

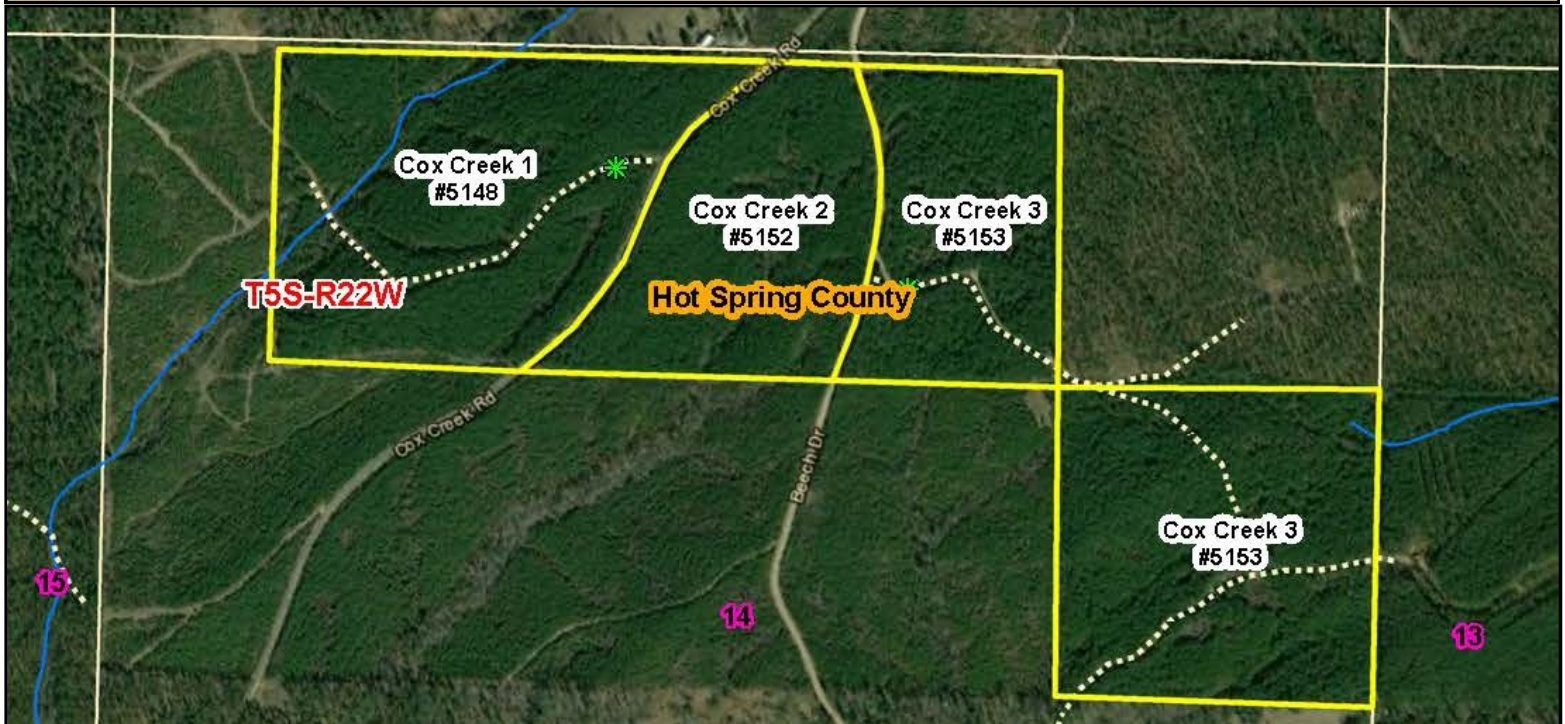
KINGWOOD FORESTRY SERVICES, INC. NOTICE OF LAND SALES  
HOT SPRING COUNTY, ARKANSAS

**Cox Creek 1**  
**±46.5 GIS Acres**  
**Listing #5148**

**Cox Creek 2**  
**±28.3 GIS Acres**  
**Listing #5152**

**Cox Creek 3**  
**±64.6 GIS Acres**  
**Listing #5153**

**Offered by Sealed Bid Friday, September 12, 2025 @ 10:00 a.m.**  
**Bids may be submitted for any or all tracts.**



**Public Road Frontage** **Well-Stocked ±2019 Pine Plantation**  
**Near Point Cedar Community, Lake DeGray, and Ouachita National Forest**  
**Excellent Hunting and Timberland Investment Opportunity**

**[www.kingwoodforestry.com](http://www.kingwoodforestry.com)**

**Please See Method of Sale and Conditions of Sale Within This Notice**

**PHONE: (870)246-5757**  
**FAX: (870)367-8424**  
**4 EXECUTIVE CIRCLE**  
**P.O. Box 65**  
**ARKADELPHIA, AR 71923**



SCAN HERE FOR GOOGLE  
DRIVING DIRECTIONS

**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 SALES

## Bid Date: Friday, September 12, 2025 @ 10:00 a.m.

### METHOD OF SALE

These tracts will be sold on the basis of lump sum sealed bids. Bids may be submitted for any or all tracts. 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, September 12, 2025**. Buyers submitting offers are welcome to attend the bid opening. Mailed bids should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **“Cox Creek Bid Sales”** clearly marked in the lower left corner of the envelope to protect the security of the offer. On mailed offers, please call our office prior to bid opening to confirm receipt of offer. Bids may also be delivered by fax to 870-367-8424 or by e-mail to [Arkadelphia@kingwoodforestry.com](mailto:Arkadelphia@kingwoodforestry.com). All faxed / e-mailed bids will be immediately acknowledged; please await confirmation that your faxed / e-mailed bid has been received. No verbal telephone bids will be accepted. Anyone submitting an offer for the purchase of these properties 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. Offer(s) submitted will remain valid through 10:00 a.m., Wednesday, September 17, 2025. Successful bidder(s) 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(s) 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 parcels are being sold in their entirety for single sum(s) and not on a per-acre basis. Advertised acreage is believed to be correct but is not guaranteed. Offer price is for entire tract(s) regardless of acreage. **Seller will not provide survey.** 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 (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 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 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. All 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 agent Brian Clark or licensed broker Phil Wright of Kingwood Forestry Services at 870-246-5757 or by e-mail at [Arkadelphia@kingwoodforestry.com](mailto:Arkadelphia@kingwoodforestry.com)

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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.**

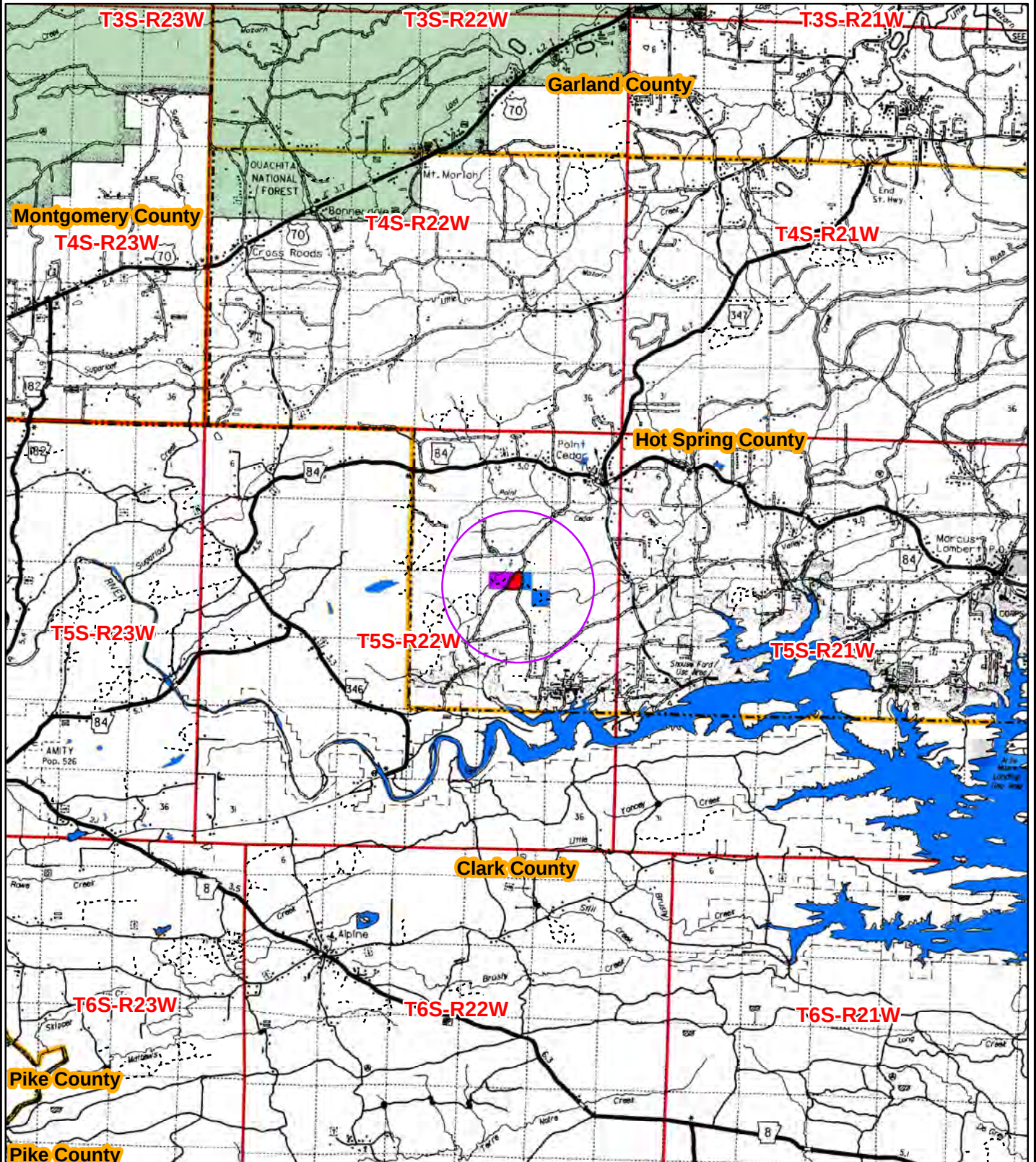
**[www.kingwoodforestry.com](http://www.kingwoodforestry.com)**

# NOTICE OF LAND SALES

"Cox Creek 1 Tract" - Listing #5148  
Pt. N½ of NW¼, Sec. 14, T5S, R22W,  
Hot Spring County, Arkansas,

"Cox Creek 2 Tract" - Listing #5152  
Pt. NW¼ of NE¼ & Pt. NE¼ of NW¼, Sec. 14, T5S, R22W,  
Hot Spring County, Arkansas

"Cox Creek Road" - Listing #5153  
Pt. NW¼ of NE¼, SE¼ of NE¼, Sec. 14, T5S, R22W,  
Hot Spring County, Arkansas



0 0.5 1 2 3  
Miles



Drawn By: BJC

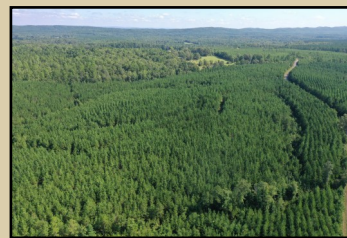
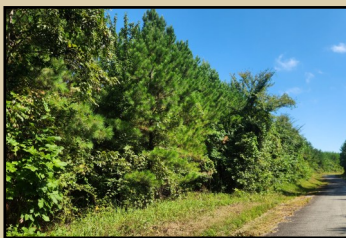
# KINGWOOD FORESTRY SERVICES, INC.

## NOTICE OF LAND SALE

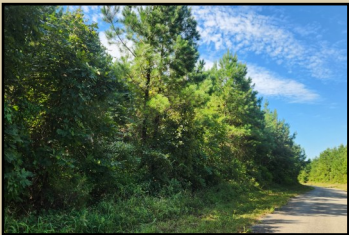
### Cox Creek Land Sale Properties

The Cox Creek Tracts are located approximately nine (9) miles west of Bismarck, Arkansas and described as NW¼ of NE¼, NE¼ of NW¼, SE¼ of NE¼, and E½ of NW¼ of NW¼, Section 14, Township 14 South, Range 22 West, containing a total of 139.42 acres, more or less, Hot Spring County, Arkansas (see attached maps). Tracts are split into three parcels at roads or purchase the whole acreage. Access is frontage on Cox Creek Road and Beech Drive. Terrain is gently rolling. Timber consists of ±2019 well stocked pine plantation. Site index for loblolly pine (base age 50) averages eighty (80) feet on silt and fine sandy loam, Zafra-Carnasaw-Pirum and Carnasaw-Bismarck-Zafra soils. Tracts offer excellent timberland investment and hunting opportunities close to Lake DeGray, Ouachita National Forest and Hot Springs, Arkansas.

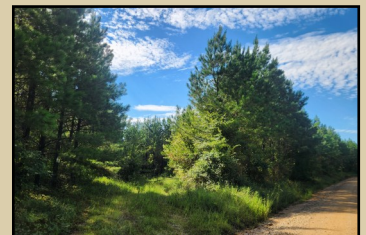
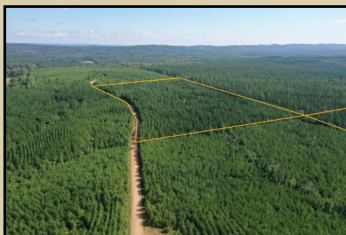
### Cox Creek 1—±46.5 GIS Acres—Listing #5148



### Cox Creek 2—±28.3 GIS Acres—Listing #5152



### Cox Creek 3—±64.6 GIS Acres—Listing #5153



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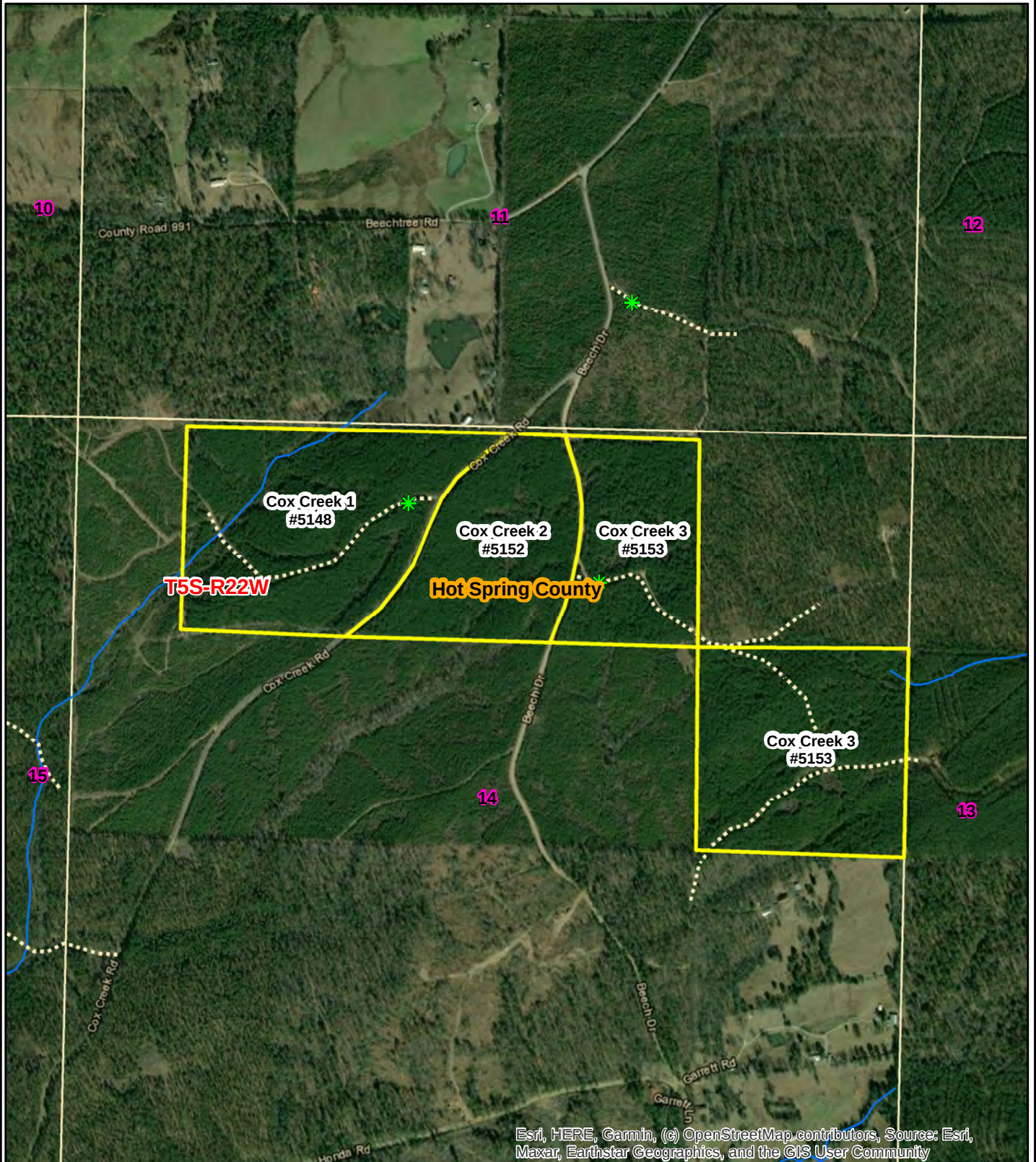
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"Cox Creek 2 Tract" - Listing #5152  
Pt. NW¼ of NE¼ & Pt. NE¼ of NW¼, Sec. 14, T5S, R22W,  
Hot Spring County, Arkansas

"Cox Creek Road" - Listing #5153  
Pt. NW¼ of NE¼, SE¼ of NE¼, Sec. 14, T5S, R22W,  
Hot Spring County, Arkansas



0 0.125 0.25  
Miles



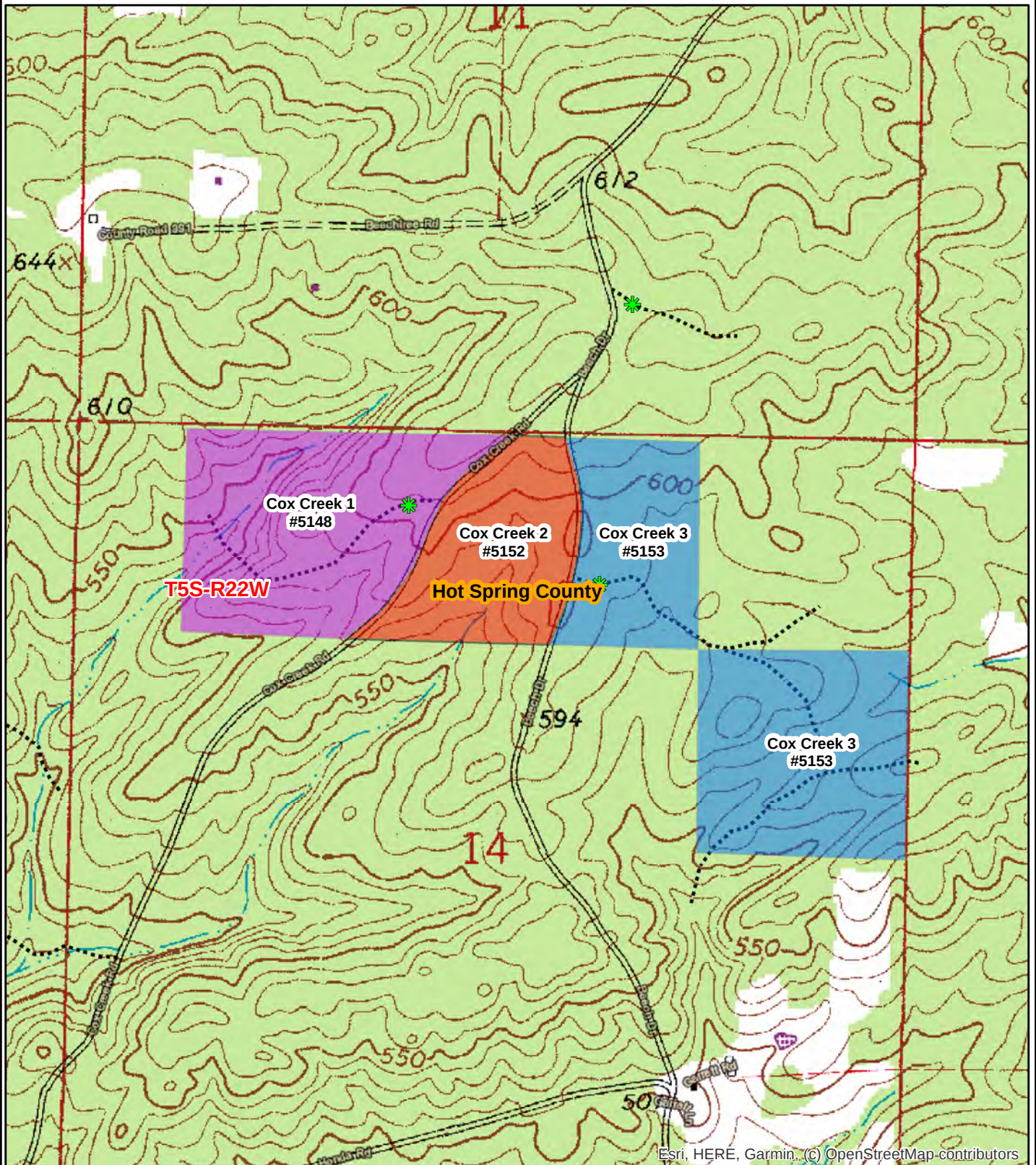
Drawn By: BJC

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Hot Spring County, Arkansas,

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Pt. NW¼ of NE¼ & Pt. NE¼ of NW¼, Sec. 14, T5S, R22W,  
Hot Spring County, Arkansas

"Cox Creek Road" - Listing #5153  
Pt. NW¼ of NE¼, SE¼ of NE¼, Sec. 14, T5S, R22W,  
Hot Spring County, Arkansas



Esri, HERE, Garmin, (c) OpenStreetMap contributors

0 0.125 0.25  
Miles



Drawn By: BJC

# OFFER FORM

**Cox Creek 1**  
**±46.5 GIS Acres**  
**Listing #5148**

**Cox Creek 2**  
**±28.3 GIS Acres**  
**Listing #5152**

**Cox Creek 3**  
**±64.6 GIS Acres**  
**Listing #5153**

**Bid Date: Friday, September 12, 2025 @ 10:00 a.m.**

**Send Completed Offer Forms to us:**

**Mail:** P.O. Box 65, Arkadelphia, AR 71923

**Fax:** 870-367-8424

**Hand Deliver:** #4 Executive Circle, Arkadelphia, AR 71923

**E-mail:** [arkadelphia@kingwoodforestry.com](mailto:arkadelphia@kingwoodforestry.com)

In reference to the attached Kingwood Forestry Services, Inc. Notice of Land Sale, I submit the following as offer(s) for the purchase of tract(s) described within the attached Notice of Land Sales (see attached maps and Conditions of Sale).

My offer(s) will remain valid through 10:00 a.m. Wednesday, September 17, 2025. Successful bidder(s) will be notified at or before that time by telephone, fax, or e-mail. If any of my offers are 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 in this notice. Any contingencies must be in writing and accompany this completed Offer Form.

**Send offer form to:** Kingwood Forestry Services, Inc. **(Before 10:00 a.m., Friday, September 12, 2025)**  
P.O. Box 65, Arkadelphia, AR 71923 or fax to 870-367-8424  
E-mail completed offer form to: [Arkadelphia@kingwoodforestry.com](mailto:Arkadelphia@kingwoodforestry.com)

|                                                                       |          |
|-----------------------------------------------------------------------|----------|
| Cox Creek 1—Hot Spring County, Arkansas—±46.5 GIS Acres—Listing #5148 | \$ _____ |
| Cox Creek 2—Hot Spring County, Arkansas—±28.3 GIS Acres—Listing #5152 | \$ _____ |
| Cox Creek 3—Hot Spring County, Arkansas—±64.6 GIS Acres—Listing #5153 | \$ _____ |
| <b>ALL TRACTS COMBINED—±139.42 TOTAL ACRES:</b>                       | \$ _____ |

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: \_\_\_\_\_

