

# **Kingwood Forestry Services, Inc.**

## **Notice of Land Sales**

### **Bid Date: Friday, March 26, 2021**

## **-Three (3) Timbered Tracts in Clark County, Arkansas-**

### **Center Grove Church Tract**

**Listing #4814** **±40 Acres**

- Just over four miles from Interstate 30
- Homesite potential with utilities available
- Immediate timber income potential

### **Center Grove Church Tract**



### **Hopkins Tract**

**Listing #4815** **±150 Acres**

- Immediate timber income potential
- Excellent hunting near Okolona
- Rolling hills with scenic creek

**PLEASE NOTE:**  
BIDS MAY BE  
SUBMITTED  
FOR EITHER OR  
BOTH OF THE  
HOPKINS AND  
TILLMAN  
TRACTS

### **Hopkins Tract**



### **Tillman Tract**

**Listing #4816** **±41.92 Acres**

- Homesite potential on Okolona Road
- Immediate timber income potential
- Excellent hunting with powerline ROW

### **Tillman Tract**



**Bid Date: Friday, March 26, 2021 @ 10:00 a.m.**  
Visit [www.kingwoodforestry.com](http://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](mailto:arkadelphia@kingwoodforestry.com)



See Method of Sale  
and Conditions of Sale  
Within this Notice

# NOTICE OF LAND SALES

## Bid Date: Friday, March 26, 2021 @ 10:00 a.m.

Center Grove Church Tract  
Listing #4814  
±40 Acres

Hopkins Tract  
Listing #4815  
±150 Acres

Tillman Tract  
Listing #4816  
±41.92 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, March 26, 2021.** 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 **“Clark 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](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 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 31, 2021. 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 thirty (30) 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 broker Phil Wright, of Kingwood Forestry Services at 870-246-5757 or by e-mail at [Arkadelphia@kingwoodforestry.com](mailto: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.

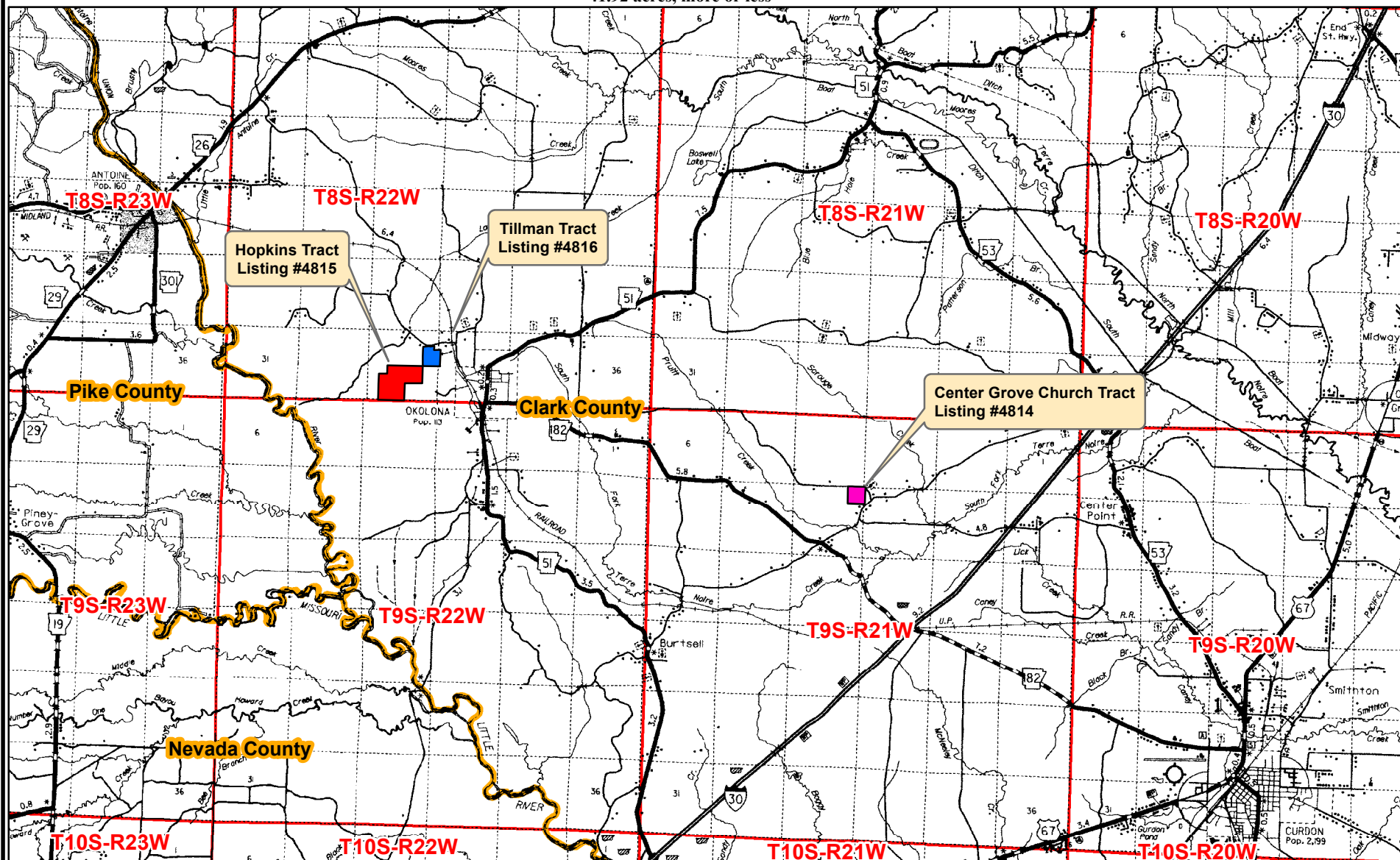
[www.kingwoodforestry.com](http://www.kingwoodforestry.com)

# NOTICE OF LAND SALES

"Hopkins Tract" - Listing #4815  
 Pt. Sec. 33, T8S, R22W  
 Clark County, Arkansas  
 150 acres, more or less

"Tillman Tract" - Listing #4816  
 Pt. Sec. 33, T8S, R22W  
 Clark County, Arkansas  
 41.92 acres, more or less

"Center Grove Church Tract" - Listing #4814  
 NE¼ of NE¼, Sec. 9, T9S, R21W  
 Clark County, Arkansas  
 40 acres, more or less



0 0.5 1 2 3 4  
 Miles



Created: Date: 2/22/2021  
 Drawn By: JDT



# NOTICE OF LAND SALES

## Bid Date: Friday, March 26, 2021 @ 10:00 a.m.

**Center Grove Church Tract**  
**Listing #4814**  
**±40 Acres**

**Hopkins Tract**  
**Listing #4815**  
**±150 Acres**

**Tillman Tract**  
**Listing #4816**  
**±41.92 Acres**

### **Center Grove Church Tract                      Listing #4814                      ±40 Acres**

The Center Grove Church Tract (Listing #4814) is located five (5) miles east of Okolona and about four (4) miles west of Interstate 30 (Gurdon Exit #63). Tract is described as NE¼ of NE¼, Section 9, Township 9 South, Range 21 West, containing 40 acres, more or less, Clark County, Arkansas (see attached maps). Access is one-quarter-mile of frontage on Center Grove Church Road. Utilities are available at road right-of-way. Terrain is gently rolling. Site index for loblolly pine (base age 50) averages eighty-six (86) feet on fine sandy loam soils. Timber consists of scattered mature pine sawtimber on ±36 acres; balance of acreage is in powerline right-of-way.

Based on inventory of merchantable timber on ±36 acres conducted by Kingwood Forestry in January, 2021, estimated tree counts and timber volumes are as follows\*:

<b>Pine Sawtimber:</b>	<b>830 Trees</b>	<b>143,384 Board Feet</b>	<b>1,027 Tons</b>
<b>Pine Chip n' Saw:</b>	<b>90 Trees</b>	<b>3,338 Board Feet</b>	<b>37 Tons</b>
<b>Pine Pulpwood:</b>	<b>880 Trees</b>	<b>—</b>	<b>274 Tons</b>
<b>Pine Topwood:</b>	<b>—</b>	<b>—</b>	<b>214 Tons</b>
<b>Gum &amp; Misc. Sawtimber:</b>	<b>20 Trees</b>	<b>1,682 Board Feet</b>	<b>15 Tons</b>
<b>Hardwood Pulpwood:</b>	<b>300 Trees</b>	<b>—</b>	<b>78 Tons</b>

### **Hopkins Tract                      Listing #4815                      ±150 Acres**

The Hopkins Tract (Listing #4815) is located one (1) mile west of Okolona and is described as SE¼ of NW¼ of SW¼, E½ of SW¼ of SW¼, E½ of SW¼, NW¼ of SE¼, Section 33, Township 8 South, Range 22 West, containing a total of 150 acres, more or less, Clark County, Arkansas (see attached maps). Access is via woods road through adjoining Tillman Tract from Okolona Road. Easement along woods road will be conveyed if Tillman Tract is purchased by different buyer. Terrain is gently rolling with two (2) creeks. Site index for loblolly pine (base age 50) averages seventy-eight (78) feet on fine sandy and silty clay loam soils. Timber consists of recently thinned mature pine and scattered hardwood.

Based on inventory of merchantable timber on ±150 Acres conducted by Kingwood Forestry in January, 2021, estimated tree counts and timber volumes are as follows\*:

<b>Pine Sawtimber:</b>	<b>4,565 Trees</b>	<b>635,193 Board Feet</b>	<b>4,610 Tons</b>
<b>Pine Chip n' Saw:</b>	<b>1,207 Trees</b>	<b>50,317 Board Feet</b>	<b>558 Tons</b>
<b>Pine Pulpwood:</b>	<b>4,976 Trees</b>	<b>—</b>	<b>1,222 Tons</b>
<b>Pine Topwood:</b>	<b>—</b>	<b>—</b>	<b>1,478 Tons</b>
<b>Gum &amp; Misc. Sawtimber:</b>	<b>240 Trees</b>	<b>23,425 Board Feet</b>	<b>199 Tons</b>
<b>Hardwood Pulpwood:</b>	<b>5,491 Trees</b>	<b>—</b>	<b>1,528 Tons</b>

\*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](http://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.

**PLEASE NOTE: BIDS MAY BE SUBMITTED FOR EITHER OR BOTH OF THE HOPKINS AND TILLMAN TRACTS**

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# NOTICE OF LAND SALES

## Bid Date: Friday, March 26, 2021 @ 10:00 a.m.

**Center Grove Church Tract**  
**Listing #4814**  
**±40 Acres**

**Hopkins Tract**  
**Listing #4815**  
**±150 Acres**

**Tillman Tract**  
**Listing #4816**  
**±41.92 Acres**

### **Tillman Tract**

### **Listing #4816**

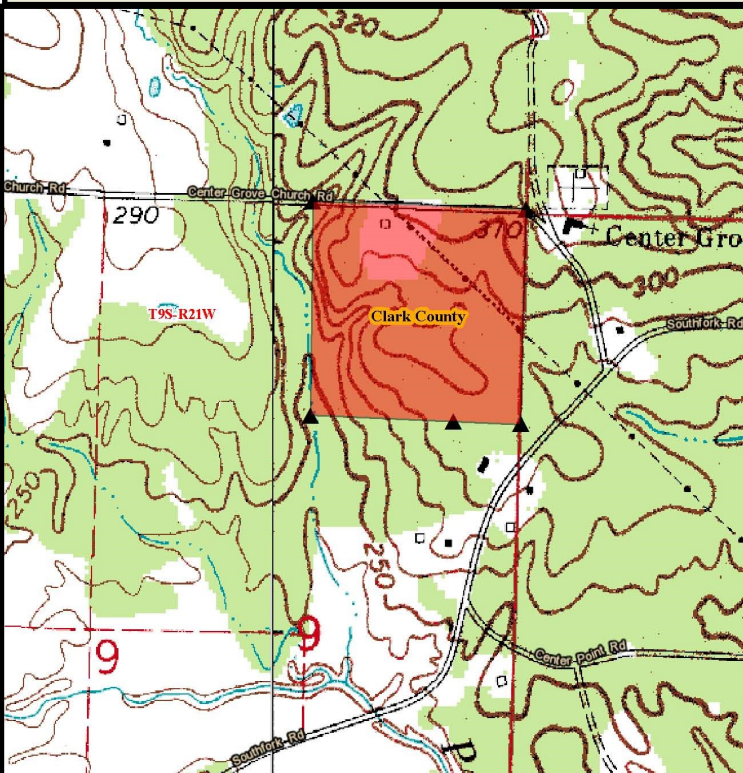
**±41.92 Acres**

The Tillman Tract (Listing #4816) is located one (1) mile west of Okolona and is described as Part of E½ of NE¼, Section 33, Township 8 South, Range 22 West, containing 41.92 acres, more or less, Clark County, Arkansas (see attached maps). Access is limited frontage on paved Okolona Road. This tract adjoins, and provides access to, the Hopkins Tract. Easement will be reserved along woods road accessing Hopkins Tract if sold to different buyer. Terrain is gently rolling with a small creek. Site index for loblolly pine (base age 50) averages seventy-eight (78) feet on fine sandy and silty clay loam soils. Timber consists of recently thinned 1993 pine plantation and scattered hardwood.

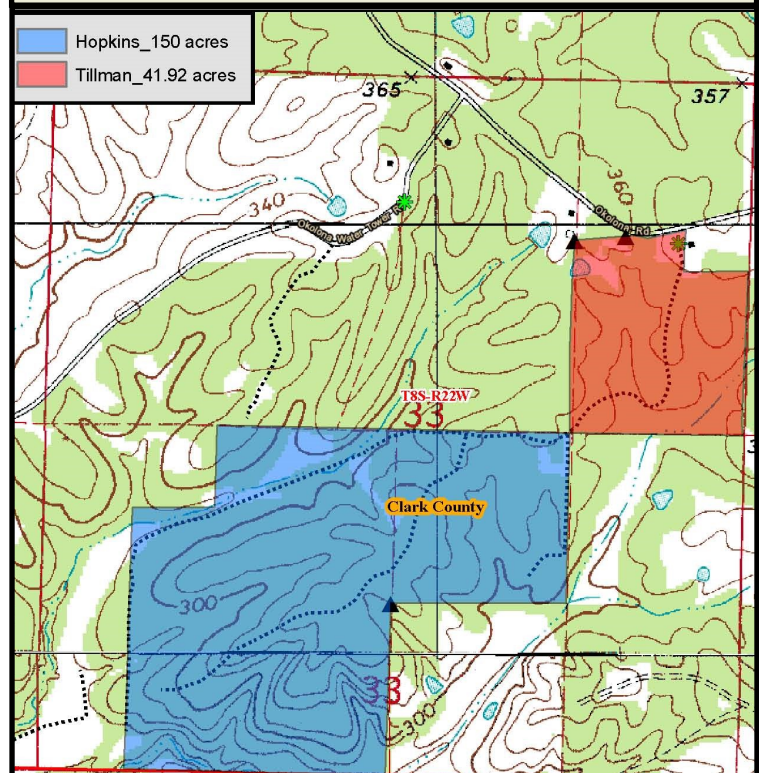
Based on inventory of merchantable timber on ±38.5 acres conducted by Kingwood Forestry in January, 2021, estimated tree counts and timber volumes are as follows\*:

<b>Pine Sawtimber:</b>	<b>2,423 Trees</b>	<b>197,376 Board Feet</b>	<b>1,790 Tons</b>
<b>Pine Chip n' Saw:</b>	<b>688 Trees</b>	<b>21,940 Board Feet</b>	<b>262 Tons</b>
<b>Pine Pulpwood:</b>	<b>1,059 Trees</b>	—	<b>283 Tons</b>
<b>Pine Topwood:</b>	—	—	<b>437 Tons</b>
<b>Hardwood Pulpwood:</b>	<b>1,000 Trees</b>	—	<b>162 Tons</b>

**Center Grove Church Tract**



**Hopkins / Tillman Tracts**



\*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](http://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.




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



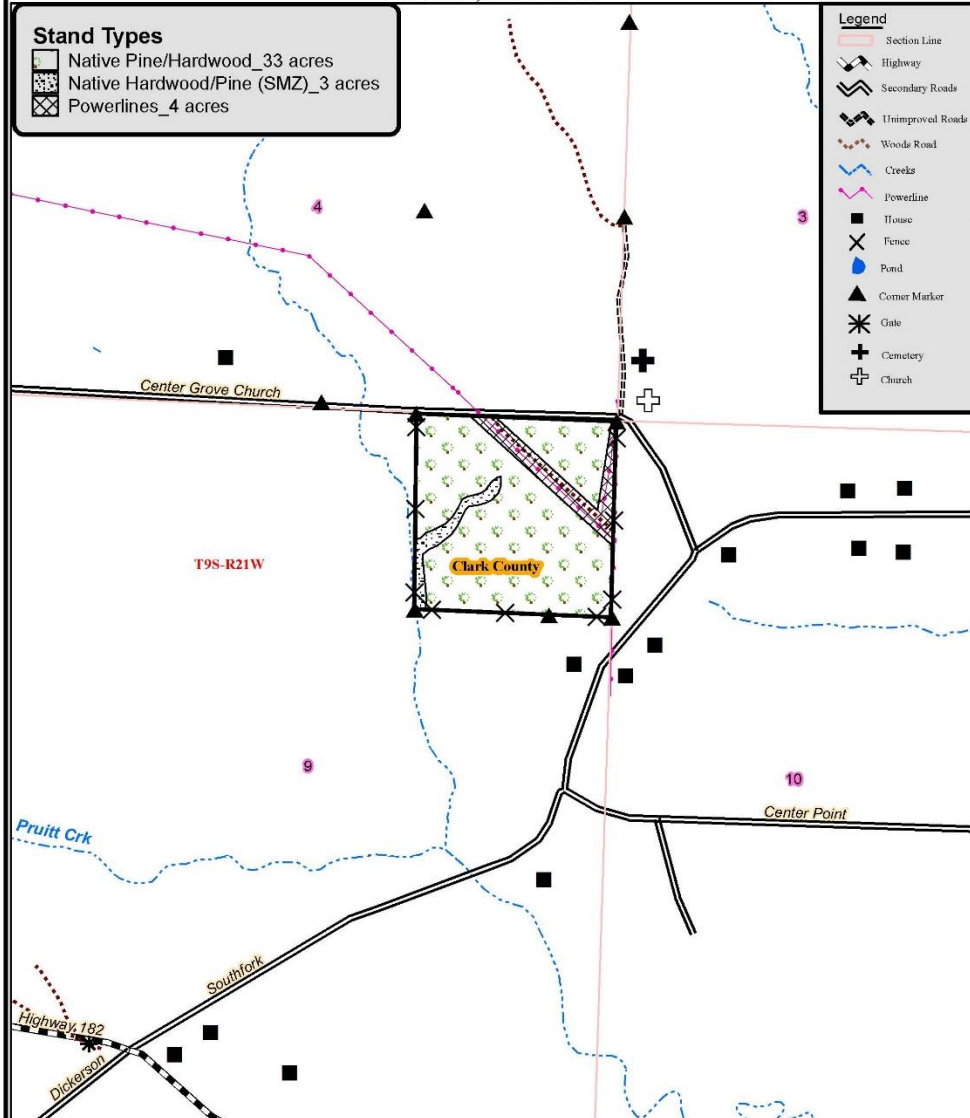
**NOTICE OF LAND SALE**  
**"Center Grove Church Tract" - Listing #4814**  
 NE¼ of NE¼, Sec. 9, T9S, R21W, Clark County, Arkansas  
 40 acres, more or less

**Stand Types**

-  Native Pine/Hardwood\_33 acres
-  Native Hardwood/Pine (SMZ)\_3 acres
-  Powerlines\_4 acres

**Legend**

-  Section Line
-  Highway
-  Secondary Roads
-  Unimproved Roads
-  Woods Road
-  Creeks
-  Powerline
-  House
-  Fence
-  Pond
-  Corner Marker
-  Gate
-  Cemetery
-  Church



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Miles








Created: Date: 3/1/2021  
By: JDT

**"Hopkins Tract" - Listing #4815**  
 Pt. Sec. 33, T8S, R22W  
 Clark County, Arkansas  
 150 acres, more or less

**NOTICE OF LAND SALES**

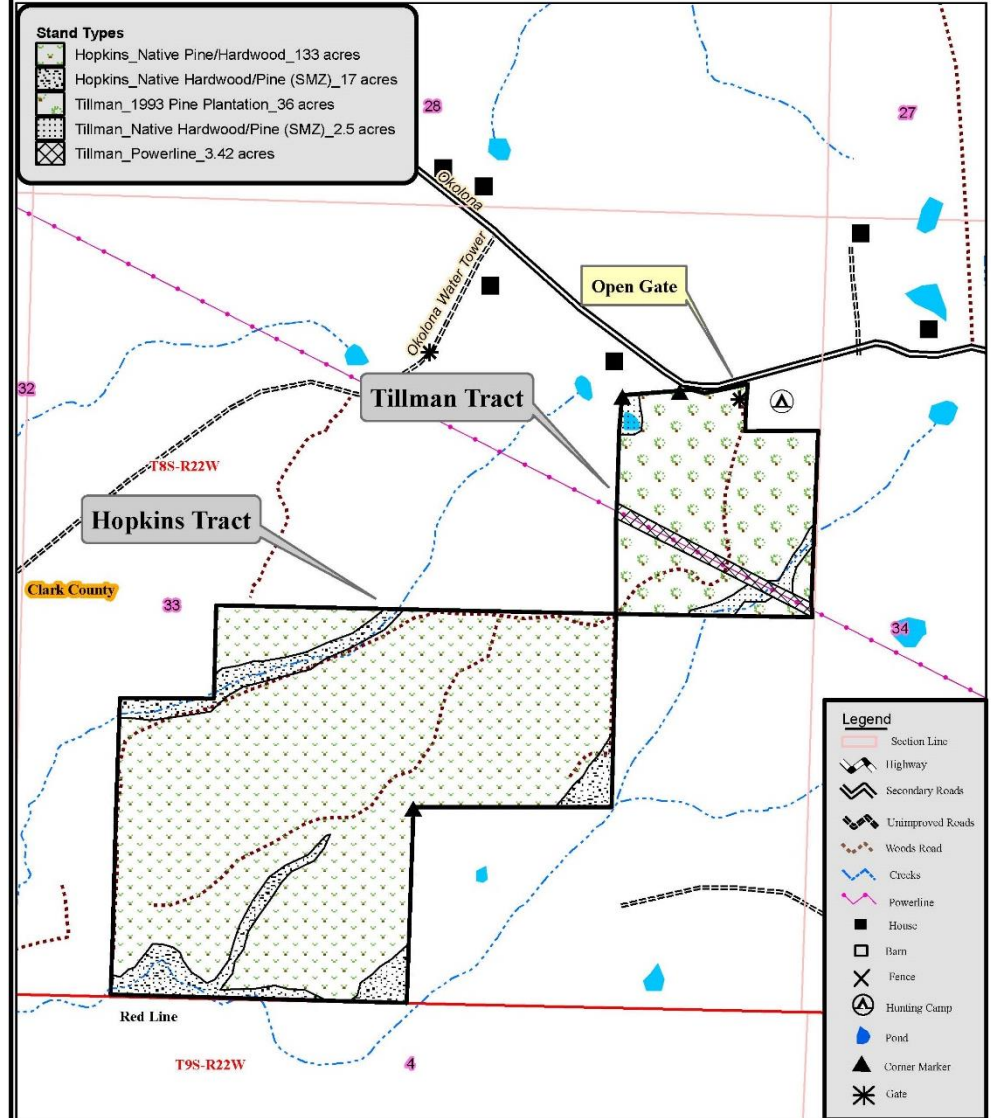
**"Tillman Tract" - Listing #4816**  
 Pt. Sec. 33, T8S, R22W  
 Clark County, Arkansas  
 41.92 acres, more or less

**Stand Types**

-  Hopkins\_Native Pine/Hardwood\_133 acres
-  Hopkins\_Native Hardwood/Pine (SMZ)\_17 acres
-  Tillman\_1993 Pine Plantation\_36 acres
-  Tillman\_Native Hardwood/Pine (SMZ)\_2.5 acres
-  Tillman\_Powerline\_3.42 acres

**Legend**

-  Section Line
-  Highway
-  Secondary Roads
-  Unimproved Roads
-  Woods Road
-  Creeks
-  Powerline
-  House
-  Barn
-  Fence
-  Hunting Camp
-  Pond
-  Corner Marker
-  Gate



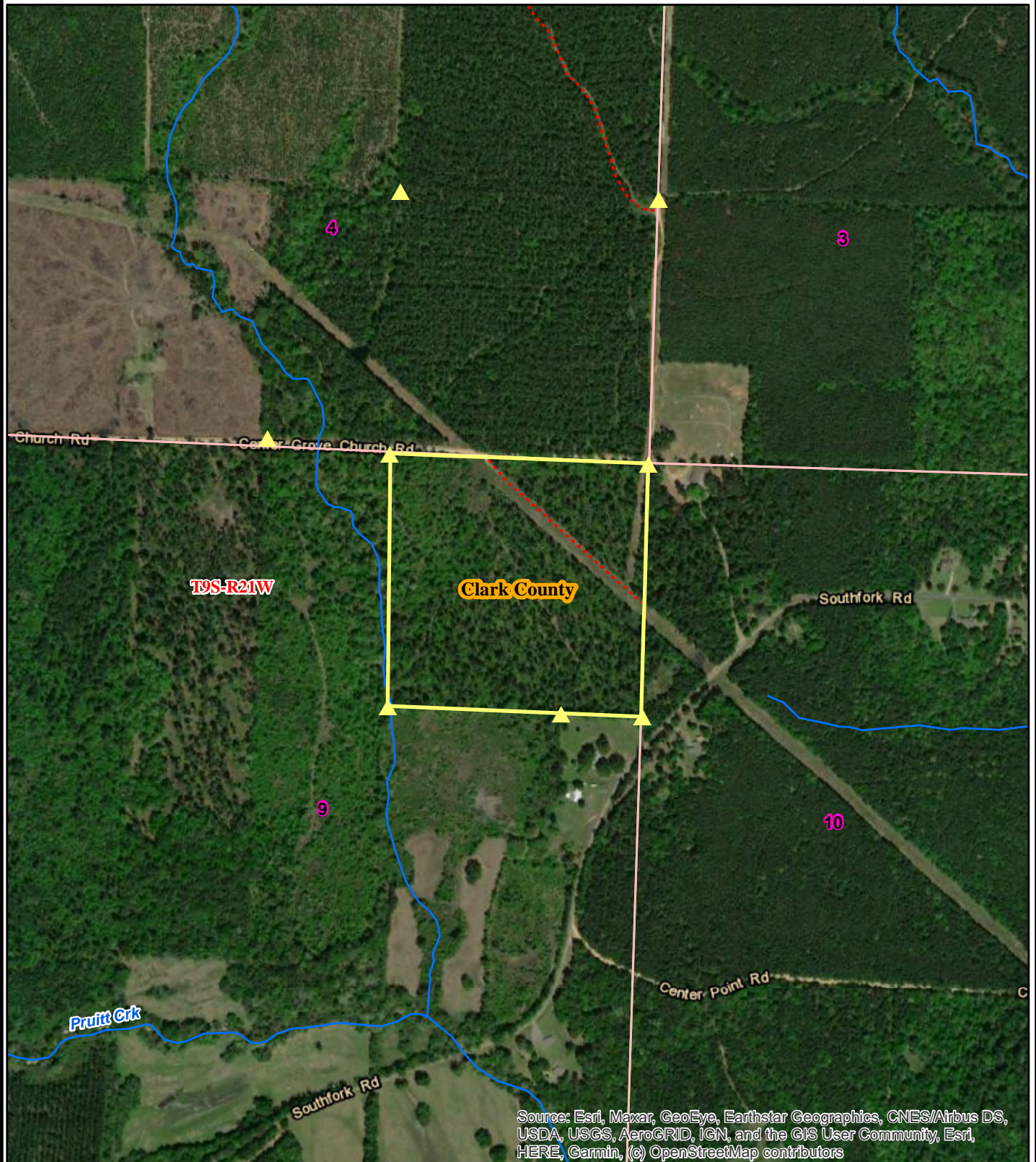
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Created: Date: 3/1/2021  
By: JDT



**NOTICE OF LAND SALE**  
**"Center Grove Church Tract" - Listing #4814**  
**NE¼ of NE¼, Sec. 9, T9S, R21W, Clark County, Arkansas**  
**40 acres, more or less**



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Miles



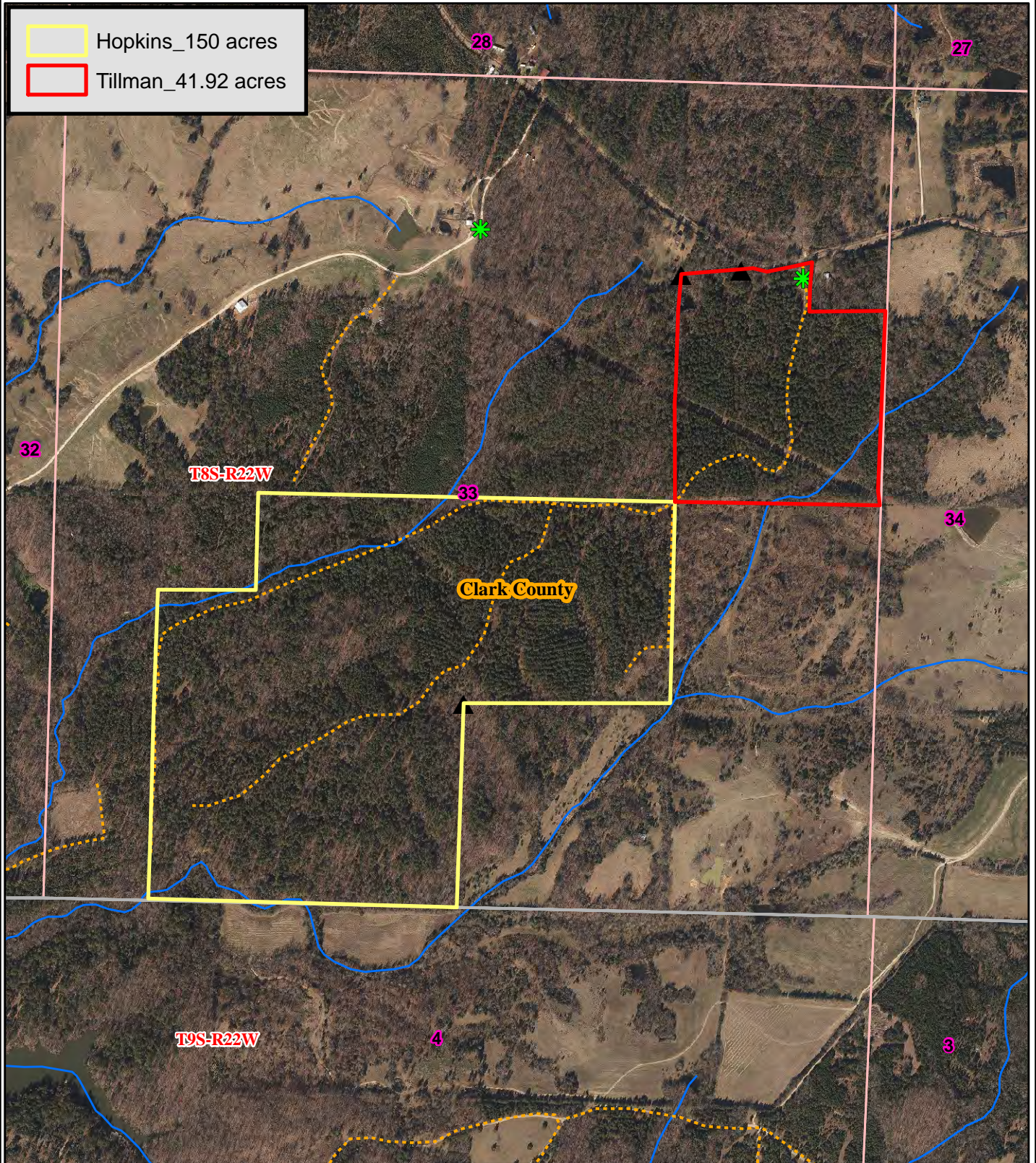
Date: 2/22/2021  
ESRI Aerial Photography  
Drawn By: JDT



# NOTICE OF LAND SALES

"Hopkins Tract" - Listing #4815  
Pt. Sec. 33, T8S, R22W  
Clark County, Arkansas  
150 acres, more or less

"Tillman Tract" - Listing #4816  
Pt. Sec. 33, T8S, R22W  
Clark County, Arkansas  
41.92 acres, more or less



0 0.125 0.25  
Miles



Date: 1/27/2021  
Drawn By: JDT



CENTER GROVE  
CHURCH TRACT

TIMBER VOLUME  
ESTIMATES



**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:** Center I tqxg

**Acres:** 36.00

**Plots:** 36.00

**Cruiser:** JDT

**Cruise Date:** 01/27/2021

**Cruise Type:** Plot

**Plot Size/BAF:** 0.10

### Pine

#### Loblolly 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
	12	90	38	4,293	1,129	2.0	3	1.1	119.3	31.4	0.57	21.8
	13	80	49	5,891	1,476	2.0	2	1.4	163.6	41.0	0.65	28.5
	14	60	51	6,395	1,556	1.8	2	1.4	177.6	43.2	0.71	36.5
	15	60	63	8,319	1,942	2.0	2	1.8	231.1	54.0	0.80	40.5
	16	150	191	26,418	5,923	5.8	4	5.3	733.8	164.5	0.88	44.8
	17	140	207	29,880	6,438	6.1	4	5.8	830.0	178.8	0.97	47.4
	18	60	112	17,086	3,503	2.9	2	3.1	474.6	97.3	1.06	55.2
	19	30	68	10,564	2,117	1.6	1	1.9	293.4	58.8	1.14	61.8
	20	40	92	15,478	2,887	2.4	1	2.6	430.0	80.2	1.32	54.5
Sawtimber Total	15.6	710	871	124,324	26,972	26.8	20	24.2	3,453.5	749.2	0.91	41.6

Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	10	30	12	1,015	335	0.5	1	0.3	28.2	9.3	0.37	29.8
	11	50	21	1,974	587	0.9	1	0.6	54.8	16.3	0.48	24.5
Chip-N-Saw Total	10.6	80	33	2,990	922	1.4	2	0.9	83.0	25.6	0.43	26.5

Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	5	70	8	0	199	0.3	2	0.2	0.0	5.5	0.00	31.6
	6	170	28	0	750	0.9	5	0.8	0.0	20.8	0.00	35.1
	7	230	51	0	1,411	1.7	6	1.4	0.0	39.2	0.00	37.4
	8	140	43	0	1,208	1.4	4	1.2	0.0	33.6	0.00	41.9
	9	100	40	0	1,135	1.2	3	1.1	0.0	31.5	0.00	45.4
	10	90	46	0	1,319	1.4	3	1.3	0.0	36.6	0.00	48.3
	11	50	32	0	917	0.9	1	0.9	0.0	25.5	0.00	51.4



# Timber Volume Estimates

Stratum: Center 1 tpxg

Acres: 36.00

Plots: 36.00

Cruiser: JDT

Cruise Date: 01/27/2021

Cruise Type: Plot

Plot Size/BAF: 0.10

## Pine

### Loblolly Pine

#### 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
	12	10	7	0	203	0.2	0	0.2	0.0	5.6	0.00	47.8
	13	10	8	0	228	0.3	0	0.2	0.0	6.3	0.00	45.1
	14	10	10	0	286	0.3	0	0.3	0.0	8.0	0.00	50.4
Pulpwood Total	7.8	880	274	0	7,656	8.5	24	7.6	0.0	212.7	0.00	40.4
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	187	0	5,999	0.0	0	5.2	0.0	166.6	0.00	0.0
Loblolly Pine Total	11.2	1,670	1,364	127,314	41,548	36.7	46	37.9	3,536.5	1,154.1	0.88	40.2

### Shortleaf 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
	12	10	5	475	136	0.2	0	0.1	13.2	3.8	0.55	24.5
	13	10	4	438	113	0.3	0	0.1	12.2	3.1	0.69	16.5
	14	20	19	2,001	543	0.6	1	0.5	55.6	15.1	0.67	40.5
	15	40	48	5,501	1,378	1.4	1	1.3	152.8	38.3	0.74	46.5
	17	10	17	1,974	475	0.4	0	0.5	54.8	13.2	0.84	56.5
	18	10	22	2,791	623	0.5	0	0.6	77.5	17.3	0.97	64.5
	19	20	42	5,880	1,202	1.1	1	1.2	163.3	33.4	1.14	52.5
Sawtimber Total	15.5	120	156	19,059	4,470	4.5	3	4.3	529.4	124.2	0.84	44.5
Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	11	10	4	349	114	0.2	0	0.1	9.7	3.2	0.46	24.5
Chip-N-Saw Total	11.0	10	4	349	114	0.2	0	0.1	9.7	3.2	0.46	24.5
Topwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
Topwood Total	0.0	0	28	0	879	0.0	0	0.8	0.0	24.4	0.00	0.0
Shortleaf Pine Total	15.2	130	188	19,408	5,463	4.6	4	5.2	539.1	151.7	0.82	43.0

# Timber Volume Estimates

Stratum: Center I tqxg

Acres: 36.00

Plots: 36.00

Cruiser: JDT

Cruise Date: 01/27/2021

Cruise Type: Plot

Plot Size/BAF: 0.10

## Pine

Pine Total	11.5	1,800	1,552	146,722	47,010	41.3	50	43.1	4,075.6	1,305.8	0.87	40.4
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## Hardwood

### 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
	16	10	8	927	228	0.4	0	0.2	25.7	6.3	0.93	24.5
Sawtimber Total	16.0	10	8	927	228	0.4	0	0.2	25.7	6.3	0.93	24.5
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	6	40	4	0	115	0.2	1	0.1	0.0	3.2	0.00	20.8
	7	60	9	0	256	0.4	2	0.2	0.0	7.1	0.00	23.7
	8	70	15	0	431	0.7	2	0.4	0.0	12.0	0.00	27.5
	9	50	14	0	392	0.6	1	0.4	0.0	10.9	0.00	27.8
	10	50	19	0	550	0.8	1	0.5	0.0	15.3	0.00	33.6
	11	20	10	0	285	0.4	1	0.3	0.0	7.9	0.00	37.3
	13	10	8	0	206	0.3	0	0.2	0.0	5.7	0.00	38.5
Pulpwood Total	8.4	300	78	0	2,235	3.3	8	2.2	0.0	62.1	0.00	27.9
Misc. Hardwood Total	8.6	310	86	927	2,463	3.7	9	2.4	25.7	68.4	0.93	27.8

### Sweetgum

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
	15	10	7	756	200	0.3	0	0.2	21.0	5.6	0.82	24.5
Sawtimber Total	15.0	10	7	756	200	0.3	0	0.2	21.0	5.6	0.82	24.5
Sweetgum Total	15.0	10	7	756	200	0.3	0	0.2	21.0	5.6	0.82	24.5



# Timber Volume Estimates

**Stratum:** Center I tqxg

**Acres:** 36.00

**Plots:** 36.00

**Cruiser:** JDT

**Cruise Date:** 01/27/2021

**Cruise Type:** Plot

**Plot Size/BAF:** 0.10

Hardwood Total	8.8	320	93	1,682	2,662	4.1	9	2.6	46.7	74.0	0.87	27.7
<b>Stratum Total</b>	11.1	2,120	1,645	148,404	49,673	45.4	59	45.7	4,122.3	1,379.8	0.87	38.5

HOPKINS TRACT  
TIMBER VOLUME  
ESTIMATES



# Timber Volume Estimates

Stratum: **Hopkins**

Acres: **150.00**

Plots: **89.00**

Cruiser: **JDT**

Cruise Date: **01/27/2021**

Cruise Type: **Point**

Plot Size/BAF: **15.00**

## Pine

### Loblolly 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
	12	515	285	30,512	8,587	2.7	3	1.9	203.4	57.2	0.56	30.0
	13	549	395	45,661	12,014	3.4	4	2.6	304.4	80.1	0.63	34.9
	14	520	425	54,075	12,981	3.7	3	2.8	360.5	86.5	0.73	34.3
	15	845	854	112,711	26,258	6.9	6	5.7	751.4	175.1	0.80	38.7
	16	670	778	109,688	24,004	6.2	4	5.2	731.3	160.0	0.91	39.2
	17	609	810	120,518	25,059	6.4	4	5.4	803.5	167.1	1.03	39.9
	18	300	409	65,739	12,657	3.5	2	2.7	438.3	84.4	1.19	35.5
	19	116	181	30,229	5,615	1.5	1	1.2	201.5	37.4	1.32	36.9
	20	70	133	22,292	4,159	1.0	0	0.9	148.6	27.7	1.39	43.2
	21	32	66	11,475	2,064	0.5	0	0.4	76.5	13.8	1.52	43.2
Sawtimber Total	15.1	4,225	4,335	602,900	133,400	35.9	28	28.9	4,019.3	889.3	0.86	36.7

Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	10	556	251	21,856	7,104	2.0	4	1.7	145.7	47.4	0.36	35.2
	11	651	307	28,462	8,695	2.9	4	2.0	189.7	58.0	0.46	29.2
Chip-N-Saw Total	10.5	1,207	558	50,317	15,799	4.9	8	3.7	335.4	105.3	0.41	32.0

Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	5	1,669	190	0	4,923	1.5	11	1.3	0.0	32.8	0.00	33.2
	6	901	154	0	4,124	1.2	6	1.0	0.0	27.5	0.00	36.5
	7	946	231	0	6,352	1.7	6	1.5	0.0	42.3	0.00	42.0
	8	435	137	0	3,824	1.0	3	0.9	0.0	25.5	0.00	43.4
	9	629	274	0	7,750	1.9	4	1.8	0.0	51.7	0.00	50.1
	10	232	118	0	3,374	0.8	2	0.8	0.0	22.5	0.00	48.3
	11	77	48	0	1,375	0.3	1	0.3	0.0	9.2	0.00	50.4
	12	64	48	0	1,372	0.3	0	0.3	0.0	9.1	0.00	50.4
	14	24	22	0	651	0.2	0	0.1	0.0	4.3	0.00	47.8
Pulpwood Total	6.8	4,976	1,222	0	33,746	8.9	33	8.1	0.0	225.0	0.00	39.7

# Timber Volume Estimates

Stratum: **Hopkins**

Acres: **150.00**

Plots: **89.00**

Cruiser: **JDT**

Cruise Date: **01/27/2021**

Cruise Type: **Point**

Plot Size/BAF: **15.00**

## Pine

### Loblolly Pine

Stratum Total							Per Acre			Average Tree		
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	1,370	0	44,191	0.0	0	9.1	0.0	294.6	0.00	0.0
Loblolly Pine Total	10.6	10,409	7,485	653,218	227,136	49.7	69	49.9	4,354.8	1,514.2	0.77	37.6

### Shortleaf 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
	12	64	31	3,063	876	0.3	0	0.2	20.4	5.8	0.56	24.5
	13	82	58	5,789	1,627	0.5	1	0.4	38.6	10.8	0.61	32.5
	14	47	35	4,010	993	0.3	0	0.2	26.7	6.6	0.74	28.5
	15	62	54	6,544	1,538	0.5	0	0.4	43.6	10.3	0.83	29.8
	16	36	35	4,638	998	0.3	0	0.2	30.9	6.7	0.97	28.5
	17	48	62	8,249	1,786	0.5	0	0.4	55.0	11.9	0.98	37.8
Sawtimber Total	14.2	340	275	32,292	7,819	2.5	2	1.8	215.3	52.1	0.76	30.3
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	108	0	3,434	0.0	0	0.7	0.0	22.9	0.00	0.0
Shortleaf Pine Total	14.2	340	383	32,292	11,252	2.5	2	2.6	215.3	75.0	0.76	30.3
Pine Total	10.7	10,749	7,868	685,510	238,388	52.2	72	52.5	4,570.1	1,589.3	0.77	37.4

## 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
	19	13	18	2,350	505	0.2	0	0.1	15.7	3.4	1.21	32.5
Sawtimber Total	19.0	13	18	2,350	505	0.2	0	0.1	15.7	3.4	1.21	32.5



# Timber Volume Estimates

Stratum: **Hopkins**

Acres: 150.00

Plots: 89.00

Cruiser: JDT

Cruise Date: 01/27/2021

Cruise Type: Point

Plot Size/BAF: 15.00

## Hardwood

### Misc. Hardwood

Stratum Total							Per Acre			Average Tree		
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	5	185	12	0	344	0.2	1	0.1	0.0	2.3	0.00	18.9
	6	1,030	117	0	3,377	1.3	7	0.8	0.0	22.5	0.00	26.1
	7	1,135	166	0	4,831	2.0	8	1.1	0.0	32.2	0.00	23.7
	8	1,014	203	0	5,930	2.4	7	1.4	0.0	39.5	0.00	25.6
	9	401	113	0	3,229	1.2	3	0.8	0.0	21.5	0.00	29.6
	10	649	244	0	7,230	2.4	4	1.6	0.0	48.2	0.00	34.8
	11	192	85	0	2,434	0.8	1	0.6	0.0	16.2	0.00	31.8
	12	258	144	0	4,146	1.3	2	1.0	0.0	27.6	0.00	34.3
	13	329	197	0	5,617	2.0	2	1.3	0.0	37.4	0.00	30.0
	14	142	114	0	3,166	1.0	1	0.8	0.0	21.1	0.00	35.1
	15	103	85	0	2,489	0.8	1	0.6	0.0	16.6	0.00	32.5
	16	54	48	0	1,369	0.5	0	0.3	0.0	9.1	0.00	28.5
Pulpwood Total	8.6	5,491	1,528	0	44,163	16.0	37	10.2	0.0	294.4	0.00	27.7
Misc. Hardwood Total	8.6	5,504	1,546	2,350	44,669	16.2	37	10.3	15.7	297.8	1.21	27.8

### 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	24	12	1,073	312	0.2	0	0.1	7.2	2.1	0.80	16.5
	15	62	35	3,478	935	0.5	0	0.2	23.2	6.2	0.92	16.5
	16	36	23	2,476	624	0.3	0	0.2	16.5	4.2	1.04	16.5
	18	14	12	1,375	312	0.2	0	0.1	9.2	2.1	1.32	16.5
	21	11	12	1,540	312	0.2	0	0.1	10.3	2.1	1.80	16.5
	22	19	31	4,232	818	0.3	0	0.2	28.2	5.5	1.74	24.5
	26	7	15	2,396	411	0.2	0	0.1	16.0	2.7	2.45	24.5
Sawtimber Total	16.9	172	140	16,569	3,723	1.9	1	0.9	110.5	24.8	1.22	17.7
Red Oak Spp. Total	16.9	172	140	16,569	3,723	1.9	1	0.9	110.5	24.8	1.22	17.7

# Timber Volume Estimates

Stratum: **Hopkins**

Acres: **150.00**

Plots: **89.00**

Cruiser: **JDT**

Cruise Date: **01/27/2021**

Cruise Type: **Point**

Plot Size/BAF: **15.00**

## Hardwood

### 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	18	11	1,238	312	0.2	0	0.1	8.3	2.1	1.04	16.5
	17	16	18	2,109	505	0.2	0	0.1	14.1	3.4	0.97	32.5
Sawtimber Total	16.5	34	29	3,347	817	0.3	0	0.2	22.3	5.4	1.00	24.0
Sweetgum Total	16.5	34	29	3,347	817	0.3	0	0.2	22.3	5.4	1.00	24.0

### 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
	15	21	12	1,159	312	0.2	0	0.1	7.7	2.1	0.92	16.5
Sawtimber Total	15.0	21	12	1,159	312	0.2	0	0.1	7.7	2.1	0.92	16.5
White Oak Spp. Total	15.0	21	12	1,159	312	0.2	0	0.1	7.7	2.1	0.92	16.5
Hardwood Total	8.9	5,731	1,727	23,425	49,521	18.5	38	11.5	156.2	330.1	1.16	27.4

## Cedar

### Cedar

#### Stratum Total

#### Per Acre

#### Average Tree

Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	6	386	35	0	1,031	0.5	3	0.2	0.0	6.9	0.00	18.9
	9	57	11	0	343	0.2	0	0.1	0.0	2.3	0.00	18.9
	12	32	14	0	407	0.2	0	0.1	0.0	2.7	0.00	24.1
Pulpwood Total	6.8	476	60	0	1,781	0.8	3	0.4	0.0	11.9	0.00	19.2
Cedar Total	6.8	476	60	0	1,781	0.8	3	0.4	0.0	11.9	0.00	19.2

# Timber Volume Estimates

**Stratum:** Hopkins

**Acres:** 150.00

**Plots:** 89.00

**Cruiser:** JDT

**Cruise Date:** 01/27/2021

**Cruise Type:** Point

**Plot Size/BAF:** 15.00

Cedar Total	6.8	476	60	0	1,781	0.8	3	0.4	0.0	11.9	0.00	19.2
<b>Stratum Total</b>	<b>10.0</b>	<b>16,956</b>	<b>9,654</b>	<b>708,935</b>	<b>289,691</b>	<b>71.6</b>	<b>113</b>	<b>64.4</b>	<b>4,726.2</b>	<b>1,931.3</b>	<b>0.78</b>	<b>33.5</b>



TILLMAN TRACT  
TIMBER VOLUME  
ESTIMATES

# Timber Volume Estimates

Stratum: **Tillman**

Acres: **38.50**

Plots: **35.00**

Cruiser: **JDT**

Cruise Date: **01/27/2021**

Cruise Type: **Point**

Plot Size/BAF: **15.00**

## Pine

### Loblolly 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
	12	602	297	25,618	8,940	12.3	16	7.7	665.4	232.2	0.47	31.7
	13	417	253	23,678	7,680	10.0	11	6.6	615.0	199.5	0.55	33.7
	14	419	292	30,004	8,956	11.6	11	7.6	779.3	232.6	0.62	34.4
	15	300	250	27,907	7,737	9.6	8	6.5	724.9	201.0	0.71	36.6
	16	380	353	42,392	11,017	13.8	10	9.2	1,101.1	286.2	0.81	35.9
	17	124	127	16,523	3,998	5.1	3	3.3	429.2	103.8	0.93	34.6
	18	114	130	17,766	4,102	5.2	3	3.4	461.5	106.5	1.03	35.1
	19	31	42	5,701	1,343	1.6	1	1.1	148.1	34.9	1.06	41.2
	20	26	29	4,665	918	1.5	1	0.8	121.2	23.9	1.43	24.5
	22	11	18	3,122	592	0.8	0	0.5	81.1	15.4	1.66	32.5
Sawtimber Total	14.3	2,423	1,790	197,376	55,282	71.3	63	46.5	5,126.7	1,435.9	0.67	34.1

Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	10	304	97	7,807	2,841	4.3	8	2.5	202.8	73.8	0.33	28.5
	11	383	166	14,133	4,936	6.6	10	4.3	367.1	128.2	0.39	33.2
Chip-N-Saw Total	10.6	688	262	21,940	7,777	10.9	18	6.8	569.9	202.0	0.36	31.1

Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	6	263	31	0	864	1.3	7	0.8	0.0	22.4	0.00	32.0
	7	226	43	0	1,217	1.6	6	1.1	0.0	31.6	0.00	40.8
	8	159	40	0	1,159	1.4	4	1.0	0.0	30.1	0.00	43.9
	9	187	60	0	1,776	2.1	5	1.6	0.0	46.1	0.00	47.2
	10	61	22	0	653	0.9	2	0.6	0.0	17.0	0.00	45.1
	11	117	56	0	1,711	2.0	3	1.5	0.0	44.4	0.00	50.4
	12	11	6	0	189	0.2	0	0.2	0.0	4.9	0.00	50.4
	13	36	25	0	770	0.9	1	0.6	0.0	20.0	0.00	54.3
Pulpwood Total	8.1	1,059	283	0	8,339	10.4	28	7.3	0.0	216.6	0.00	42.1

Topwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
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# Timber Volume Estimates

Stratum: **Tillman**

Acres: **38.50**

Plots: **35.00**

Cruiser: **JDT**

Cruise Date: **01/27/2021**

Cruise Type: **Point**

Plot Size/BAF: **15.00**

## Pine

### Loblolly Pine

Stratum Total				Per Acre				Average Tree			
Topwood Total	0.0	0	437	0	15,768	0.0	0	11.3	0.0	409.6	0.00 0.0
Loblolly Pine Total	12.1	4,170	2,771	219,316	87,166	92.7	108	72.0	5,696.5	2,264.0	0.61 35.6
Pine Total	12.1	4,170	2,771	219,316	87,166	92.7	108	72.0	5,696.5	2,264.0	0.61 35.6

## Hardwood

### 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
	5	132	9	0	271	0.5	3	0.2	0.0	7.0	0.00	21.7
	6	498	52	0	1,471	2.5	13	1.3	0.0	38.2	0.00	21.7
	7	103	13	0	402	0.7	3	0.3	0.0	10.4	0.00	21.0
	8	90	20	0	546	0.8	2	0.5	0.0	14.2	0.00	27.3
	9	87	24	0	648	1.0	2	0.6	0.0	16.8	0.00	25.6
	10	42	17	0	463	0.6	1	0.5	0.0	12.0	0.00	33.6
	12	14	5	0	163	0.3	0	0.1	0.0	4.2	0.00	21.5
	13	24	14	0	392	0.6	1	0.4	0.0	10.2	0.00	28.1
	14	10	8	0	217	0.3	0	0.2	0.0	5.6	0.00	32.0
Pulpwood Total	6.9	1,000	162	0	4,573	7.3	26	4.2	0.0	118.8	0.00	23.3
Misc. Hardwood Total	6.9	1,000	162	0	4,573	7.3	26	4.2	0.0	118.8	0.00	23.3
Hardwood Total	6.9	1,000	162	0	4,573	7.3	26	4.2	0.0	118.8	0.00	23.3

## Cedar

### Cedar

Cedar	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



# Timber Volume Estimates

Stratum: **Tillman**

Acres: **38.50**

Plots: **35.00**

Cruiser: **JDT**

Cruise Date: **01/27/2021**

Cruise Type: **Point**

Plot Size/BAF: **15.00**

## Cedar

Cedar		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	15	15	1,385	434	0.4	0	0.4	36.0	11.3	0.58	48.5	
Sawtimber Total	14.0	15	15	1,385	434	0.4	0	0.4	36.0	11.3	0.58	48.5	
Cedar Total	14.0	15	15	1,385	434	0.4	0	0.4	36.0	11.3	0.58	48.5	
Cedar Total	14.0	15	15	1,385	434	0.4	0	0.4	36.0	11.3	0.58	48.5	
Stratum Total	11.1	5,186	2,948	220,701	92,173	100.4	135	76.6	5,732.5	2,394.1	0.61	33.3	

## OFFER FORM

**Bid Date: Friday, March 26, 2021 @ 10:00 a.m.**

**Center Grove Church Tract  
Listing #4814  
±40 Acres**

**Hopkins Tract  
Listing #4815  
±150 Acres**

**Tillman Tract  
Listing #4816  
±41.92 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](mailto:arkadelphia@kingwoodforestry.com)

In reference 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 Clark 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 31, 2021. 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 thirty (30) 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, March 26, 2021**)  
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)

**Center Grove Church Tract (Listing #4814 - 40± Acres):**

**\$ \_\_\_\_\_**

**Hopkins Tract (Listing #4815 - 150± Acres):**

**\$ \_\_\_\_\_**

**Tillman Tract (Listing #4816 - 41.92± Acres):**

**\$ \_\_\_\_\_**

**Both Hopkins + Tillman Tracts Combined (191.92± Acres):**

**\$ \_\_\_\_\_**

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

