

LAND FOR SALE

Bid Date: Friday, August 20, 2021

Calhoun Tract

- **±90 ACRES IN COLUMBIA COUNTY, ARKANSAS**
- **2000 PLANTATION READY FOR 2ND THINNING**
- **1/4 MILE GRAVEL COUNTY ROAD FRONTAGE**
- **LOCATED 1 MILE AWAY FROM WEYERHAEUSER SEEDLING NURSERY**
- **TIMBERLAND & RECREATIONAL INVESTMENT**



Bid Date:
Friday, August 20, 2021

Please visit our website
www.kingwoodforestry.com
to view maps and additional photographs.



KINGWOOD FORESTRY SERVICES, INC.
PHONE: (903) 831-5200 FAX: (903) 831-9988
4414 GALLERIA OAKS P.O. BOX 5887
TEXARKANA, TX 75505

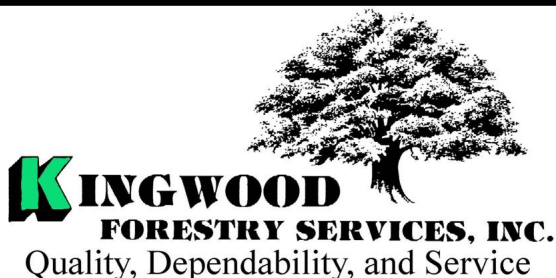
Kingwood Forestry Services, Inc. has been authorized by the McWilliams Tree Farm to sell 90 acres, more or less, located in Columbia County, Arkansas. The property is being sold by **sealed bid sale on Friday, August 20, at 10:00 A. M.**

The Calhoun Tract is located in central Columbia County 6 miles southeast of Magnolia and 1 mile south of the Weyerhaeuser seedling nursery. The tract consists of 70 acres of a nice plantation established in 2000 that is ready for a 2nd thinning. Measured site index is 78 with base age 25. The remainder of the property is nice hardwood found along the creek. It is predominantly mature red and white oak over a mixed hardwood understory.

A timber inventory cruise was conducted by Kingwood Forestry Services, Inc. in June, 2021 one 10 BAF variable plot per two acres. Estimated volumes for all merchantable timber are as follows:

	<u>Pine Plantation</u>	<u>SMZ</u>
Pine Sawtimber	2,667 Tons (38 Tons/Ac)	94 Tons (5 Tons/Ac)
Pine Pulpwood	2,504 Tons (36 Tons/Ac)	52 Tons (3 Tons/Ac)
Hardwood Pulpwood	183 Tons (2 Tons/Ac)	883 Tons (47 Tons/Ac)
Red Oak Sawtimber		108 Tons (6 Tons/Ac)
White Oak Sawtimber		114 Tons (6 Tons/Ac)

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
CALHOUN TRACT (LISTING #7280) - COLUMBIA COUNTY, ARKANSAS
BID DATE: FRIDAY, AUGUST 20, 2021

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 4414 Galleria Oaks Dr., Texarkana, Texas, at **10:00 a.m., Friday, August 20, 2021**. Buyers submitting offers are welcome to attend the bid opening. Mailed bids should be addressed to Kingwood Forestry Services, P.O. Box 5887, Texarkana, TX 75505, with "**Calhoun 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. Bids may also be delivered by fax to 903-831-5200, by e-mail to texarkana@kingwoodforestry.com, or hand-delivered to 4414 Galleria Oaks Dr., Texarkana, Texas. All faxed / e-mailed offers will be immediately acknowledged. Please await confirmation that your faxed / e-mailed offer 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 for five business days. 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 ten(10) 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 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. Seller will not provide survey. The attached tract map is thought to be accurate but should not be considered as a survey plat.
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/not convey, without warranty, any mineral rights they may own on the property advertised in this Notice.
5. Seller will pay title insurance polity and prorated property taxes (to date of closing). Buyer will pay for deed preparation, recording fees, and deed stamps.
6. A local title company will conduct the closing with buyer paying settlement / closing fees.
7. If prospective buyers or their agents wish to inspect the property, such property inspections shall be done 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 managements, 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 broker Carl Herberg of Kingwood Forestry Services at 903-831-5200 or by e-mail at texarkana@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

LAND FOR SALE

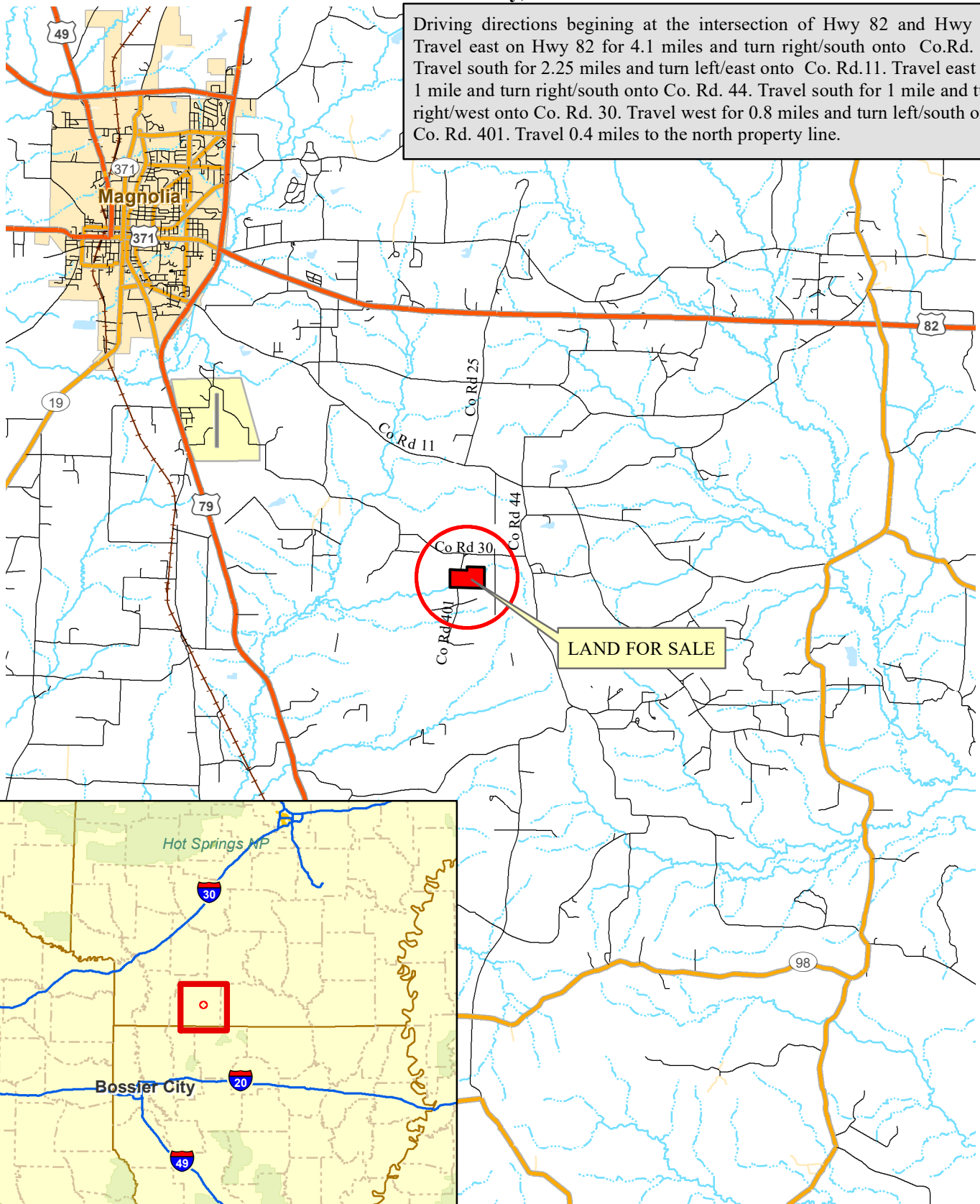
Calhoun Tract

Listing #7280

+/- 90 Acres




Columbia County, Arkansas

Driving directions beginning at the intersection of Hwy 82 and Hwy 79. Travel east on Hwy 82 for 4.1 miles and turn right/south onto Co.Rd. 25. Travel south for 2.25 miles and turn left/east onto Co. Rd.11. Travel east for 1 mile and turn right/south onto Co. Rd. 44. Travel south for 1 mile and turn right/west onto Co. Rd. 30. Travel west for 0.8 miles and turn left/south onto Co. Rd. 401. Travel 0.4 miles to the north property line.







Printed: July, 2021
Printed By: CBH

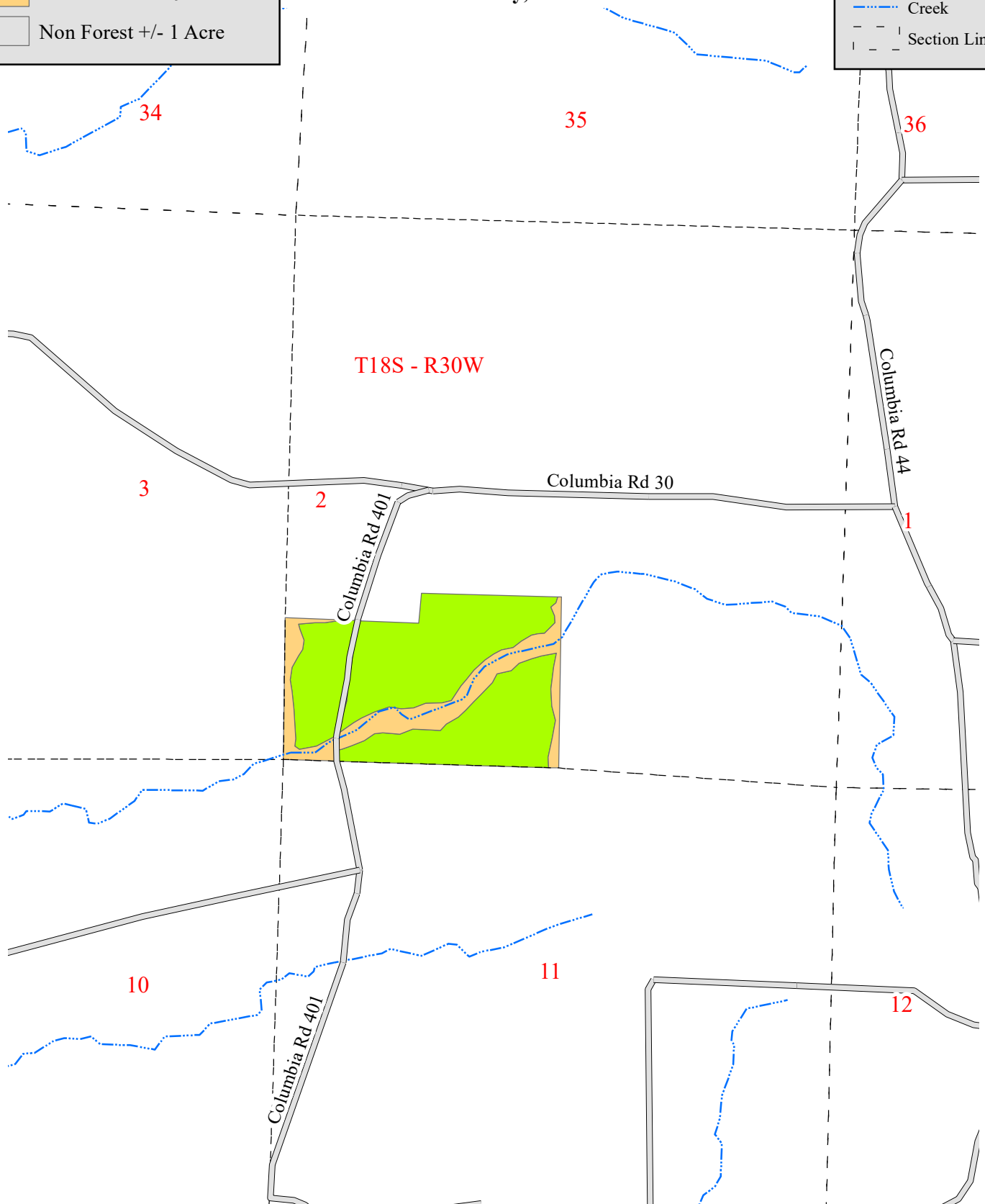
Legend

-  Planted 2000 +/- 70 Acres
-  Hardwood +/- 19 Acres
-  Non Forest +/- 1 Acre

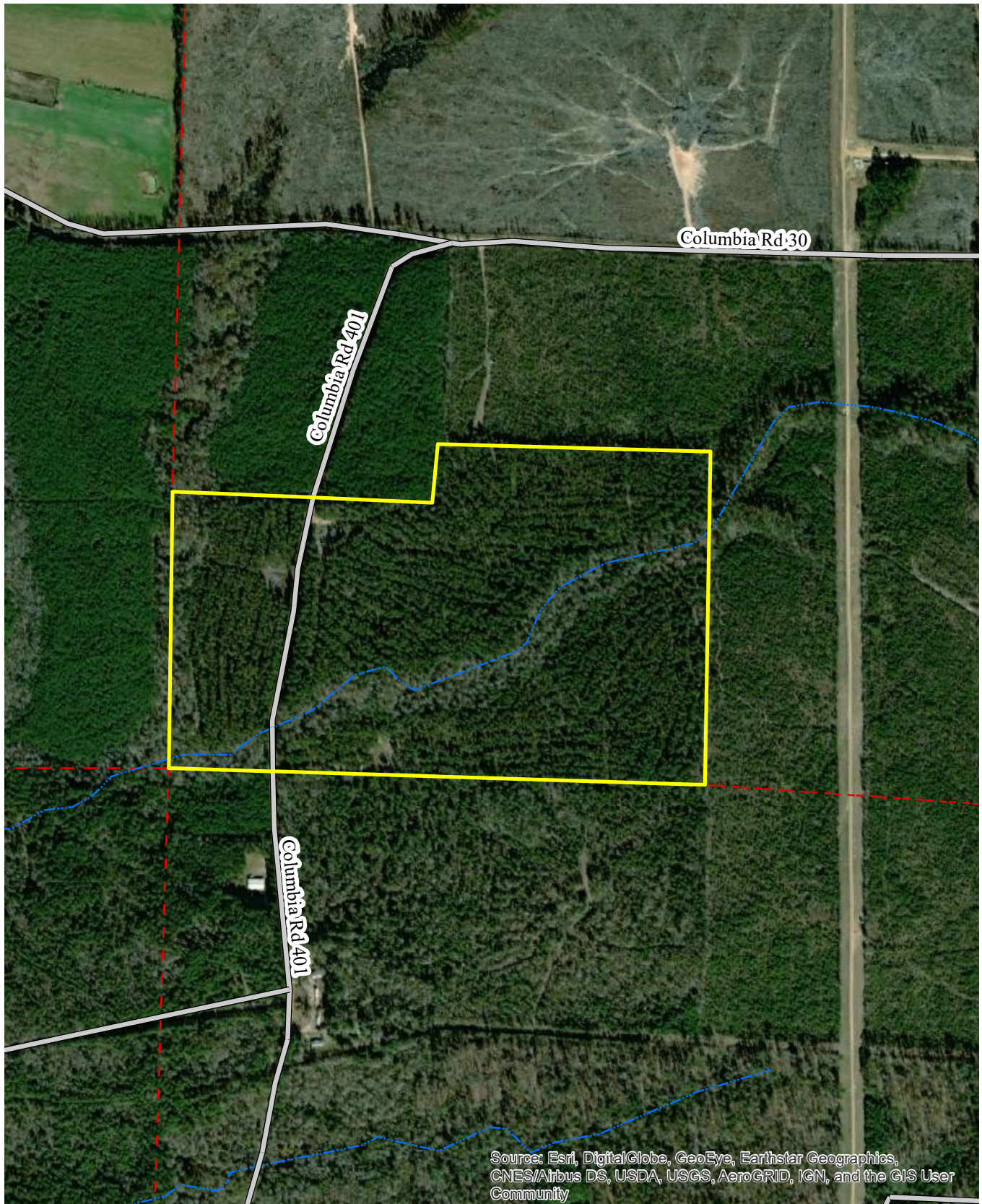
LAND FOR SALE Calhoun Tract Listing #7280 +/- 90 Acres Columbia County, Arkansas

Legend

-  County Road
-  Woods Road
-  Creek
-  Section Line



LAND FOR SALE
Calhoun Tract
Listing #7280
+/- 90 Acres
Columbia County, Arkansas



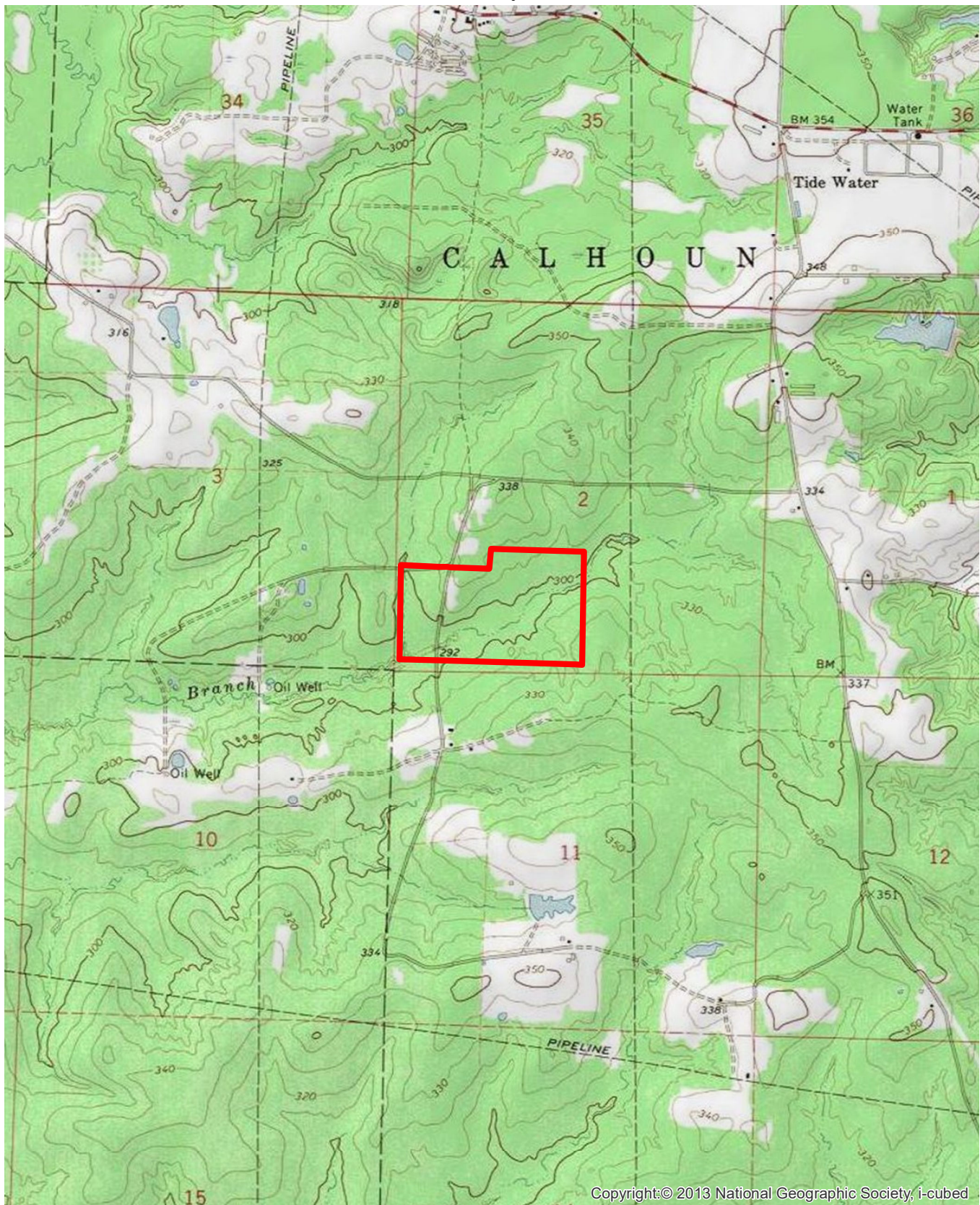
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics,
CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User
Community

0 0.25
Miles



Printed: July, 2021
Printed By: CBH

LAND FOR SALE
Calhoun Tract
Listing #7280
+/- 90 Acres
Columbia County, Arkansas



0 0.25
Miles



Printed: April, 2021
Printed By: RJH

Stand Summary by Group, Product and DBH

Sampling Method:	Point
BAF / Plot Size:	10
# Plots/points:	35
Stand Acres:	70.4
Cruiser:	RH
Template:	GENERIC

Tract Name:	Calhoun
Stand ID:	Plantation
Date Cruised:	June, 2021
Sawlog Vol Units:	Doyle

Site Index Species:	Planted Loblolly
Base Age:	25
Site Index:	80.0



Pine

Stand Total						Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Pulpwood	5	2,655.7	246.3			5.14	37.7	3.50			0.093			31.6	62.7
	6	2,663.8	383.3			7.43	37.8	5.44			0.144			37.1	64.2
	7	2,559.3	541.7			9.71	36.3	7.69			0.212			43.6	66.8
	8	1,959.5	547.3			9.71	27.8	7.77			0.279			46.9	66.8
	10	73.8	32.8			0.57	1.0	0.47			0.445			52.5	68.0
	11	61.0	31.4			0.57	0.9	0.45			0.516			52.5	65.5
	12	51.2	32.6			0.57	0.7	0.46			0.637			56.5	68.0
	13	43.6	32.3			0.57	0.6	0.46			0.740			56.5	68.0
	14	37.6	30.9			0.57	0.5	0.44			0.821			56.5	65.5
	15	16.4	16.4			0.29	0.2	0.23			1.002			56.5	70.5
	16	14.4	16.3			0.29	0.2	0.23			1.132			56.5	70.5
Pulpwood Total		10,136.3	1,911.3			35.43	144.0	27.15			0.247			39.7	65.1
Chip-N-Saw	9	1,548.2	115.6	426.1	43.7	9.71	22.0	1.64	6.05	620.86	0.275	28.235	28.7	48.0	67.9
	10	1,180.3	96.4	434.8	36.5	9.14	16.8	1.37	6.18	519.03	0.368	30.963	32.8	54.3	69.4
Chip-N-Saw Total		2,728.5	212.0	860.9	80.3	18.86	38.8	3.01	12.23	1139.89	0.316	29.415	30.5	50.7	68.5
Sawtimber	11	1,219.3	124.4	540.5	46.6	11.43	17.3	1.77	7.68	661.93	0.443	38.224	34.2	57.6	69.4
	12	1,075.8	103.2	608.9	54.3	12.00	15.3	1.47	8.65	770.49	0.566	50.429	37.5	60.2	71.0
	13	567.4	65.4	372.5	35.1	7.43	8.1	0.93	5.29	498.74	0.656	61.885	39.7	60.8	70.9
	14	244.6	42.7	173.2	18.1	3.71	3.5	0.61	2.46	256.90	0.708	73.938	38.2	61.4	70.5
	15	98.4	15.9	88.0	10.1	1.71	1.4	0.23	1.25	143.72	0.894	102.885	40.8	65.2	73.8
	16	43.2	28.5	22.9	3.1	0.86	0.6	0.40	0.33	44.10	0.531	71.846	23.7	65.8	73.8
Sawtimber Total		3,248.8	380.1	1,806.0	167.3	37.14	46.1	5.40	25.65	2375.89	0.556	51.492	36.6	59.6	70.4
Group Total		16,113.6	2,503.5	2,666.9	247.5	91.43	228.9	35.56	37.88	3515.78	0.284	15.363	33.8	45.6	66.7

Misc. Hardwood

Stand Total						Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Pulpwood	5	1,622.9	94.4			3.14	23.0	1.34			0.058			15.8	17.6
	6	307.4	28.3			0.86	4.4	0.40			0.092			16.5	18.5
	7	150.5	18.9			0.57	2.1	0.27			0.125			16.5	18.5
	8	115.3	22.1			0.57	1.6	0.31			0.192			20.5	22.5
	9	45.5	9.4			0.29	0.6	0.13			0.207			16.5	18.5
	11	30.5	9.4			0.29	0.4	0.13			0.310			16.5	18.5
Pulpwood Total		2,272.1	182.7			5.71	32.3	2.59			0.080			16.2	18.1
Group Total		2,272.1	182.7	0.0	0.0	5.71	32.3	2.59	0.00	0.00	0.080	0.000	0.0	16.2	18.1

Stand Summary by Group, Product and DBH

Sampling Method:	Point
BAF / Plot Size:	10
# Plots/points:	10
Stand Acres:	18.7
Cruiser:	RH
Template:	GENERIC

Tract Name:	Calhoun
Stand ID:	SMZ
Date Cruised:	June, 2021
Sawlog Vol Units:	Doyle



Pine

Stand Total						Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Pulpwood	5	137.0	10.3			1.00	7.3	0.55			0.075			24.5	55.5
	7	69.9	13.4			1.00	3.7	0.72			0.192			40.5	60.5
	11	28.3	14.3			1.00	1.5	0.77			0.506			48.5	65.5
Pulpwood Total		235.1	38.0			3.00	12.6	2.03			0.220			32.1	58.2
Chip-N-Saw	10	34.2	3.1	12.7	1.1	1.00	1.8	0.16	0.68	56.76	0.370	30.957	32.5	56.5	70.5
		34.2	3.1	12.7	1.1	1.00	1.8	0.16	0.68	56.76	0.370	30.957	32.5	56.5	70.5
Sawtimber	11	28.3	2.6	11.9	1.0	1.00	1.5	0.14	0.63	53.40	0.419	35.242	31.5	54.5	65.5
	12	47.6	4.0	27.3	2.4	2.00	2.5	0.22	1.46	129.04	0.573	50.674	38.5	60.0	70.5
	13	40.5	3.0	26.9	2.5	2.00	2.2	0.16	1.44	131.33	0.664	60.527	40.0	58.5	68.0
	15	15.2	1.1	15.5	1.7	1.00	0.8	0.06	0.83	92.69	1.020	113.742	49.5	66.5	75.5
Sawtimber Total		131.6	10.7	81.5	7.6	6.00	7.0	0.57	4.37	406.46	0.620	57.683	38.7	59.1	69.2
Group Total		400.9	51.8	94.2	8.7	10.00	21.5	2.77	5.05	463.22	0.330	21.574	37.4	43.1	62.9

Red Oak

Stand Total						Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	14	17.5	0.0	8.8	0.9	1.00	0.9	0.00	0.47	45.89	0.502	49.058	16.5	16.5	18.5
	15	15.2	0.0	8.8	0.9	1.00	0.8	0.00	0.47	49.45	0.576	60.686	16.5	16.5	18.5
	16	40.1	0.0	29.2	3.3	3.00	2.1	0.00	1.57	176.77	0.729	82.271	19.2	19.2	21.2
	17	23.7	0.0	20.5	2.5	2.00	1.3	0.00	1.10	131.24	0.864	103.430	20.5	20.5	22.5
	18	42.3	0.0	40.9	5.1	4.00	2.3	0.00	2.19	275.51	0.968	121.718	20.5	20.5	22.5
Sawtimber Total		138.8	0.0	108.2	12.7	11.00	7.4	0.00	5.79	678.86	0.779	91.351	19.2	19.2	21.2
Group Total		138.8	0.0	108.2	12.7	11.00	7.4	0.00	5.79	678.86	0.779	91.351	19.2	19.2	21.2

White Oak

Stand Total						Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	14	34.9	0.0	17.5	1.7	2.00	1.9	0.00	0.94	91.78	0.502	49.058	16.5	16.5	18.5
	15	60.9	0.0	35.1	3.7	4.00	3.3	0.00	1.88	197.81	0.576	60.686	16.5	16.5	18.5
	16	26.7	0.0	20.5	2.3	2.00	1.4	0.00	1.10	124.09	0.765	86.632	20.5	20.5	22.5
	17	11.8	0.0	8.8	1.0	1.00	0.6	0.00	0.47	55.61	0.740	87.650	16.5	16.5	18.5
	18	31.7	0.0	32.2	4.1	3.00	1.7	0.00	1.72	217.23	1.015	127.962	21.8	21.8	23.8
Sawtimber Total		166.1	0.0	114.0	12.8	12.00	8.9	0.00	6.10	686.52	0.686	77.182	18.2	18.2	20.2
Group Total		166.1	0.0	114.0	12.8	12.00	8.9	0.00	6.10	686.52	0.686	77.182	18.2	18.2	20.2

Misc. Hardwood

Stand Total						Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Pulpwood	5	1,232.6	228.4			9.00	66.0	12.23			0.185			34.3	36.5
	6	951.1	87.7			10.00	50.9	4.69			0.092			16.5	18.5
	7	349.4	46.8			5.00	18.7	2.51			0.134			18.1	20.1
	8	267.5	38.0			5.00	14.3	2.04			0.142			16.5	18.1
	9	84.5	17.5			2.00	4.5	0.94			0.207			16.5	18.5
	10	137.0	41.0			4.00	7.3	2.20			0.299			20.5	22.5
	11	141.5	63.7			5.00	7.6	3.41			0.450			27.7	29.7
	12	95.1	46.6			4.00	5.1	2.50			0.490			24.5	26.5
	13	141.8	84.7			7.00	7.6	4.54			0.597			25.6	27.6
	14	87.3	63.7			5.00	4.7	3.41			0.730			27.7	29.7
	15	45.7	40.6			3.00	2.4	2.17			0.888			29.8	31.8
	16	53.5	55.0			4.00	2.9	2.94			1.028			30.5	32.5
	17	11.8	14.4			1.00	0.6	0.77			1.218			32.5	34.5
	18	42.3	55.0			4.00	2.3	2.95			1.301			30.5	32.5
Pulpwood Total		3,641.0	883.3			68.00	195.0	47.30			0.243			24.7	26.7
Group Total		3,641.0	883.3	0.0	0.0	68.00	195.0	47.30	0.00	0.00	0.243	0.000	0.0	24.7	26.7

OFFER FORM

Bid Date: Friday, August 20, 2021 @ 10:00 a.m.

CALHOUN TRACT—± 90 ACRES—LISTING #7280—COLUMBIA COUNTY, ARKANSAS

Send Completed Offer Forms to us:

Mail: P.O. Box 5887, Texarkana, TX 75505

Fax: 903-831-5200

Hand Deliver: 4414 Galleria Oaks Dr., Texarkana, TX 75503

E-mail: texarkana@kingwoodforestry.com

In reference to the attached Kingwood Forestry Services, Inc. Notice of Land Sale, I submit the following as an offer for the purchase of Calhoun Tract located in Columbia County, Arkansas and further described within the Notice (see attached maps and Conditions of Sale).

My offer will remain valid for five business days. 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 ten (10) business days of owner's acceptance with earnest money in the amount of five percent (5%) of purchase price. Closing date to occur within forty-five (45) days of contract execution. 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, August 20, 2021**)
P.O. Box 5887, Texarkana, TX 75505 or fax to 903-831-9988
E-mail completed Offer Form to texarkana@kingwoodforestry.com

Calhoun Tract (Listing #7280 - ±90 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

