

Kingwood Forestry Services, Inc.

Notice of Land Sales

Bid Date: Friday, February 28, 2020

-Three (3) Timbered Tracts in Dallas County, Arkansas- Bids May Be Submitted For Any or All Tracts

Holly Springs Tract

Listing #4744

±160 Acres

- **County Gravel Road Frontage**
- **Electricity Available at Road**
- **Pine Stands Ready for Harvest**

Holly Springs Tract



Bearden School District Tract

Listing #4743

±20.8 Acres

- **Paved County Road Frontage**
- **Good Quality Native Timber**
- **Electricity at County Road**

Bearden School District Tract



Ramsey Tract

Listing #4745

±36.47 Acres

- **Well-Stocked 1999 Pine Plantation**
- **10 Miles Northwest of Fordyce**
- **Excellent Hunting**

Ramsey Tract



Bid Date: Friday, February 28, 2020 @ 10:00 a.m.
Visit www.kingwoodforestry.com for maps and photographs.

P.O. Box 65
No. 4 Executive Circle
Arkadelphia, AR 71923
(870)246-5757
FAX 1-870-246-3341
E-mail: arkadelphia@kingwoodforestry.com



See Method of Sale
and Conditions of Sale
Within this Notice

NOTICE OF LAND SALES

Bid Date: Friday, February 28, 2020 @ 10:00 a.m.

Holly Springs Tract
Listing #4744
±160 Acres

Bearden School District
Listing #4743
±20.8 Acres

Ramsey
Listing #4745
±36.47 Acres

METHOD OF SALE

These tracts will be sold on the basis of lump sum sealed bids. Bids may be submitted for any tract. An offer form is attached. Bids will be opened at the Kingwood Forestry office at #4 Executive Circle, Arkadelphia, Arkansas at **10:00 a.m., Friday, February 28, 2020.** Buyers submitting offers are welcome to attend the bid opening. Mailed bids should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **"Dallas County Land Sales"** clearly marked in the lower left corner of the envelope to protect the security of the offer. On mailed offers, please call our office prior to bid opening to confirm receipt of offer. Bids may also be delivered by fax to 870-246-3341 or by e-mail to Arkadelphia@kingwoodforestry.com. All faxed / e-mailed bids will be immediately acknowledged; please await confirmation that your faxed / e-mailed bid has been received. No verbal telephone bids will be accepted. Anyone submitting an offer for the purchase of these properties will be provided with a summary of bid results.

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, March 4, 2020. Successful bidder(s) 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 successful bidder(s) 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 expected to be held within forty-five (45) days of offer acceptance.
3. Only offers for a specific dollar amount will be accepted. The parcels are being sold in their entirety for single sum(s) and not on a per-acre basis. Advertised acreage is believed to be correct but is not guaranteed. Offer price is for entire tract(s) regardless of acreage. The attached maps are thought to be accurate but should not be considered 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 seller-provided title insurance policy. No environmental inspection or representation has been or will be made by seller. Seller will convey, without warranty, 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. Local title company will conduct the closing with buyer and seller each paying one-half (½) of settlement 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.
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.
10. Questions regarding the land sale should be directed to licensed sales agents Jimmy Don Thomas or Brian Clark, or brokers Pete Prutzman or Phil Wright, of Kingwood Forestry Services at 870-246-5757 or by e-mail at Arkadelphia@kingwoodforestry.com

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.

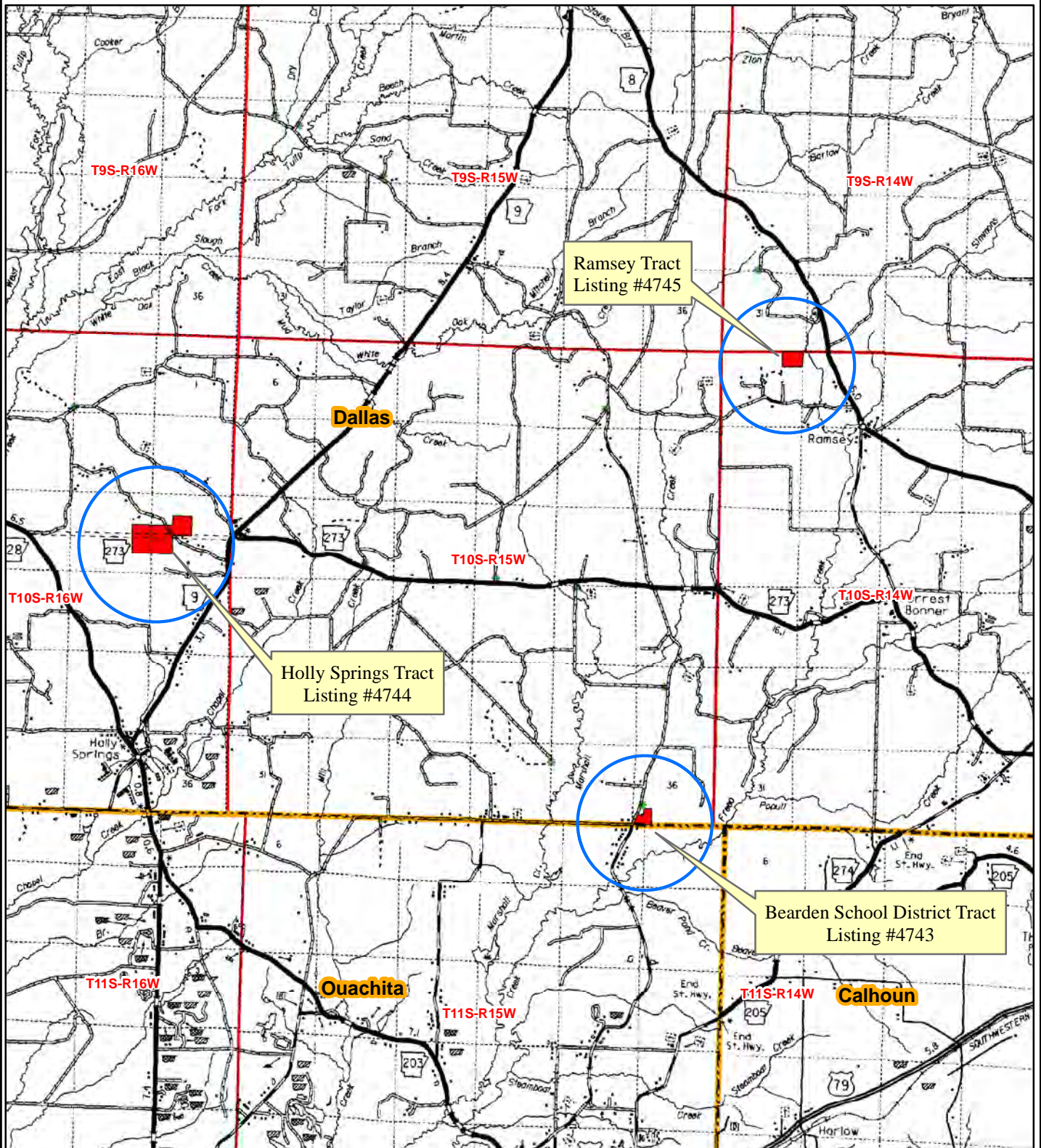
www.kingwoodforestry.com

NOTICE OF LAND SALES

Holly Springs Tract - Listing #4744
Pt. Sec. 13 & 14, T10S, R16W
Dallas County, Arkansas
containing 160 acres, more or less

Bearden School District Tract - Listing #4743
Pt. SW¼ of SW¼, Sec. 36, T10S, R15W
Dallas County, Arkansas
containing 20.8 acres, more or less

Ramsey 1 Tract - Listing #4745
Pt. NE¼ of NE¼, Sec. 6, T10S, R14W
Dallas County, Arkansas
containing 36.47 acres, more or less



0 0.5 1 2 3
Miles



Date: 1/22/2020
Drawn By: JDT

NOTICE OF LAND SALES

Bid Date: Friday, February 28, 2020 @ 10:00 a.m.

Holly Springs Tract
Listing #4744
±160 Acres

Bearden School District
Listing #4743
±20.8 Acres

Ramsey
Listing #4745
±36.47 Acres

Holly Springs Tract

Listing #4744

±160 Acres

The Holly Springs Tract (Listing #4744) is located three (3) miles north of Holly Springs and eight (8) miles south-east of Sparkman and is described as S½ of SW¼ of NW¼, SE¼ of NW¼, NW¼ of SW¼, Section 13; S½ of SE¼ of NE¼, NE¼ of SE¼, Section 14; all located in township 10 South, Range 16 West, containing a total of 160 acres, more or less, Dallas County, Arkansas (see attached maps). Access is frontage on gravel Dallas County Road 216 which bisects the tract. Electricity is available at road. Terrain is flat to gently rolling with two (2) small creeks crossing tract. Site index for loblolly pine (base age 50) averages eighty-two (82) feet on fine sandy loam soils. Timber consists of scattered mature pine sawtimber with patches of dense pine pulpwood.

Based on inventory of merchantable timber on ±158 acres conducted by Kingwood Forestry in December, 2019, estimated tree counts and timber volumes are as follows*:

Pine Sawtimber	3,221 Trees	345,934 Board Feet	2,759 Tons
Pine Chip n' Saw	2,695 Trees	119,194 Board Feet	1,346 Tons
Pine Pulpwood	20,326 Trees	—	5,155 Tons
Pine Topwood	—	—	799 Tons
Oak Sawtimber	150 Trees	17,076 Board Feet	143 Tons
Gum & Misc. Sawtimber	36 Trees	6,036 Board Feet	49 Tons
Hardwood Pulpwood	6,869 Trees	—	1,533 Tons

Bearden School District Tract

Listing #4743

±20.8 Acres

The Bearden School District Tract (Listing #4743) is located five (5) miles north of Bearden and six (6) miles east of Holly Springs and is described as Part of SW¼ of SW¼, Section 36, Township 10 South, Range 15 West, containing 20.8 acres, more or less, Dallas County, Arkansas (see attached maps). Access is frontage on paved Dallas County Road 113 plus gated gravel road frontage. Electricity is available at road. Site index for loblolly pine (base age 50) averages eighty-three (83) feet on fine sandy and silt loam soils. Timber consists of native, mature pine and hardwood of good quality.

Based on inventory of merchantable timber on ±20.8 acres conducted by Kingwood Forestry in December, 2019, estimated tree counts and timber volumes are as follows*:

Pine Sawtimber	713 Trees	194,507 Board Feet	1,306 Tons
Pine Chip n' Saw	30 Trees	1,403 Board Feet	16 Tons
Pine Pulpwood	89 Trees	—	24 Tons
Pine Topwood	—	—	120 Tons
Oak Sawtimber	59 Trees	4,767 Board Feet	45 Tons
Hardwood Pulpwood	783 Trees	—	286 Tons

*Volume reports in Tons and Board Feet with tree counts by species, diameter, height are available on our website at www.kingwoodforestry.com/land-sales.html. Due to variations in cruising methods, utilization standards, and scaling practices, tree counts and volume estimates cannot be guaranteed.

Bids May Be Submitted For Any or All Tracts

www.kingwoodforestry.com

NOTICE OF LAND SALES

Bid Date: Friday, February 28, 2020 @ 10:00 a.m.

Holly Springs Tract
Listing #4744
±160 Acres

Bearden School District
Listing #4743
±20.8 Acres

Ramsey
Listing #4745
±36.47 Acres

Ramsey Tract

Listing #4745

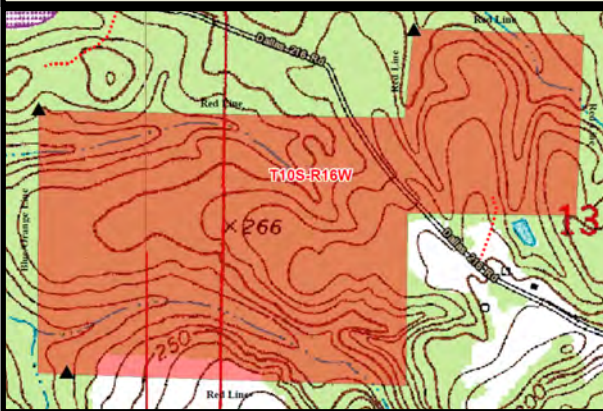
±36.47 Acres

The Ramsey Tract (Listing #4745) is located one (1) mile northwest of Ramsey and ten (10) miles northwest of Fordyce and is described as Part of NE ¼ of NE ¼, Section 6, Township 10 South, Range 14 West, containing 36.47 parcel card acres, more or less, Dallas County, Arkansas. Access is via woods road through adjoining timberland. Terrain is flat to gently rolling with a small creek crossing tract. Site index for loblolly pine (base age 50) averages eighty-five (85) feet on fine sandy loam soils. Timber consists of unthinned loblolly pine plantation established in ±1999 plus scattered hardwood.

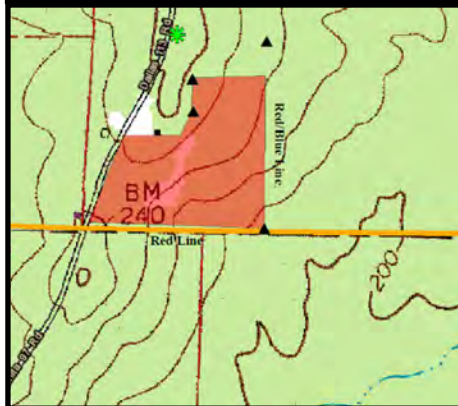
Based on inventory of merchantable timber on ±36.47 acres conducted by Kingwood Forestry in November, 2019, estimated tree counts and timber volumes are as follows*:

Pine Sawtimber	2,313 Trees	134,811 Board Feet	1,424 Tons
Pine Chip n' Saw	1,605 Trees	47,966 Board Feet	569 Tons
Pine Pulpwood	3,956 Trees	—	905 Tons
Pine Topwood	—	—	347 Tons
Oak Sawtimber	28 Trees	2,580 Board Feet	24 Tons
Hardwood Pulpwood	1,820 Trees	—	378 Tons

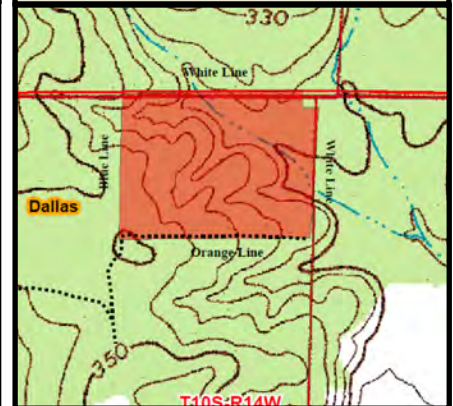
Holly Springs Tract



Bearden School District Tract



Ramsey Tract



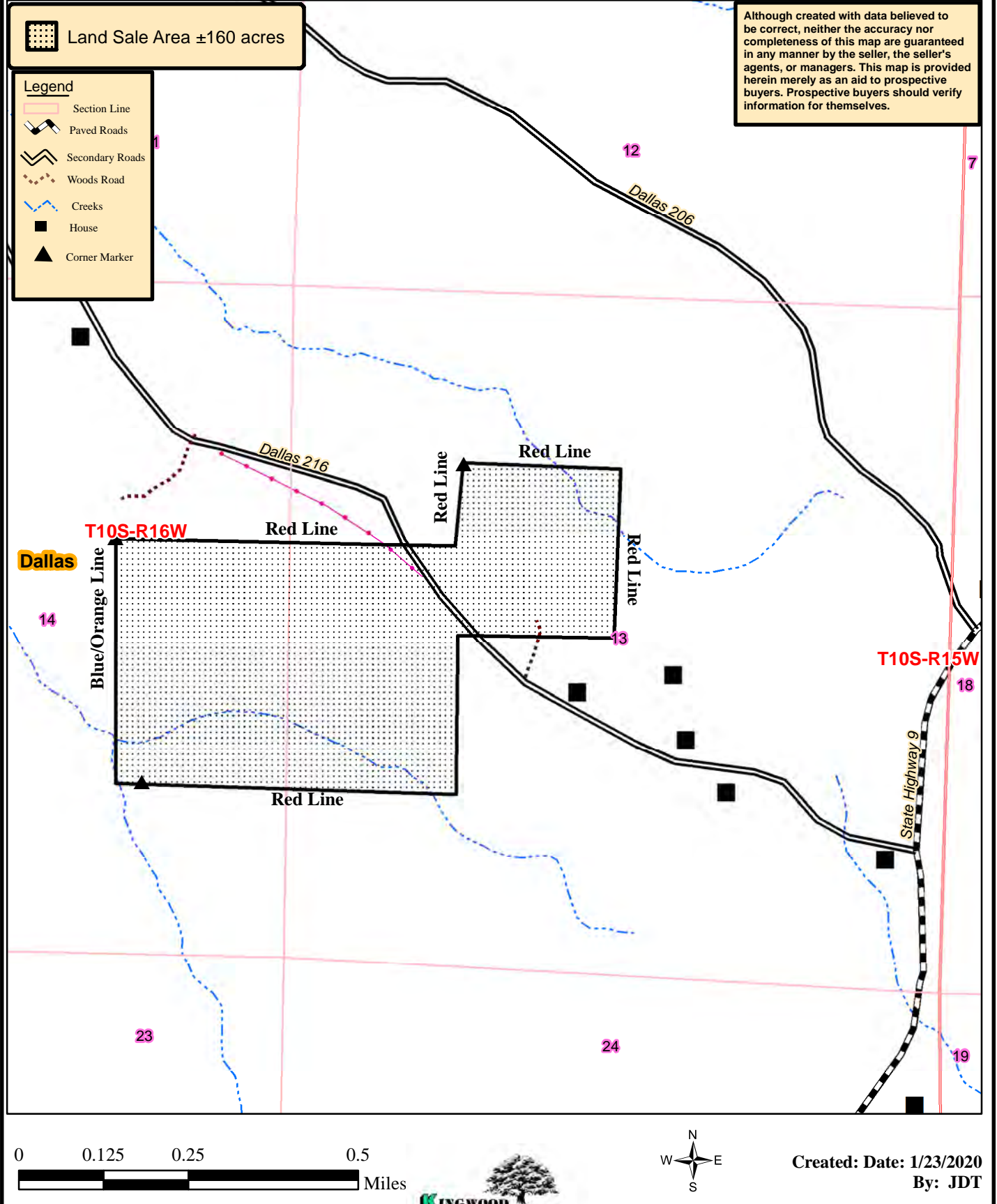
*Volume reports in Tons and Board Feet with tree counts by species, diameter, height are available on our website at www.kingwoodforestry.com/land-sales.html. Due to variations in cruising methods, utilization standards, and scaling practices, tree counts and volume estimates cannot be guaranteed.

Bids May Be Submitted For Any or All Tracts

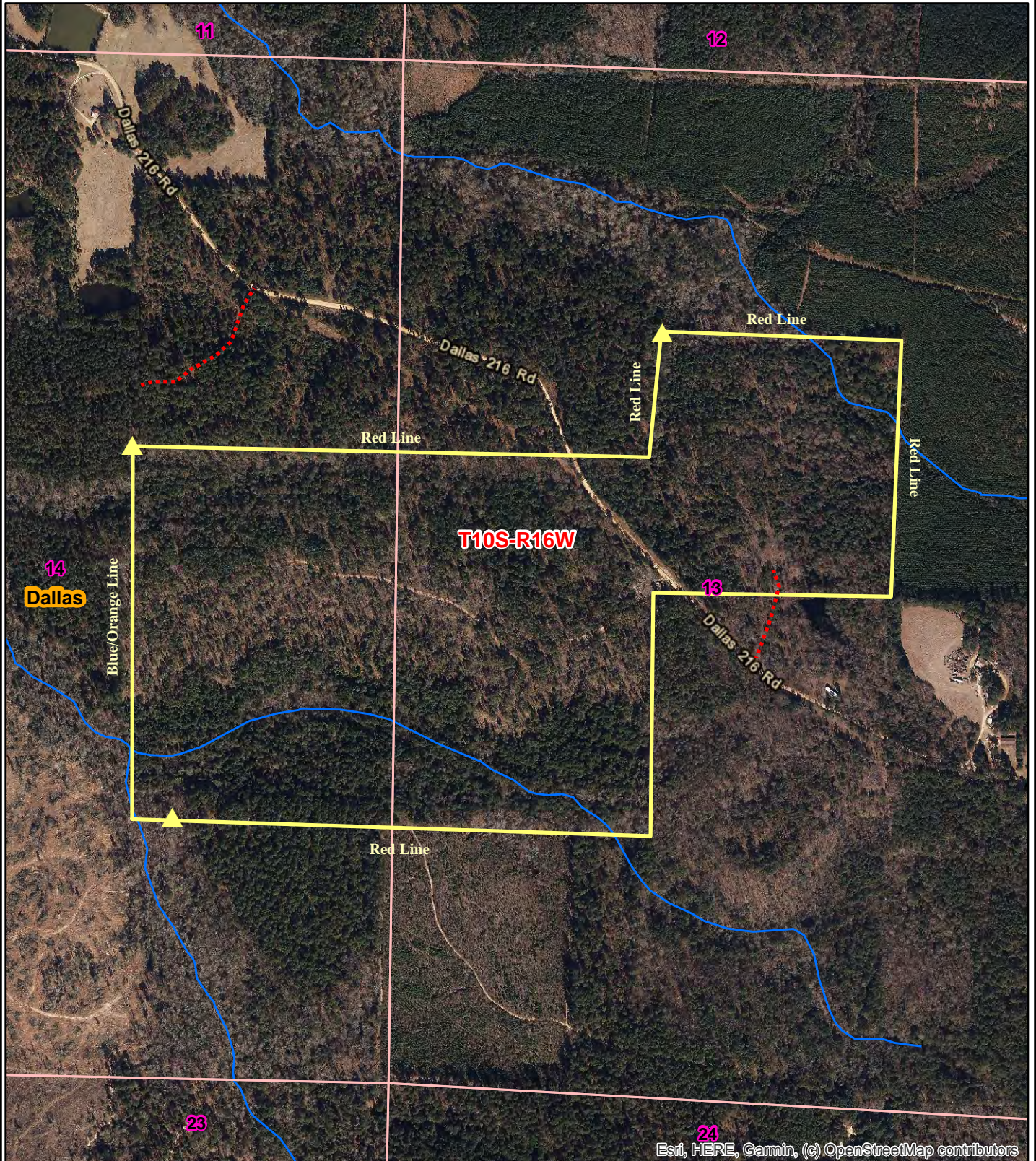
www.kingwoodforestry.com

HOLLY SPRINGS TRACT

NOTICE OF LAND SALE
Holly Springs Tract - Listing #4744
Pt. Sec. 13 & 14, T10S, R16W, Dallas County, Arkansas
containing 160 acres, more or less



NOTICE OF LAND SALE
Holly Springs Tract - Listing #4744
Pt. Sec. 13 & 14, T10S, R16W, Dallas County, Arkansas
containing 160 acres, more or less



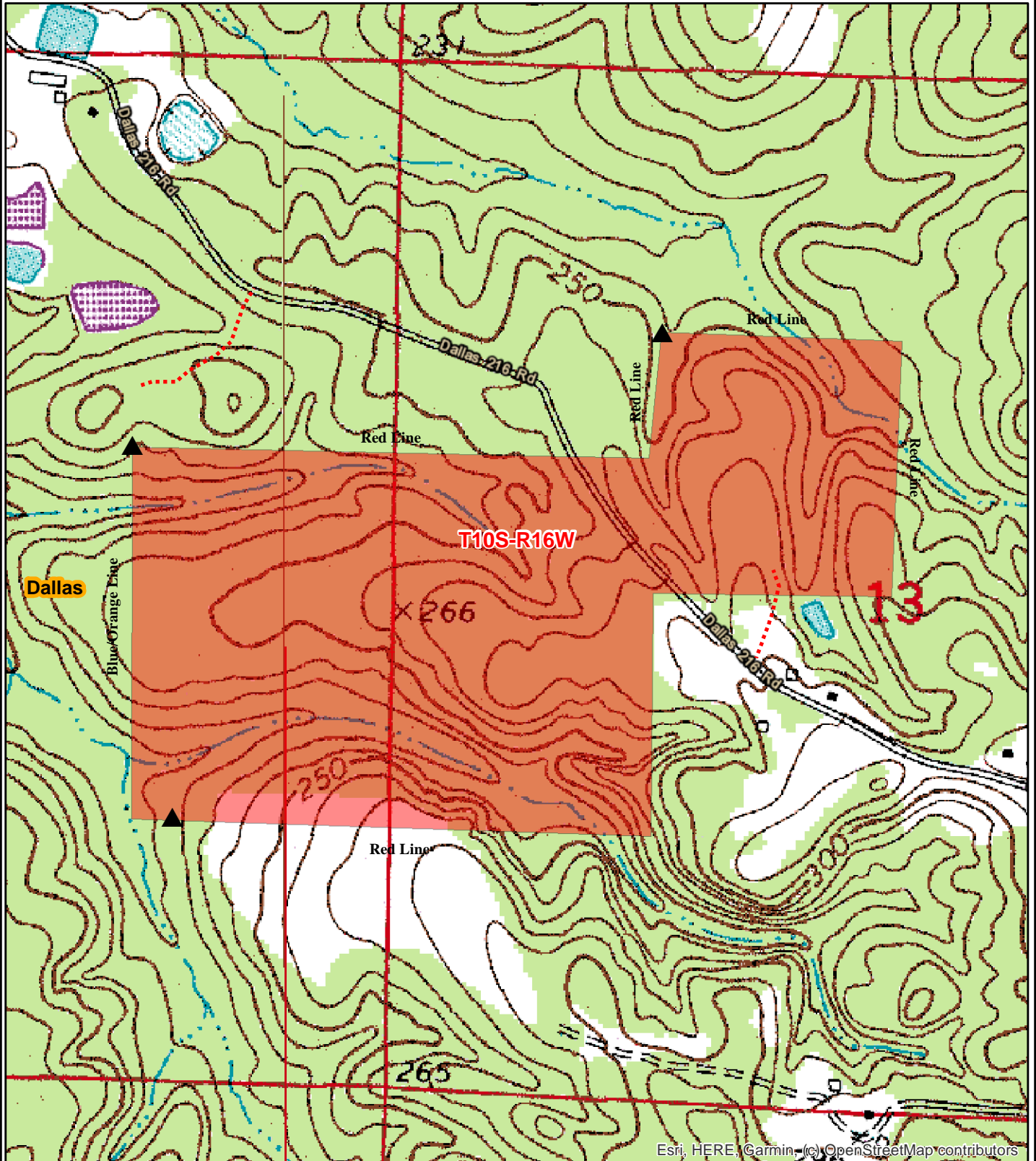
Esri, HERE, Garmin, (c) OpenStreetMap contributors

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Miles



Date: 12/16/2019
Drawn By: JDT

NOTICE OF LAND SALE
Holly Springs Tract - Listing #4744
Pt. Sec. 13 & 14, T10S, R16W, Dallas County, Arkansas
containing 160 acres, more or less



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Miles



Date: 12/16/2019
Drawn By: JDT

Timber Volume Estimates

Stratum: **Holly Springs**

Acres: **158.00**

Plots: **76**

Cruiser: **JDT**

Cruise Date: **12/06/2019**

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	3,221	2,759	345,934	21.6	20	17.5	2,189.5	13.8	35.9
Chip-N-Saw	2,695	1,346	119,194	10.3	17	8.5	754.4	10.5	36.4
Pulpwood	20,326	5,155	0	35.7	129	32.6	0.0	7.0	40.6
Topwood	0	799	0	0.0	0	5.1	0.0	0.0	0.0
Class Total	26,242	10,058	465,129	67.6	166	63.7	2,943.9	8.2	39.6

Oak

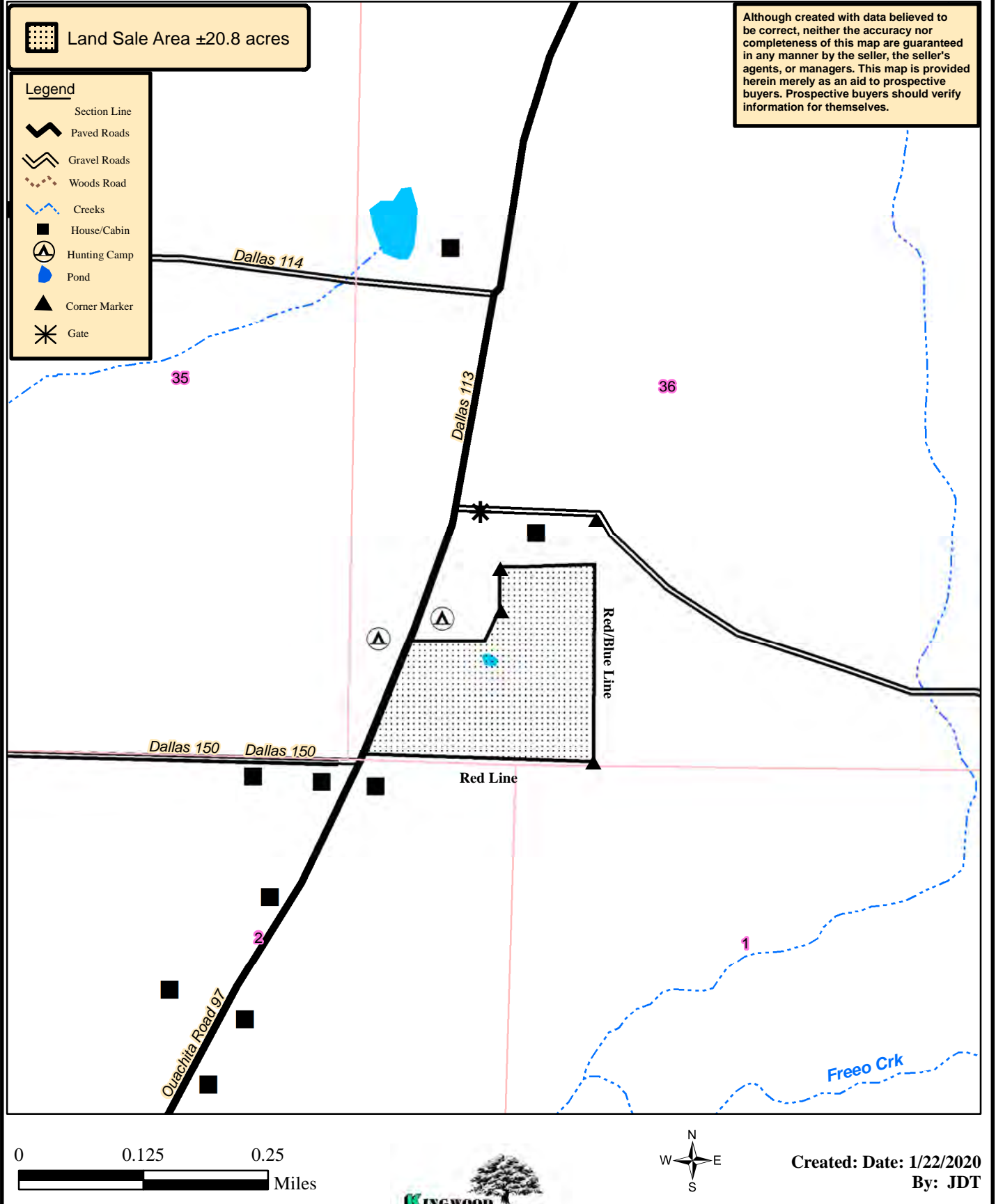
Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	150	143	17,076	1.6	1	0.9	108.1	17.2	21.3
Pulpwood	2,644	562	0	5.1	17	3.6	0.0	7.1	25.7
Class Total	2,794	704	17,076	6.7	18	4.5	108.1	7.7	25.5

Misc. Hardwood

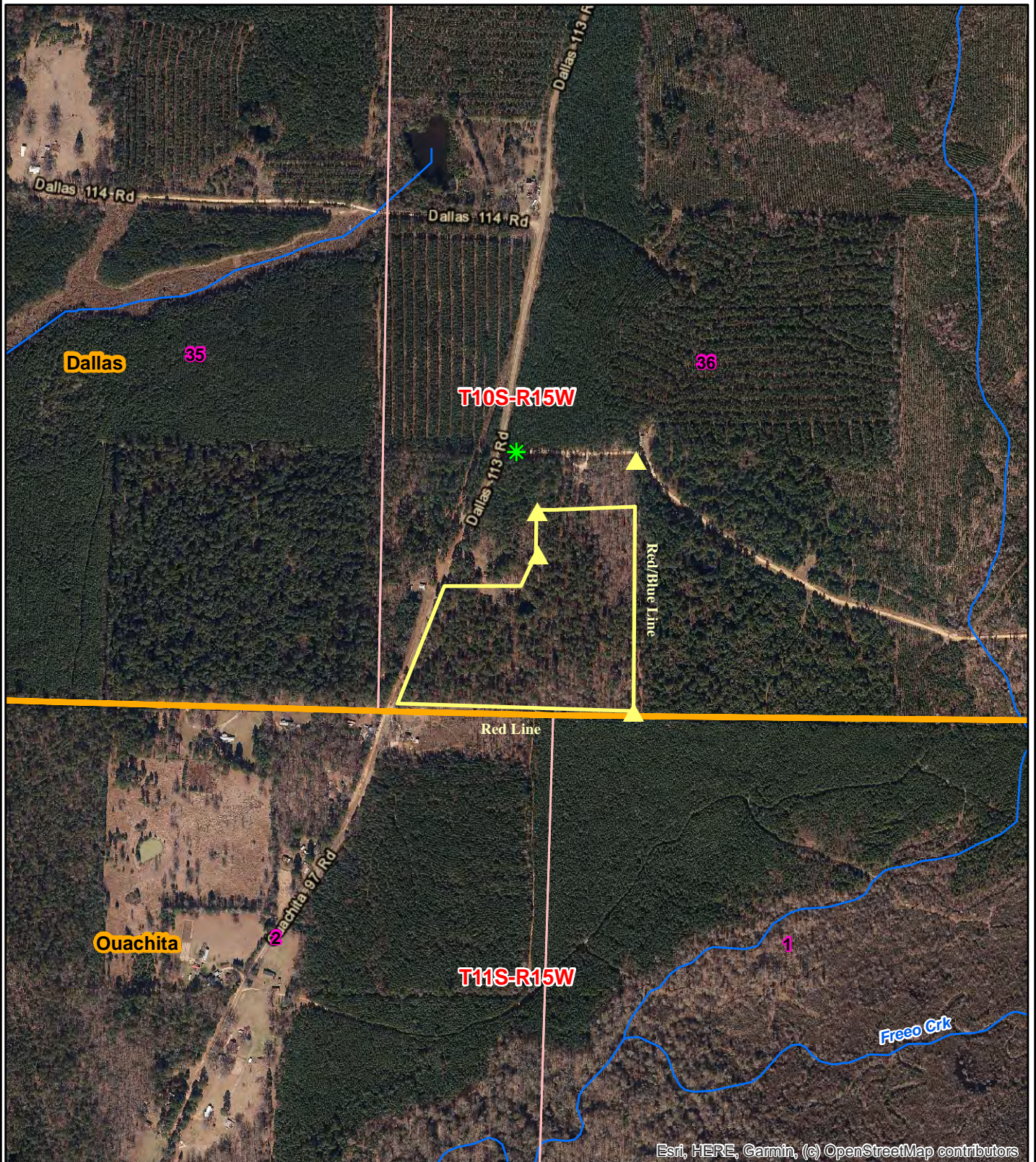
Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	36	49	6,036	0.4	0	0.3	38.2	17.9	36.1
Pulpwood	4,225	971	0	9.5	27	6.1	0.0	7.7	29.8
Class Total	4,260	1,020	6,036	9.9	27	6.5	38.2	7.8	29.9
StratumTotal	33,297	11,783	488,241	84.1	211	74.6	3,090.1	8.1	37.2

BEARDEN SCHOOL DISTRICT TRACT

NOTICE OF LAND SALE
Bearden School District Tract - Listing #4743
Pt. SW¹/₄ of SW¹/₄, Sec. 36, T10S, R15W, Dallas County, Arkansas
containing 20.8 acres, more or less



NOTICE OF LAND SALE
Bearden School District Tract - Listing #4743
Pt. SW¼ of SW¼, Sec. 36, T10S, R15W, Dallas County, Arkansas
containing 20.8 acres, more or less



Esri, HERE, Garmin, (c) OpenStreetMap contributors

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Miles



Date: 1/22/2020
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

Stratum: Bearden School District

Acres: 20.80

Plots: 22

Cruiser: JDT

Cruise Date: 12/06/2019

Cruise Type: Plot

Plot Size/BAF: 0.10

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>
Sawtimber	681	1,247	185,665	55.4	33	59.9	8,926.2	17.5	55.7
Chip-N-Saw	28	15	1,339	0.8	1	0.7	64.4	10.7	37.8
Pulpwood	85	23	0	1.2	4	1.1	0.0	7.3	41.0
Topwood	0	115	0	0.0	0	5.5	0.0	0.0	0.0
Class Total	794	1,400	187,004	57.5	38	67.3	8,990.6	16.2	53.5

Oak

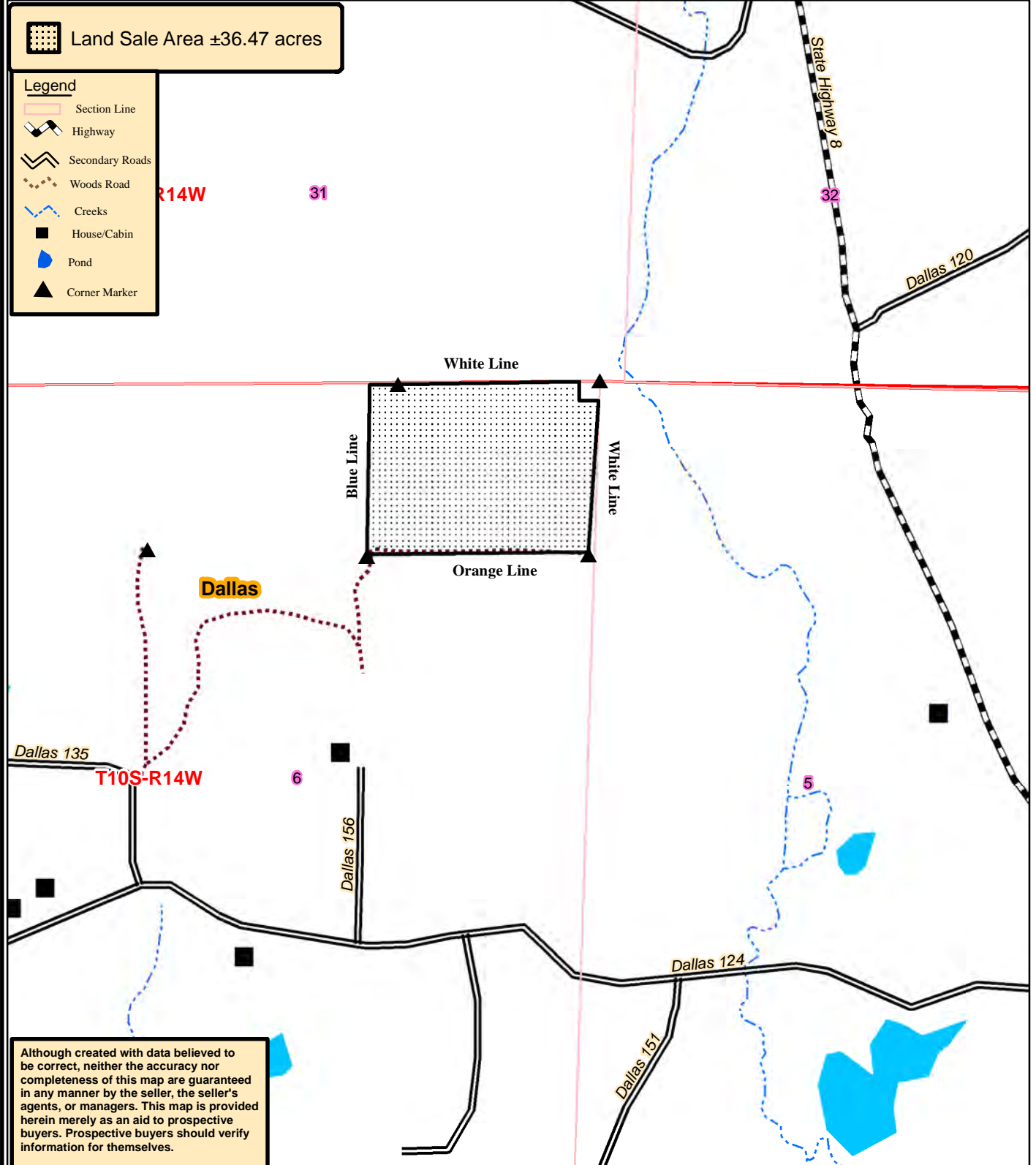
<i>Product</i>	<i>Stratum Total</i>			<i>Per Acre</i>				<i>Average Tree</i>	
	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>BA</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>DBH</i>	<i>Height</i>
Sawtimber	66	50	5,265	4.3	3	2.4	253.1	15.7	22.2
Pulpwood	151	66	0	4.3	7	3.2	0.0	10.3	31.1
Class Total	217	116	5,265	8.6	10	5.6	253.1	11.9	28.4

Misc. Hardwood

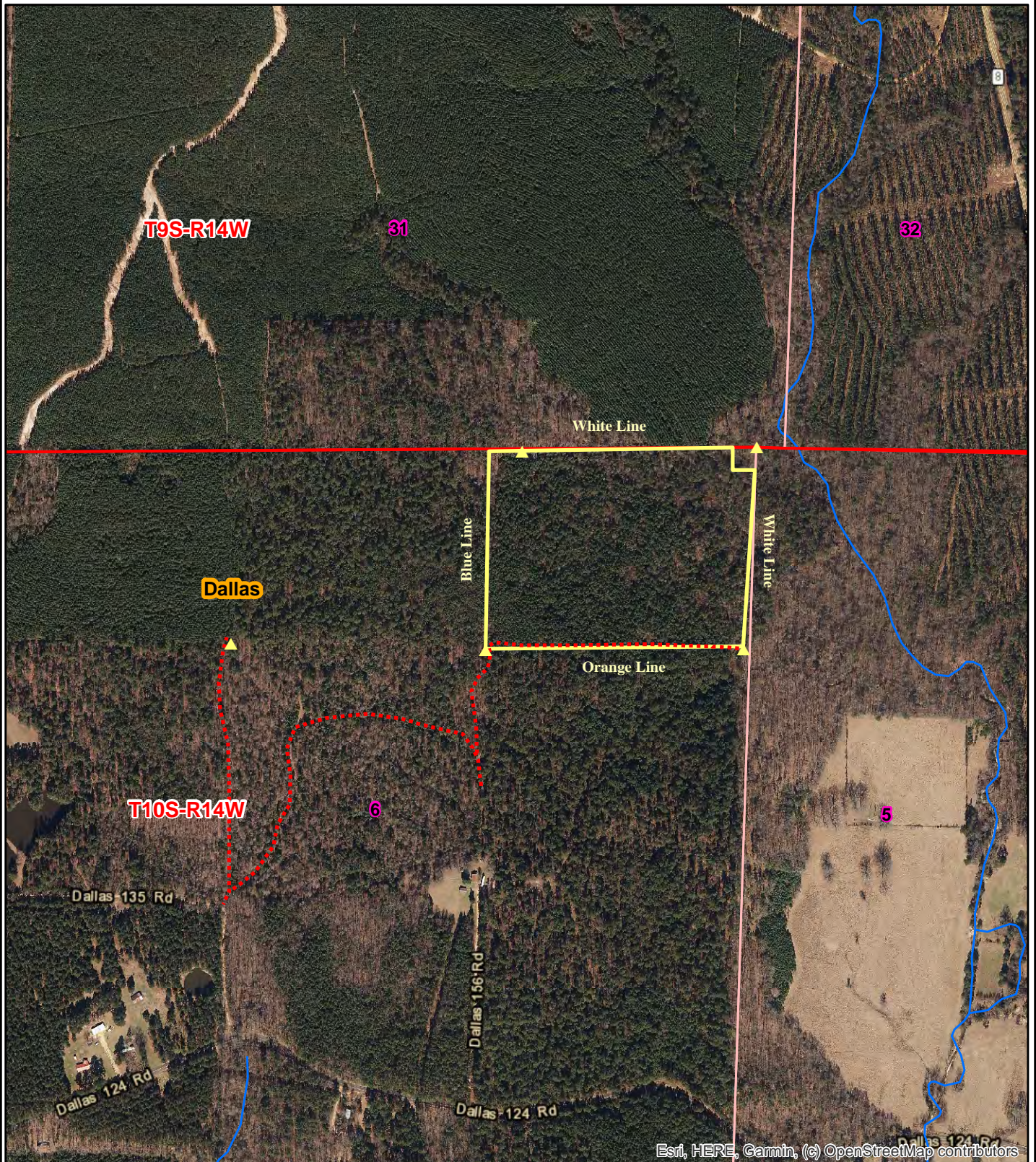
<i>Product</i>	<i>Stratum Total</i>			<i>Per Acre</i>				<i>Average Tree</i>	
	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>BA</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>DBH</i>	<i>Height</i>
Sawtimber	85	92	11,539	7.0	4	4.4	554.8	17.6	27.2
Pulpwood	643	221	0	14.7	31	10.6	0.0	9.0	33.5
Class Total	728	313	11,539	21.6	35	15.0	554.8	10.0	32.8
Stratum Total	1,740	1,829	203,808	87.7	84	87.9	9,798.5	13.1	41.7

RAMSEY TRACT

NOTICE OF LAND SALE
Ramsey 1 Tract - Listing #4745
Pt. NE¼ of NE¼, Sec. 6, T10S, R14W, Dallas County, Arkansas
containing 36.47 acres, more or less



NOTICE OF LAND SALE
Ramsey 1 Tract - Listing #4745
Pt. NE¼ of NE¼, Sec. 6, T10S, R14W, Dallas County, Arkansas
containing 36.47 acres, more or less

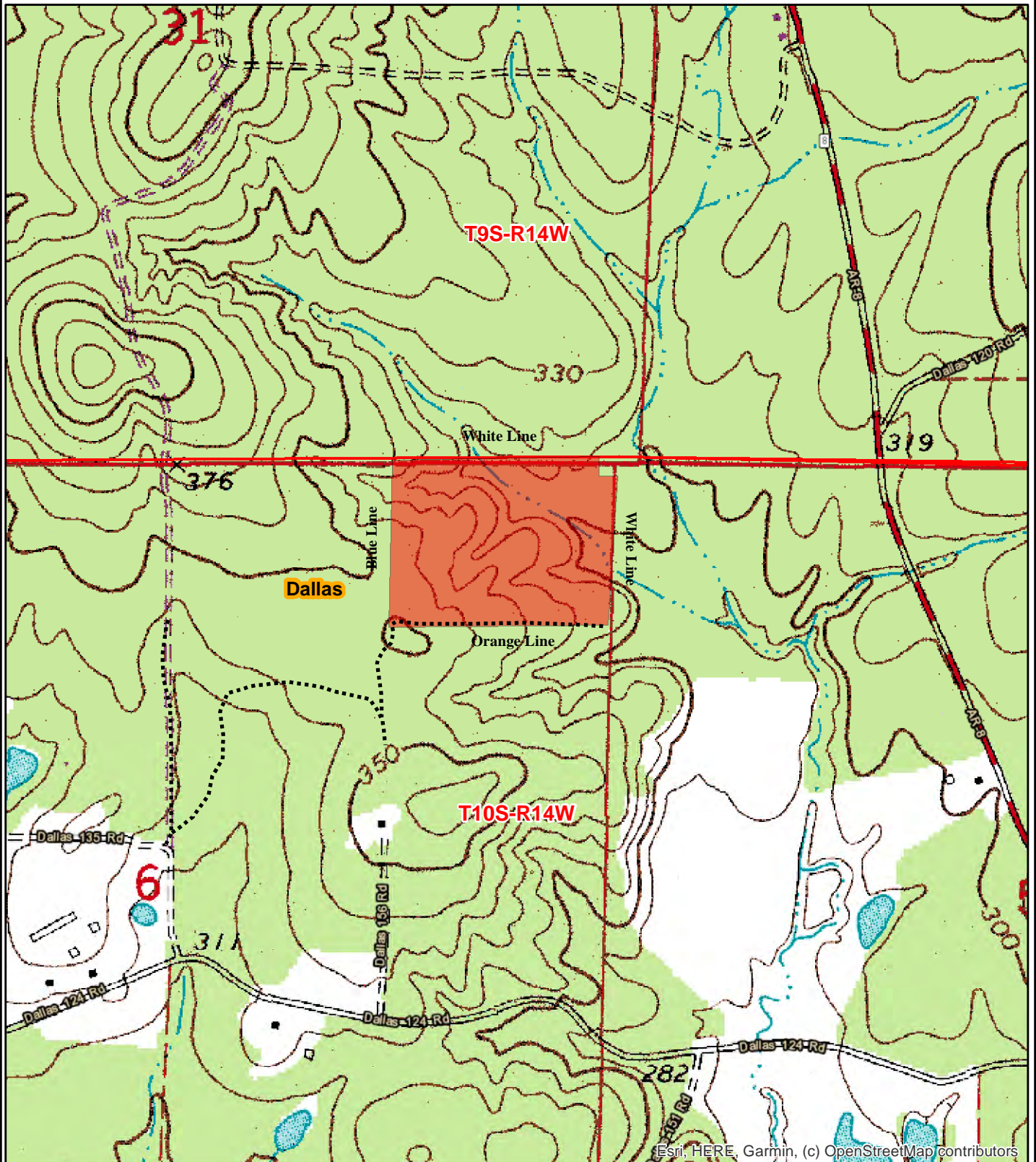


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Miles



Date: 1/16/2020
Drawn By: JDT

NOTICE OF LAND SALE
Ramsey 1 Tract - Listing #4745
Pt. NE¼ of NE¼, Sec. 6, T10S, R14W, Dallas County, Arkansas
containing 36.47 acres, more or less



Esri, HERE, Garmin, (c) OpenStreetMap contributors

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Miles



Date: 1/16/2020
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

Stratum: Ramsey 1 St1

Acres: 36.47

Plots: 14

Cruiser: JDT

Cruise Date: 11/21/2019

Cruise Type: Point

Plot Size/BAF: 15.00

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>
Sawtimber	2,313	1,424	134,811	60.0	63	39.0	3,696.5	13.1	34.4
Chip-N-Saw	1,605	569	47,966	26.8	44	15.6	1,315.2	10.6	29.2
Pulpwood	3,956	905	0	36.4	108	24.8	0.0	7.7	39.9
Topwood	0	347	0	0.0	0	9.5	0.0	0.0	0.0
Class Total	7,873	3,245	182,777	123.2	216	89.0	5,011.7	9.9	36.1

Oak

<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>
Sawtimber	28	24	2,580	1.1	1	0.7	70.7	16.0	24.5
Class Total	28	24	2,580	1.1	1	0.7	70.7	16.0	24.5

Misc. 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>
Pulpwood	1,820	378	0	16.1	50	10.4	0.0	7.2	27.6
Class Total	1,820	378	0	16.1	50	10.4	0.0	7.2	27.6
StratumTotal	9,722	3,647	185,357	140.4	267	100.0	5,082.5	9.4	34.5

OFFER FORM

Bid Date: Friday, February 28, 2020 @ 10:00 a.m.

**Holly Springs Tract
Listing #4744
±160 Acres**

**Bearden School District
Listing #4743
±20.8 Acres**

**Ramsey Tract
Listing #4745
±36.47 Acres**

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 Sales. I submit the following as offer(s) for the purchase of tract(s) located in Dallas County, Arkansas and further described within the attached Notice of Land Sale (see attached maps and Conditions of Sale):

My offer(s) will remain valid through 10:00 a.m. Wednesday, March 4, 2020. 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 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 in this notice.

Send offer form to: Kingwood Forestry Services, Inc. (**Before 10:00 a.m., Friday, February 28, 2020**)
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341
E-mail completed offer form to: arkadelphia@kingwoodforestry.com

Bearden School District Tract (Listing #4743 - 20.8 Acres, more or less): \$ _____

Holly Springs Tract (Listing #4744 - 160 Acres, more or less): \$ _____

Ramsey Tract (Listing #4745 - 36.47 Acres, more or less): \$ _____

All Tracts Combined (217.27 acres, more or less): \$ _____

Date: _____

Fax No.: _____

Company: _____

Phone No.: _____

Printed

Name: _____

Name: _____

Printed

Signed

Address: _____

Street

City, State, Zip

Email: _____

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent / Broker: _____

Name

Date

