

LAND FOR SALE in Hempstead County, AR

Douglass #11 Tract

- ±560 Acres; Mature Native Timber & Pine Plantations
- Excellent Hunting; Immediate Timber Income Potential
- Legal Easement from County Road
- Within 20 Miles of Texarkana

\$899,000.00

Visit
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 Douglass #11 Tract described as S½ of SW¼, SW¼ of SE¼, Section 15; NW¼ of NE¼, W½, W½ of SE¼, Section 22; all located in Township 12 South, Range 26 West, containing a total of 560 acres more or less, Hempstead County, Arkansas (see attached maps). This is a great property for timber investment and recreation.

The tract is located about six (6) miles northeast of Fulton and I-30 Exit 18. Access via legal easement from County Road 13. Historical access is additional woods road used by permission. Timber consists of native pine and hardwood of good quality on ±160 acres, 2007 pine plantation on ±213 acres (1st thinned), 2017 pine plantation on ±85 acres, and ±81 acres of 2018 pine plantation. Residual acreage in Streamside Management Zone (SMZ). Terrain is gently rolling. Site index averages eighty-five (85) feet (base age 50) on fine sandy loam and silty clay loam soils.

Based on inventory of native timber on ±160 acres (one point / acre with cruise lines running north-south) conducted by Kingwood Forestry in July, 2019, plus inventory on ±213 acres of 2007 pine plantation (twenty-seven 10-BAF prism points with two cruise lines running east-west) in June, 2020, combined timber volume estimates are as follows:

Pine Sawtimber:	6,605 Trees	1,124,855 BF	7,773 Tons
Pine Chip n' Saw:	6,330 Trees	185,048 BF	2,186 Tons
Oak Sawtimber:	135 Trees	14,973 BF	126 Tons
Gum & Misc. Sawtimber:	232 Trees	23,750 BF	205 Tons
Pine Pulpwood:	39,196 Trees	—	8,145 Tons
Hardwood Pulpwood:	9,702 Trees	—	1,487 Tons

Due to variations in cruising methods, utilization standards, and scaling practices, tree counts and volume estimates cannot be guaranteed. Volume reports in Tons and Board Feet 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.

Please see Method of Sale and Conditions of Sale within this notice.

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

DOUGLASS #11 TRACT (LISTING #4720)

HEMPSTEAD COUNTY, ARKANSAS

Method of Sale: The tract is offered for sale for \$899,000.00. An offer form is attached. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P. O. Box 65, Arkadelphia, Arkansas 71923 with "**Douglass #11 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

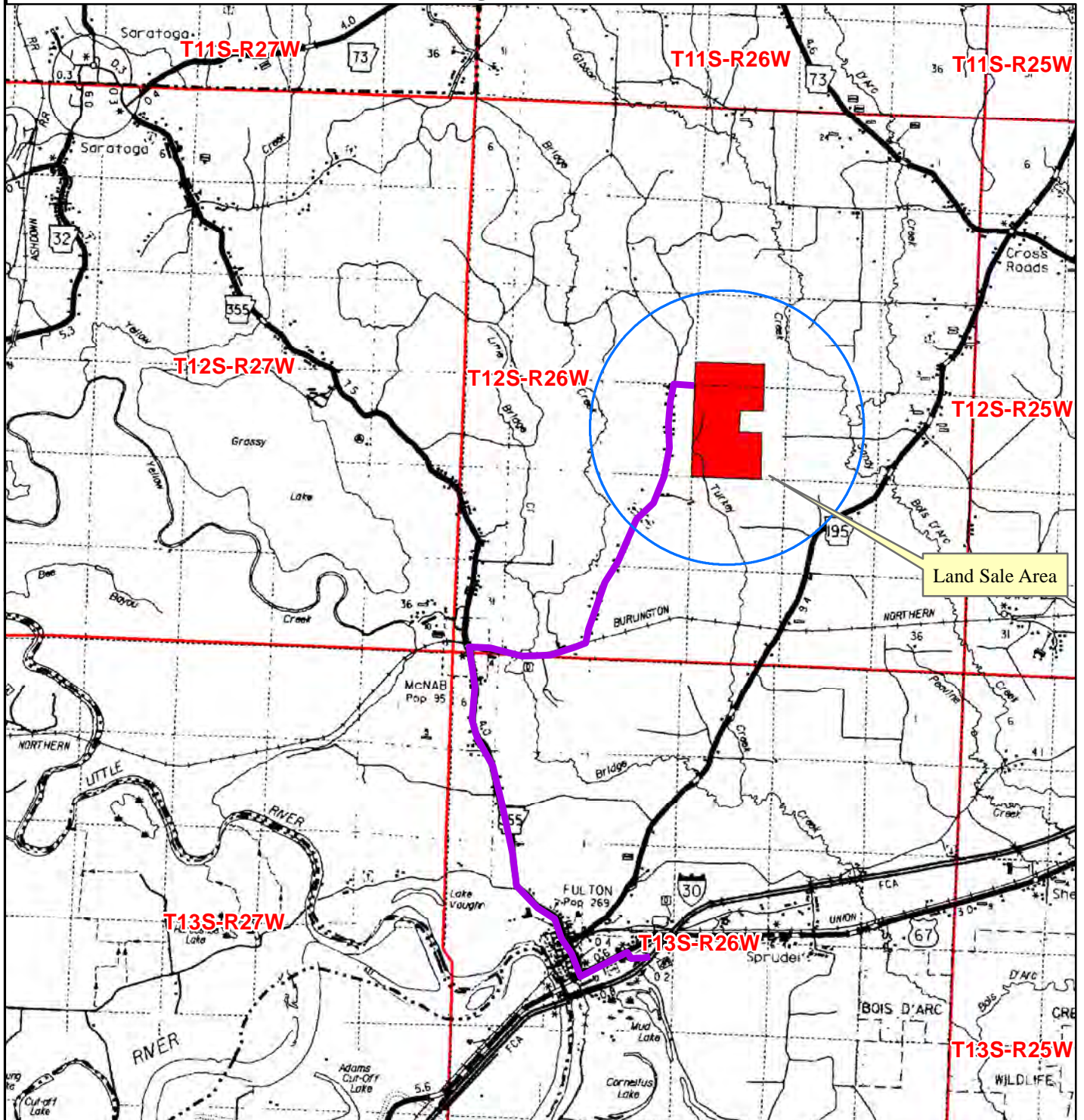
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of five percent (5%) of purchase price, will be executed between the buyer and landowner within seven (7) business days. A sample Contract of Sale and copy of Access Easement may be provided in advance upon request. Terms are cash at closing. Closing is to be scheduled within forty-five (45) days on 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 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.
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 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

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.

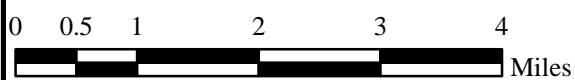
www.kingwoodforestry.com

NOTICE OF LAND SALE
"Douglass #11 Tract" - - Listing #4720
Pt. Sec. 15 & 22, T12S, R26W, Hempstead County, Arkansas
containing 560 acres, more or less



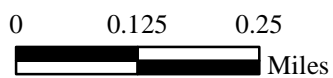
Driving Directions:

Take the Fulton Exit 18 of Interstate 30 and drive north on Highway 355 for .1 mile. Turn left (southwest) on Highway 67 and drive .6 mile. Turn right (north) on Highway 355 and 3.9 miles toward McNab. Turn right (east) on Hempstead County Road 13 and drive 4.4 miles (crossing railroad). Turn right (east) on woods road marked with Land For Sale sign and pink flags. Drive .1 mile to west boundary of tract marked with Land For Sale signs and pink flags.



Date: 2/17/2020
 Drawn By: PWW

Pt. Sec. 15 & 22, T12S, R26W, Hempstead County, Arkansas
containing 560 acres, more or less



Created: Date: 6/12/2020
By: JDT

NOTICE OF LAND SALE
"Douglass #11 Tract" - - Listing #4720
Pt. Sec. 15 & 22, T12S, R26W, Hempstead County, Arkansas
containing 560 acres, more or less



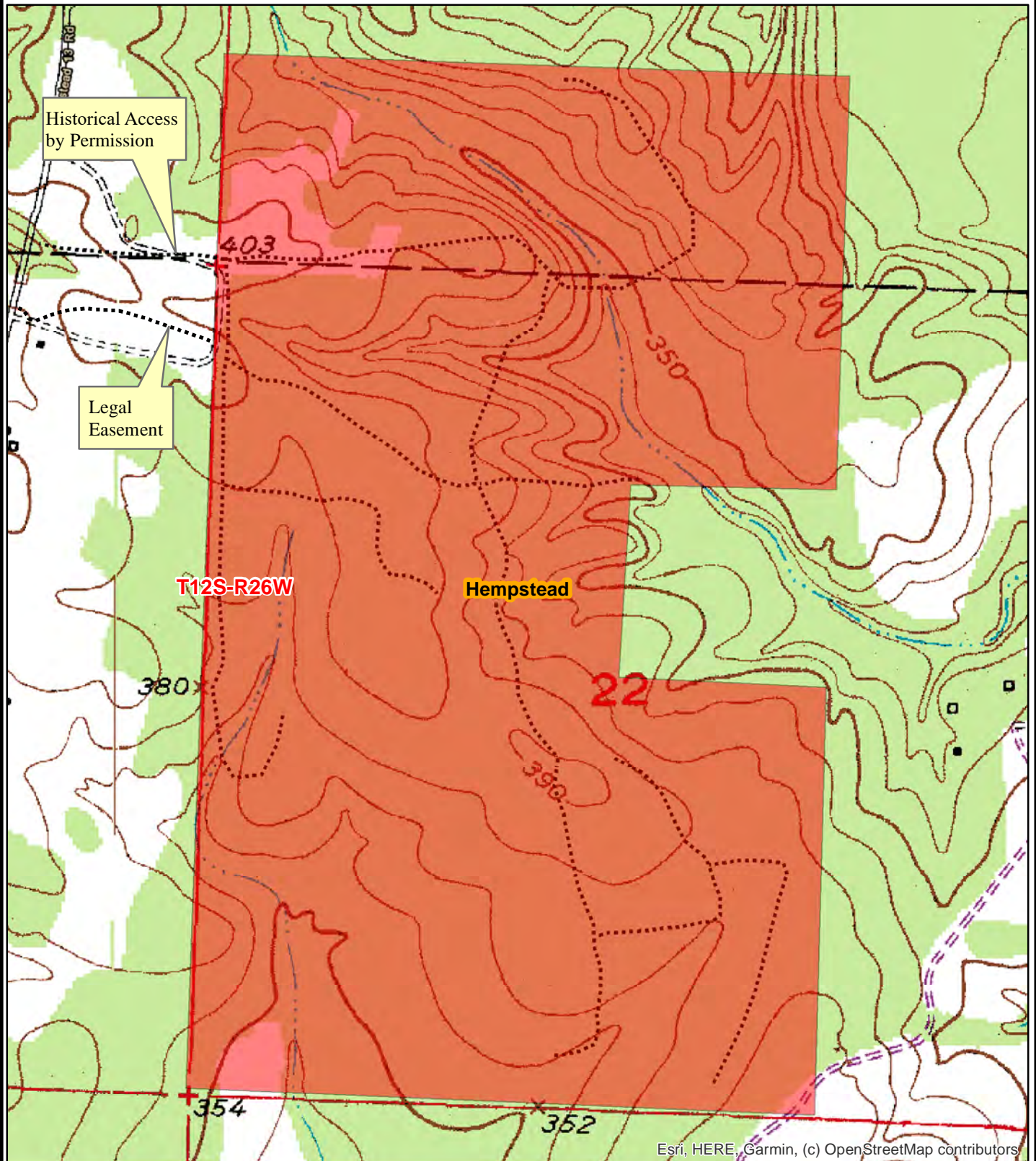
Esri, HERE, Garmin, (c) OpenStreetMap contributors

0 0.05 0.1 0.2 0.3
Miles



Date: 6/12/2020
ESRI Aerial Photography
Drawn By: JDT

NOTICE OF LAND SALE
"Douglass #11 Tract" - - Listing #4720
Pt. Sec. 15 & 22, T12S, R26W, Hempstead County, Arkansas
containing 560 acres, more or less



0 0.05 0.1 0.2 0.3
Miles



Date: 2/17/2020
Drawn By: PWW



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: Douglas 11

Acres: 160

Plots: 158

Cruiser: RH_RT

PAGE 1 OF 1

Cruise Date: 07/22/2019

Cruise Type: Point

Plot Size/BAF: 10.00

Pine

Product	Stratum Total			Per Acre			Average Tree		
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	6,404	7,695	1,118,829	50.3	40	48.1	6,992.7	14.7	41.5
Chip-N-Saw	3,343	1,387	114,597	10.3	21	8.7	716.2	9.5	35.4
Pulpwood	10,909	2,747	0	18.5	68	17.2	0.0	6.8	39.8
Topwood	0	1,768	0	0.0	0	11.0	0.0	0.0	0.0
Class Total	20,656	13,597	1,233,427	79.1	129	85.0	7,708.9	9.7	39.6

Oak

Product	Stratum Total			Per Acre			Average Tree		
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	135	126	14,973	1.4	1	0.8	93.6	17.1	21.9
Pulpwood	40	36	0	0.3	0	0.2	0.0	15.1	30.2
Class Total	175	162	14,973	1.7	1	1.0	93.6	16.7	23.8

Misc. Hardwood

Product	Stratum Total			Per Acre			Average Tree		
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	232	205	23,750	2.0	1	1.3	148.4	15.8	27.0
Pulpwood	9,278	1,320	0	17.0	58	8.2	0.0	7.0	21.5
Class Total	9,511	1,525	23,750	19.1	59	9.5	148.4	7.2	21.6

StratumTotal	30,341	15,284	1,272,149	99.9	190	95.5	7,950.9	9.0	33.9
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Timber Volume Estimates

Stratum: 2007 Pine PLT

Acres: 213

Plots: 27

Cruiser: JDT

Cruise Date: 06/12/2020

Cruise Type: Point

Plot Size/BAF: 10.00

Pine

Product	Stratum Total			Per Acre			Average Tree		
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	201	78	6,056	0.7	1	0.4	28.4	12.0	24.5
Chip-N-Saw	2,987	799	70,451	7.8	14	3.8	330.8	10.1	24.2
Pulpwood	28,287	5,398	0	43.7	133	25.3	0.0	7.6	34.6
Topwood	0	204	0	0.0	0	1.0	0.0	0.0	0.0
Class Total	31,475	6,480	76,507	52.2	148	30.4	359.2	7.9	33.5

Hardwood

Product	Stratum Total			Per Acre			Average Tree		
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Pulpwood	384	131	0	1.1	2	0.6	0.0	10.6	25.3
Class Total	384	131	0	1.1	2	0.6	0.0	10.6	25.3
StratumTotal	31,859	6,611	76,507	53.3	150	31.0	359.2	7.9	33.4

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

Stratum: Douglas 11

Acres: 160

Plots: 158

Cruiser: RH_RT

Cruise Date: 07/22/2019

Cruise Type: Point

Plot Size/BAF: 10.00

PAGE 1 OF 1

Pine

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Native Pine									
Sawtimber	6,404	7,695	1,118,829	50.3	40	48.1	6,992.7	14.7	41.5
Chip-N-Saw	3,343	1,387	114,597	10.3	21	8.7	716.2	9.5	35.4
Pulpwood	10,909	2,747	0	18.5	68	17.2	0.0	6.8	39.8
Topwood	0	1,768	0	0.0	0	11.0	0.0	0.0	0.0
Group Total	20,656	13,597	1,233,427	79.1	129	85.0	7,708.9	9.7	39.6
Class Total	20,656	13,597	1,233,427	79.1	129	85.0	7,708.9	9.7	39.6

Oak

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Red Oak Spp.									
Sawtimber	89	92	11,304	1.0	1	0.6	70.6	17.9	22.1
Pulpwood	5	7	0	0.1	0	0.0	0.0	20.0	29.4
Group Total	94	99	11,304	1.1	1	0.6	70.6	18.0	22.5
White Oak Spp.									
Sawtimber	45	34	3,669	0.4	0	0.2	22.9	15.6	21.4
Pulpwood	35	29	0	0.3	0	0.2	0.0	14.5	30.3
Group Total	81	63	3,669	0.6	1	0.4	22.9	15.1	25.3
Class Total	175	162	14,973	1.7	1	1.0	93.6	16.7	23.8

Misc. Hardwood

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Misc. Hardwood									
Sawtimber	232	205	23,750	2.0	1	1.3	148.4	15.8	27.0
Pulpwood	9,278	1,320	0	17.0	58	8.2	0.0	7.0	21.5
Group Total	9,511	1,525	23,750	19.1	59	9.5	148.4	7.2	21.6
Class Total	9,511	1,525	23,750	19.1	59	9.5	148.4	7.2	21.6
Stratum Total	30,341	15,284	1,272,149	99.9	190	95.5	7,950.9	9.0	33.9

Monday, July 22, 2019

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

Stratum: Douglas 11

Acres: 160

Plots: 158.00

Cruiser: RH_RT

Cruise Date: 07/22/2019

Cruise Type: Point

Plot Size/BAF: 10.00

PAGE 1 OF 5

Pine

Native Pine

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		1,412	573	57,730	17,073	5.8	9	3.6	360.8	106.7	0.48	25.1
12		1,186	687	72,608	20,770	5.8	7	4.3	453.8	129.8	0.55	31.8
13		571	440	50,550	13,427	3.3	4	2.7	315.9	83.9	0.62	38.0
14		663	600	73,953	18,414	4.4	4	3.8	462.2	115.1	0.70	39.6
15		429	502	64,950	15,515	3.3	3	3.1	405.9	97.0	0.77	46.8
16		392	509	70,798	15,746	3.4	2	3.2	442.5	98.4	0.88	45.8
17		289	437	63,904	13,569	2.8	2	2.7	399.4	84.8	0.97	48.5
18		361	682	103,566	21,287	4.0	2	4.3	647.3	133.0	1.05	56.1
19		201	420	66,784	13,128	2.5	1	2.6	417.4	82.1	1.17	56.1
20		255	640	104,203	20,093	3.5	2	4.0	651.3	125.6	1.24	63.6
21		173	485	81,432	15,237	2.6	1	3.0	508.9	95.2	1.36	64.7
22		157	501	86,062	15,776	2.6	1	3.1	537.9	98.6	1.43	70.0
23		133	458	81,467	14,410	2.4	1	2.9	509.2	90.1	1.58	68.3
24		93	367	65,845	11,556	1.8	1	2.3	411.5	72.2	1.67	73.9
25		39	157	29,414	4,970	0.8	0	1.0	183.8	31.1	1.85	69.4
26		27	124	23,638	3,922	0.6	0	0.8	147.7	24.5	1.99	71.7
27		18	86	16,607	2,708	0.4	0	0.5	103.8	16.9	2.10	72.5
28		2	13	2,486	410	0.1	0	0.1	15.5	2.6	2.15	80.5
30		2	14	2,832	444	0.1	0	0.1	17.7	2.8	2.43	88.5
Sawtimber Total	14.7	6,404	7,695	1,118,829	238,456	50.3	40	48.1	6,992.7	1,490.4	0.90	41.5
Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
9		1,765	626	57,305	17,560	4.9	11	3.9	358.2	109.8	0.30	33.0
10		1,578	760	57,292	21,588	5.4	10	4.8	358.1	134.9	0.36	38.1

Monday, July 22, 2019

Timber Volume Estimates

Stratum: Douglas 11

Acres: 160

Plots: 158.00

Cruiser: RH_RT

Cruise Date: 07/22/2019

Cruise Type: Point

Plot Size/BAF: 10.00

PAGE 2 OF 5

Pine

Native Pine

Stratum Total

Per Acre

Average Tree

Chip-N-Saw Total	9.5	3,343	1,387	114,597	39,148	10.3	21	8.7	716.2	244.7	0.33	35.4
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	5	2,451	273	0	7,065	2.1	15	1.7	0.0	44.2	0.00	32.1
	6	2,321	394	0	10,576	2.8	15	2.5	0.0	66.1	0.00	36.7
	7	3,903	934	0	25,663	6.5	24	5.8	0.0	160.4	0.00	40.9
	8	1,799	605	0	16,914	3.9	11	3.8	0.0	105.7	0.00	47.0
	12	77	60	0	1,742	0.4	0	0.4	0.0	10.9	0.00	54.3
	13	99	97	0	2,821	0.6	1	0.6	0.0	17.6	0.00	60.0
	14	66	72	0	2,108	0.4	0	0.5	0.0	13.2	0.00	58.2
	15	74	97	0	2,840	0.6	0	0.6	0.0	17.8	0.00	62.3
	16	58	90	0	2,630	0.5	0	0.6	0.0	16.4	0.00	65.8
	17	13	22	0	662	0.1	0	0.1	0.0	4.1	0.00	67.4
	18	29	55	0	1,618	0.3	0	0.3	0.0	10.1	0.00	65.1
	19	10	26	0	765	0.1	0	0.2	0.0	4.8	0.00	80.6
	20	5	10	0	296	0.1	0	0.1	0.0	1.8	0.00	58.2
	21	4	12	0	365	0.1	0	0.1	0.0	2.3	0.00	76.6
Pulpwood Total	6.8	10,909	2,747	0	76,066	18.5	68	17.2	0.0	475.4	0.00	39.8
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	1,768	0	56,665	0.0	0	11.0	0.0	354.2	0.00	0.0
Native Pine Total	9.7	20,656	13,597	1,233,427	410,336	79.1	129	85.0	7,708.9	2,564.6	0.72	39.6
Pine Total	9.7	20,656	13,597	1,233,427	410,336	79.1	129	85.0	7,708.9	2,564.6	0.72	39.6

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
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Monday, July 22, 2019

Timber Volume Estimates

Stratum: Douglas 11

Acres: 160

Plots: 158.00

Cruiser: RH_RT

Cruise Date: 07/22/2019

Cruise Type: Point

Plot Size/BAF: 10.00

PAGE 3 OF 5

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	9	6	574	165	0.1	0	0.0	3.6	1.0	0.71	24.5
	15	8	6	627	165	0.1	0	0.0	3.9	1.0	0.82	24.5
	16	22	16	1,660	415	0.2	0	0.1	10.4	2.6	0.99	19.2
	17	6	5	525	125	0.1	0	0.0	3.3	0.8	1.18	16.5
	18	17	19	2,242	495	0.2	0	0.1	14.0	3.1	1.17	24.5
	19	5	6	785	165	0.1	0	0.0	4.9	1.0	1.31	24.5
	20	9	12	1,627	330	0.1	0	0.1	10.2	2.1	1.45	24.5
	21	4	6	842	165	0.1	0	0.0	5.3	1.0	1.60	24.5
	25	3	5	684	125	0.1	0	0.0	4.3	0.8	2.55	16.5
	28	2	5	723	125	0.1	0	0.0	4.5	0.8	3.20	16.5
	29	2	6	1,015	165	0.1	0	0.0	6.3	1.0	3.05	24.5
Sawtimber Total	17.9	89	92	11,304	2,439	1.0	1	0.6	70.6	15.2	1.23	22.1

Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	20	5	7	0	188	0.1	0	0.0	0.0	1.2	0.00	29.4
Pulpwood Total	20.0	5	7	0	188	0.1	0	0.0	0.0	1.2	0.00	29.4

Red Oak Spp. Total	18.0	94	99	11,304	2,626	1.1	1	0.6	70.6	16.4	1.23	22.5
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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	19	11	1,004	290	0.1	0	0.1	6.3	1.8	0.75	20.5
	15	8	5	464	125	0.1	0	0.0	2.9	0.8	0.92	16.5
	16	7	6	669	165	0.1	0	0.0	4.2	1.0	0.93	24.5
	18	6	6	751	165	0.1	0	0.0	4.7	1.0	1.18	24.5
	19	5	6	782	165	0.1	0	0.0	4.9	1.0	1.31	24.5
Sawtimber Total	15.6	45	34	3,669	910	0.4	0	0.2	22.9	5.7	0.94	21.4

Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
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Monday, July 22, 2019

Timber Volume Estimates

Stratum: Douglas 11

Acres: 160

Plots: 158.00

Cruiser: RH_RT

Cruise Date: 07/22/2019

Cruise Type: Point

Plot Size/BAF: 10.00

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Oak

White 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
	14	19	14	0	362	0.1	0	0.1	0.0	2.3	0.00	28.0
	15	17	15	0	407	0.1	0	0.1	0.0	2.5	0.00	33.0
Pulpwood Total	14.5	35	29	0	769	0.3	0	0.2	0.0	4.8	0.00	30.3
White Oak Spp. Total	15.1	81	63	3,669	1,679	0.6	1	0.4	22.9	10.5	0.94	25.3
Oak Total	16.7	175	162	14,973	4,305	1.7	1	1.0	93.6	26.9	1.14	23.8

Misc. 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	85	58	5,462	1,619	0.6	1	0.4	34.1	10.1	0.68	28.1
	15	41	29	3,073	823	0.3	0	0.2	19.2	5.1	0.81	24.5
	16	58	49	5,434	1,356	0.5	0	0.3	34.0	8.5	0.92	25.5
	17	19	20	2,407	567	0.2	0	0.1	15.0	3.5	0.99	29.8
	18	17	19	2,359	528	0.2	0	0.1	14.7	3.3	1.13	27.2
	21	4	7	1,023	203	0.1	0	0.0	6.4	1.3	1.48	32.5
	23	4	4	653	125	0.1	0	0.0	4.1	0.8	2.16	16.5
	31	2	9	1,549	239	0.1	0	0.1	9.7	1.5	3.05	40.5
	32	2	10	1,790	274	0.1	0	0.1	11.2	1.7	3.11	48.5
Sawtimber Total	15.8	232	205	23,750	5,733	2.0	1	1.3	148.4	35.8	0.91	27.0
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	5	2,971	106	0	3,174	2.5	19	0.7	0.0	19.8	0.00	18.7
	6	1,857	172	0	5,127	2.3	12	1.1	0.0	32.0	0.00	21.2
	7	1,781	234	0	6,978	3.0	11	1.5	0.0	43.6	0.00	22.2
	8	725	126	0	3,761	1.6	5	0.8	0.0	23.5	0.00	22.6

Monday, July 22, 2019

Timber Volume Estimates

Stratum: Douglas 11

Acres: 160

Plots: 158.00

Cruiser: RH_RT

Cruise Date: 07/22/2019

Cruise Type: Point

Plot Size/BAF: 10.00

PAGE 5 OF 5

Misc. 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
	9	550	117	0	3,496	1.5	3	0.7	0.0	21.8	0.00	22.7
	10	464	136	0	4,063	1.6	3	0.9	0.0	25.4	0.00	24.1
	11	445	159	0	4,740	1.8	3	1.0	0.0	29.6	0.00	24.3
	12	193	90	0	2,673	0.9	1	0.6	0.0	16.7	0.00	27.6
	13	242	139	0	4,153	1.4	2	0.9	0.0	26.0	0.00	29.7
	14	38	28	0	843	0.3	0	0.2	0.0	5.3	0.00	34.6
	15	8	6	0	188	0.1	0	0.0	0.0	1.2	0.00	29.4
	21	4	6	0	188	0.1	0	0.0	0.0	1.2	0.00	29.4
Pulpwood Total	7.0	9,278	1,320	0	39,384	17.0	58	8.2	0.0	246.2	0.00	21.5
Misc. Hardwood Total	7.2	9,511	1,525	23,750	45,117	19.1	59	9.5	148.4	282.0	0.91	21.6
Misc. Hardwood Total	7.2	9,511	1,525	23,750	45,117	19.1	59	9.5	148.4	282.0	0.91	21.6
Stratum Total	9.0	30,341	15,284	1,272,149	459,758	99.9	190	95.5	7,950.9	2,873.5	0.73	33.9

Monday, July 22, 2019

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

Stratum: 2007 Pine PLT

Cruise Date: 06/12/2020

Acres: 213

Cruise Type: Point

Plots: 27

Plot Size/BAF: 10.00

Cruiser: JDT

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	201	78	6,056	0.7	1	0.4	28.4	12.0	24.5
Chip-N-Saw	2,987	799	70,451	7.8	14	3.8	330.8	10.1	24.2
Pulpwood	28,287	5,398	0	43.7	133	25.3	0.0	7.6	34.6
Topwood	0	204	0	0.0	0	1.0	0.0	0.0	0.0
Group Total	31,475	6,480	76,507	52.2	148	30.4	359.2	7.9	33.5
Class Total	31,475	6,480	76,507	52.2	148	30.4	359.2	7.9	33.5

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	384	131	0	1.1	2	0.6	0.0	10.6	25.3
Group Total	384	131	0	1.1	2	0.6	0.0	10.6	25.3
Class Total	384	131	0	1.1	2	0.6	0.0	10.6	25.3
Stratum Total	31,859	6,611	76,507	53.3	150	31.0	359.2	7.9	33.4

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

Stratum: 2007 Pine PLT

Acres: 213

Plots: 27.00

Cruiser: JDT

Cruise Date: 06/12/2020

Cruise Type: Point

Plot Size/BAF: 10.00

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
	12	201	78	6,056	2,336	0.7	1	0.4	28.4	11.0	0.47	24.5
Sawtimber Total	12.0	201	78	6,056	2,336	0.7	1	0.4	28.4	11.0	0.47	24.5
Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	10	2,748	733	65,956	21,591	7.0	13	3.4	309.7	101.4	0.32	24.5
	11	239	67	4,495	1,980	0.7	1	0.3	21.1	9.3	0.40	20.5
Chip-N-Saw Total	10.1	2,987	799	70,451	23,571	7.8	14	3.8	330.8	110.7	0.33	24.2
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	5	2,893	197	0	5,366	1.9	14	0.9	0.0	25.2	0.00	24.7
	6	4,018	427	0	11,934	3.7	19	2.0	0.0	56.0	0.00	29.1
	7	7,380	1,161	0	33,187	9.3	35	5.5	0.0	155.8	0.00	34.8
	8	5,650	1,160	0	33,741	9.3	27	5.4	0.0	158.4	0.00	36.5
	9	4,821	1,259	0	37,213	10.0	23	5.9	0.0	174.7	0.00	38.7
	10	2,604	824	0	24,685	6.7	12	3.9	0.0	115.9	0.00	39.0
	11	837	325	0	9,851	2.6	4	1.5	0.0	46.2	0.00	40.6
	13	86	46	0	1,417	0.4	0	0.2	0.0	6.7	0.00	42.5
Pulpwood Total	7.6	28,287	5,398	0	157,395	43.7	133	25.3	0.0	738.9	0.00	34.6
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	204	0	7,074	0.0	0	1.0	0.0	33.2	0.00	0.0
Planted Lob Total	7.9	31,475	6,480	76,507	190,376	52.2	148	30.4	359.2	893.8	0.34	33.5

Timber Volume Estimates

Stratum: 2007 Pine PLT

Acres: 213

Plots: 27.00

Cruiser: JDT

Cruise Date: 06/12/2020

Cruise Type: Point

Plot Size/BAF: 10.00

Pine Total	7.9	31,475	6,480	76,507	190,376	52.2	148	30.4	359.2	893.8	0.34	33.5
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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
	10	145	49	0	1,461	0.4	1	0.2	0.0	6.9	0.00	29.4
	11	239	82	0	2,444	0.7	1	0.4	0.0	11.5	0.00	22.8
Pulpwood Total	10.6	384	131	0	3,905	1.1	2	0.6	0.0	18.3	0.00	25.3
Misc. Hardwood Total	10.6	384	131	0	3,905	1.1	2	0.6	0.0	18.3	0.00	25.3
Hardwood Total	10.6	384	131	0	3,905	1.1	2	0.6	0.0	18.3	0.00	25.3
Stratum Total	7.9	31,859	6,611	76,507	194,281	53.3	150	31.0	359.2	912.1	0.34	33.4

OFFER FORM
DOUGLASS #11 TRACT—LISTING #4720—HEMPSTEAD 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

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 Douglass #11 Tract located in Hempstead County, Arkansas and further described within this Notice (see attached maps and Conditions of Sale). **The tract is offered for sale at \$899,000.00.**

My offer will remain valid for five (5) business days from this date. 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.
P.O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341
E-mail completed offer form to: Arkadelphia@kingwoodforestry.com

Douglass #11 Tract (Listing #4720—560± acres): \$ _____

Date: _____

Fax No.: _____

Company: _____

Phone No.: _____

Printed

Name: _____

Name: _____

Printed

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

