



P.O. Box 1290
145 Greenfield Drive
Monticello, AR 71657

(870) 367-8567
FAX 1-870-367-8424

E-mail: monticello@kingwoodforestry.com



Other Kingwood Locations:

P.O. Box 65
No. 4 Executive Circle
Arkadelphia, AR 71923
(870) 246-5757
FAX 1-870-246-3341

P.O. Box 5887
4414 Galleria Oaks
Texarkana, TX 75505
(903) 831-5200
FAX 1-903-831-9988

Land For Sale
Close To Your Property
Ouachita County,
Arkansas

11/08/2024

Dear Nearby Landowner,

Enclosed you will find a land sale notice for the **Weaver Tract (KFS #1719)** totaling +/- **60 acres** in **Ouachita County, Arkansas** that is being offered for sale as a **SEALED BID SALE** on **December 6, 2024**, at 10:00 a.m. **We have mailed you this notice because county ownership records indicate that you may own NEARBY property.** We like to inform nearby landowners, such as yourself, about our sales so that you have the opportunity to submit an offer to purchase if you are interested.

Kingwood Forestry Services is a full service forestry consulting firm. Some of the services we offer include:

- Long Term Forest Management
- Timber Marketing
- Timberland Appraisals
- Real Estate Brokerage – Timberland and Recreation Land
- Timberland Investment Analysis
- Wildlife & Hunting Lease Management

Please visit our website at www.kingwoodforestry.com to learn more about us. If we can ever be of assistance, please feel free to call us at 1-800-308-3831.

Sincerely,

John McAlpine

John McAlpine

*Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate but is not guaranteed. Buyers are responsible for verifying information on this tract for themselves. **Kingwood makes no representation for the Buyer.***

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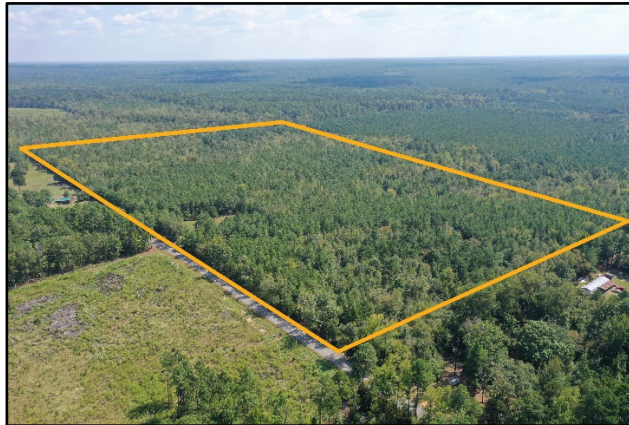
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NOTICE OF LAND SALE -- Weaver Tract – KFS 1719--

Bid Date: Friday, December 6, 2024 @ 10:00 A. M.

— Residential/Commercial Development Opportunity Near Bearden, Arkansas —

Kingwood Forestry Services, Inc. has been authorized to manage the sale of a timberland tract of 60 acres, more or less, located in Ouachita County, Arkansas. The property is being sold by sealed bid sale on **Friday, December 6, 2024, at 10:00 A. M.** Offers will be accepted on land and timber with mineral rights conveyed.



Location: The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 14, Township 11 South, Range 15 West, Ouachita County, Arkansas, containing +/- 60 acres.

Property Description: This +/- 60 acre tract offers a fantastic residential development opportunity or hunting camp near Bearden, AR! The property boasts ~0.13 miles of paved road frontage on Ouachita Rd 97 on the north boundary and ~0.37 miles of gravel road frontage on Ouachita Rd 89 on the south boundary of the tract. The primary soil type is a sandy loam, the topography is flat to rolling with 0 to 10 percent slopes, and the weighted average site index for Loblolly pine is 81 feet (base age: 50 years). The timber on the property consists of ~57 acres of approximately 20-year-old mixed pine-hardwood forest which is ready to thin. There is a ~1 acre cleared site with gated access to Ouachita Rd 97 that would be perfect for a homesite or hunting camp with electric hookup present. Along the south line, there is a ~2 acre gravel pit/dry pond. According to DFIRM data, no part of the tract lies in a floodplain.

Directions: At the intersection of US-79 and Ouachita 89, head north on Ouachita 89 for 2.1 miles. Turn left on Ouachita 97 and follow northeast for 0.5 miles until you reach a gate on the south side of the road, marked by a Kingwood Forestry Services “Land for Sale” Sign.

Method of Sale and Conditions of Sale continued next page

Method and Conditions of Sale for Weaver Tract Bid Sale
Bid Date: 10:00 A.M., Friday, December 6, 2024

Method of Sale: The property will be sold on the basis of lump sum sealed bids. A bid form is attached. Mailed bids should be addressed to Kingwood Forestry Services, Inc., P.O. Box 1290, Monticello, AR 71657. **"Weaver Tract Bid Sale"** should be clearly marked in the lower left corner of the envelope to protect security of the bid. Bids may be delivered by fax to 870-367-8424. **All fax bids will be immediately acknowledged. Please await confirmation that your fax bid has been received.** No verbal telephone bids will be accepted. Bids will be opened at the Kingwood Forestry office at 145 Greenfield Drive, Monticello, Arkansas at **10:00 A.M., Friday, December 6, 2024.** Buyers submitting bids are welcome to attend the bid opening. Anyone submitting a bid for the purchase of the property will be provided with a summary of bid results.

Conditions of Sale:

1. The owners reserve the right to accept or reject any offer or to refuse all offers and sell in a manner which they determine will be most advantageous to them.
2. Offers submitted must be valid through 5:00 P.M., Wednesday, December 11, 2024. Successful bidder(s) will be notified at or before that time by telephone, fax or e-mail. Upon acceptance of an offer a more formal Contract of Sale, with earnest money in the amount of 10% of purchase price, will be executed between the successful bidder and the landowner within five 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 days of offer acceptance.
3. Only offers for a specific dollar amount will be accepted. The property is being sold in its entirety for single sum(s) and not on a per acre basis. Advertised acreage is believed to be correct, but it is not guaranteed. Offer prices are for the entire tract, regardless of acreage. The attached maps are thought to be accurate but should not be considered as 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 a Title Insurance Policy at the seller's expense. No environmental inspection or representation has been or will be made by seller. Any mineral rights that are owned by the seller will be conveyed to the buyer.
5. Seller will pay pro-rated property taxes (to date of closing) and one half (½) of the deed stamps. Seller will pay for deed preparation and one half (½) of the deed stamps.
6. A local title company will conduct the closing with buyer and seller each paying one-half of the costs of recording fees and the fees associated with closing services.
7. Property inspections shall be done in daylight hours prior to the bid date stated in this notice. Seller and Kingwood Forestry Services, Inc. in no way warrants the conditions of the property, including access routes, and all persons entering upon the property assumes all risk and accept said property in its existing conditions during such inspection and assume all liability and shall indemnify Seller and its agents from and against all damages to property, claims, demands, or causes of action of every kind, nature and description relating to its access to or presence on the property. Access routes provided in this notice are for inspecting purposes only and do not represent legal easements to 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. Prospective buyers are advised to verify information presented in this sale notice. Each bidder should make their own timber volume determination.
10. Questions regarding the land sale should be directed to licensed broker John McAlpine or agent David Dick at 870-367-8567.

Detailed Timber Volumes, Color Aerial Photographs, and Tract Pictures
Are Available at: www.kingwoodforestry.com



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OFFER FORM

Bid Date: Friday, December 6, 2024 @ 10:00 AM

Send Completed Offer Forms to us:

Mail: P.O. Box 1290, Monticello, AR 71657

Fax: 870-246-3341

Hand Deliver: 145 Greenfield Drive, Monticello, AR 71657

E-mail: monticello@kingwoodforestry.com

In reference to the attached Notice of Land Sales, I submit the following offer for the purchase of the Weaver Rd. Tract located in Ouachita County, Arkansas and further described within the attached Notice of Land Sale (see attached maps and Conditions of Sale). Offers will be accepted on land and timber, with any mineral rights owned by seller conveyed.

My offer(s) will remain valid through **5:00 PM Wednesday, December 11, 2024**. 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 ten percent (10%) 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.

			Bid Amount*
KFS#	Tract Name	Tax Acres	Land & Timber
1719	Weaver Tract	60	\$

**Please do not place bids on a per-acre basis.*

Date: _____ Name/Company: _____ Signature: _____

Address: _____ Email: _____

Phone Number: _____ Fax Number: _____

Area Below for KFS Use Only:

Offer Acknowledged by Broker/Agent: _____

