

KINGWOOD FORESTRY SERVICES, INC.

LISTING #4702

LAND FOR SALE

Bid Date: Friday, June 21, 2019 @ 10:00 a.m.

Langley Tract

±191 Acres

Pike County, Arkansas

- **Within 4 Miles of Albert Pike Recreation Area**
- **1992, 2004, and 2007 Pine Plantations**
- **Excellent Hunting**

See Method of Sale and Conditions of Sale Within this Notice

Please visit our website
www.kingwoodforestry.com
to view maps and additional photographs.



KINGWOOD FORESTRY SERVICES, INC.
PHONE: (870) 246-5757 FAX: (870) 246-3341
4 EXECUTIVE CIRCLE P.O. BOX 65
ARKADELPHIA, AR 71923

Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Langley Tract described as Part of Fractional S½ of SW¼ of NW¼, Fractional NW¼ of SW¼, Section 7, Township 5 South, Range 26 West; SW¼ of NE¼, E½ of SE¼ of NW¼ (east of Highway 369), Part of N½ of SE¼, Part of NE¼ of SW¼, Section 12, Township 5 South, Range 27 West, containing a total of 191 acres, more or less, Pike County, Arkansas (see attached maps).

The tract is located about one (1) mile north of Langley and one (1) mile south of the Ouachita National Forest boundary. Access is one-quarter-mile frontage on Highway 369 plus legal easement access on private Dunson Road. Timber consists of ±59 acres of 1992 pine plantation, ±38 acres of 2004 pine plantation, ±53 acres of 2007 premerchantable pine plantation, and ±26 acres of native hardwood and pine. Residual acreage is comprised of roads, creeks, and open areas. Loblolly pine site index averages eighty (80) feet (base age 50 years) on soils including fine sandy loams and Sherless-Littlefir-Neshoba complex. Blocker Creek and branches flows through tract. Terrain is primarily gently rolling.

Kingwood Forestry conducted an inventory of merchantable timber on ±123 timbered acres in April, 2019. Timber volume estimates are included in this Notice. Due to variations in cruising methods, utilization standards, and scaling practices, tree counts and volume estimates cannot be guaranteed. Volume report in Tons and Board Feet are included in this Notice; additional timber volume reports (tree counts by species, diameter, height) are available on our website at www.kingwoodforestry.com/land-sales.html



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 SALE

LANGLEY TRACT (LISTING #4702)

Bid Date: Friday, June 21, 2019 @ 10:00 a.m.

Method of Sale: The tract will be sold on the basis of lump sum sealed bids. An offer form is attached. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P. O. Box 65, Arkadelphia, Arkansas 71923 with "**Langley Tract**" clearly marked in the lower left corner of the envelope to protect security of the offer. On mailed offers, please call our office to confirm receipt of offer. Offers may also be delivered by fax to 870-246-3341, by e-mail to Arkadelphia@kingwoodforestry.com or hand-delivered to #4 Executive Circle, Arkadelphia, AR. All faxed / e-mailed offers will be immediately acknowledged. Please await confirmation that your faxed / e-mailed offer has been received.

Conditions of Sale

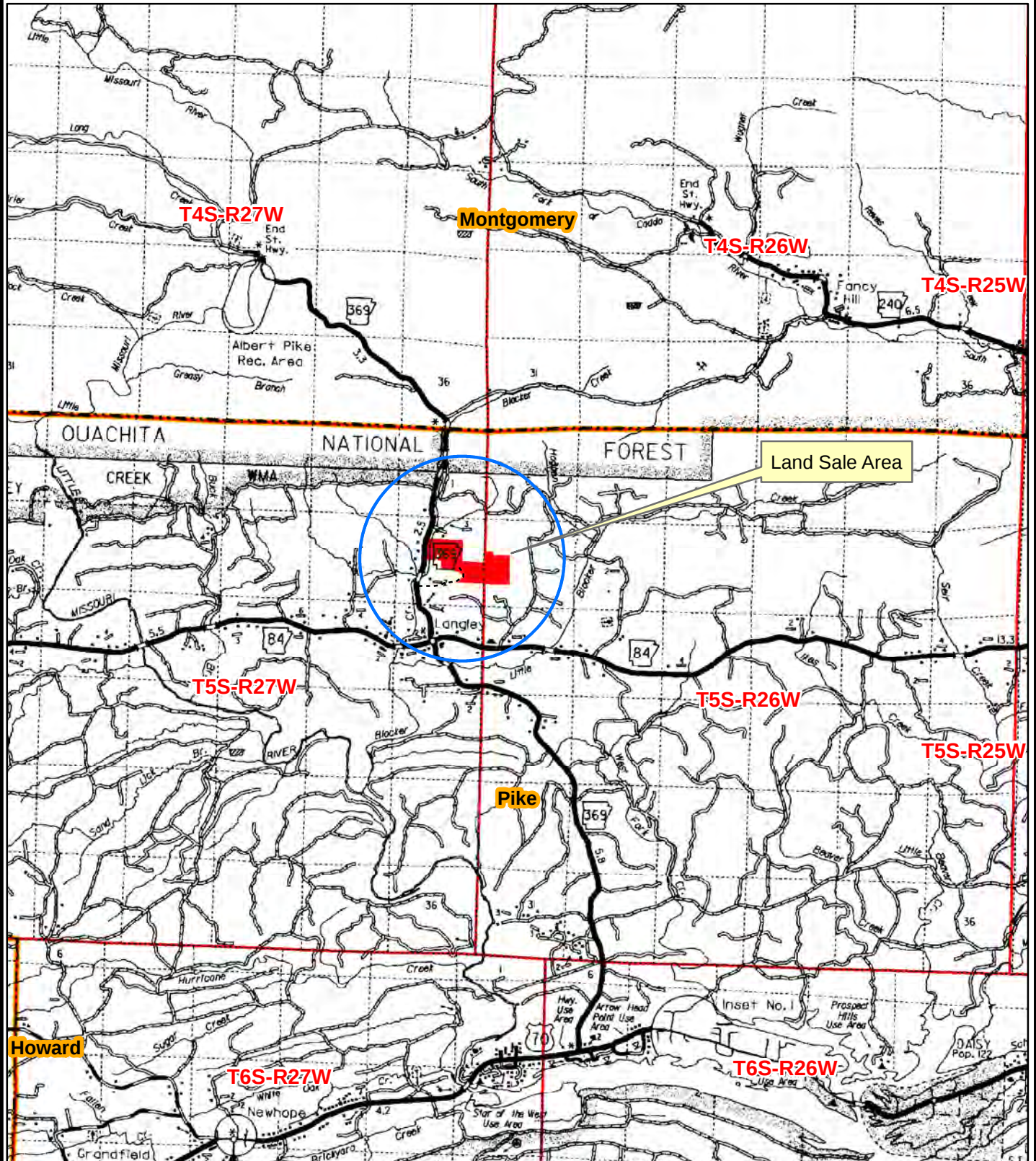
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid through 10:00 a.m., Wednesday, June 26, 2019. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of five percent (5%) of purchase price, will be executed between the buyer 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 to be scheduled within forty-five (45) days of offer acceptance.
3. Only offers for a specific dollar amount will be accepted. The parcel is being sold in its entirety, for a single sum and not on a per-acre basis. Advertised acreage is believed to be correct, but is not guaranteed. Offer price is for entire tract, regardless of acreage. Seller will not provide survey. If buyer requests survey, it will be at buyer's expense. The attached maps are thought to be accurate but should not be considered survey plats. Copy of easement document and 2019 survey of adjoining outparcel is on our website at www.kingwoodforestry.com/real-estate.html.
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. No environmental inspection or representation has been or will be made by Seller. Seller will convey, without warranty, one-half (½) of 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 closing between Buyer and Seller with each paying one-half (½) of closing fee.
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. Kingwood Forestry is the real estate firm acting as agent for the seller. 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.
9. Questions regarding the land sale should be directed to licensed agents Jimmy Don Thomas or Brian Clark, or broker Pete Prutzman of Kingwood Forestry Services at 870-246-5757 or by e-mail at Arkadelphia@kingwoodforestry.com

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

NOTICE OF LAND SALE
"Langley Tract" - Listing #4702
Pt. Sec. 7, T5S, R26W; Pt. Sec. 12, T5S, R27W, Pike County, Arkansas
containing 191 acres, more or less



0 0.5 1 2
Miles



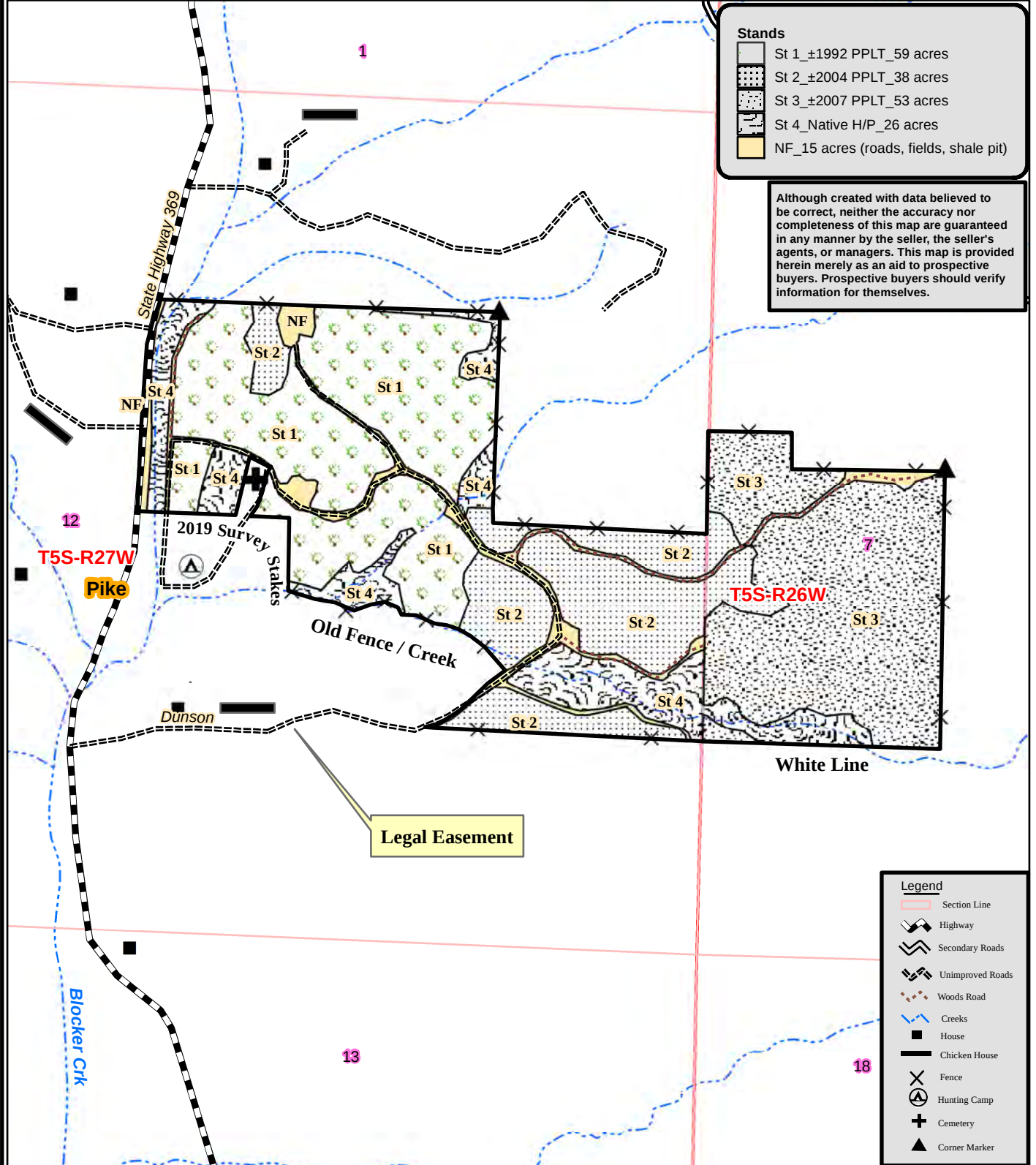
Date: 5/16/2019
Drawn By: JDT

NOTICE OF LAND SALE
"Langley Tract" - Listing #4702
Pt. Sec. 7, T5S, R26W; Pt. Sec. 12, T5S, R27W, Pike County, Arkansas
containing 191 acres, more or less

Stands

-  St 1_±1992 PPLT_59 acres
-  St 2_±2004 PPLT_38 acres
-  St 3_±2007 PPLT_53 acres
-  St 4_Native H/P_26 acres
-  NF_15 acres (roads, fields, shale pit)

Although created with data believed to be correct, neither the accuracy nor completeness of this map are guaranteed in any manner by the seller, the seller's agents, or managers. This map is provided herein merely as an aid to prospective buyers. Prospective buyers should verify information for themselves.

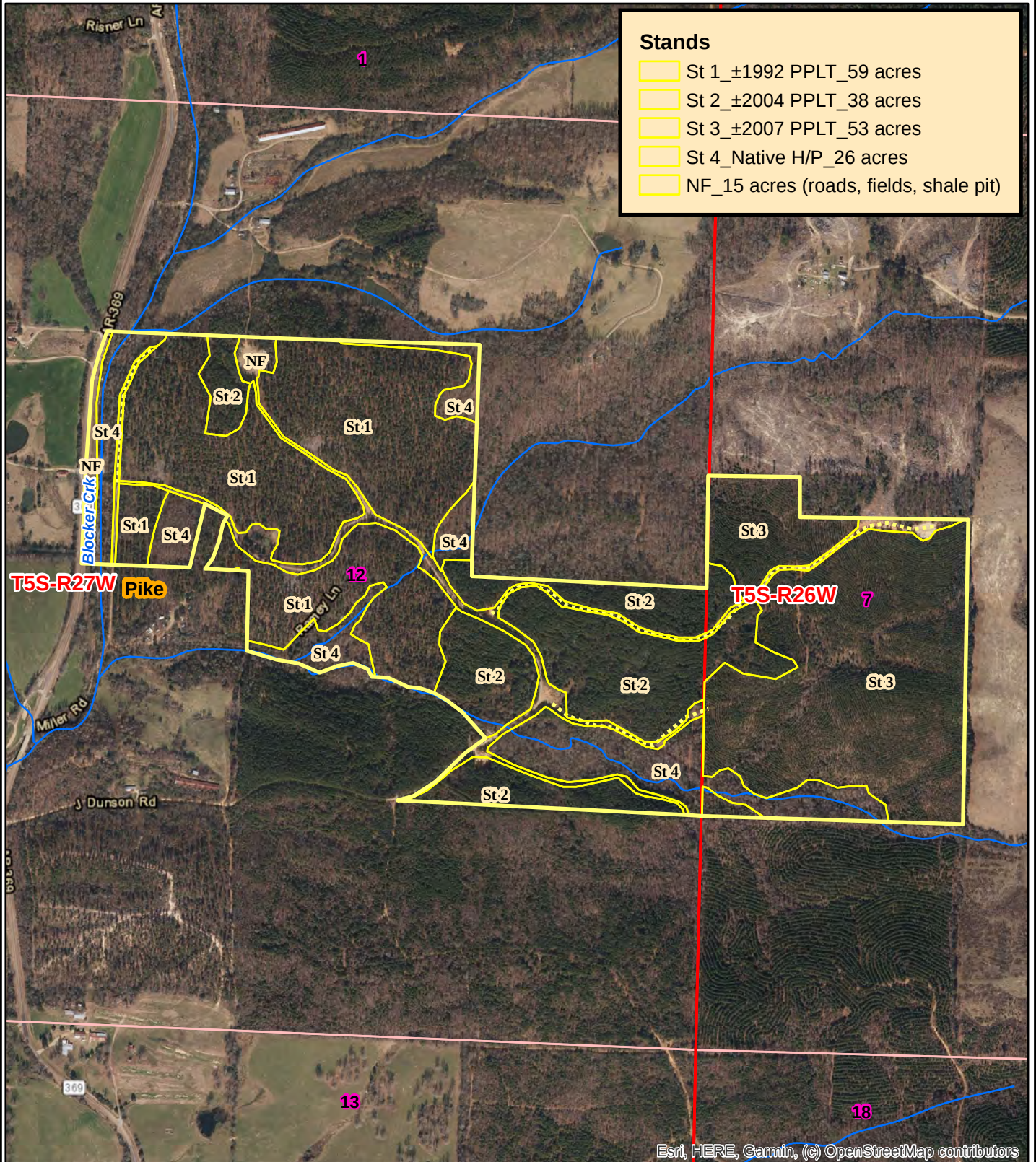


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Miles



Created: Date: 5/22/2019
By: JDT

NOTICE OF LAND SALE
"Langley Tract" - Listing #4702
Pt. Sec. 7, T5S, R26W; Pt. Sec. 12, T5S, R27W, Pike County, Arkansas
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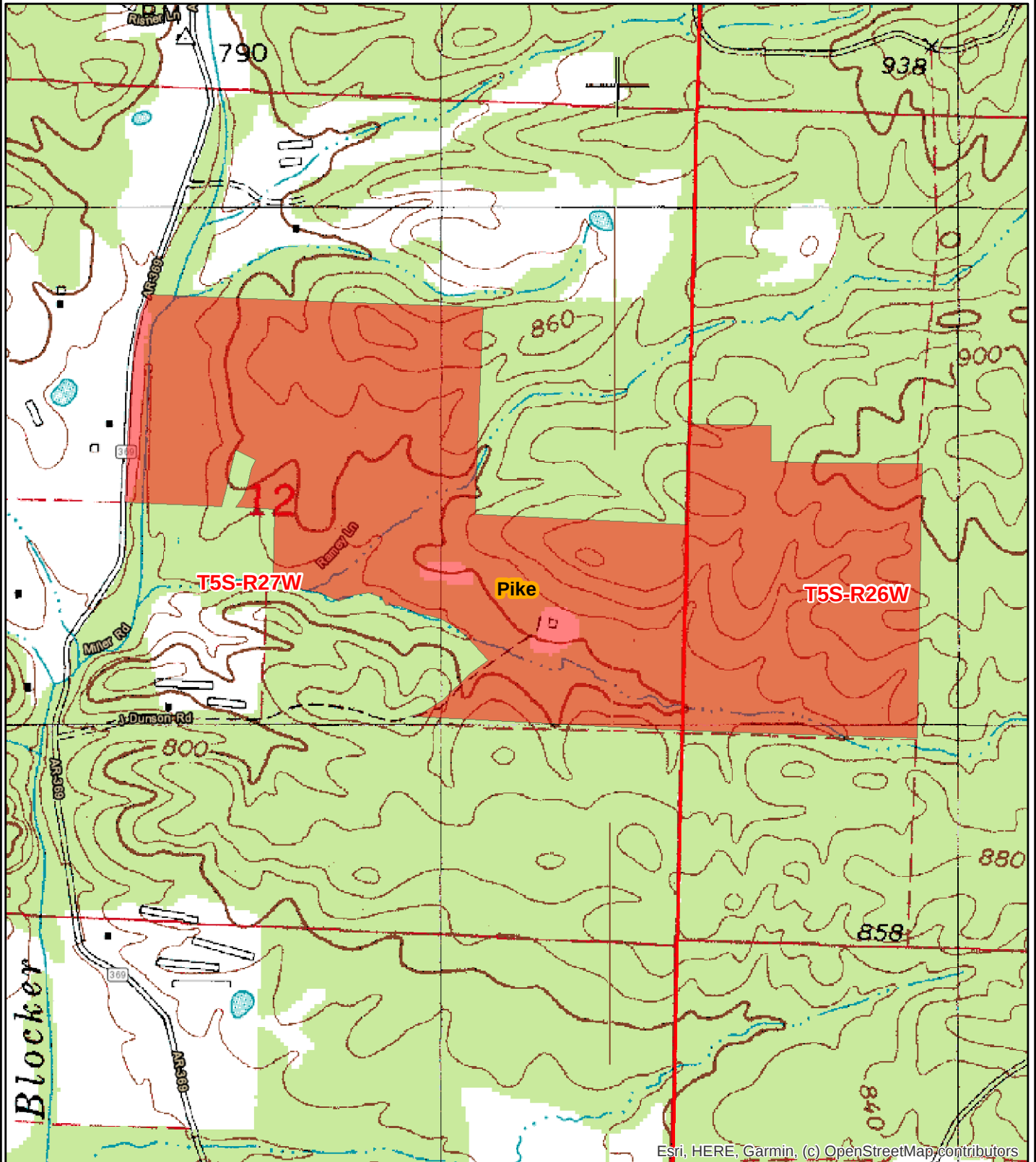
Esri, HERE, Garmin, (c) OpenStreetMap contributors

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Miles



Date: 5/22/2019
ESRI Aerial Photography
Drawn By: JDT

NOTICE OF LAND SALE
"Langley Tract" - Listing #4702
Pt. Sec. 7, T5S, R26W; Pt. Sec. 12, T5S, R27W, Pike County, Arkansas
containing 191 acres, more or less



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0 0.125 0.25
Miles



Date: 5/16/2019
Drawn By: JDT



Kingwood Forestry Services
No. 4 Executive Circle
Arkadelphia, AR 71923

Phone: 870-246-5757

Fax: 870-246-3341

Email: arkadelphia@kingwoodforestry.com

Website: www.kingwoodforestry.com

Timber Volume Estimates - Langley Tract

Stratum: St 1_1992 PPLT

Acres: 59

Plots: 67

Cruiser: ATG

Cruise Date: 05/16/2019

Cruise Type: Plot

Plot Size/BAF: 0.10

Pine

Product	Stratum Total			Per Acre			Average Tree		
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	3,945	2,290	216,460	64.6	67	38.8	3,668.8	13.2	31.8
Chip-N-Saw	969	256	21,818	8.3	16	4.3	369.8	9.6	24.4
Pulpwood	247	50	0	1.3	4	0.8	0.0	7.5	38.1
Topwood	0	464	0	0.0	0	7.9	0.0	0.0	0.0
Class Total	5,160	3,059	238,278	74.2	87	51.8	4,038.6	12.3	30.7

Hardwood

Product	Stratum Total			Per Acre			Average Tree		
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Pulpwood	581	132	0	3.3	10	2.2	0.0	7.7	32.7
Class Total	581	132	0	3.3	10	2.2	0.0	7.7	32.7
StratumTotal	5,741	3,191	238,278	77.5	97	54.1	4,038.6	11.8	30.9

Stratum: St 2_2004 PPLT

Acres: 38

Plots: 22

Cruiser: ATG

Cruise Date: 05/16/2019

Cruise Type: Point

Plot Size/BAF: 20.00

Pine

Product	Stratum Total			Per Acre			Average Tree		
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	331	91	6,128	5.8	9	2.4	161.3	11.0	19.4
Chip-N-Saw	4,609	912	88,487	57.4	121	24.0	2,328.6	9.3	19.7
Pulpwood	11,029	1,388	0	69.2	290	36.5	0.0	6.5	29.2
Topwood	0	344	0	0.0	0	9.1	0.0	0.0	0.0
Class Total	15,969	2,735	94,616	132.4	420	72.0	2,489.9	7.4	26.3

Hardwood

Product	Stratum Total			Per Acre			Average Tree		
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Pulpwood	811	123	0	4.7	21	3.2	0.0	6.3	35.7
Class Total	811	123	0	4.7	21	3.2	0.0	6.3	35.7
StratumTotal	16,779	2,858	94,616	137.0	442	75.2	2,489.9	7.4	26.7

Stratum: St 4_Native H/P

Acres: 26

Plots: 10

Cruiser: ATG

Cruise Date: 05/16/2019

Cruise Type: Point

Plot Size/BAF: 15.00

Pine

Product	Stratum Total			Per Acre			Average Tree		
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	338	175	15,767	10.8	13	6.7	606.4	12.3	31.9
Chip-N-Saw	78	20	1,785	1.4	3	0.8	68.7	9.3	24.5
Topwood	0	37	0	0.0	0	1.4	0.0	0.0	0.0
Class Total	416	232	17,553	12.2	16	8.9	675.1	11.8	30.5

Hardwood

Product	Stratum Total			Per Acre			Average Tree		
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	104	89	9,286	5.4	4	3.4	357.1	15.8	26.5
Pulpwood	3,239	826	0	44.9	125	31.8	0.0	7.9	34.1
Class Total	3,343	915	9,286	50.3	129	35.2	357.1	8.1	33.9
StratumTotal	3,759	1,147	26,839	62.6	145	44.1	1,032.3	8.5	33.5

ADDITIONAL TIMBER VOLUME REPORT



Kingwood Forestry Services
No. 4 Executive Circle
Arkadelphia, AR 71923

Phone: 870-246-5757
Fax: 870-246-3341
Email: arkadelphia@kingwoodforestry.com
Website: www.kingwoodforestry.com

Timber Volume Estimates - Langley Tract

Stratum: St 1 1992 PPLT

Cruise Date: 05/16/2019

Acres: 59

PAGE 1 OF 3

Cruise Type: Plot

Plots: 67

Plot Size/BAF: 0.10

Cruiser: ATG

Pine

<i>Product</i>	<i>Stratum Total</i>			<i>Per Acre</i>				<i>Average Tree</i>	
	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>BA</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>DBH</i>	<i>Height</i>
Planted Lob									
Sawtimber	3,945	2,290	216,460	64.6	67	38.8	3,668.8	13.2	31.8
Chip-N-Saw	969	256	21,818	8.3	16	4.3	369.8	9.6	24.4
Pulpwood	247	50	0	1.3	4	0.8	0.0	7.5	38.1
Topwood	0	464	0	0.0	0	7.9	0.0	0.0	0.0
Group Total	5,160	3,059	238,278	74.2	87	51.8	4,038.6	12.3	30.7
Class Total	5,160	3,059	238,278	74.2	87	51.8	4,038.6	12.3	30.7

Hardwood

<i>Product</i>	<i>Stratum Total</i>			<i>Per Acre</i>				<i>Average Tree</i>	
	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>BA</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>DBH</i>	<i>Height</i>
Misc. Hardwood									
Pulpwood	581	132	0	3.3	10	2.2	0.0	7.7	32.7
Group Total	581	132	0	3.3	10	2.2	0.0	7.7	32.7
Class Total	581	132	0	3.3	10	2.2	0.0	7.7	32.7
Stratum Total	5,741	3,191	238,278	77.5	97	54.1	4,038.6	11.8	30.9

Timber Volume Estimates - Langley Tract

Stratum: **St 2 2004 PPLT**

Acres: 38

Plots: 22

Cruiser: ATG

PAGE 2 OF 3

Cruise Date: 05/16/2019

Cruise Type: Point

Plot Size/BAF: 20.00

Pine

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Planted Lob									
Sawtimber	331	91	6,128	5.8	9	2.4	161.3	11.0	19.4
Chip-N-Saw	4,609	912	88,487	57.4	121	24.0	2,328.6	9.3	19.7
Pulpwood	11,029	1,388	0	69.2	290	36.5	0.0	6.5	29.2
Topwood	0	344	0	0.0	0	9.1	0.0	0.0	0.0
Group Total	15,969	2,735	94,616	132.4	420	72.0	2,489.9	7.4	26.3
Class Total	15,969	2,735	94,616	132.4	420	72.0	2,489.9	7.4	26.3

Hardwood

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Misc. Hardwood									
Pulpwood	811	123	0	4.7	21	3.2	0.0	6.3	35.7
Group Total	811	123	0	4.7	21	3.2	0.0	6.3	35.7
Class Total	811	123	0	4.7	21	3.2	0.0	6.3	35.7
Stratum Total	16,779	2,858	94,616	137.0	442	75.2	2,489.9	7.4	26.7

Timber Volume Estimates - Langley Tract

Stratum: **St 4 Native H/P**

Acres: 26

Plots: 10

Cruiser: ATG

Cruise Date: 05/16/2019

Cruise Type: Point

Plot Size/BAF: 15.00

PAGE 3 OF 3

Pine

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Planted Lob									
Sawtimber	338	175	15,767	10.8	13	6.7	606.4	12.3	31.9
Chip-N-Saw	78	20	1,785	1.4	3	0.8	68.7	9.3	24.5
Topwood	0	37	0	0.0	0	1.4	0.0	0.0	0.0
Group Total	416	232	17,553	12.2	16	8.9	675.1	11.8	30.5
Class Total	416	232	17,553	12.2	16	8.9	675.1	11.8	30.5

Hardwood

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Misc. Hardwood									
Sawtimber	104	89	9,286	5.4	4	3.4	357.1	15.8	26.5
Pulpwood	3,239	826	0	44.9	125	31.8	0.0	7.9	34.1
Group Total	3,343	915	9,286	50.3	129	35.2	357.1	8.1	33.9
Class Total	3,343	915	9,286	50.3	129	35.2	357.1	8.1	33.9
Stratum Total	3,759	1,147	26,839	62.6	145	44.1	1,032.3	8.5	33.5

ADDITIONAL TIMBER VOLUME REPORT



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Timber Volume Estimates - Langley Tract

Stratum: St 1 1992 PPLT

Acres: 59

Plots: 67.00

Cruiser: ATG

PAGE 1 OF 6

Cruise Date: 05/16/2019

Cruise Type: Plot

Plot Size/BAF: 0.10

Pine

Planted Lob		Stratum Total					Per Acre					Average Tree	
Sawtimber	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	
	11	652	218	16,391	6,450	7.3	11	3.7	277.8	109.3	0.42	23.5	
	12	969	459	39,627	13,854	12.9	16	7.8	671.6	234.8	0.45	31.7	
	13	845	466	41,233	14,209	13.2	14	7.9	698.9	240.8	0.53	31.8	
	14	608	397	36,907	12,236	11.0	10	6.7	625.5	207.4	0.60	33.7	
	15	335	260	26,682	8,087	7.0	6	4.4	452.2	137.1	0.67	35.9	
	16	405	356	39,390	11,180	9.6	7	6.0	667.6	189.5	0.74	37.2	
	17	106	104	12,235	3,274	2.8	2	1.8	207.4	55.5	0.85	36.5	
	18	26	31	3,996	975	0.8	0	0.5	67.7	16.5	0.98	37.8	
Sawtimber Total	13.2	3,945	2,290	216,460	70,264	64.6	67	38.8	3,668.8	1,190.9	0.56	31.8	
Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	
	9	361	76	7,679	2,189	2.7	6	1.3	130.1	37.1	0.28	21.8	
	10	608	180	14,140	5,283	5.6	10	3.0	239.7	89.5	0.33	26.0	
Chip-N-Saw Total	9.6	969	256	21,818	7,472	8.3	16	4.3	369.8	126.6	0.32	24.4	
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	
	5	9	1	0	18	0.0	0	0.0	0.0	0.3	0.00	26.8	
	6	35	4	0	115	0.1	1	0.1	0.0	2.0	0.00	32.0	
	7	18	3	0	80	0.1	0	0.0	0.0	1.4	0.00	34.6	
	8	185	42	0	1,219	1.1	3	0.7	0.0	20.7	0.00	40.1	
Pulpwood Total	7.5	247	50	0	1,432	1.3	4	0.8	0.0	24.3	0.00	38.1	
Topwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	

Timber Volume Estimates - Langley Tract

Stratum: **St 1_1992 PPLT**

Acres: 59

Plots: 67.00

Cruiser: ATG

PAGE 2 OF 6

Cruise Date: 05/16/2019

Cruise Type: Plot

Plot Size/BAF: 0.10

Pine

Planted Lob	Stratum Total						Per Acre				Average Tree	
Topwood Total	0.0	0	464	0	16,571	0.0	0	7.9	0.0	280.9	0.00	0.0
Planted Lob Total	12.3	5,160	3,059	238,278	95,740	74.2	87	51.8	4,038.6	1,622.7	0.52	30.7
Pine Total	12.3	5,160	3,059	238,278	95,740	74.2	87	51.8	4,038.6	1,622.7	0.52	30.7

Hardwood

Misc. Hardwood	Stratum Total						Per Acre				Average Tree	
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	5	18	1	0	45	0.0	0	0.0	0.0	0.8	0.00	29.4
	6	114	15	0	432	0.4	2	0.3	0.0	7.3	0.00	31.2
	7	53	10	0	286	0.2	1	0.2	0.0	4.9	0.00	33.8
	8	291	69	0	2,025	1.7	5	1.2	0.0	34.3	0.00	32.9
	9	53	16	0	475	0.4	1	0.3	0.0	8.0	0.00	33.8
	10	53	21	0	588	0.5	1	0.3	0.0	10.0	0.00	33.9
Pulpwood Total	7.7	581	132	0	3,851	3.3	10	2.2	0.0	65.3	0.00	32.7
Misc. Hardwood Total	7.7	581	132	0	3,851	3.3	10	2.2	0.0	65.3	0.00	32.7
Hardwood Total	7.7	581	132	0	3,851	3.3	10	2.2	0.0	65.3	0.00	32.7
Stratum Total	11.8	5,741	3,191	238,278	99,591	77.5	97	54.1	4,038.6	1,688.0	0.52	30.9

Timber Volume Estimates - Langley Tract

Stratum: **St 2_2004 PPLT**

Acres: 38

Plots: 22.00

Cruiser: ATG

PAGE 3 OF 6

Cruise Date: 05/16/2019

Cruise Type: Point

Plot Size/BAF: 20.00

Pine

Planted Lob		Stratum Total						Per Acre			Average Tree	
Sawtimber	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	11	331	91	6,128	2,697	5.8	9	2.4	161.3	71.0	0.42	19.4
Sawtimber Total	11.0	331	91	6,128	2,697	5.8	9	2.4	161.3	71.0	0.42	19.4
Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	9	3,222	570	58,155	16,496	37.5	85	15.0	1,530.4	434.1	0.28	18.5
	10	1,386	342	30,333	10,059	19.9	36	9.0	798.2	264.7	0.32	22.4
Chip-N-Saw Total	9.3	4,609	912	88,487	26,555	57.4	121	24.0	2,328.6	698.8	0.29	19.7
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	5	2,620	175	0	4,762	9.4	69	4.6	0.0	125.3	0.00	24.1
	6	3,280	323	0	9,018	16.9	86	8.5	0.0	237.3	0.00	26.9
	7	2,028	298	0	8,522	14.3	53	7.8	0.0	224.3	0.00	32.4
	8	3,043	581	0	16,917	28.0	80	15.3	0.0	445.2	0.00	34.0
	9	59	10	0	307	0.7	2	0.3	0.0	8.1	0.00	26.8
Pulpwood Total	6.5	11,029	1,388	0	39,525	69.2	290	36.5	0.0	1,040.1	0.00	29.2
Topwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
Topwood Total	0.0	0	344	0	11,628	0.0	0	9.1	0.0	306.0	0.00	0.0
Planted Lob Total	7.4	15,969	2,735	94,616	80,406	132.4	420	72.0	2,489.9	2,115.9	0.30	26.3
Pine Total	7.4	15,969	2,735	94,616	80,406	132.4	420	72.0	2,489.9	2,115.9	0.30	26.3

Hardwood

Misc. Hardwood		Stratum Total						Per Acre			Average Tree	
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	6	694	96	0	2,859	3.6	18	2.5	0.0	75.2	0.00	36.0

Timber Volume Estimates - Langley Tract

Stratum: St 2_2004 PPLT

Acres: 38

Plots: 22.00

Cruiser: ATG

Cruise Date: 05/16/2019

Cruise Type: Point

Plot Size/BAF: 20.00

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Hardwood

Misc. Hardwood

Stratum Total

Per Acre

Average Tree

	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
Pulpwood	8	116	28	0	826	1.1	3	0.7	0.0	21.7	0.00	33.8
Pulpwood Total	6.3	811	123	0	3,685	4.7	21	3.2	0.0	97.0	0.00	35.7
Misc. Hardwood Total	6.3	811	123	0	3,685	4.7	21	3.2	0.0	97.0	0.00	35.7
Hardwood Total	6.3	811	123	0	3,685	4.7	21	3.2	0.0	97.0	0.00	35.7
Stratum Total	7.4	16,779	2,858	94,616	84,091	137.0	442	75.2	2,489.9	2,212.9	0.30	26.7

Timber Volume Estimates - Langley Tract

Stratum: St 4 Native H/P

Acres: 26

Plots: 10.00

Cruiser: ATG

Cruise Date: 05/16/2019

Cruise Type: Point

Plot Size/BAF: 15.00

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Pine

Planted Lob		Stratum Total					Per Acre					Average Tree	
Sawtimber	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	
	11	78	27	2,078	797	2.0	3	1.0	79.9	30.6	0.42	24.5	
	12	130	62	5,429	1,887	3.9	5	2.4	208.8	72.6	0.45	32.5	
	13	78	47	4,457	1,431	2.8	3	1.8	171.4	55.0	0.56	32.5	
	14	52	39	3,804	1,203	2.1	2	1.5	146.3	46.3	0.57	40.5	
Sawtimber Total	12.3	338	175	15,767	5,318	10.8	13	6.7	606.4	204.5	0.49	31.9	
Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	
	9	52	12	1,248	355	0.9	2	0.5	48.0	13.7	0.28	24.5	
	10	26	7	537	219	0.5	1	0.3	20.7	8.4	0.34	24.5	
Chip-N-Saw Total	9.3	78	20	1,785	575	1.4	3	0.8	68.7	22.1	0.30	24.5	
Topwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	
Topwood Total	0.0	0	37	0	1,304	0.0	0	1.4	0.0	50.2	0.00	0.0	
Planted Lob Total	11.8	416	232	17,553	7,196	12.2	16	8.9	675.1	276.8	0.46	30.5	
Pine Total	11.8	416	232	17,553	7,196	12.2	16	8.9	675.1	276.8	0.46	30.5	

Hardwood

Misc. Hardwood		Stratum Total					Per Acre					Average Tree	
Sawtimber	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	
	14	26	21	1,817	554	1.1	1	0.8	69.9	21.3	0.66	32.5	
	16	52	44	4,598	1,172	2.8	2	1.7	176.9	45.1	0.92	24.5	
	17	26	24	2,871	667	1.6	1	0.9	110.4	25.6	1.05	24.5	
Sawtimber Total	15.8	104	89	9,286	2,392	5.4	4	3.4	357.1	92.0	0.87	26.5	
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	

Timber Volume Estimates - Langley Tract

Stratum: St 4 Native H/P

Acres: 26

Plots: 10.00

Cruiser: ATG

Cruise Date: 05/16/2019

Cruise Type: Point

Plot Size/BAF: 15.00

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Hardwood

Misc. Hardwood

Stratum Total

Per Acre

Average Tree

Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	5	338	29	0	862	1.8	13	1.1	0.0	33.2	0.00	29.9
	6	830	109	0	3,253	6.3	32	4.2	0.0	125.1	0.00	33.1
	8	829	201	0	6,000	11.1	32	7.7	0.0	230.8	0.00	34.8
	9	535	160	0	4,729	9.1	21	6.2	0.0	181.9	0.00	32.9
	10	468	192	0	5,619	9.8	18	7.4	0.0	216.1	0.00	37.9
	11	85	42	0	1,166	2.2	3	1.6	0.0	44.8	0.00	34.6
	12	154	92	0	2,675	4.6	6	3.5	0.0	102.9	0.00	38.1
Pulpwood Total	7.9	3,239	826	0	24,303	44.9	125	31.8	0.0	934.7	0.00	34.1
Misc. Hardwood Total	8.1	3,343	915	9,286	26,696	50.3	129	35.2	357.1	1,026.8	0.87	33.9
Hardwood Total	8.1	3,343	915	9,286	26,696	50.3	129	35.2	357.1	1,026.8	0.87	33.9
Stratum Total	8.5	3,759	1,147	26,839	33,892	62.6	145	44.1	1,032.3	1,303.5	0.54	33.5

OFFER FORM

Bid Date: Friday, June 21, 2019 @ 10:00 a.m.

LANGLEY TRACT—LISTING #4702

Send Completed Offer Forms to us:

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

Fax: 870-246-3341

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

E-mail: arkadelphia@kingwoodforestry.com

Reference is made to the attached Kingwood Forestry Services, Inc. Notice of Land Sale. I submit the following as an offer for the purchase of Langley Tract located in Pike County, Arkansas and further described within this Notice (see attached maps and Conditions of Sale).

My offer will remain valid through 10:00 a.m., Wednesday, June 26, 2019. Successful bidder will be notified at or before that time by telephone, fax, or e-mail. If my offer is accepted, I am ready, willing, able, and obligated to execute a Contract of Sale within seven (7) 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 within this Notice.

Send offer form to: Kingwood Forestry Services, Inc. **(Before 10:00 a.m., Friday, June 21, 2019)**
P.O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341
E-mail completed offer form to: Arkadelphia@kingwoodforestry.com

Langley Tract (Listing #4702 — ±191 acres): \$ _____

Date: _____

Fax No.: _____

Name: _____

Printed

Phone No.: _____

Name: _____

Signed

Email: _____

Address: _____

Street

City, State, Zip

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: _____

Name

Date

