

**LAND FOR SALE****Bid Date: Friday, March 27, 2020 @ 10:00 a.m.****Gifford  
Tram 240**

- **±240 Acres in Hot Spring County**
- **Potential for Immediate Timber Income**
- **Great Hunting Property**

**See Method of Sale & Conditions of Sale  
Within This Notice**

**Visit**

**[www.kingwoodforestry.com](http://www.kingwoodforestry.com)  
to view maps and 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 Gifford Tram 240 Tract described as SE $\frac{1}{4}$ , E $\frac{1}{2}$  of SW $\frac{1}{4}$ , Section 14, Township 4 South, Range 16 West, containing a total of 240 acres, more or less, Hot Spring County, Arkansas (see attached maps). Property offers timber investment and recreation.

The tract is located four (4) miles east of Malvern; access is frontage on Gifford Tram Road. Timber consists of ±189 acres of merchantable pine and hardwood. Balance of acreage is hardwood regeneration and marshland (great for duck hunting). Big Creek passes through tract. Site index for loblolly pine and cherrybark oak averages eighty-eight (88) feet (base age 50) on fine sandy loam soils.

Based on inventory of merchantable timber on ±189 acres (one plot / acre with twelve cruise lines running north-south) conducted by Kingwood Forestry in September, 2019, timber volume estimates are as follows :

<b>Pine Sawtimber:</b>	<b>1,321 Trees</b>	<b>84,077 BF</b>	<b>810 Tons</b>
<b>Pine Chip n' Saw:</b>	<b>13,284 Trees</b>	<b>358,650 BF</b>	<b>3,678 Tons</b>
<b>Pine Pulpwood:</b>	<b>18,726 Trees</b>	<b>—</b>	<b>3,634 Tons</b>
<b>Oak Sawtimber:</b>	<b>1,277 Trees</b>	<b>137,620 BF</b>	<b>1,204 Tons</b>
<b>Gum &amp; Misc. Sawtimber:</b>	<b>277 Trees</b>	<b>24,961 BF</b>	<b>219 Tons</b>
<b>Hardwood Pulpwood:</b>	<b>11,378 Trees</b>	<b>—</b>	<b>4,062 Tons</b>

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 is included in this Notice; additional timber volume reports with tree counts by species, diameter, and height are available on our website at [www.kingwoodforestry.com/land-sales.html](http://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**

## **GIFFORD TRAM 240 TRACT (LISTING #4712)**

### **Bid Date: Friday, March 27, 2020, at 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. Bids will be opened at the Kingwood Forestry office at #4 Executive Circle, Arkadelphia, Arkansas at **10:00 a.m. Friday, March 27, 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 “**Gifford Tram Land Sale**” 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](mailto: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 this property 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, April 1, 2020. 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 successful bidder and landowner within seven (7) business days. A sample Contract of Sale may be provided in advance upon request. Terms are cash at closing which 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. If buyer requires a survey, the cost will be buyer's responsibility. 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. A local title company will conduct closing between Buyer and Seller with 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. For gate combination, call Kingwood Forestry office at (870) 246-5757.
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. 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.
10. Questions regarding the land sale should be directed to licensed agents Brian Clark or Jimmy Don Thomas, or brokers Pete Prutzman or Phil Wright, of Kingwood Forestry Services at 870-246-5757 or by e-mail at [Arkadelphia@kingwoodforestry.com](mailto:Arkadelphia@kingwoodforestry.com)

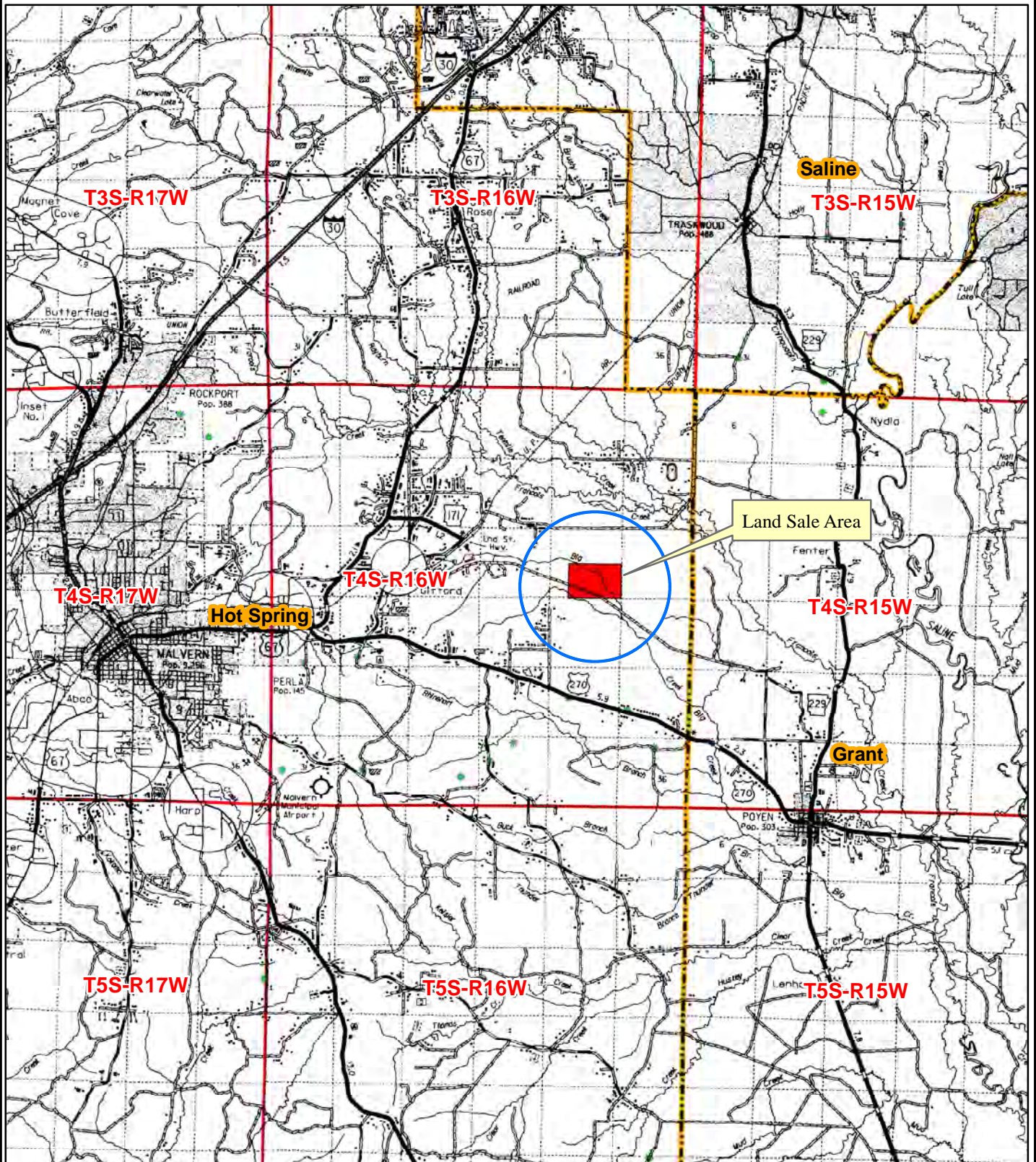
Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate. Buyers are responsible for verifying information on this tract for themselves.

**Kingwood makes no representation for the Buyer.**

**[www.kingwoodforestry.com](http://www.kingwoodforestry.com)**



**NOTICE OF LAND SALE**  
**Gifford Tram Tract - Listing #4712**  
**SE<sup>1</sup>/<sub>4</sub>, E<sup>1</sup>/<sub>2</sub> of SW<sup>1</sup>/<sub>4</sub>, Sec. 14, T4S, R16W, Hot Spring County, Arkansas**  
**Containing 240 acres, more or less**



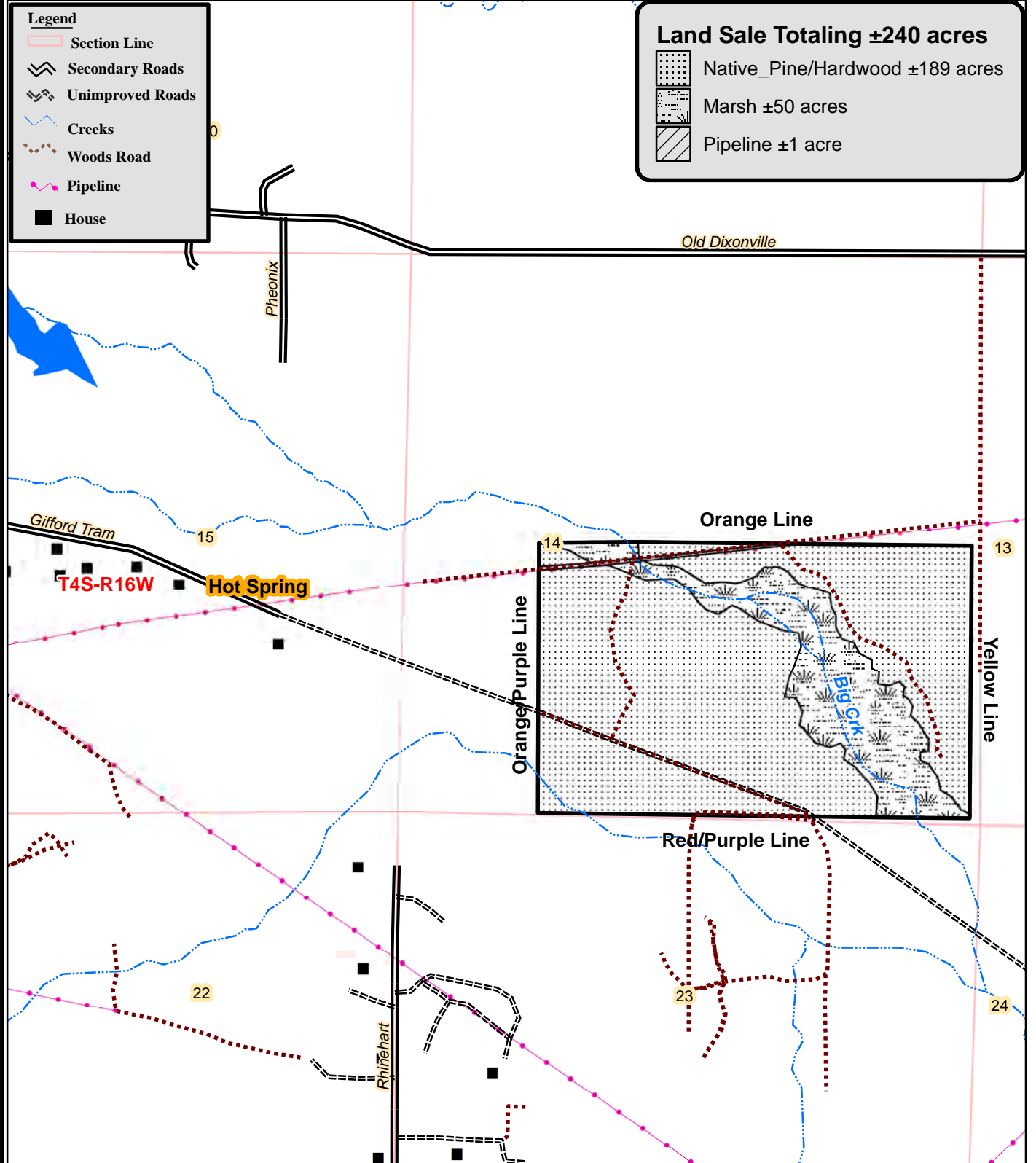
0 0.5 1 2 3 4 5  
Miles



Date: 9/25/2019  
Drawn By: JDT



**NOTICE OF LAND SALE**  
**"Gifford Tram Tract" - Listing #4712**  
**SE¼, E½ of SW¼, Sec. 14, T4S, R16W, Hot Spring County, Arkansas**  
**Containing 240 acres, more or less**



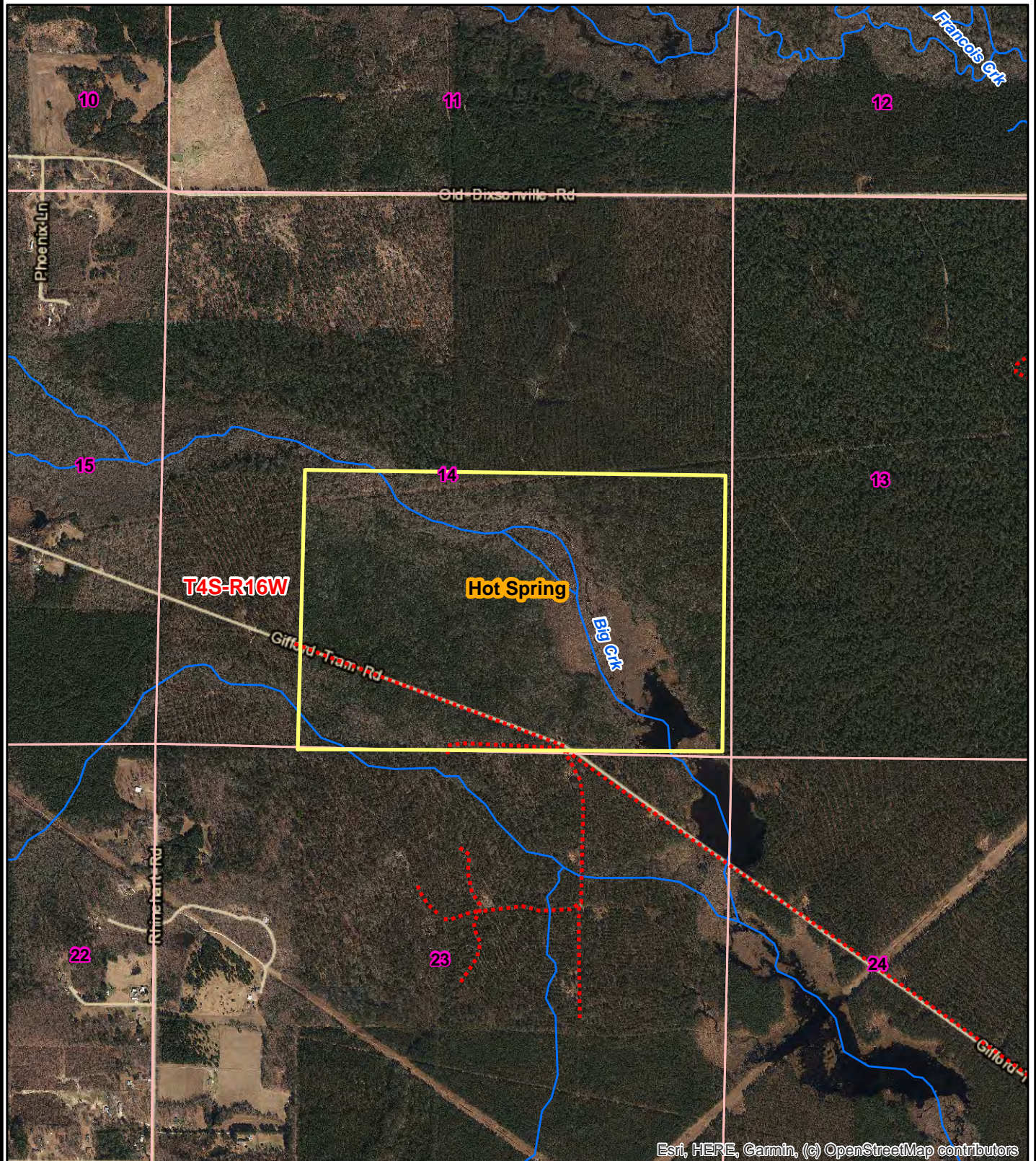
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 Miles



Date: 2/24/2020  
 ESRI GIS Mapping  
 Drawn By: BJC



**NOTICE OF LAND SALE**  
**Gifford Tram Tract - Listing #4712**  
**SE¼, E½ of SW¼, Sec. 14, T4S, R16W, Hot Spring County, Arkansas**  
**Containing 240 acres, more or less**



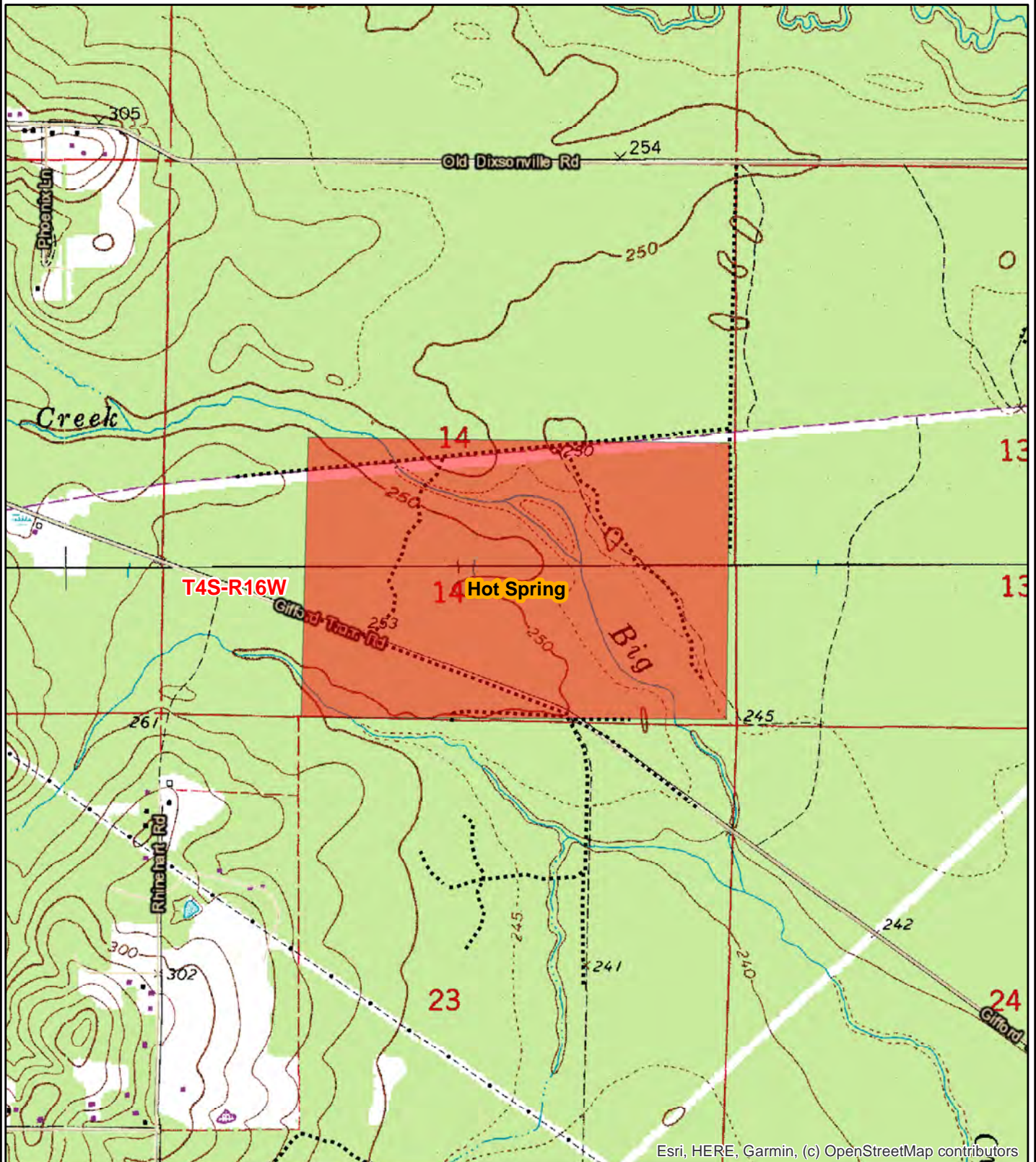
0 0.125 0.25 0.5  
Miles



Date: 10/3/2019  
ESRI Aerial Photography  
Drawn By: JDT



**NOTICE OF LAND SALE**  
**Gifford Tram Tract - Listing #4712**  
**SE<sup>1</sup>/<sub>4</sub>, E<sup>1</sup>/<sub>2</sub> of SW<sup>1</sup>/<sub>4</sub>, Sec. 14, T4S, R16W, Hot Spring County, Arkansas**  
**Containing 240 acres, more or less**



Esri, HERE, Garmin, (c) OpenStreetMap contributors

0 0.125 0.25 0.5  
Miles



Date: 9/25/2019  
Drawn By: JDT



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**Website: kingwoodforestry.com**

## ***Timber Volume Estimates - Gifford Tram***

**Stratum:** Native\_P/H  
**Acres:** 189.32  
**Plots:** 181  
**Cruiser:** BJC

**Cruise Date:** 09/25/2019  
**Cruise Type:** Point  
**Plot Size/BAF:** 15.00

### **White oak**

<i>Stratum Total</i>				<i>Per Acre</i>				<i>Average Tree</i>	
<i>Product</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	345	345	40,202	2.9	2	1.8	212.4	16.9	24.9
Pulpwood	1,720	667	0	4.6	9	3.5	0.0	9.4	31.9
<b>Class Total</b>	<b>2,065</b>	<b>1,012</b>	<b>40,202</b>	<b>7.5</b>	<b>11</b>	<b>5.3</b>	<b>212.4</b>	<b>10.7</b>	<b>30.8</b>

### **Red oak**

<i>Stratum Total</i>				<i>Per Acre</i>				<i>Average Tree</i>	
<i>Product</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	932	859	97,418	7.4	5	4.5	514.6	16.4	24.1
Pulpwood	4,584	2,044	0	14.3	24	10.8	0.0	10.0	31.5
<b>Class Total</b>	<b>5,516</b>	<b>2,903</b>	<b>97,418</b>	<b>21.6</b>	<b>29</b>	<b>15.3</b>	<b>514.6</b>	<b>11.1</b>	<b>30.2</b>

### **Pine**

<i>Stratum Total</i>				<i>Per Acre</i>				<i>Average Tree</i>	
<i>Product</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	1,321	810	84,077	6.5	7	4.3	444.1	13.0	28.8
Chip-N-Saw	13,284	3,678	358,650	30.0	70	19.4	1,894.4	8.8	26.8
Pulpwood	18,726	3,634	0	22.4	99	19.2	0.0	6.3	39.2
Topwood	0	1,545	0	0.0	0	8.2	0.0	0.0	0.0
<b>Class Total</b>	<b>33,331</b>	<b>9,666</b>	<b>442,727</b>	<b>58.8</b>	<b>176</b>	<b>51.1</b>	<b>2,338.6</b>	<b>7.6</b>	<b>33.8</b>

### **Gum & Miscellaneous**

<i>Stratum Total</i>				<i>Per Acre</i>				<i>Average Tree</i>	
<i>Product</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	277	219	24,961	2.1	1	1.2	131.8	16.0	23.0
Pulpwood	5,074	1,351	0	11.0	27	7.1	0.0	8.4	28.7
<b>Class Total</b>	<b>5,351</b>	<b>1,570</b>	<b>24,961</b>	<b>13.1</b>	<b>28</b>	<b>8.3</b>	<b>131.8</b>	<b>8.8</b>	<b>28.4</b>

<b>StratumTotal</b>	<b>46,264</b>	<b>15,152</b>	<b>605,307</b>	<b>101.1</b>	<b>244</b>	<b>80.0</b>	<b>3,197.3</b>	<b>8.3</b>	<b>32.6</b>
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# **ADDITIONAL TIMBER VOLUME REPORT**





**Kingwood Forestry Services, Inc.**  
**PO Box 65**  
**Arkadelphia, AR 71923**

**Phone: (870) 246-5757**  
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## Timber Volume Estimates - Gifford Tram

**Stratum:** Native P/H  
**Acres:** 189.32  
**Plots:** 181  
**Cruiser:** BJC

**Cruise Date:** 09/25/2019  
**Cruise Type:** Point  
**Plot Size/BAF:** 15.00

PAGE 1 OF 2

### White oak

	Stratum Total			Per Acre				Average Tree	
Product	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
White Oak Spp.									
Sawtimber	345	345	40,202	2.9	2	1.8	212.4	16.9	24.9
Pulpwood	1,720	667	0	4.6	9	3.5	0.0	9.4	31.9
Group Total	2,065	1,012	40,202	7.5	11	5.3	212.4	10.7	30.8
Class Total	2,065	1,012	40,202	7.5	11	5.3	212.4	10.7	30.8

### Red oak

	Stratum Total			Per Acre				Average Tree	
Product	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Red Oak Spp.									
Sawtimber	932	859	97,418	7.4	5	4.5	514.6	16.4	24.1
Pulpwood	4,584	2,044	0	14.3	24	10.8	0.0	10.0	31.5
Group Total	5,516	2,903	97,418	21.6	29	15.3	514.6	11.1	30.2
Class Total	5,516	2,903	97,418	21.6	29	15.3	514.6	11.1	30.2

### Pine

	Stratum Total			Per Acre				Average Tree	
Product	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Natural Lob									
Sawtimber	1,321	810	84,077	6.5	7	4.3	444.1	13.0	28.8
Chip-N-Saw	13,284	3,678	358,650	30.0	70	19.4	1,894.4	8.8	26.8
Pulpwood	18,726	3,634	0	22.4	99	19.2	0.0	6.3	39.2
Topwood	0	1,545	0	0.0	0	8.2	0.0	0.0	0.0
Group Total	33,331	9,666	442,727	58.8	176	51.1	2,338.6	7.6	33.8
Class Total	33,331	9,666	442,727	58.8	176	51.1	2,338.6	7.6	33.8

### Gum & Miscellaneous

	Stratum Total			Per Acre				Average Tree	
Product	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Misc. Hardwood									
Sawtimber	159	119	13,444	1.2	1	0.6	71.0	15.9	21.9
Pulpwood	4,035	1,001	0	8.6	21	5.3	0.0	8.4	27.2

Wednesday, September 25, 2019

# Timber Volume Estimates - Gifford Tram

**Stratum:** Native\_P/H

**Acres:** 189.32

**Plots:** 181

**Cruiser:** BJC

**Cruise Date:** 09/25/2019

**Cruise Type:** Point

**Plot Size/BAF:** 15.00

PAGE 2 OF 2

## Gum & Miscellaneous

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
<b>Group Total</b>	4,194	1,120	13,444	9.8	22	5.9	71.0	8.7	27.0
<b>Sweetgum</b>									
Sawtimber	118	100	11,517	0.9	1	0.5	60.8	16.2	24.6
Pulpwood	1,039	349	0	2.4	5	1.8	0.0	8.6	34.8
<b>Group Total</b>	1,157	449	11,517	3.3	6	2.4	60.8	9.4	33.7
<b>Class Total</b>	5,351	1,570	24,961	13.1	28	8.3	131.8	8.8	28.4
<b>Stratum Total</b>	46,264	15,152	605,307	101.1	244	80.0	3,197.3	8.3	32.6



# **ADDITIONAL TIMBER VOLUME REPORT**



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## Timber Volume Estimates - Gifford Tram

**Stratum:** Native\_P/H  
**Acres:** 189.32  
**Plots:** 181.00  
**Cruiser:** BJC

PAGE 1 OF 6

**Cruise Date:** 09/25/2019  
**Cruise Type:** Point  
**Plot Size/BAF:** 15.00

### White oak

#### White Oak Spp.

#### 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	73	39	3,558	1,031	0.4	0	0.2	18.8	5.4	0.78	18.1
	15	51	38	3,789	1,019	0.3	0	0.2	20.0	5.4	0.81	24.5
	16	45	38	4,155	1,023	0.3	0	0.2	21.9	5.4	0.93	24.5
	17	70	72	8,126	1,906	0.6	0	0.4	42.9	10.1	1.02	26.8
	18	18	28	3,233	732	0.2	0	0.1	17.1	3.9	1.02	40.5
	19	24	33	4,133	883	0.2	0	0.2	21.8	4.7	1.24	29.8
	20	22	31	4,044	824	0.2	0	0.2	21.4	4.4	1.41	27.2
	21	20	26	3,496	701	0.2	0	0.1	18.5	3.7	1.64	21.8
	22	18	29	3,973	763	0.2	0	0.2	21.0	4.0	1.75	24.5
	23	5	12	1,694	314	0.1	0	0.1	8.9	1.7	1.78	32.5
Sawtimber Total	16.9	345	345	40,202	9,196	2.9	2	1.8	212.4	48.6	1.07	24.9

Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	6	160	18	0	490	0.2	1	0.1	0.0	2.6	0.00	23.0
	7	117	21	0	561	0.2	1	0.1	0.0	3.0	0.00	28.0
	8	494	119	0	3,167	0.9	3	0.6	0.0	16.7	0.00	29.1
	9	178	58	0	1,552	0.4	1	0.3	0.0	8.2	0.00	32.5
	10	115	51	0	1,345	0.3	1	0.3	0.0	7.1	0.00	36.8
	11	333	175	0	4,649	1.2	2	0.9	0.0	24.6	0.00	35.9
	12	200	123	0	3,265	0.8	1	0.6	0.0	17.2	0.00	35.0
	13	68	53	0	1,407	0.3	0	0.3	0.0	7.4	0.00	39.2
	14	44	36	0	960	0.2	0	0.2	0.0	5.1	0.00	33.8
	16	11	14	0	365	0.1	0	0.1	0.0	1.9	0.00	40.5

Wednesday, September 25, 2019



# Timber Volume Estimates - Gifford Tram

**Stratum:** Native\_P/H

**Acres:** 189.32

**Plots:** 181.00

**Cruiser:** BJC

PAGE 2 OF 6

**Cruise Date:** 09/25/2019

**Cruise Type:** Point

**Plot Size/BAF:** 15.00

## White oak

White Oak Spp.	Stratum Total					Per Acre					Average Tree	
Pulpwood Total	9.4	1,720	667	0	17,762	4.6	9	3.5	0.0	93.8	0.00	31.9
White Oak Spp. Total	10.7	2,065	1,012	40,202	26,957	7.5	11	5.3	212.4	142.4	1.07	30.8
White oak Total	10.7	2,065	1,012	40,202	26,957	7.5	11	5.3	212.4	142.4	1.07	30.8

## Red oak

Red Oak Spp.	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	161	82	7,547	2,191	0.9	1	0.4	39.9	11.6	0.79	17.2
	15	217	163	16,122	4,331	1.4	1	0.9	85.2	22.9	0.81	24.5
	16	191	163	17,400	4,335	1.4	1	0.9	91.9	22.9	0.93	24.5
	17	129	129	14,575	3,425	1.1	1	0.7	77.0	18.1	1.03	25.7
	18	124	145	17,299	3,860	1.2	1	0.8	91.4	20.4	1.14	27.4
	19	24	29	3,649	768	0.2	0	0.2	19.3	4.1	1.31	24.5
	20	29	43	5,569	1,138	0.3	0	0.2	29.4	6.0	1.39	28.5
	21	13	23	3,175	623	0.2	0	0.1	16.8	3.3	1.47	32.5
	22	18	29	3,978	763	0.2	0	0.2	21.0	4.0	1.75	24.5
	23	5	10	1,391	256	0.1	0	0.1	7.3	1.4	1.92	24.5
	24	15	31	4,591	825	0.2	0	0.2	24.3	4.4	2.03	27.2
	25	5	14	2,122	368	0.1	0	0.1	11.2	1.9	1.98	40.5
Sawtimber Total	16.4	932	859	97,418	22,883	7.4	5	4.5	514.6	120.9	1.02	24.1
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	5	230	16	0	427	0.2	1	0.1	0.0	2.3	0.00	18.9
	6	80	8	0	213	0.1	0	0.0	0.0	1.1	0.00	18.9
	7	411	71	0	1,879	0.6	2	0.4	0.0	9.9	0.00	26.4
	8	629	148	0	3,933	1.2	3	0.8	0.0	20.8	0.00	28.3
	9	533	167	0	4,434	1.2	3	0.9	0.0	23.4	0.00	30.4

Wednesday, September 25, 2019

# Timber Volume Estimates - Gifford Tram

**Stratum:** Native\_P/H

**Acres:** 189.32

**Plots:** 181.00

**Cruiser:** BJC

**Cruise Date:** 09/25/2019

**Cruise Type:** Point

**Plot Size/BAF:** 15.00

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## Red oak

Red Oak Spp.		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	
	10	921	375	0	9,989	2.7	5	2.0	0.0	52.8	0.00	32.8	
	11	547	271	0	7,219	1.9	3	1.4	0.0	38.1	0.00	33.0	
	12	619	398	0	10,601	2.6	3	2.1	0.0	56.0	0.00	37.4	
	13	255	193	0	5,144	1.2	1	1.0	0.0	27.2	0.00	37.4	
	14	132	112	0	2,969	0.7	1	0.6	0.0	15.7	0.00	35.2	
	15	64	61	0	1,624	0.4	0	0.3	0.0	8.6	0.00	34.6	
	16	34	31	0	826	0.2	0	0.2	0.0	4.4	0.00	27.6	
	17	60	74	0	1,959	0.5	0	0.4	0.0	10.4	0.00	34.6	
	18	27	38	0	1,017	0.2	0	0.2	0.0	5.4	0.00	36.4	
	19	16	30	0	807	0.2	0	0.2	0.0	4.3	0.00	46.4	
	20	14	23	0	615	0.2	0	0.1	0.0	3.2	0.00	32.0	
	21	13	28	0	757	0.2	0	0.2	0.0	4.0	0.00	42.5	
Pulpwood Total	10.0	4,584	2,044	0	54,414	14.3	24	10.8	0.0	287.4	0.00	31.5	
Red Oak Spp. Total	11.1	5,516	2,903	97,418	77,297	21.6	29	15.3	514.6	408.3	1.02	30.2	
Red oak Total	11.1	5,516	2,903	97,418	77,297	21.6	29	15.3	514.6	408.3	1.02	30.2	

## Pine

Natural 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	
	12	739	370	34,384	10,501	3.1	4	2.0	181.6	55.5	0.52	27.3	
	13	187	114	11,566	3,259	0.9	1	0.6	61.1	17.2	0.60	28.9	
	14	191	142	15,600	4,079	1.1	1	0.7	82.4	21.5	0.68	31.3	
	15	153	128	15,181	3,708	1.0	1	0.7	80.2	19.6	0.78	31.2	
	16	34	30	3,745	875	0.2	0	0.2	19.8	4.6	0.87	29.8	
	17	10	9	1,331	267	0.1	0	0.0	7.0	1.4	1.09	24.5	

Wednesday, September 25, 2019



# Timber Volume Estimates - Gifford Tram

**Stratum:** Native\_P/H

**Acres:** 189.32

**Plots:** 181.00

**Cruiser:** BJC

**Cruise Date:** 09/25/2019

**Cruise Type:** Point

**Plot Size/BAF:** 15.00

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## Pine

### Natural 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
	20	7	16	2,271	474	0.1	0	0.1	12.0	2.5	1.17	56.5
Sawtimber Total	13.0	1,321	810	84,077	23,163	6.5	7	4.3	444.1	122.4	0.61	28.8

Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	8	6,562	1,435	161,088	39,128	12.1	35	7.6	850.9	206.7	0.24	25.0
	9	3,729	1,199	115,347	33,426	8.7	20	6.3	609.3	176.6	0.29	31.4
	10	2,042	679	51,443	18,939	5.9	11	3.6	271.7	100.0	0.37	25.3
	11	951	365	30,773	10,229	3.3	5	1.9	162.5	54.0	0.45	23.9
Chip-N-Saw Total	8.8	13,284	3,678	358,650	101,721	30.0	70	19.4	1,894.4	537.3	0.29	26.8

Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	5	5,063	583	0	15,049	3.6	27	3.1	0.0	79.5	0.00	34.7
	6	6,153	1,017	0	27,166	6.4	32	5.4	0.0	143.5	0.00	38.1
	7	6,575	1,522	0	41,621	9.3	35	8.0	0.0	219.8	0.00	42.3
	10	575	279	0	7,919	1.7	3	1.5	0.0	41.8	0.00	49.2
	11	285	167	0	4,758	1.0	2	0.9	0.0	25.1	0.00	49.3
	12	40	26	0	751	0.2	0	0.1	0.0	4.0	0.00	47.8
	14	15	14	0	401	0.1	0	0.1	0.0	2.1	0.00	53.0
	16	11	13	0	375	0.1	0	0.1	0.0	2.0	0.00	47.8
	18	9	14	0	400	0.1	0	0.1	0.0	2.1	0.00	53.0
Pulpwood Total	6.3	18,726	3,634	0	98,440	22.4	99	19.2	0.0	520.0	0.00	39.2

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	1,545	0	48,839	0.0	0	8.2	0.0	258.0	0.00	0.0

Natural Lob Total	7.6	33,331	9,666	442,727	272,164	58.8	176	51.1	2,338.6	1,437.6	0.32	33.8
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Wednesday, September 25, 2019

# Timber Volume Estimates - Gifford Tram

**Stratum:** Native\_P/H

**Acres:** 189.32

**Plots:** 181.00

**Cruiser:** BJC

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**Cruise Date:** 09/25/2019

**Cruise Type:** Point

**Plot Size/BAF:** 15.00

Pine Total	7.6	33,331	9,666	442,727	272,164	58.8	176	51.1	2,338.6	1,437.6	0.32	33.8
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## Gum & Miscellaneous

### 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	29	14	1,332	387	0.2	0	0.1	7.0	2.0	0.80	16.5
	15	26	18	1,932	511	0.2	0	0.1	10.2	2.7	0.82	24.5
	16	56	41	4,644	1,153	0.4	0	0.2	24.5	6.1	0.96	21.3
	17	40	36	4,320	1,018	0.3	0	0.2	22.8	5.4	1.04	24.5
	19	8	9	1,216	256	0.1	0	0.0	6.4	1.4	1.31	24.5
Sawtimber Total	15.9	159	119	13,444	3,325	1.2	1	0.6	71.0	17.6	0.96	21.9

Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	6	639	62	0	1,857	0.7	3	0.3	0.0	9.8	0.00	21.5
	7	763	108	0	3,210	1.1	4	0.6	0.0	17.0	0.00	23.3
	8	989	193	0	5,765	1.8	5	1.0	0.0	30.5	0.00	25.6
	9	710	198	0	5,921	1.7	4	1.0	0.0	31.3	0.00	30.4
	10	431	154	0	4,594	1.2	2	0.8	0.0	24.3	0.00	31.8
	11	238	102	0	3,057	0.8	1	0.5	0.0	16.1	0.00	32.0
	12	80	47	0	1,396	0.3	0	0.2	0.0	7.4	0.00	39.2
	13	85	57	0	1,691	0.4	0	0.3	0.0	8.9	0.00	36.7
	14	88	68	0	2,025	0.5	0	0.4	0.0	10.7	0.00	36.4
	16	11	12	0	361	0.1	0	0.1	0.0	1.9	0.00	39.9
Pulpwood Total	8.4	4,035	1,001	0	29,878	8.6	21	5.3	0.0	157.8	0.00	27.2

Misc. Hardwood Total	8.7	4,194	1,120	13,444	33,204	9.8	22	5.9	71.0	175.4	0.96	27.0
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### Sweetgum

		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	29	16	1,555	449	0.2	0	0.1	8.2	2.4	0.75	20.5
	15	26	16	1,691	450	0.2	0	0.1	8.9	2.4	0.86	20.5

Wednesday, September 25, 2019

# Timber Volume Estimates - Gifford Tram

**Stratum:** Native\_P/H

**Acres:** 189.32

**Plots:** 181.00

**Cruiser:** BJC

**Cruise Date:** 09/25/2019

**Cruise Type:** Point

**Plot Size/BAF:** 15.00

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## Gum & Miscellaneous

### Sweetgum

### 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
	16	34	30	3,301	825	0.2	0	0.2	17.4	4.4	0.90	27.2
	17	10	11	1,309	314	0.1	0	0.1	6.9	1.7	0.97	32.5
	18	9	13	1,616	366	0.1	0	0.1	8.5	1.9	1.02	40.5
	22	6	7	984	194	0.1	0	0.0	5.2	1.0	1.97	16.5
	25	5	7	1,059	194	0.1	0	0.0	5.6	1.0	2.55	16.5
Sawtimber Total	16.2	118	100	11,517	2,791	0.9	1	0.5	60.8	14.7	0.96	24.6

Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	5	115	7	0	214	0.1	1	0.0	0.0	1.1	0.00	18.9
	6	160	17	0	508	0.2	1	0.1	0.0	2.7	0.00	24.1
	7	117	21	0	614	0.2	1	0.1	0.0	3.2	0.00	32.0
	8	180	42	0	1,246	0.3	1	0.2	0.0	6.6	0.00	33.3
	9	107	35	0	1,037	0.2	1	0.2	0.0	5.5	0.00	38.1
	10	86	35	0	1,033	0.2	0	0.2	0.0	5.5	0.00	38.1
	11	71	43	0	1,259	0.2	0	0.2	0.0	6.6	0.00	51.2
	12	120	79	0	2,308	0.5	1	0.4	0.0	12.2	0.00	45.1
	13	68	55	0	1,604	0.3	0	0.3	0.0	8.5	0.00	47.1
	14	15	14	0	420	0.1	0	0.1	0.0	2.2	0.00	50.4
Pulpwood Total	8.6	1,039	349	0	10,244	2.4	5	1.8	0.0	54.1	0.00	34.8

Sweetgum Total	9.4	1,157	449	11,517	13,035	3.3	6	2.4	60.8	68.9	0.96	33.7
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Gum & Miscellaneous Total	8.8	5,351	1,570	24,961	46,238	13.1	28	8.3	131.8	244.2	0.96	28.4
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Stratum Total	8.3	46,264	15,152	605,307	422,656	101.1	244	80.0	3,197.3	2,232.5	0.38	32.6
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Wednesday, September 25, 2019



## OFFER FORM

**Bid Date: Friday, March 27, 2020 @ 10:00 a.m.**

### **GIFFORD TRAM 240 TRACT—LISTING #4712—HOT SPRING COUNTY, ARKANSAS**

**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](mailto: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 Gifford Tram 240 Tract located in Hot Spring 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, April 1, 2020. 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, March 27, 2020**)  
P.O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341  
E-mail completed offer form to: [Arkadelphia@kingwoodforestry.com](mailto:Arkadelphia@kingwoodforestry.com)

**Gifford Tram 240 Tract (Listing #4712—240± acres):** \$ \_\_\_\_\_

Date: \_\_\_\_\_

Fax No.: \_\_\_\_\_

Company: \_\_\_\_\_  
Printed

Phone No.: \_\_\_\_\_

Name: \_\_\_\_\_  
Printed

Name: \_\_\_\_\_  
Signed

Address: \_\_\_\_\_  
Street City, State, Zip

Email: \_\_\_\_\_

\*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

