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Other Kingwood Locations:  
P.O. Box 65  
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**Listing #**  
**1507**  
**1508**

## NOTICE OF LAND SALE

### -- SULPHUR SPRINGS NORTH & SOUTH TRACTS --

**Bid Date: Friday, May 11, 2018 @ 10:00 A. M.**

— **Timberland Investment Property near Pine Bluff, Arkansas** —

Kingwood Forestry Services, Inc. has been authorized to manage the sale of 80 acres, more or less, located in Jefferson County, Arkansas. The property being sold is two separate tracts and bids may be made for each tract individually or both tracts combined. The property is being sold by sealed bid sale on **Friday, May 11, 2018 at 10:00 A. M.**

### **Sulphur Springs North 40 Tract – KFS Listing #1507**

**Location:** The Sulphur Springs North 40 Tract is in southwest Jefferson County approximately 7 miles southwest of Pine Bluff, Arkansas. The predominant land use in this part of the county is forestry. Historical access to the property is via native surface woods road across non-industrial and industrial owned adjoining timberland. The property is described as the SE ¼ NE ¼, Section 26, Township 6 South, Range 11 West, Jefferson County, Arkansas, being 40 acres, more or less.

**Property Description:** The property is surrounded by non-industrial and industrial timberland. According to the NRCS Web Soil Survey, the topography is predominately flat with moderately well drained Sawyer silt loam soils that have an average native site index for loblolly pine of 88 feet (Base Age 50).

**Timber Inventory:** The timber on this property consist of a well-stocked natural pine that was corridor thinned for its first thinning in 2017. An inventory of the timber was conducted by Kingwood Forestry Services, Inc. in March 2018. The inventory cruise of the merchantable timber consisted of 16, 10 BAF sample points. 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 Volume**

Pine Sawtimber	250 Trees	5,400 Doyle BF	75 Tons
Pine Chip-n-Saw	6,083 Trees	110,800 Doyle BF	1,094 Tons
Pine Pulpwood	10,102 Trees		952 Tons
Pine Topwood			380 Tons
Hardwood Pulpwood	127 Trees		12 Tons

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

**Sulphur Springs South 40 Tract – KFS Listing #1508**

**Location:** Sulphur Springs South 40 Tract is in southwest Jefferson County approximately 7 miles southwest of Pine Bluff, Arkansas. The predominant land use in this part of the county is forestry. Historical access to the property is via native surface woods road across non-industrial adjoining timberland. The property is described as the E ½ W ½ SW ¼, Section 25, Township 6 South, Range 11 West, Jefferson County, Arkansas, being 40 acres, more or less.

**Property Description:** The property is surrounded by non-industrial and industrial timberland. According to the NRCS Web Soil Survey, the topography is flat to rolling with well-drained Ouachita frequently flooded soil along Big Creek which runs through the east side of the property and moderately well-drained Sawyer silt loam soil where the topography is rolling. These are highly productive soils that exhibit an average native site index for loblolly pine of 93 feet (Base Age 50).

**Timber Inventory:** The timber on this property of all-aged mixed pine and hardwood timber. An inventory of the timber was conducted by Kingwood Forestry Services, Inc. in April 2018. The inventory cruise of the merchantable timber consisted of 39, 10 BAF sample points. 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**

Pine Sawtimber	210 Trees	36,000 Doyle BF	276 Tons
Pine Chip-n-Saw	742 Trees	20,700 Doyle BF	208 Tons
Red Oak Sawtimber	89 Trees	13,100 Doyle BF	98 Tons
White Oak Sawtimber	66 Trees	12,200 Doyle BF	88 Tons
Sweetgum Sawtimber	108 Trees	15,900 Doyle BF	127 Tons
Pine Pulpwood	934 Trees		116 Tons
Pine Topwood			57 Tons
Hardwood Pulpwood	5,601 Trees		1,229 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 Sulphur Springs North 40 & South 40 Tracts Land Sale**

**Bid Date: Friday, May 11, 2018 @ 10:00 A.M.**

**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. **"Sulphur Springs North & South 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 11, 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 16, 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](http://www.kingwoodforestry.com)**

# Tract Summary by Group, Product and DBH

Number of Stands:	1
# Plots/points:	16
Total Acres:	40
Sawlog Vol Units:	Doyle

Tract Name:	1507-Sulphur Springs North 40
Location:	Jefferson County, Arkansas
Report Date:	3/28/2018



## Planted 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
Pulpwood	5	3,850.3	240.9			13.12	96.3	6.02			0.063			22.2	44.2
	6	3,819.7	358.6			18.75	95.5	8.96			0.094			24.2	45.0
	7	2,432.1	352.6			16.25	60.8	8.82			0.145			31.6	47.0
Pulpwood Total		10,102.1	952.1			48.12	252.6	23.80			0.132			25.2	45.2
Chip-N-Saw	8	2,649.9	149.9	344.6	42.4	23.12	66.2	3.75	8.62	1059.97	0.130	16.000	16.5	32.5	47.7
	9	1,641.1	118.8	267.5	26.3	18.12	41.0	2.97	6.69	656.43	0.163	16.000	16.5	32.8	47.9
	10	1,375.1	48.2	350.6	32.6	18.75	34.4	1.21	8.76	815.89	0.255	23.733	24.2	32.8	48.0
	11	416.7	26.7	131.4	9.5	6.87	10.4	0.67	3.29	237.01	0.315	22.751	24.5	39.8	50.4
Chip-N-Saw Total		6,082.8	343.6	1,094.2	110.8	66.87	152.1	8.59	27.35	2769.30	0.180	18.211	18.8	33.1	48.0
Sawtimber	12	222.8	33.8	63.0	4.5	4.37	5.6	0.85	1.57	112.30	0.283	20.160	16.5	40.5	49.4
	13	27.1	2.5	11.7	0.9	0.62	0.7	0.06	0.29	23.66	0.433	34.889	24.5	40.5	50.5
		249.9	36.3	74.7	5.4	5.00	6.2	0.91	1.87	135.95	0.299	21.758	17.4	40.5	49.5
Sawtimber Total															
Group Total		16,434.9	1,331.9	1,168.9	116.2	120.00	410.9	33.30	29.22	2905.25	0.129	7.071	18.7	28.4	46.3

## 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
Pulpwood	6	127.3	11.7			0.62	3.2	0.29			0.092			16.5	16.5
Pulpwood Total		127.3	11.7			0.62	3.2	0.29			0.092			16.5	16.5
Group Total		127.3	11.7	0.0	0.0	0.62	3.2	0.29	0.00	0.00	0.092	0.000	0.0	16.5	16.5

## Tract Summary by Group, Product and DBH

Number of Stands:	1
# Plots/points:	16
Total Acres:	40
Sawlog Vol Units:	Doyle

Tract Name:	1507-Sulphur Springs North 40
Location:	Jefferson County, Arkansas
Report Date:	3/28/2018



### 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	Hs	Hp	Hm
Pulpwood	5	3,850.3	240.9			13.12	96.3	6.02			0.063			22.2	44.2
	6	3,947.0	370.3			19.37	98.7	9.26			0.094			24.0	44.0
	7	2,432.1	352.6			16.25	60.8	8.82			0.145			31.6	47.0
Pulpwood Total		10,229.5	963.8			48.75	255.7	24.10			0.131			25.1	44.8
Chip-N-Saw	8	2,649.9	149.9	344.6	42.4	23.12	66.2	3.75	8.62	1059.97	0.130	16.000	16.5	32.5	47.7
	9	1,641.1	118.8	267.5	26.3	18.12	41.0	2.97	6.69	656.43	0.163	16.000	16.5	32.8	47.9
	10	1,375.1	48.2	350.6	32.6	18.75	34.4	1.21	8.76	815.89	0.255	23.733	24.2	32.8	48.0
	11	416.7	26.7	131.4	9.5	6.87	10.4	0.67	3.29	237.01	0.315	22.751	24.5	39.8	50.4
Chip-N-Saw Total		6,082.8	343.6	1,094.2	110.8	66.87	152.1	8.59	27.35	2769.30	0.180	18.211	18.8	33.1	48.0
Sawtimber	12	222.8	33.8	63.0	4.5	4.37	5.6	0.85	1.57	112.30	0.283	20.160	16.5	40.5	49.4
	13	27.1	2.5	11.7	0.9	0.62	0.7	0.06	0.29	23.66	0.433	34.889	24.5	40.5	50.5
Sawtimber Total		249.9	36.3	74.7	5.4	5.00	6.2	0.91	1.87	135.95	0.299	21.758	17.4	40.5	49.5
Grand Total		16,562.2	1,343.7	1,168.9	116.2	120.62	414.1	33.59	29.22	2905.25	0.129	7.017	18.7	28.3	46.1

## Tract Summary by Group, Product and DBH

Number of Stands:	1
# Plots/points:	39
Total Acres:	40
Sawlog Vol Units:	Doyle

Tract Name:	1508-Sulphur Springs South
Location:	Jefferson County, Arkansas
Report Date:	4/6/2018



### 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
Pulpwood	5	376.1	27.9			1.28	9.4	0.70			0.074			19.7	33.5
	6	365.6	50.1			1.79	9.1	1.25			0.137			29.1	42.4
	7	191.9	38.5			1.28	4.8	0.96			0.200			34.1	46.9
Pulpwood Total		933.6	116.4			4.36	23.3	2.91			0.186			26.3	39.7
Chip-N-Saw	8	352.6	19.5	71.4	8.0	3.08	8.8	0.49	1.78	199.80	0.202	22.667	23.2	35.2	48.4
	9	301.8	10.8	95.2	9.3	3.33	7.5	0.27	2.38	232.16	0.315	30.769	31.3	39.3	53.3
	10	56.4	3.5	22.6	1.9	0.77	1.4	0.09	0.56	46.59	0.400	33.031	32.5	45.8	57.5
	11	31.1	1.1	18.5	1.6	0.51	0.8	0.03	0.46	39.96	0.594	51.424	44.5	52.5	68.0
Chip-N-Saw Total		741.9	34.9	207.6	20.7	7.69	18.5	0.87	5.19	518.50	0.280	27.956	28.1	38.4	51.9
Sawtimber	12	91.4	7.2	53.1	4.5	1.79	2.3	0.18	1.33	112.24	0.581	49.112	33.6	45.1	58.5
	13	22.3	3.2	16.3	1.6	0.51	0.6	0.08	0.41	39.54	0.734	71.077	36.5	56.5	69.0
	14	19.2	2.2	15.9	1.6	0.51	0.5	0.06	0.40	40.86	0.829	85.180	36.5	52.5	62.0
	15	8.4	1.1	8.6	1.0	0.26	0.2	0.03	0.22	24.48	1.030	117.160	40.5	56.5	68.5
	16	7.3	0.9	8.5	1.0	0.26	0.2	0.02	0.21	25.48	1.156	138.734	40.5	56.5	65.5
	17	6.5	0.6	11.8	1.4	0.26	0.2	0.01	0.29	35.81	1.806	220.149	64.5	80.5	92.5
	18	17.4	0.9	27.6	3.3	0.77	0.4	0.02	0.69	83.62	1.583	192.106	48.5	56.5	66.5
	20	4.7	0.4	12.5	1.8	0.26	0.1	0.01	0.31	44.37	2.658	377.530	72.5	88.5	98.5
	22	11.7	4.4	32.8	5.1	0.77	0.3	0.11	0.82	128.55	2.811	441.166	59.2	83.2	95.2
	23	3.6	0.2	12.2	1.9	0.26	0.1	0.01	0.30	47.17	3.420	530.781	72.5	80.5	94.5
	24	6.5	0.7	24.7	4.0	0.51	0.2	0.02	0.62	100.43	3.789	615.261	72.5	84.5	98.0
	25	3.0	0.2	13.0	2.1	0.26	0.1	0.00	0.33	53.07	4.323	705.552	80.5	88.5	102.5
	26	5.6	0.3	26.0	4.3	0.51	0.1	0.01	0.65	108.62	4.670	780.906	80.5	88.5	102.5
	30	2.1	0.1	12.6	2.3	0.26	0.1	0.00	0.32	56.35	6.038	1078.738	80.5	88.5	98.5
Sawtimber Total		209.6	22.4	275.5	36.0	7.18	5.2	0.56	6.89	900.60	1.315	171.886	43.5	57.0	69.3
Group Total		1,885.1	173.8	483.1	56.8	19.23	47.1	4.34	12.08	1419.10	0.318	30.112	31.5	34.5	47.8

### Tract Summary by Group, Product and DBH

Number of Stands:	1
# Plots/points:	39
Total Acres:	40
Sawlog Vol Units:	Doyle

Tract Name:	1508-Sulphur Springs South
Location:	Jefferson County, Arkansas
Report Date:	4/6/2018



#### 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
Sawtimber	14	28.8	0.0	14.4	1.4	0.77	0.7	0.00	0.36	35.30	0.502	49.058	16.5	16.5	16.5
	15	16.7	0.0	14.4	1.5	0.51	0.4	0.00	0.36	37.25	0.859	89.148	28.5	28.5	30.5
	16	29.4	0.0	31.3	3.4	1.03	0.7	0.00	0.78	85.39	1.066	116.240	32.5	32.5	33.8
	18	11.6	0.0	17.0	2.1	0.51	0.3	0.00	0.43	51.56	1.465	177.685	36.5	36.5	37.0
	20	4.7	0.0	4.8	0.6	0.26	0.1	0.00	0.12	16.14	1.024	137.363	16.5	16.5	16.5
	23	10.7	0.0	26.6	3.9	0.77	0.3	0.00	0.66	98.63	2.492	369.926	37.8	37.8	39.8
	24	3.3	0.0	10.7	1.6	0.26	0.1	0.00	0.27	40.49	3.278	496.082	48.5	48.5	48.5
Sawtimber Total	28	2.4	0.0	7.9	1.3	0.26	0.1	0.00	0.20	33.34	3.313	556.075	32.5	32.5	35.5
		107.5	0.0	127.2	15.9	4.36	2.7	0.00	3.18	398.11	1.183	148.109	28.3	28.3	29.3
Group Total		107.5	0.0	127.2	15.9	4.36	2.7	0.00	3.18	398.11	1.183	148.109	28.3	28.3	29.3

#### 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
Pulpwood	5	677.0	43.3			2.31	16.9	1.08			0.064			16.5	16.5
	6	1,671.5	160.5			8.21	41.8	4.01			0.096			17.5	17.9
	7	422.1	65.4			2.82	10.6	1.64			0.155			22.3	23.7
	8	852.1	168.1			7.44	21.3	4.20			0.197			21.5	23.1
	9	673.3	192.1			7.44	16.8	4.80			0.285			25.9	28.6
	10	789.8	296.3			10.77	19.7	7.41			0.375			28.1	31.0
	11	124.3	65.0			2.05	3.1	1.62			0.523			34.5	39.3
	12	300.4	159.9			5.90	7.5	4.00			0.532			27.6	30.9
	14	38.4	23.7			1.03	1.0	0.59			0.617			22.5	22.5
	16	14.7	9.6			0.51	0.4	0.24			0.656			16.5	16.5
	18	11.6	11.2			0.51	0.3	0.28			0.968			20.5	21.0
	20	9.4	14.4			0.51	0.2	0.36			1.527			28.5	30.5
	22	3.9	4.8			0.26	0.1	0.12			1.239			16.5	16.5
	24	6.5	10.0			0.51	0.2	0.25			1.531			24.7	30.5
	26	5.6	5.1			0.51	0.1	0.13			0.909			30.1	30.5
Pulpwood Total		5,600.5	1,229.4			50.77	140.0	30.74			0.220			21.8	23.4
Group Total		5,600.5	1,229.4	0.0	0.0	50.77	140.0	30.74	0.00	0.00	0.220	0.000	0.0	21.8	23.4

### Tract Summary by Group, Product and DBH

Number of Stands:	1
# Plots/points:	39
Total Acres:	40
Sawlog Vol Units:	Doyle

Tract Name:	1508-Sulphur Springs South
Location:	Jefferson County, Arkansas
Report Date:	4/6/2018



#### 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
Sawtimber	14	28.8	0.0	14.4	1.4	0.77	0.7	0.00	0.36	35.30	0.502	49.058	16.5	16.5	16.5
	15	8.4	0.0	6.4	0.7	0.26	0.2	0.00	0.16	17.11	0.769	81.870	24.5	24.5	25.5
	16	7.3	0.0	4.8	0.5	0.26	0.2	0.00	0.12	13.51	0.656	73.550	16.5	16.5	16.5
	18	11.6	0.0	14.4	1.8	0.51	0.3	0.00	0.36	44.85	1.237	154.562	28.5	28.5	30.5
	20	14.1	0.0	20.8	2.8	0.77	0.4	0.00	0.52	71.02	1.473	201.433	27.2	27.2	28.8
	21	4.3	0.0	4.8	0.7	0.26	0.1	0.00	0.12	16.67	1.129	156.405	16.5	16.5	16.5
	22	3.9	0.0	6.4	0.9	0.26	0.1	0.00	0.16	23.57	1.652	242.664	24.5	24.5	25.5
	24	6.5	0.0	12.8	2.0	0.51	0.2	0.00	0.32	49.67	1.966	304.279	24.5	24.5	25.5
	28	2.4	0.0	6.4	1.1	0.26	0.1	0.00	0.16	26.89	2.674	448.405	24.5	24.5	25.5
	30	2.1	0.0	6.4	1.1	0.26	0.1	0.00	0.16	27.73	3.070	530.917	24.5	24.5	25.5
Sawtimber Total		89.4	0.0	97.7	13.1	4.10	2.2	0.00	2.44	326.32	1.094	146.064	21.8	21.8	22.6
Group Total		89.4	0.0	97.7	13.1	4.10	2.2	0.00	2.44	326.32	1.094	146.064	21.8	21.8	22.6

#### 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	Hs	Hp	Hm
Cull	32	1.8				0.26	0.0								40.0
Cull Total		1.8				0.26	0.0								40.0
Sawtimber	16	14.7	0.0	12.8	1.5	0.51	0.4	0.00	0.32	36.59	0.875	99.616	24.5	24.5	25.5
	17	6.5	0.0	4.8	0.6	0.26	0.2	0.00	0.12	14.26	0.740	87.650	16.5	16.5	16.5
	18	11.6	0.0	14.4	1.8	0.51	0.3	0.00	0.36	44.85	1.237	154.562	28.5	28.5	30.5
	20	9.4	0.0	12.8	1.7	0.51	0.2	0.00	0.32	42.97	1.357	182.816	24.5	24.5	26.0
	22	11.7	0.0	19.3	2.8	0.77	0.3	0.00	0.48	70.71	1.652	242.664	24.5	24.5	25.5
	24	6.5	0.0	9.6	1.4	0.51	0.2	0.00	0.24	36.07	1.475	220.945	16.5	16.5	16.5
	26	2.8	0.0	6.4	1.0	0.26	0.1	0.00	0.16	25.93	2.306	372.859	24.5	24.5	25.5
	27	2.6	0.0	7.9	1.3	0.26	0.1	0.00	0.20	32.71	3.080	507.234	32.5	32.5	35.5
		65.8	0.0	88.0	12.2	3.59	1.6	0.00	2.20	304.09	1.339	184.984	23.9	23.9	25.1
Group Total		67.6	0.0	88.0	12.2	3.85	1.7	0.00	2.20	304.09	1.302	179.958	23.9	23.9	25.5



## Tract Summary by Group, Product and DBH

Number of Stands:	1
# Plots/points:	39
Total Acres:	40
Sawlog Vol Units:	Doyle

Tract Name:	1508-Sulphur Springs South
Location:	Jefferson County, Arkansas
Report Date:	4/6/2018



### 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	Hs	Hp	Hm
Cull	32	1.8				0.26	0.0								40.0
Cull Total		1.8				0.26	0.0								40.0

Pulpwood	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
	5	1,053.1	71.2			3.59	26.3	1.78			0.068			17.6	22.6
	6	2,037.2	210.6			10.00	50.9	5.26			0.103			19.6	22.3
	7	614.0	103.9			4.10	15.4	2.60			0.169			26.0	30.9
	8	852.1	168.1			7.44	21.3	4.20			0.220			21.5	23.1
	9	673.3	192.1			7.44	16.8	4.80			0.301			25.9	28.6
	10	789.8	296.3			10.77	19.7	7.41			0.380			28.1	31.0
	11	124.3	65.0			2.05	3.1	1.62			0.532			34.5	39.3
	12	300.4	159.9			5.90	7.5	4.00			0.556			27.6	30.9
	14	38.4	23.7			1.03	1.0	0.59			0.676			22.5	22.5
	16	14.7	9.6			0.51	0.4	0.24			0.719			16.5	16.5
	18	11.6	11.2			0.51	0.3	0.28			1.048			20.5	21.0
	20	9.4	14.4			0.51	0.2	0.36			1.569			28.5	30.5
	22	3.9	4.8			0.26	0.1	0.12			2.366			16.5	16.5
	24	6.5	10.0			0.51	0.2	0.25			1.635			24.7	30.5
	26	5.6	5.1			0.51	0.1	0.13			0.970			30.1	30.5
Pulpwood Total		6,534.2	1,345.9			55.13	163.4	33.65			0.215			22.5	25.7

Chip-N-Saw	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
	8	352.6	19.5	71.4	8.0	3.08	8.8	0.49	1.78	199.80	0.202	22.667	23.2	35.2	48.4
	9	301.8	10.8	95.2	9.3	3.33	7.5	0.27	2.38	232.16	0.315	30.769	31.3	39.3	53.3
	10	56.4	3.5	22.6	1.9	0.77	1.4	0.09	0.56	46.59	0.400	33.031	32.5	45.8	57.5
	11	31.1	1.1	18.5	1.6	0.51	0.8	0.03	0.46	39.96	0.594	51.424	44.5	52.5	68.0
Chip-N-Saw Total		741.9	34.9	207.6	20.7	7.69	18.5	0.87	5.19	518.50	0.280	27.956	28.1	38.4	51.9

### Tract Summary by Group, Product and DBH

Number of Stands:	1
# Plots/points:	39
Total Acres:	40
Sawlog Vol Units:	Doyle

Tract Name:	1508-Sulphur Springs South
Location:	Jefferson County, Arkansas
Report Date:	4/6/2018



	DBH	Trees	PW Tons	Saw Tons	MBF
Sawtimber	12	91.4	7.2	53.1	4.5
	13	22.3	3.2	16.3	1.6
	14	19.2	2.2	15.9	1.6
	15	8.4	1.1	8.6	1.0
	16	7.3	0.9	8.5	1.0
	17	6.5	0.6	11.8	1.4
	18	17.4	0.9	27.6	3.3
	20	4.7	0.4	12.5	1.8
	22	11.7	4.4	32.8	5.1
	23	3.6	0.2	12.2	1.9
	24	6.5	0.7	24.7	4.0
	25	3.0	0.2	13.0	2.1
	26	5.6	0.3	26.0	4.3
	30	2.1	0.1	12.6	2.3
Sawtimber Total		209.6	22.4	275.5	36.0

BA	Trees	PW Tons	Saw Tons	BF
1.79	2.3	0.18	1.33	112.24
0.51	0.6	0.08	0.41	39.54
0.51	0.5	0.06	0.40	40.86
0.26	0.2	0.03	0.22	24.48
0.26	0.2	0.02	0.21	25.48
0.26	0.2	0.01	0.29	35.81
0.77	0.4	0.02	0.69	83.62
0.26	0.1	0.01	0.31	44.37
0.77	0.3	0.11	0.82	128.55
0.26	0.1	0.01	0.30	47.17
0.51	0.2	0.02	0.62	100.43
0.26	0.1	0.00	0.33	53.07
0.51	0.1	0.01	0.65	108.62
0.26	0.1	0.00	0.32	56.35
7.18	5.2	0.56	6.89	900.60

Tons/Tree	BF/Tree
0.581	49.112
0.734	71.077
0.829	85.180
1.030	117.160
1.156	138.734
1.806	220.149
1.583	192.106
2.658	377.530
2.811	441.166
3.420	530.781
3.789	615.261
4.323	705.552
4.670	780.906
6.038	1078.738
1.315	171.886

Hs	Hp	Hm
33.6	45.1	58.5
36.5	56.5	69.0
36.5	52.5	62.0
40.5	56.5	68.5
40.5	56.5	65.5
64.5	80.5	92.5
48.5	56.5	66.5
72.5	88.5	98.5
59.2	83.2	95.2
72.5	80.5	94.5
72.5	84.5	98.0
80.5	88.5	102.5
80.5	88.5	102.5
80.5	88.5	98.5
43.5	57.0	69.3

	DBH	Trees	PW Tons	Saw Tons	MBF
Large ST	14	57.6	0.0	28.9	2.8
	15	25.1	0.0	20.8	2.2
	16	51.4	0.0	49.0	5.4
	17	6.5	0.0	4.8	0.6
	18	34.8	0.0	45.7	5.7
	20	28.2	0.0	38.3	5.2
	21	4.3	0.0	4.8	0.7
	22	15.5	0.0	25.7	3.8
	23	10.7	0.0	26.6	3.9
	24	16.3	0.0	33.2	5.0
	26	2.8	0.0	6.4	1.0
	27	2.6	0.0	7.9	1.3
	28	4.8	0.0	14.4	2.4
	30	2.1	0.0	6.4	1.1
Large ST Total		262.6	0.0	312.9	41.1

BA	Trees	PW Tons	Saw Tons	BF
1.54	1.4	0.00	0.72	70.60
0.77	0.6	0.00	0.52	54.36
1.79	1.3	0.00	1.22	135.48
0.26	0.2	0.00	0.12	14.26
1.54	0.9	0.00	1.14	141.27
1.54	0.7	0.00	0.96	130.14
0.26	0.1	0.00	0.12	16.67
1.03	0.4	0.00	0.64	94.28
0.77	0.3	0.00	0.66	98.63
1.28	0.4	0.00	0.83	126.22
0.26	0.1	0.00	0.16	25.93
0.26	0.1	0.00	0.20	32.71
0.51	0.1	0.00	0.36	60.23
0.26	0.1	0.00	0.16	27.73
12.05	6.6	0.00	7.82	1028.52

Tons/Tree	BF/Tree
0.502	49.058
0.829	86.722
0.953	105.392
0.740	87.650
1.313	162.269
1.360	184.549
1.129	156.405
1.652	242.664
2.492	369.926
2.032	309.306
2.306	372.859
3.080	507.234
2.994	502.240
3.070	530.917
1.191	156.645

Hs	Hp	Hm
16.5	16.5	16.5
27.2	27.2	28.8
27.9	27.9	28.9
16.5	16.5	16.5
31.2	31.2	32.7
24.5	24.5	25.8
16.5	16.5	16.5
24.5	24.5	25.5
37.8	37.8	39.8
26.1	26.1	26.5
24.5	24.5	25.5
32.5	32.5	35.5
28.5	28.5	30.5
24.5	24.5	25.5
25.0	25.0	26.0

	DBH	Trees	PW Tons	Saw Tons	MBF
Grand Total		7,750.1	1,403.2	796.0	97.9

BA	Trees	PW Tons	Saw Tons	BF
82.31	193.8	35.08	19.90	2447.62

Tons/Tree	BF/Tree
0.276	12.633

Hs	Hp	Hm
30.1	25.0	29.4

# LAND FOR SALE

1507-Sulphur Springs North 40

+/-40 acres

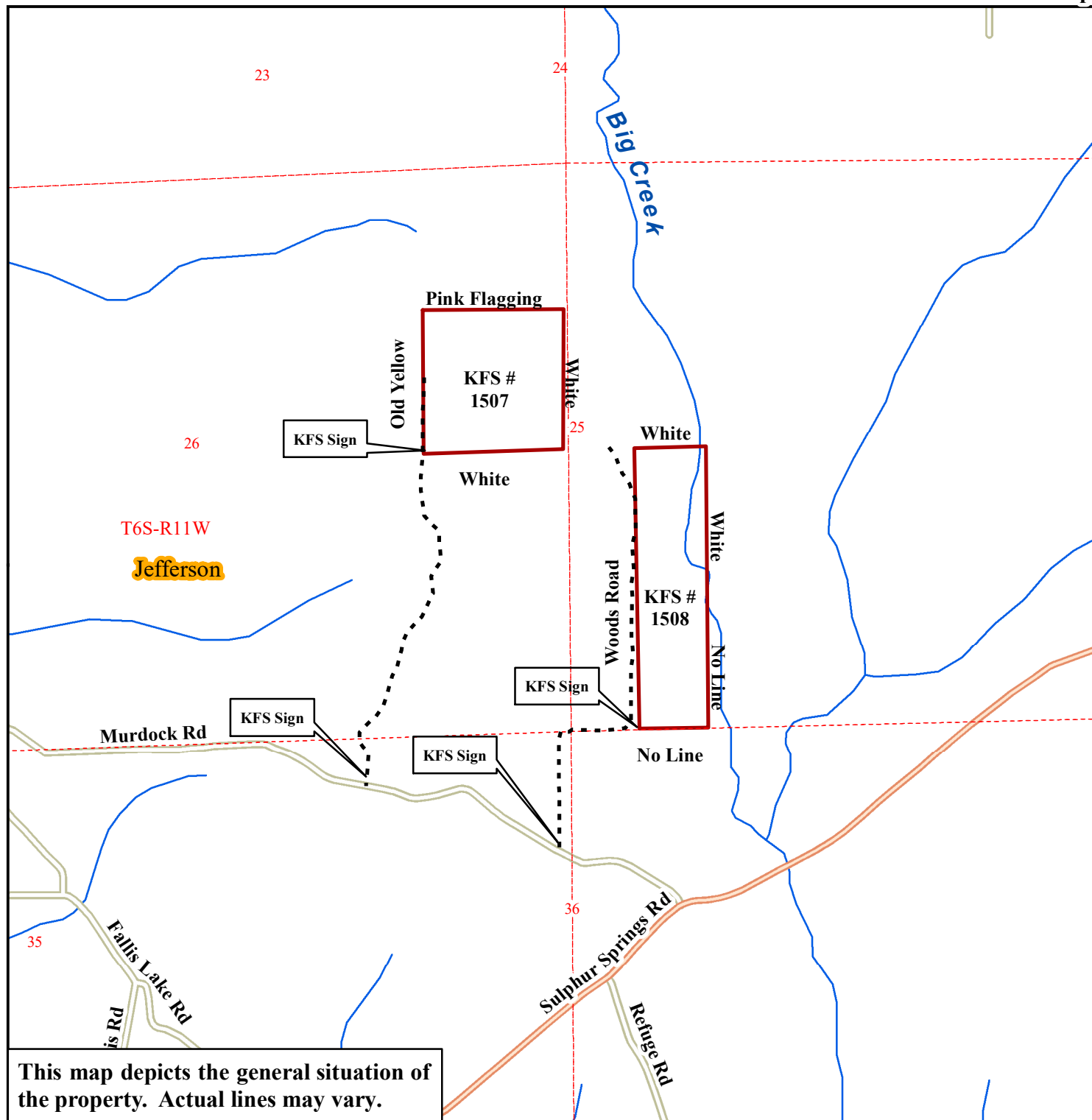
1508-Sulphur Springs South 40

+/-40 acres

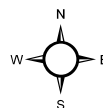
Listing #  
1507 & 1508

Sections 25 & 26, Township 6 South, Range 11 West;  
Jefferson County, Arkansas

Plat Map



0 0.25 0.5  
Miles



Author: RLW  
Date: 4/6/2018

# LAND FOR SALE

**1507 - Sulphur Springs North 40**

**+/- 40 acres**

**1508 - Sulphur Springs South 40**

**+/- 40 acres**

**Listing  
#1507 & #1508**

**Sections 25 & 26, Township 6 South, Range 11 West;  
Jefferson County, Arkansas**

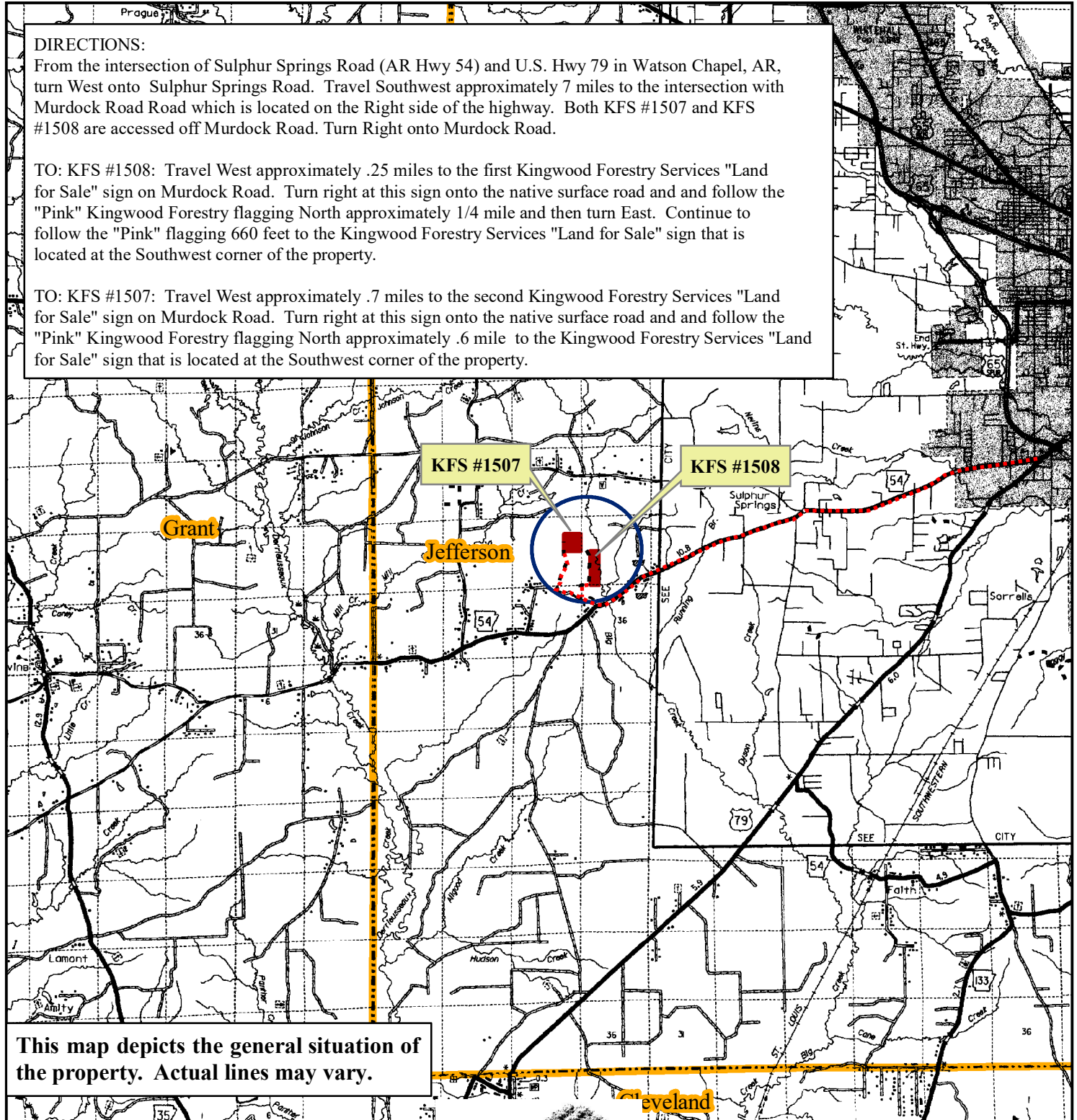
**Location Map**

## DIRECTIONS:

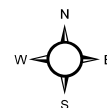
From the intersection of Sulphur Springs Road (AR Hwy 54) and U.S. Hwy 79 in Watson Chapel, AR, turn West onto Sulphur Springs Road. Travel Southwest approximately 7 miles to the intersection with Murdock Road which is located on the Right side of the highway. Both KFS #1507 and KFS #1508 are accessed off Murdock Road. Turn Right onto Murdock Road.

TO: KFS #1508: Travel West approximately .25 miles to the first Kingwood Forestry Services "Land for Sale" sign on Murdock Road. Turn right at this sign onto the native surface road and follow the "Pink" Kingwood Forestry flagging North approximately 1/4 mile and then turn East. Continue to follow the "Pink" flagging 660 feet to the Kingwood Forestry Services "Land for Sale" sign that is located at the Southwest corner of the property.

TO: KFS #1507: Travel West approximately .7 miles to the second Kingwood Forestry Services "Land for Sale" sign on Murdock Road. Turn right at this sign onto the native surface road and follow the "Pink" Kingwood Forestry flagging North approximately .6 mile to the Kingwood Forestry Services "Land for Sale" sign that is located at the Southwest corner of the property.



0 1 2  
Miles



Author: RLW  
Date: 3/26/2018

## LAND SALE BID FORM

### Sulphur Springs North & South Land Sale

**Listing # 1507 & 1508**

**Bid Date: Friday, May 11, 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 Sulphur Springs North & South Tracts (Listing # 1507 & 1508). I submit the following as offer(s) for the purchase of the tract described as the Sulphur Springs North & South Tract located in Jefferson County, Arkansas and further described as:

**Sulphur Springs North 40 Tract (Listing #1507):** SE ¼ NE ¼, Section 26, Township 6 South, Range 11 West, Jefferson County, Arkansas, being 40 acres, more or less.

**Sulphur Springs South 40 Tract (Listing #1508):** E ½ W ½ SW ¼, Section 25, Township 6 South, Range 11 West, Jefferson County, Arkansas, being 40 acres, more or less.

My offer will remain valid through 5:00 p.m. Wednesday, May 16, 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.

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I submit the following bid for the purchase of the Sulphur Springs North 40 Tract (KFS #1507):

Bid Amount: \_\_\_\_\_

I submit the following bid for the purchase of the Sulphur Springs South 40 Tract (KFS #1508):

Bid Amount: \_\_\_\_\_

I submit the following bid for the purchase of the Sulphur Springs North 40 & South 40 Tracts Combined:

Bid Amount: \_\_\_\_\_

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**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: \_\_\_\_\_