwood:	448 Tons
Hardwood Pulpwood:	54 Tons

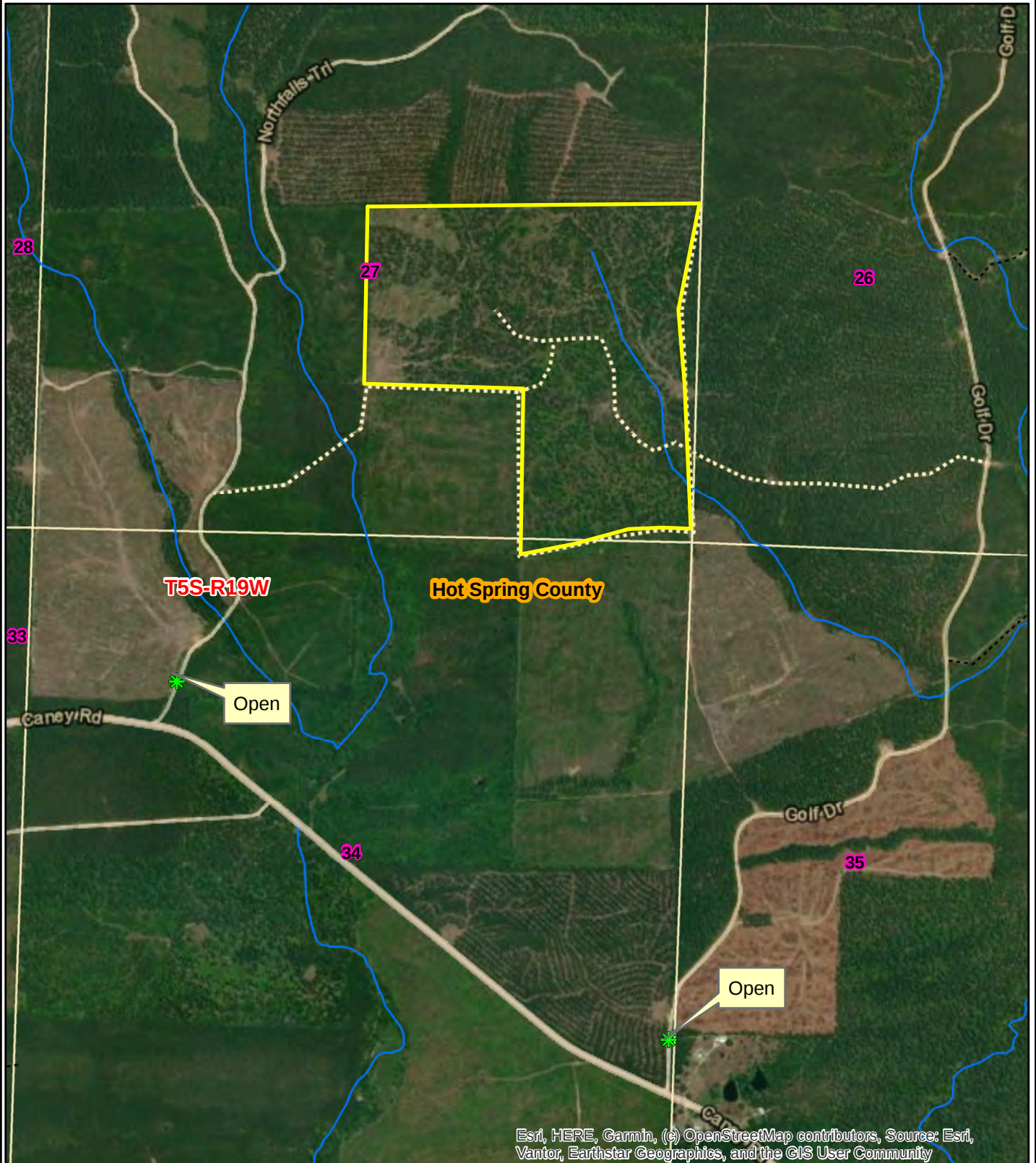
Due to variations in cruising methods, utilization standards, and scaling practices, tree counts and volume estimates cannot be guaranteed. Volume estimate report is available upon request and / or online.

Additional photographs can be found online.

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0 0.125 0.25
Miles

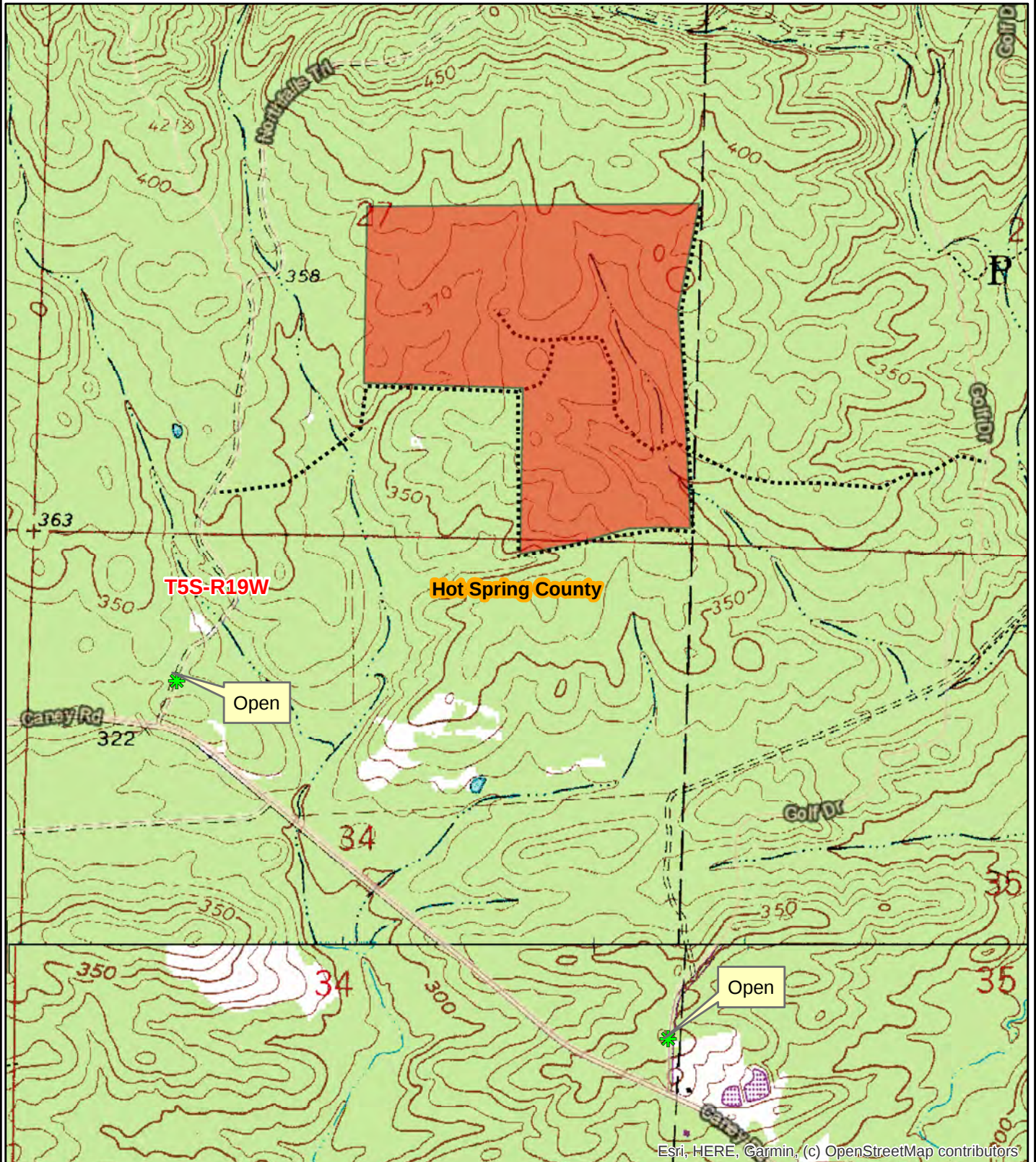


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Esri, HERE, Garmin, (c) OpenStreetMap contributors

0 0.125 0.25
Miles



Drawn By: BJC

Stand Summary by Group, Product and DBH

Sampling Method:	Plot
BAF / Plot Size:	0.1
# Plots/points:	52
Stand Acres:	112.0
Cruiser:	bjc
Template:	GENERIC

Tract Name:	Golf Drive
Stand ID:	1
Location:	Hot Spring County
Date Cruised:	9/2/2026
Sawlog Vol Units:	Doyle

Site Index Species:	Native Pine
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	129.2	19.4			0.23	1.2	0.17			0.150			33.2	42.2
	7	280.0	58.4			0.67	2.5	0.52			0.209			36.3	44.7
	8	387.7	111.0			1.21	3.5	0.99			0.286			40.5	49.1
	9	581.5	237.2			2.29	5.2	2.12			0.408			48.7	58.8
	10	258.5	137.7			1.26	2.3	1.23			0.533			53.9	64.3
	11	150.8	96.3			0.89	1.3	0.86			0.639			54.6	64.1
	13	43.1	35.3			0.35	0.4	0.32			0.820			50.9	58.0
Pulpwood Total		1,830.8	695.4			6.90	16.3	6.21			0.380			45.3	54.6
CNS	10	236.9	29.6	91.5	7.7	1.15	2.1	0.26	0.82	68.33	0.386	32.300	30.3	52.4	62.3
	11	215.4	32.7	101.5	8.7	1.27	1.9	0.29	0.91	78.02	0.471	40.569	30.3	54.2	63.5
CNS Total		452.3	62.3	193.0	16.4	2.42	4.0	0.56	1.72	146.35	0.427	36.238	30.3	53.2	62.9
Sawtimber	12	387.7	42.7	252.1	23.1	2.72	3.5	0.38	2.25	205.88	0.650	59.476	37.2	56.7	65.5
	13	236.9	53.3	161.9	17.2	1.95	2.1	0.48	1.45	153.83	0.683	72.717	31.8	59.6	68.2
	14	236.9	37.9	227.7	25.1	2.26	2.1	0.34	2.03	224.02	0.961	105.900	42.1	64.7	73.7
	15	193.8	42.3	216.4	26.1	2.12	1.7	0.38	1.93	233.34	1.116	134.817	42.7	68.8	77.7
	16	193.8	45.7	244.5	31.5	2.42	1.7	0.41	2.18	281.34	1.261	162.550	42.7	68.1	76.6
	17	129.2	43.0	177.2	24.5	1.82	1.2	0.38	1.58	218.91	1.371	189.723	40.7	70.0	78.0
	18	172.3	60.7	270.0	39.3	2.72	1.5	0.54	2.41	350.51	1.567	227.835	41.5	70.9	78.6
	19	107.7	34.6	195.4	29.4	1.89	1.0	0.31	1.74	262.16	1.814	272.643	43.5	71.2	78.5
	20	43.1	14.6	89.2	13.9	0.84	0.4	0.13	0.80	124.36	2.072	323.327	45.5	73.1	80.5
	21	21.5	11.1	45.7	7.6	0.46	0.2	0.10	0.41	67.96	2.124	353.400	40.5	73.3	80.5
Sawtimber Total		1,723.1	386.0	1,880.1	237.7	19.20	15.4	3.45	16.79	2122.30	1.091	137.949	39.7	64.8	73.3
Group Total		4,006.2	1,143.7	2,073.1	254.1	28.52	35.8	10.21	18.51	2268.64	0.691	63.424	37.4	54.6	63.6

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	21.5	2.7			0.04	0.2	0.02			0.124			24.5	25.5
	7	86.2	14.5			0.21	0.8	0.13			0.168			24.5	25.5
	8	21.5	4.7			0.07	0.2	0.04			0.219			24.5	25.5
	9	43.1	12.0			0.17	0.4	0.11			0.278			24.5	28.0
	10	21.5	9.1			0.10	0.2	0.08			0.421			32.5	35.5
Pulpwood Total	11	21.5	11.0			0.13	0.2	0.10			0.510			32.5	35.5
		215.4	53.9			0.71	1.9	0.48			0.250			26.1	28.0
Group Total		215.4	53.9	0.0	0.0	0.71	1.9	0.48	0.00	0.00	0.250	0.000	0.0	26.1	28.0

LAND SALE BID FORM
Golf Drive Tract – Hot Spring County, Arkansas – Listing #5208
Bid Date: Friday, September 25, 2026 @ 10:00 A.M.

BID FORM SUBMISSION INSTRUCTIONS

E-mail: Arkadelphia@kingwoodforestry.com

Hand Deliver: 4 Executive Circle, Arkadelphia, AR 71923

Fax: (870) 367-8424

Mail: PO Box 65, Arkadelphia, AR 71923

All Bids Will Be Confirmed Upon Receipt.

Any Bid Not Confirmed Prior to Bid Time Will Not Be Considered.

Call Us to Confirm Receipt After Submitting Offer: 870-246-5757.

I submit the following as an offer for the purchase of the tract described within the corresponding sales brochure. My offer will remain valid for five (5) business days from the bid date and time. 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 acknowledge, understand, and agree to, the Conditions of Sale and Disclaimer in the sale brochure. Any contingencies must be in writing and accompany this completed Bid Form.

AMOUNT OF BID: \$ _____

DATE OF OFFER: _____

COMPANY: _____ PHONE NO: _____

NAME: _____ NAME: _____
Printed Signed

ADDRESS: _____
Street City State Zip

EMAIL: _____

AREA BELOW FOR KINGWOOD USE ONLY

OFFER ACKNOWLEDGED BY AGENT / BROKER: _____