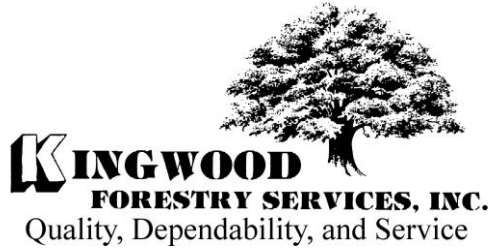




P.O. Box 1290
145 Greenfield Drive
Monticello, AR 71657
(870)367-8567
FAX 1-870-367-8424
E-mail: monticello@kingwoodforestry.com



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 #
1549**

NOTICE OF LAND SALE -- Beekman Tracts --

Bid Date: Friday, July 19, 2019 @ 10:00 A. M.

Timberland Investment Property in Morehouse Parish, Louisiana

Kingwood Forestry Services, Inc. has been authorized to manage the sale of two timberland tracts which total 80 acres, more or less, located in Morehouse Parish, Louisiana. The properties are being sold as a single property by sealed bid sale on **Friday, July 19, 2019 at 10:00 A. M.**

Location: The Beekman Tracts consist of two forty-acre parcels that are described as the SW ¼ of the SE ¼ of Section 31, Township 23 South, Range 6 East and the NE ¼ of the NW ¼ of Section 6, Township 22 South, Range 6 East, in Morehouse Parish, Louisiana containing a total of 80 acres, more or less. These tracts are located 15.2 miles south of Crossett, Arkansas and 10.5 miles north of the Bastrop, Louisiana in Morehouse Parish, Louisiana.

Property Description: Long Term and Near-Term Timberland Investment Property with timber consisting of approximately 38 acres of native pine sawtimber, 10 acres of native pine-hardwood SMZ, and 32 acres of 2010 pre-merchantable pine plantation. Per the NRCS Web Soil Survey, the topography of this property is flat to gently rolling, and the major soils are somewhat poorly drained to moderately well drained silt loam soils with an average native site index for Loblolly pine of 86 feet (Base Age 50). Access to the property is historical access off A. M. Baker Road via a natural gas pipeline right-of-way that crosses the southeast corner of each parcel.

Timber Inventory: Kingwood Forestry Services conducted a timber inventory cruise of the property in May of 2019. The inventory cruise of the merchantable timber consisted of 27, 1/10th acre plots in the native pine and hardwood timber and 12, 1/50th acre plots in the pre-merchantable pine plantation. Merchantable trees were tallied by 1-inch diameter classes by species and product. Volumes were calculated using locally accepted volume tables. Following is a summary of estimated tree counts and timber volumes:

Native Pine/Hardwood (48 acres)

Pine Sawtimber	1,653 Trees	273,100 Board Feet	2,022 Tons
Pine Chip-n-Saw	1,564 Trees	38,400 Board Feet	420 Tons
Red Oak Sawtimber	53 Trees	4,500 Board Feet	38 Tons
Sweetgum Sawtimber	36 Trees	2,400 Board Feet	22 Tons
Misc Sawtimber	18 Trees	1,600 Board Feet	13 Tons
Pine Pulpwood	622 Trees		87 Tons
Pine Topwood			363 Tons
Hardwood Pulpwood	1,867 Trees		478 Tons

Pre-Merchantable Pine Plantation (32 acres)

Average Trees/Acre: 679 Planted & Volunteer Pine

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

Method of Sale and Conditions of Sale continued next page

Method and Conditions of Sale for Beekman Tracts

Bid Date: 10:00 A.M., Friday, July 16, 2019

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. **"Beekman Tracts"** 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, July 16, 2019.** 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, July 21, 2019. 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. None of the 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), one half (1/2) of the deed stamps, and for deed preparation.
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 Louisiana broker John McAlpine at 870-367-8567.

Detailed Timber Volumes, Color Aerial Photographs, and Tract Pictures

Are Available at:

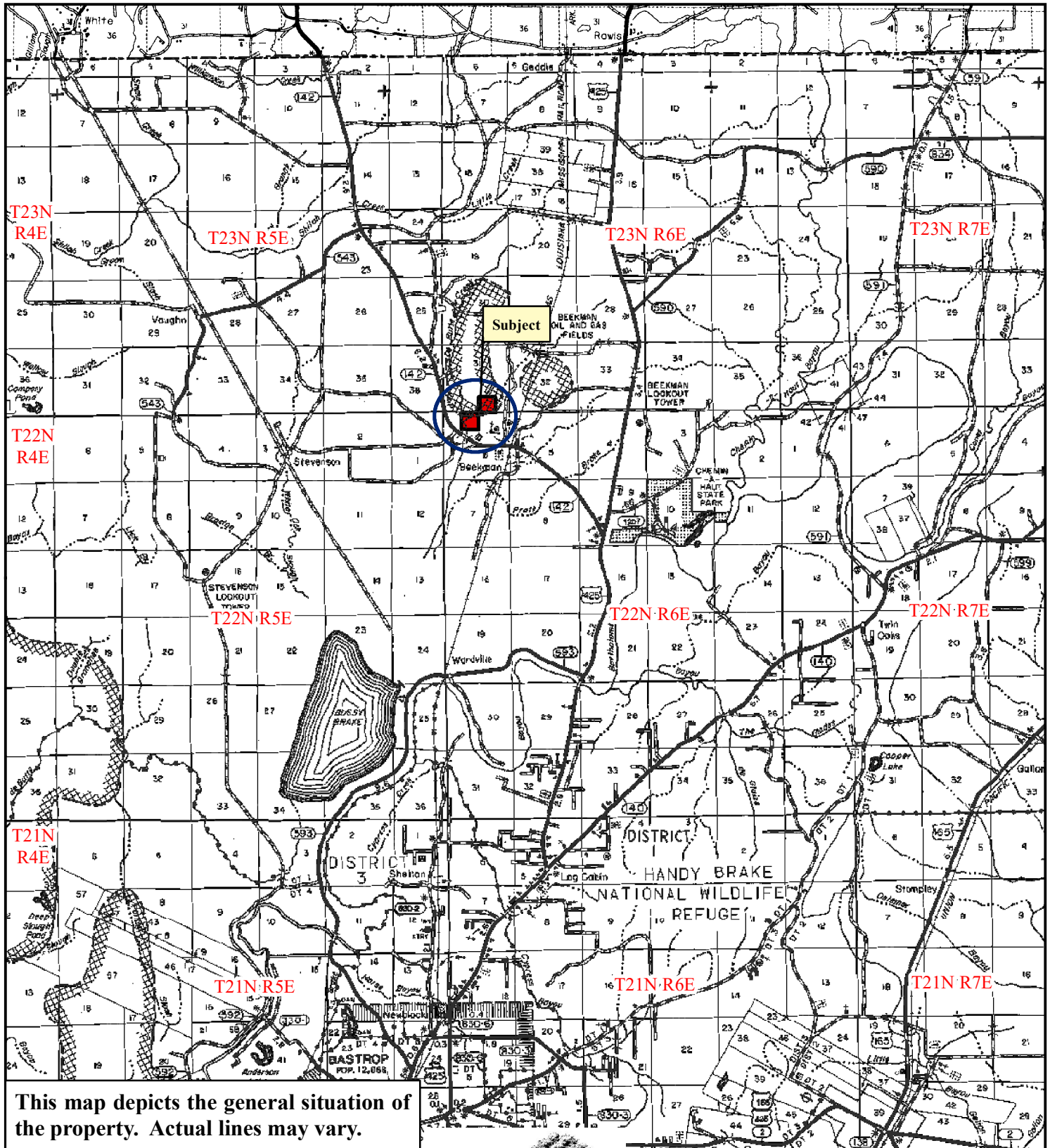
www.kingwoodforestry.com

LAND FOR SALE

Beekman Tract +/- 80 acres

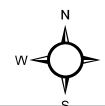
Section 31, Township 23 South, Range 6 East &
Section 6, Township 22 North, Range 6 East
Morehouse Parish, La

Listing #
1549



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Miles

KINGWOOD
FORESTRY SERVICES, INC.
Quality, Dependability, and Service



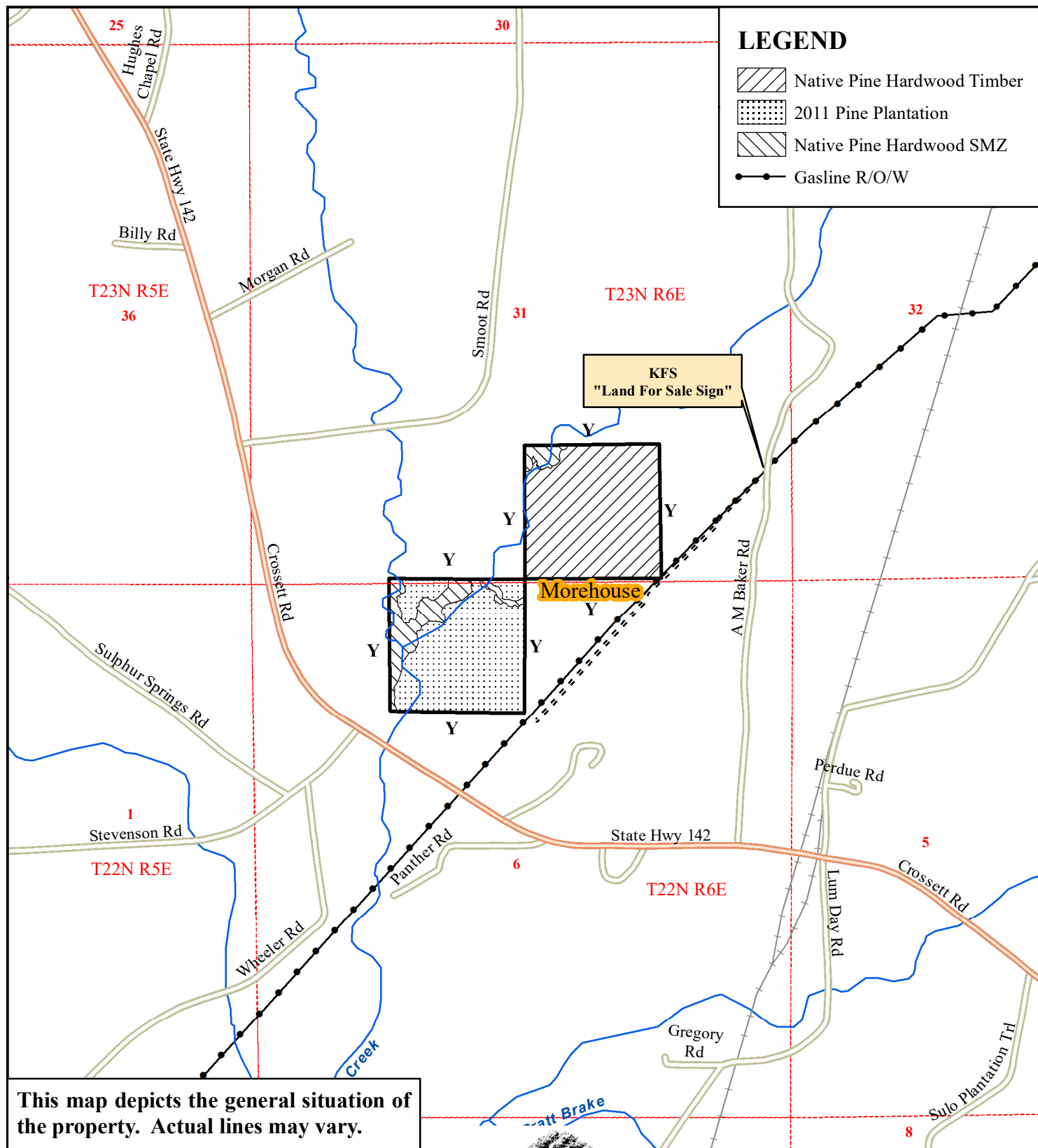
Author: RLW
Date: 6/10/2019

LAND FOR SALE

Beekman Tracts +/- 80 acres

Section 31, Township 23 North, Range 6 East &
Section 6, Township 22 North, Range 6 East
Morehouse Parish, LA

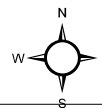
Listing #
1549



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

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Miles

KINGWOOD
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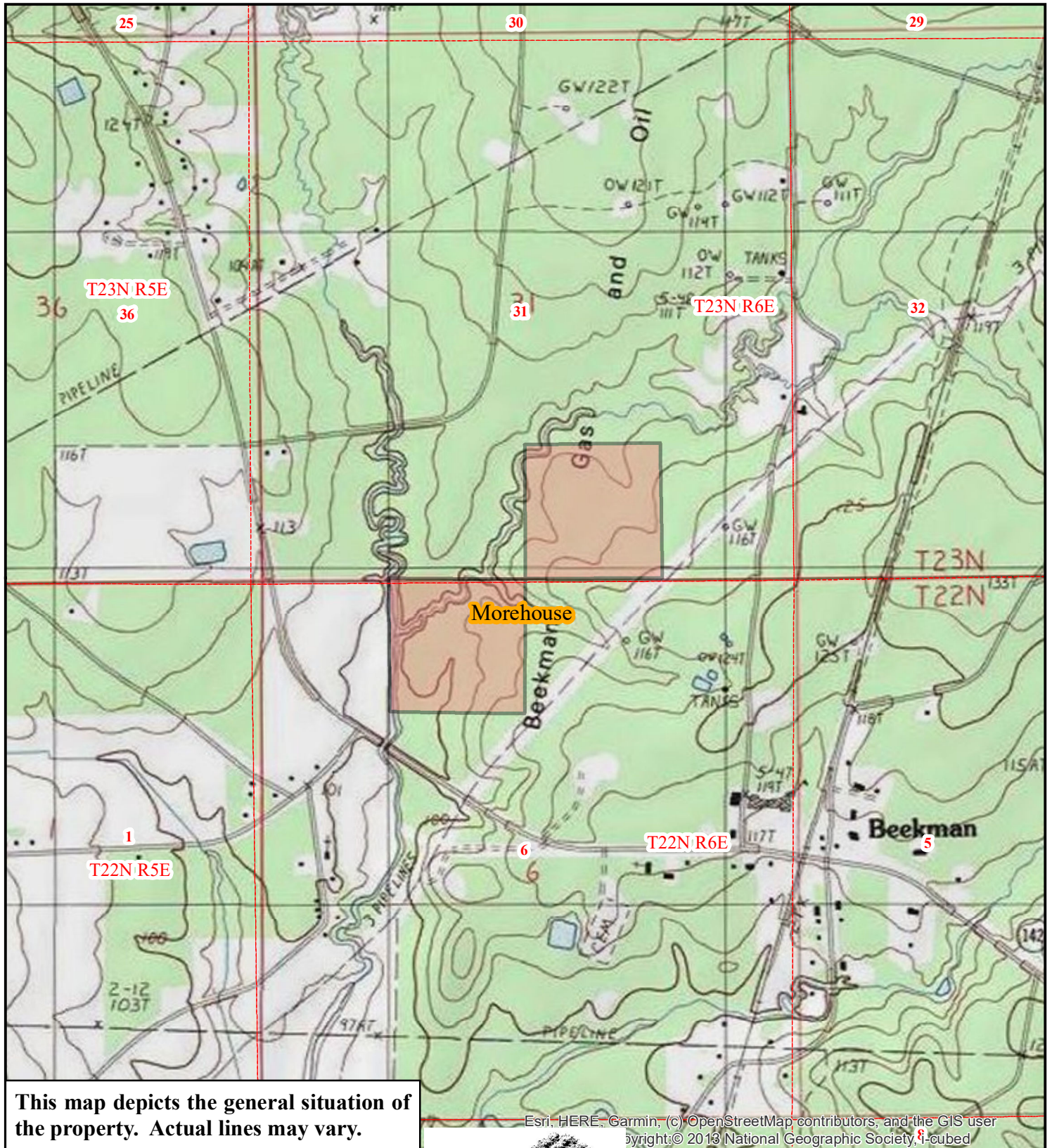
Author: RLW
Date: 6/13/2019

LAND FOR SALE

Beekman Tract +/- 80 acres

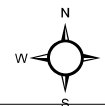
Section 31, Township 23 South, Range 6 East &
Section 6, Township 22 North, Range 6 East
Morehouse Parish, La

Listing #
1549



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Miles

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FORESTRY SERVICES, INC.
Quality, Dependability, and Service



Author: RLW
Date: 6/10/2019

Tract Summary by Group, Product and DBH

Number of Stands:	1
# Plots/points:	27
Total Acres:	48
Sawlog Vol Units:	Doyle

Tract Name:	Beekman
Location:	Morehouse Parish, LA
Report Date:	6/12/2019



Pine

Total Tract										Per Acre				Avg. Tree			Avg. Heights		
										BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Pulpwood	DBH	Trees	PW Tons	Saw Tons	MBF					0.40	3.0	0.17			0.057				
	5	142.2	8.0							0.44	2.2	0.22			0.097		19.5	41.8	
	6	106.7	10.3							1.88	7.0	1.11			0.158		24.5	47.2	
	7	337.8	53.2							0.16	0.4	0.11			2.940		32.9	51.6	
	9	17.8	5.5							0.24	0.4	0.21			1.125		40.5	60.5	
Pulpwood Total		622.2	87.0							3.13	13.0	1.81			0.724		29.3	49.4	
Chip-N-Saw	DBH	Trees	PW Tons	Saw Tons	MBF					2.46	7.0	0.64	0.98	112.59	0.139	16.000	16.5	40.5	57.3
	8	337.8	30.7	46.8	5.4					5.24	11.9	0.97	2.83	284.44	0.239	24.000	24.5	46.0	62.1
	9	568.9	46.8	135.7	13.7					5.66	10.4	0.87	3.38	265.50	0.326	25.602	28.5	48.5	64.5
	10	497.8	41.7	162.5	12.7					2.20	3.3	0.21	1.56	137.88	0.467	41.365	36.9	52.9	68.1
	11	160.0	10.1	74.7	6.6					15.55	32.6	2.69	8.74	800.42	0.268	24.558	25.3	46.3	62.5
Chip-N-Saw Total		1,564.4	129.3	419.7	38.4														
Sawtimber	DBH	Trees	PW Tons	Saw Tons	MBF					3.20	4.1	0.58	2.03	167.91	0.498	41.215	30.3	54.3	70.1
	12	195.6	27.6	97.4	8.1					6.49	7.0	1.15	4.33	405.23	0.615	57.585	32.5	59.4	72.5
	13	337.8	55.4	207.7	19.5					3.96	3.7	0.48	2.97	306.39	0.802	82.725	39.7	63.7	74.3
	14	177.8	23.1	142.6	14.7					3.64	3.0	0.43	2.76	314.91	0.931	106.283	40.5	64.5	75.3
	15	142.2	20.8	132.3	15.1					2.07	1.5	0.22	1.53	187.17	1.036	126.340	40.5	62.5	73.5
	16	71.1	10.6	73.6	9.0					3.50	2.2	0.22	2.88	360.06	1.297	162.029	48.5	64.5	76.8
	17	106.7	10.7	138.4	17.3					1.31	0.7	0.10	1.10	149.07	1.478	201.249	48.5	68.5	79.5
	18	35.6	4.9	52.6	7.2					5.10	2.6	0.45	4.28	620.45	1.651	239.318	48.5	72.5	80.5
	19	124.4	21.6	205.4	29.8					10.50	4.8	0.44	9.19	1363.44	1.908	283.176	55.9	71.9	79.9
	20	231.1	21.2	441.0	65.4					6.24	2.6	0.28	5.55	873.41	2.140	336.887	56.5	72.5	81.9
	21	124.4	13.6	266.4	41.9					2.93	1.1	0.14	2.61	429.60	2.349	386.640	56.5	72.5	82.5
	22	53.3	6.6	125.3	20.6					1.07	0.4	0.02	1.00	165.83	2.705	447.734	64.5	72.5	84.5
	23	17.8	1.0	48.1	8.0					2.33	0.7	0.35	1.90	346.67	2.568	468.001	48.5	76.5	86.5
	24	35.6	16.9	91.3	16.6					52.34	34.4	4.87	42.12	5690.15	1.223	165.198	43.2	65.0	76.2
Sawtimber Total		1,653.3	233.9	2,021.9	273.1														
Group Total		3,840.0	450.3	2,441.6	311.5					71.01	80.0	9.38	50.87	6490.56	0.658	81.132	34.5	51.6	66.3

Number of Stands:	1
# Plots/points:	27
Total Acres:	48
Sawlog Vol Units:	Doyle

Tract Name:	Beekman
Location:	Morehouse Parish, LA
Report Date:	6/12/2019



Tract Summary by Group, Product and DBH

Red Oak															
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	8	17.8				0.13	0.4						22.0		
Cull Total		17.8				0.13	0.4								22.0
Pulpwood	5	302.2	0.0			0.86	6.3	0.00			0.000			8.5	8.5
	6	35.6	0.0			0.15	0.7	0.00			0.000			10.5	10.5
	7	142.2	17.8			0.79	3.0	0.37			0.125			16.5	16.5
	8	195.6	42.9			1.42	4.1	0.89			0.219			24.5	24.5
	9	124.4	42.2			1.15	2.6	0.88			0.339			32.5	32.5
	10	142.2	69.2			1.62	3.0	1.44			0.487			40.5	40.5
	11	88.9	59.0			1.22	1.9	1.23			0.664			48.5	48.5
	12	53.3	42.4			0.87	1.1	0.88			0.794			48.5	48.5
	Pulpwood Total						8.07	22.6	5.70			0.252		24.7	24.7
	Sawtimber	14	17.8	0.0	8.9	0.9	0.40	0.4	0.00	0.19	18.17	0.502	49.058	16.5	16.5
18		35.6	0.0	29.5	3.7	1.31	0.7	0.00	0.61	76.29	0.830	102.985	16.5	16.5	16.5
Sawtimber Total						1.70	1.1	0.00	0.80	0.720	85.009	16.5	16.5	16.5	
Group Total		1,155.6	273.5	38.4	4.5	9.91	24.1	5.70	0.80	94.45	0.270	3.924	16.5	24.3	24.3

Tract Summary by Group, Product and DBH

Number of Stands:	1
# Plots/points:	27
Total Acres:	48
Sawlog Vol Units:	Doyle

Tract Name:	Beekman
Location:	Morehouse Parish, LA
Report Date:	6/12/2019



White Oak

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	17.8	0.0			0.05	0.4	0.00			0.000			8.5	8.5
	6	35.6	0.0			0.15	0.7	0.00			0.000			10.5	10.5
	7	17.8	2.2			0.10	0.4	0.05			0.125			16.5	16.5
	9	17.8	6.0			0.16	0.4	0.13			0.339			32.5	32.5
	10	17.8	8.7			0.20	0.4	0.18			0.487			40.5	40.5
Pulpwood Total			106.7	16.9		0.66	2.2	0.35			0.159			19.8	19.8
Group Total			106.7	16.9	0.0	0.66	2.2	0.35	0.00	0.00	0.159	0.000	0.0	19.8	19.8

Sweetgum

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	106.7	0.0			0.30	2.2	0.00			0.000			8.5	8.5
	6	35.6	0.0			0.15	0.7	0.00			0.000			10.5	10.5
	7	35.6	4.5			0.20	0.7	0.09			0.125			16.5	16.5
	8	88.9	19.5			0.65	1.9	0.41			0.219			24.5	24.5
	9	53.3	18.1			0.49	1.1	0.38			0.339			32.5	32.5
	10	53.3	21.9			0.61	1.1	0.46			0.410			32.5	32.5
	11	53.3	35.4			0.73	1.1	0.74			0.664			48.5	48.5
	19	17.8	43.9			0.73	0.4	0.91			2.468			64.5	64.5
Pulpwood Total					3.85	9.3	2.98			0.322			25.3	25.3	

	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	14	17.8	0.0	8.9	0.9	0.40	0.4	0.00	0.19	18.17	0.502	49.058	16.5	16.5	16.5
	17	17.8	0.0	13.2	1.6	0.58	0.4	0.00	0.27	32.46	0.740	87.650	16.5	16.5	16.5
Sawtimber Total						35.6	0.0	22.1			0.621	68.354	16.5	16.5	16.5

Group Total		480.0	143.2	22.1	2.4	4.83	10.0	2.98	0.46	50.63	0.344	5.063	16.5	24.6	24.6
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Number of Stands:	1
# Plots/points:	27
Total Acres:	48
Sawlog Vol Units:	Doyle

Tract Name:	Beekman
Location:	Morehouse Parish, LA
Report Date:	6/12/2019

Tract Summary by Group, Product and DBH



Misc. Hardwood													
Total Tract				Per Acre				Avg. Tree		Avg. Heights			
DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Hs	Hp	Hm	
Cull	6	17.8			0.07	0.4						12.4	
Cull Total		17.8			0.07	0.4						12.4	
Pulpwood													
5	35.6	0.0			0.10	0.7	0.00				8.5	8.5	
6	35.6	0.0			0.15	0.7	0.00				10.5	10.5	
7	17.8	2.2			0.10	0.4	0.05				16.5	16.5	
8	53.3	11.7			0.39	1.1	0.24				24.5	24.5	
9	53.3	13.4			0.49	1.1	0.28				21.8	21.8	
10	35.6	17.3			0.40	0.7	0.36				40.5	40.5	
Pulpwood Total	231.1	44.6			1.63	4.8	0.93				21.1	21.1	
Sawtimber													
17	17.8	0.0	13.2	1.6	0.58	0.4	0.00	0.27	32.46				
Sawtimber Total	17.8	0.0	13.2	1.6	0.58	0.4	0.00	0.27	32.46				
Group Total	266.7	44.6	13.2	1.6	2.28	5.6	0.93	0.27	32.46				
Grand Total													
DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Hs	Hp	Hm	
Grand Total	5,848.9	928.5	2,515.2	320.1	88.70	121.9	19.34	52.40	6,668.11	33.9	42.1	51.6	

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LAND SALE BID FORM

Beekman Tracts Land Sale Listing # 1549

Bid Date: Friday, July 16, 2019 @ 10:00 A.M.

Reference is made to the Kingwood Forestry Services, Inc. Notice of Land Sale for the Beekman Tract (Listing # 1549). I submit the following as offer(s) for the purchase of the tract described as the Beekman Tract located in Morehouse Parish, Louisiana and further described as:

Beekman Tracts (Listing #1549): SW ¼ of the SE ¼ of Section 31, Township 23 South, Range 6 East and the NE ¼ of the NW ¼ of Section 6, Township 22 South, Range 6 East, in Morehouse Parish, Louisiana containing a total of 80 acres, more or less.

My offer will remain valid through 5:00 p.m. Wednesday, July 21, 2019. 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 Beekman Tracts:

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: _____

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