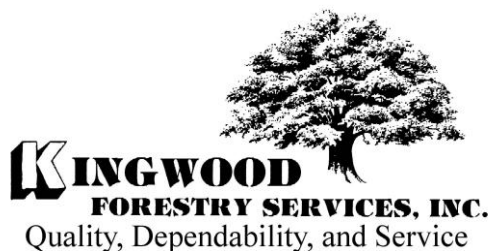




P.O. Box 1290
145 Greenfield Drive
Monticello, AR 71657
(870)367-8567
FAX 1-870-367-8424
E-mail: monticello@kingwoodforestry.com



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

Listing #
1506

NOTICE OF LAND SALE

-- PINE MEADOW TRACT --

Bid Date: Friday, May 4, 2018 @ 10:00 A.M.

— Potential Rural Homesite with Acreage —

Kingwood Forestry Services, Inc. has been authorized to manage the sale of 63 acres, more or less, located in Jefferson County, Arkansas. The property is being sold by sealed bid sale on **Friday, May 4, 2018 at 10:00 A.M.**

Location: The Pine Meadow Tract is in the Watson Chapel School District with public access from the south off Raintree Drive and access with 196 feet of road frontage along Pine Meadow Road on the north end of the property. It is described as the S $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, and beginning 1,248.9 feet West of the NE corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$, then South 666 feet, then West 196.3 feet, then North 666 feet, then East 196.3 feet to point of beginning in Section 33, Township 6 South, Range 10 West, Jefferson County, Arkansas, being 63 acres, more or less.

Property Description: According to the NRCS Web Soil Survey, approximately $\frac{1}{2}$ of this property is rolling topography and $\frac{1}{2}$ of this property is flat. The predominate soil types on the rolling portions of the landscape are moderately well drained fine sandy loams and on the flat portions of the landscape are somewhat poorly to poorly drained silt loams. The average native site index for loblolly pine is 86 feet (Base Age 50).

Timber Inventory: The timber on this property is composed of two stand types; 28 acres of 3 year old cutover with scattered low grade pine and hardwood timber and 35 acres of 10 year old pine plantation that is nearing first thinning size. An inventory cruise of the merchantable timber consisting of 47, 10 BAF sample points, of which 16 plots were in the pine plantation and 31 plots in the cutover area was conducted by Kingwood Forestry Services, Inc. in March 2018. Trees were tallied in 1-inch diameter classes by species and product. Volumes were calculated using locally accepted volume tables. The following is a summary of estimated tree counts and timber volumes. Summarized timber reports are included in the notice.

Merchantable Timber Volumes

Pine Sawtimber	92 Trees	4,300 Doyle BF	50 Tons
Pine Chip-n-Saw	1,034 Trees	17,600 Doyle BF	205 Tons
Red Oak Sawtimber	43 Trees	9,600 Doyle BF	64 Tons
White Oak Sawtimber	14 Trees	2,200 Doyle BF	17 Tons
Sweetgum Sawtimber	6 Trees	700 Doyle BF	6 Tons
Pine Pulpwood	18,597 Trees		2,019 Tons
Pine Topwood			76 Tons
Hardwood Pulpwood	2,668 Trees		582 Tons

Due to variations associated with sampling utilization standards and practices, the above tree count and timber volumes cannot be guaranteed.

Method and Conditions of Sale on the following page

Conditions of Sale for PINE MEADOW TRACT Land Sale

Bid Date: 10:00 A.M., Friday, May 4, 2018

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. **"Pine Meadow Tract Land 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, May 4, 2018.** 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, May 9, 2018. 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 thirty 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. All mineral rights that are owned by the seller **WILL NOT** 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 paying recording fees and all of 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 brokers John McAlpine or Rick Watts at 870-367-8567.

**Color Aerial Photograph, Location Map, and Tract Pictures
Are Available at:**

www.kingwoodforestry.com

Tract Summary by Group, Product and DBH

Number of Stands:	3
# Plots/points:	63
Total Acres:	98
Sawlog Vol Units:	Doyle

Tract Name:	Pine Meadow
Location:	Jefferson County, Arkansas
Report Date:	3/28/2018



Planted Lob

Total Tract					Per Acre					Avg. Tree		Avg. Heights			
Pulpwood	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
	5	2,566.9	119.7			5.57	40.9	1.91			0.047			16.5	34.9
	6	5,904.6	431.8			18.46	94.0	6.88			0.073			19.2	36.8
	7	3,683.3	415.0			15.67	58.7	6.61			0.113			24.5	37.9
	8	4,073.4	605.0			22.64	64.9	9.63			0.149			24.5	39.3
	9	2,277.7	434.0			16.02	36.3	6.91			0.191			25.0	40.4
Pulpwood Total		18,505.9	2,005.5			78.37	294.7	31.94			0.112			21.8	37.7

DBH	Trees	PW Tons	Saw Tons	MBF		BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Chip-N-Saw	10	882.4	57.0	14.1		7.66	14.1	0.91	2.61	224.80	0.186	16.000	16.5	32.5	40.9
	11	66.3	3.6	1.2		0.70	1.1	0.06	0.27	19.26	0.260	18.247	20.5	32.5	43.0
Chip-N-Saw Total	948.6	60.6	181.1	15.3		8.36	15.1	0.97	2.88	244.07	0.191	16.157	16.8	32.5	41.1

DBH	Trees	PW Tons	Saw Tons	MBF		BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	12	27.9	2.9	7.5	0.5	0.35	0.4	0.05	0.12	7.32	0.269	16.504	16.5	32.5	43.5
		27.9	2.9	7.5	0.5	0.35	0.4	0.05	0.12	7.32	0.269	16.504	16.5	32.5	43.5
Group Total	19,482.4	2,069.0	188.6	15.8		87.08	310.2	32.9	3.0	251.4	0.110	0.793	16.8	22.3	37.7

Natural Lob

Total Tract					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
6	91.3	13.2			0.29	1.5	0.21			0.145			32.5	43.0
Pulpwood	91.3	13.2			0.29	1.5	0.21			0.277			32.5	43.0
Pulpwood Total														

DBH	Trees	PW Tons	Saw Tons	MBF		BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Chip-N-Saw	8	51.4	3.8	9.4	1.0	0.29	0.8	0.06	0.15	16.36	0.182	20.000	20.5	36.5	47.0
	9	20.3	0.6	6.5	0.6	0.14	0.3	0.01	0.10	10.34	0.322	32.000	32.5	40.5	52.5
	11	13.6	0.5	7.5	0.7	0.14	0.2	0.01	0.12	10.43	0.554	48.209	40.5	48.5	62.5
Chip-N-Saw Total	85.3	5.0	23.4	2.3		0.57	1.4	0.08	0.37	37.14	0.275	27.352	26.5	39.4	50.8

DBH	Trees	PW Tons	Saw Tons	MBF		BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	12	45.7	5.4	27.5	2.4	0.57	0.7	0.09	0.44	37.58	0.603	51.670	34.5	50.5	66.5
	13	9.7	1.1	7.7	0.7	0.14	0.2	0.02	0.12	11.83	0.791	76.352	40.5	56.5	72.5
	14	8.4	0.5	7.4	0.7	0.14	0.1	0.01	0.12	11.82	0.881	88.451	40.5	48.5	62.5
Sawtimber Total	63.8	7.1	42.6	3.8		0.86	1.0	0.11	0.68	61.22	0.668	60.271	36.2	51.2	66.9
Group Total	240.4	25.3	66.1	6.2		1.71	3.8	0.40	1.05	98.36	0.330	25.694	30.7	39.9	52.1

Tract Summary by Group, Product and DBH

Number of Stands:	3
# Plots/points:	63
Total Acres:	98
Sawlog Vol Units:	Doyle

Tract Name:	Pine Meadow
Location:	Jefferson County, Arkansas
Report Date:	3/28/2018



Sweetgum

Total Tract				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
17	5.7	0.0	5.6	0.7	0.14	0.1	0.00	0.09	10.79	0.987	119.104	24.5 24.5 25.5
Sawtimber Total	5.7	0.0	5.6	0.7	0.14	0.1	0.00	0.09	10.79	0.987	119.104	24.5 24.5 25.5
Group Total	5.7	0.0	5.6	0.7	0.14	0.1	0.00	0.09	10.79	0.987	119.104	24.5 24.5 25.5

Misc. Hardwood

Total Tract				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
5	591.9	37.9			1.29	9.4	0.60			0.064		16.5 16.5
6	365.4	33.7			1.14	5.8	0.54			0.092		16.5 16.5
7	335.6	47.2			1.43	5.3	0.75			0.141		19.7 19.8
8	345.3	58.0			1.92	5.5	0.92			0.168		17.1 18.4
9	324.8	93.9			2.28	5.2	1.50			0.289		26.5 28.4
10	312.4	109.4			2.71	5.0	1.74			0.350		25.3 28.7
11	231.0	103.1			2.43	3.7	1.64			0.446		27.3 30.8
12	102.8	56.5			1.29	1.6	0.90			0.550		28.9 32.2
13	9.7	5.6			0.14	0.2	0.09			0.580		24.5 30.5
14	25.2	16.5			0.43	0.4	0.26			0.656		24.5 24.5
15	14.6	11.1			0.29	0.2	0.18			0.763		24.5 26.0
16	6.4	4.2			0.14	0.1	0.07			0.656		16.5 16.5
24	2.9	5.0			0.14	0.0	0.08			1.764		28.7 30.5
Pulpwood Total	2,667.8	582.2			15.63	42.5	9.27			0.218		20.8 22.1
Group Total	2,667.8	582.2	0.0	0.0	15.63	42.5	9.27	0.00	0.00	0.217	0.000	0.0 20.8 22.0

Red Oak Spp.

Total Tract				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
14	8.4	0.0	4.2	0.4	0.14	0.1	0.00	0.07	6.55	0.502	49.058	16.5 16.5 16.5
16	6.4	0.0	5.6	0.6	0.14	0.1	0.00	0.09	10.19	0.875	99.616	24.5 24.5 25.5
20	8.2	0.0	8.4	1.1	0.29	0.1	0.00	0.13	17.98	1.024	137.363	16.5 16.5 16.5
24	5.7	0.0	12.6	1.9	0.29	0.1	0.00	0.20	30.84	2.199	339.236	28.5 28.5 30.5
26	12.2	0.0	26.6	4.2	0.71	0.2	0.00	0.42	67.65	2.186	349.332	22.9 22.9 23.9
30	1.8	0.0	6.9	1.2	0.14	0.0	0.00	0.11	19.21	3.803	660.500	32.5 32.5 35.5
Sawtimber Total	42.7	0.0	64.3	9.6	1.71	0.7	0.00	1.02	152.43	1.506	224.020	21.8 21.8 22.6
Group Total	42.7	0.0	64.3	9.6	1.71	0.7	0.00	1.02	152.43	1.425	211.955	21.8 21.8 22.3

Tract Summary by Group, Product and DBH

Number of Stands:	3
# Plots/points:	63
Total Acres:	98
Sawlog Vol Units:	Doyle

Tract Name:	Pine Meadow
Location:	Jefferson County, Arkansas
Report Date:	3/28/2018



White Oak Spp.

Total Tract					Per Acre			Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree
Sawtimber	16	6.4	0.0	5.6	0.6	0.14	0.1	0.00	0.09	10.19	0.875	99.616
	18	5.1	0.0	5.6	0.7	0.14	0.1	0.00	0.09	11.34	1.106	140.333
	25	2.6	0.0	5.6	0.9	0.14	0.0	0.00	0.09	14.15	2.133	337.698
Sawtimber Total		14.1	0.0	16.8	2.2	0.43	0.2	0.00	0.27	35.67	1.192	158.573
Group Total		14.1	0.0	16.8	2.2	0.43	0.2	0.00	0.27	35.67	1.192	158.573

All Species Groups

Total Tract					Per Acre			Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree
Pulpwood	5	3,158.8	157.6			6.86	50.3	2.51			0.050	
	6	6,361.4	478.7			19.89	101.3	7.62			0.075	
	7	4,018.9	462.2			17.10	64.0	7.36			0.115	
	8	4,418.6	663.0			24.56	70.4	10.56			0.151	
	9	2,602.5	527.9			18.31	41.4	8.41			0.203	
	10	312.4	109.4			2.71	5.0	1.74			0.533	
	11	231.0	103.1			2.43	3.7	1.64			0.464	
	12	102.8	56.5			1.29	1.6	0.90			0.630	
	13	9.7	5.6			0.14	0.2	0.09			0.698	
	14	25.2	16.5			0.43	0.4	0.26			0.676	
	15	14.6	11.1			0.29	0.2	0.18			0.763	
	16	6.4	4.2			0.14	0.1	0.07			0.656	
Pulpwood Total	24	21,265.0	2,601.0			94.29	338.6	41.42			1.764	

Total Tract					Per Acre			Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree
Chip-N-Saw	8	51.4	3.8	9.4	1.0	0.29	0.8	0.06	0.15	16.36	0.182	20.000
	9	20.3	0.6	6.5	0.6	0.14	0.3	0.01	0.10	10.34	0.322	32.000
	10	882.4	57.0	163.9	14.1	7.66	14.1	0.91	2.61	224.80	0.186	16.000
	11	79.9	4.2	24.7	1.9	0.84	1.3	0.07	0.39	29.69	0.310	23.344
Chip-N-Saw Total		1,033.9	65.6	204.6	17.7	8.93	16.5	1.04	3.26	281.20	0.198	17.080

Total Tract					Per Acre			Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree
Sawtimber	12	73.5	8.3	35.0	2.8	0.92	1.2	0.13	0.56	44.90	0.476	38.348
	13	9.7	1.1	7.7	0.7	0.14	0.2	0.02	0.12	11.83	0.791	76.352
	14	8.4	0.5	7.4	0.7	0.14	0.1	0.01	0.12	11.82	0.881	88.451
		91.6	10.0	50.1	4.3	1.21	1.5	0.16	0.80	68.54	0.547	46.969

Tract Summary by Group, Product and DBH

Number of Stands:	3
# Plots/points:	63
Total Acres:	98
Sawlog Vol Units:	Doyle

Tract Name:	Pine Meadow
Location:	Jefferson County, Arkansas
Report Date:	3/28/2018



	DBH	Trees	PW Tons	Saw Tons	MBF
Large ST	14	8.4	0.0	4.2	0.4
	16	12.8	0.0	11.2	1.3
	17	5.7	0.0	5.6	0.7
	18	5.1	0.0	5.6	0.7
	20	8.2	0.0	8.4	1.1
	24	5.7	0.0	12.6	1.9
	25	2.6	0.0	5.6	0.9
	26	12.2	0.0	26.6	4.2
	30	1.8	0.0	6.9	1.2
	Large ST Total	62.5	0.0	86.8	12.5

BA	Trees	PW Tons	Saw Tons	BF
0.14	0.1	0.00	0.07	6.55
0.29	0.2	0.00	0.18	20.38
0.14	0.1	0.00	0.09	10.79
0.14	0.1	0.00	0.09	11.34
0.29	0.1	0.00	0.13	17.98
0.29	0.1	0.00	0.20	30.84
0.14	0.0	0.00	0.09	14.15
0.71	0.2	0.00	0.42	67.65
0.14	0.0	0.00	0.11	19.21
2.28	1.0	0.00	1.38	198.89

Tons/Tree	BF/Tree	Hs	Hp	Hm
0.502	49.058	16.5	16.5	16.5
0.875	99.616	24.5	24.5	25.5
0.987	119.104	24.5	24.5	25.5
1.106	140.333	24.5	24.5	25.5
1.024	137.363	16.5	16.5	16.5
2.199	339.236	28.5	28.5	30.5
2.133	337.698	24.5	24.5	25.5
2.186	349.332	22.9	22.9	23.9
3.803	660.500	32.5	32.5	35.5
1.388	199.694	22.7	22.7	23.5

	DBH	Trees	PW Tons	Saw Tons	MBF
Grand Total		22,453.1	2,676.5	341.4	34.5

BA	Trees	PW Tons	Saw Tons	BF
106.71	357.5	42.62	5.44	548.63

Tons/Tree	BF/Tree	Hs	Hp	Hm
0.128	1.504	18.8	22.3	36.0

LAND FOR SALE

**Listing
#1506**

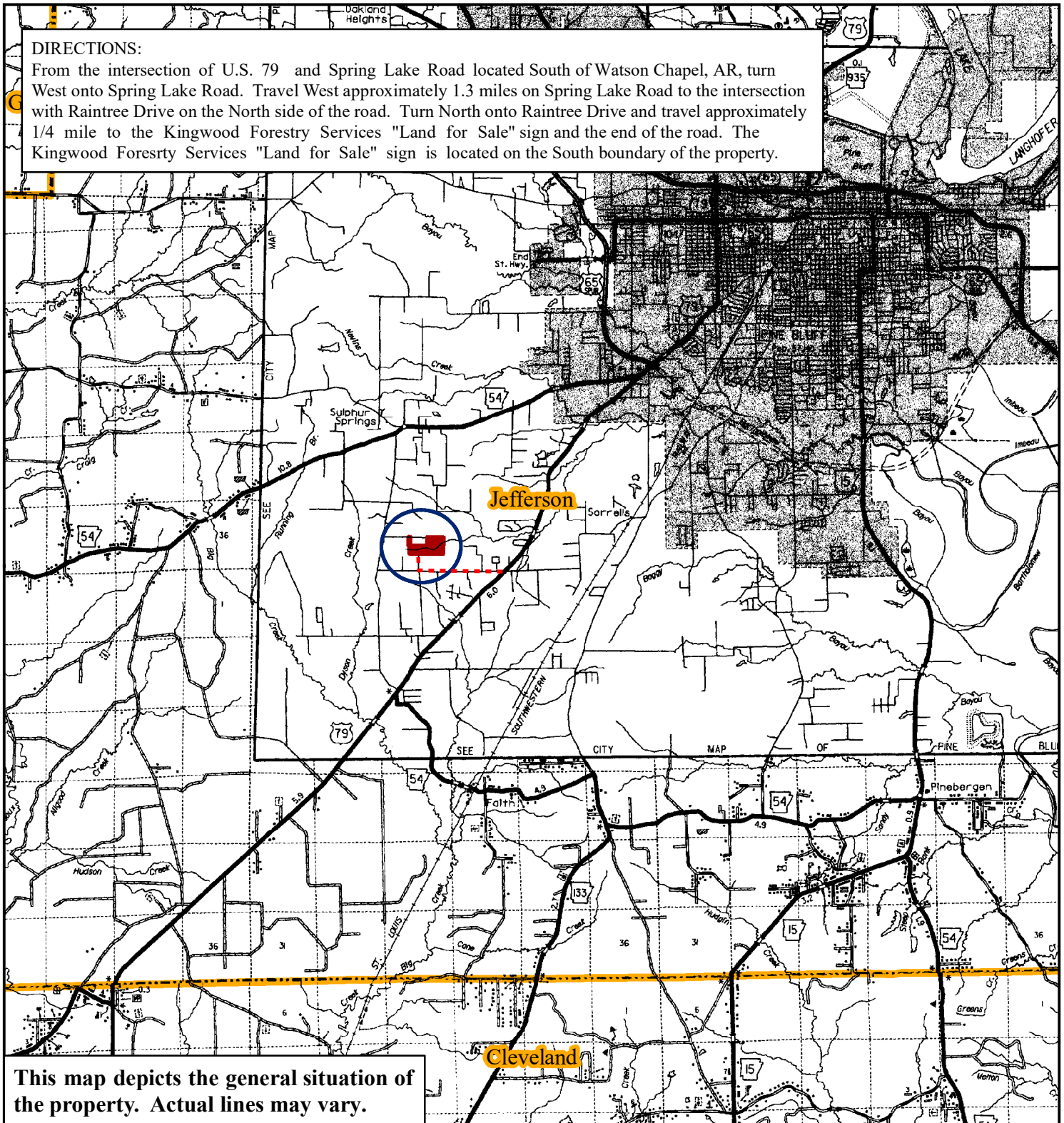
Pine Meadow +/- 63 acres

**Sections 33, Township 6 South, Range 10 West;
Jefferson County, Arkansas**

Location Map

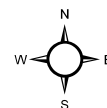
DIRECTIONS:

From the intersection of U.S. 79 and Spring Lake Road located South of Watson Chapel, AR, turn West onto Spring Lake Road. Travel West approximately 1.3 miles on Spring Lake Road to the intersection with Raintree Drive on the North side of the road. Turn North onto Raintree Drive and travel approximately 1/4 mile to the Kingwood Forestry Services "Land for Sale" sign and the end of the road. The Kingwood Forestry Services "Land for Sale" sign is located on the South boundary of the property.



This map depicts the general situation of the property. Actual lines may vary.

0 1 2
Miles



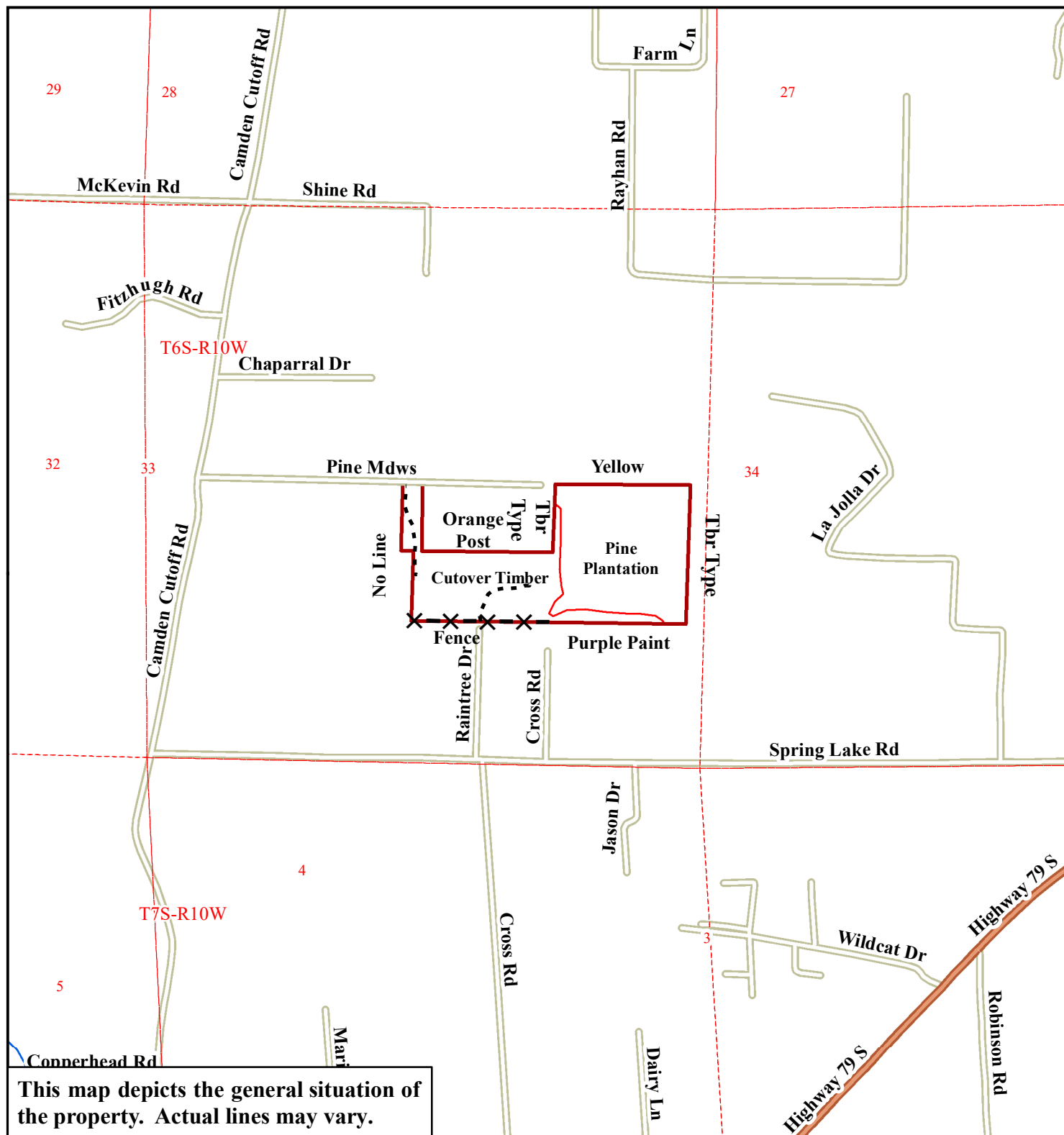
Author: RLW
Date: 3/23/2018

LAND FOR SALE

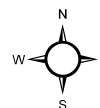
Listing
#1506

Pine Meadow Tract +/- 63 acres
Sections 33, Township 6 South, Range 10 West;
Jefferson County, Arkansas

Plat Map



0 0.25 0.5
Miles



Author: RLW
Date: 3/6/2018

LAND SALE BID FORM

Pine Meadow Land Sale Listing # 1506

Bid Date: Friday, May 4, 2018 @ 10:00 A.M.

**—Please fax bid to 870-367-8424, mail to P. O. Box 1290, Monticello, AR 71657
or hand deliver to 145 Greenfield Drive, Monticello, AR 71655—**

Reference is made to the Kingwood Forestry Services, Inc. Notice of Land Sale for the Pine Meadow Tract (Listing # 1506). I submit the following as offer(s) for the purchase of the tract described as the Pine Meadow Tract located in Jefferson County, Arkansas and further described as:

Pine Meadow Tract (Listing #1506): S $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, and beginning 1,248.9 feet West of the NE corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$, then South 666 feet, then West 196.3 feet, then North 666 feet, then East 196.3 feet to point of beginning in Section 33, Township 6 South, Range 10 West, Jefferson County, Arkansas, being 63 acres, more or less.

My offer will remain valid through 5:00 p.m. Wednesday, May 9, 2018. Successful bidder(s) will be notified at or before that time by telephone, fax, or e-mail. If my offer is accepted, I am ready, willing, and able to execute a formal Contract of Sale within seven (7) business days with earnest money in the amount of ten percent (10%) of the purchase price. Closing is expected to be held within thirty (30) days after execution of the Contract of Sale.

I submit the following bid for the purchase of the Pine Meadow Tract:

Bid Amount: _____

Send Offer Form to: **Kingwood Forestry Services, Inc.**
 P.O. Box 1290
 Monticello, AR 71657

Or Hand Deliver to: **145 Greenfield Drive**
 Monticello, AR 71655

Or Fax Form to: **870-367-8424**

Bidder: _____
 Printed

Fax Number: _____

Bidder: _____
 Signed

Phone Number: _____

Address: _____

E-mail: _____

Date: _____