

KINGWOOD FORESTRY SERVICES, INC.
NOTICE OF LAND SALES

-TWO DALLAS COUNTY TRACTS-
Managed Timberland Tracts for Investment & Recreation

Lea Land 80 Tract—\$85,000.00
±80 Acres Listing #4850

House 50 Tract—\$57,500.00
±50 Acres Listing #4851

The **Lea Land 80 Tract** (Listing #4850) is described as NE¼ of NE¼, SW¼ of NE¼, Section 21, Township 8 South, Range 17 West, containing a total of 80 acres, more or less, Dallas County, Arkansas (see attached maps). Tract is located about four (4) miles west of Manning. Access is via woods road from County Road 209. Site index for loblolly pine (base age 50) averages eighty-three (83) feet on fine sandy loam soils. Terrain is gently rolling to flat. Timber consists of ±30 acres of 2017 pine plantation, ±41 acres of 2021 pine plantation, and ±9 acres of Streamside Management Zone around a branch of Beach Branch Creek. Tract offers timber investment and recreation.



The **House 50 Tract** (Listing #4851) is described as Part of NE¼ of SE¼, W½ of SE¼ of SE¼, Section 25, Township 8 South, Range 16 West, containing a total of 50 acres, more or less, Dallas County, Arkansas. (see attached maps). Tract is located about eight (8) miles east of Manning. Access is via woods road through adjoining timberland. Site index for loblolly pine averages eighty-four (84) feet (base age 50) on fine sandy loam soils. Terrain is gently rolling. Timber consists of ±17 acres of merchantable 2007 pine plantation,



±29 acres of 2017 pine plantation, and ±4 acres of Streamside Management Zone. Tract offers timber investment and recreation. Based on inventory of merchantable timber on ±17 acres conducted by Kingwood Forestry in July, 2021, estimated tree counts and timber volumes are as follows:

Pine Sawtimber:	372 Trees	12,854 Board Feet	155 Tons
Pine Chip n' Saw:	579 Trees	14,624 Board Feet	180 Tons
Pine Pulpwood:	5,263 Trees	—	1,318 Tons
Pine Topwood:	—	—	79 Tons
Hardwood Pulpwood:	73 Trees	—	10 Tons

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 with tree counts by species, diameter, and height are available on our website: <http://www.kingwoodforestry.com/real-estate.html>

www.kingwoodforestry.com

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



**See Method and
Conditions of Sale
Within this Notice**

NOTICE OF LAND SALES DALLAS COUNTY, ARKANSAS

Lea Land 80 Tract—\$85,000.00
±80 Acres Listing #4850

House 50 Tract—\$57,500.00
±50 Acres Listing #4851

METHOD OF SALE

These tracts are offered for sale at the prices advertised within this Notice of Land Sale. Offers may be submitted using the attached Offer Form and may be delivered by e-mail to arkadelphia@kingwoodforestry.com, by fax to (870) 246-3341, or hand-delivered to #4 Executive Circle, Arkadelphia, Arkansas. All faxed / e-mailed offers will be immediately acknowledged; please await confirmation that your offer has been received. Offers may also be submitted by mail to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, Arkansas 71923. Please call our office at (870) 246-5757 to confirm receipt of offers.

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 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 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. Seller will not provide survey.
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

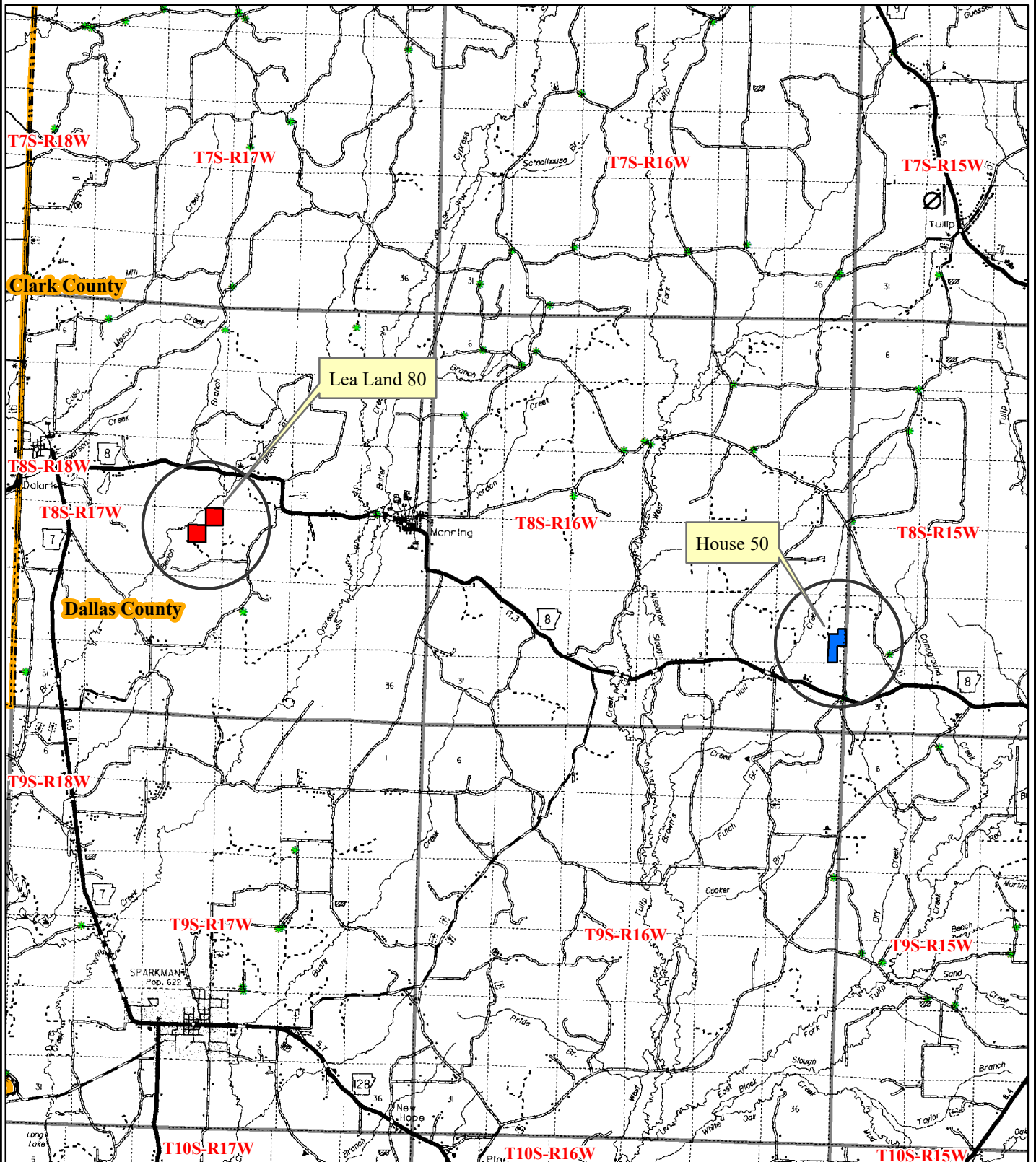
Notice: Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands or causes of action, of every kind, nature and description relating to its access to or presence on the property.

www.kingwoodforestry.com

NOTICE OF LAND SALES

"Lea Land 80 Tract" - Listing #4850
NE¼ of NE¼, SW¼ of NE¼, Sec. 21,
T8S, R17W, Dallas County, Arkansas
Containing 80 acres, more or less

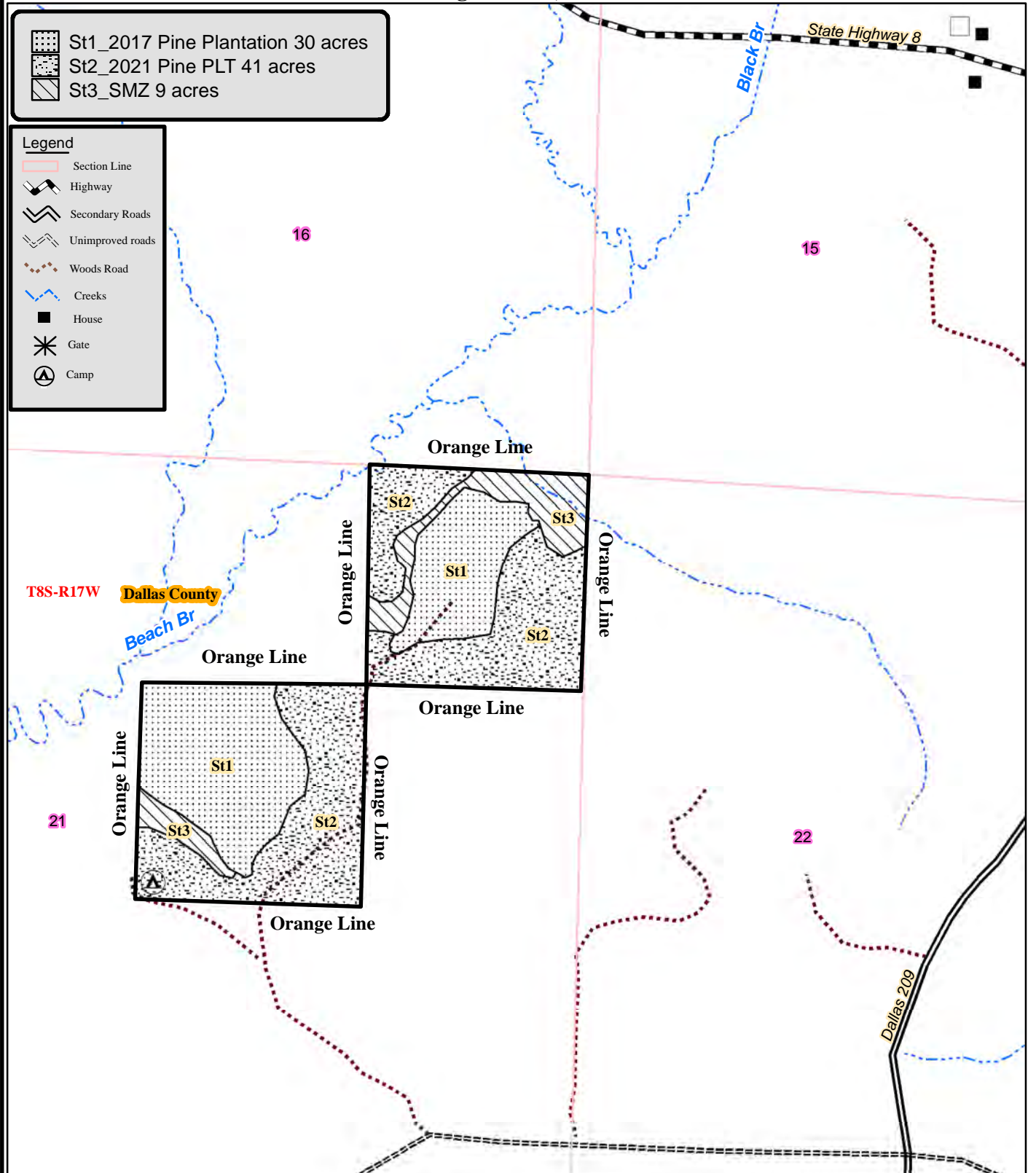
"House 50 Tract" - Listing #4851
Pt. NE¼ of SE¼, W½ of SE¼ of SE¼,
Sec. 25, T8S, R16W, Dallas County, Arkansas
Containing 50 acres, more or less



0 0.5 1 2 3
Miles



NOTICE OF LAND SALE
"Lea Land 80 Tract" - Listing #4850
NE¹/₄ of NE¹/₄, SW¹/₄ of NE¹/₄, Sec. 21, T8S, R17W, Dallas County, Arkansas
Containing 80 acres, more or less

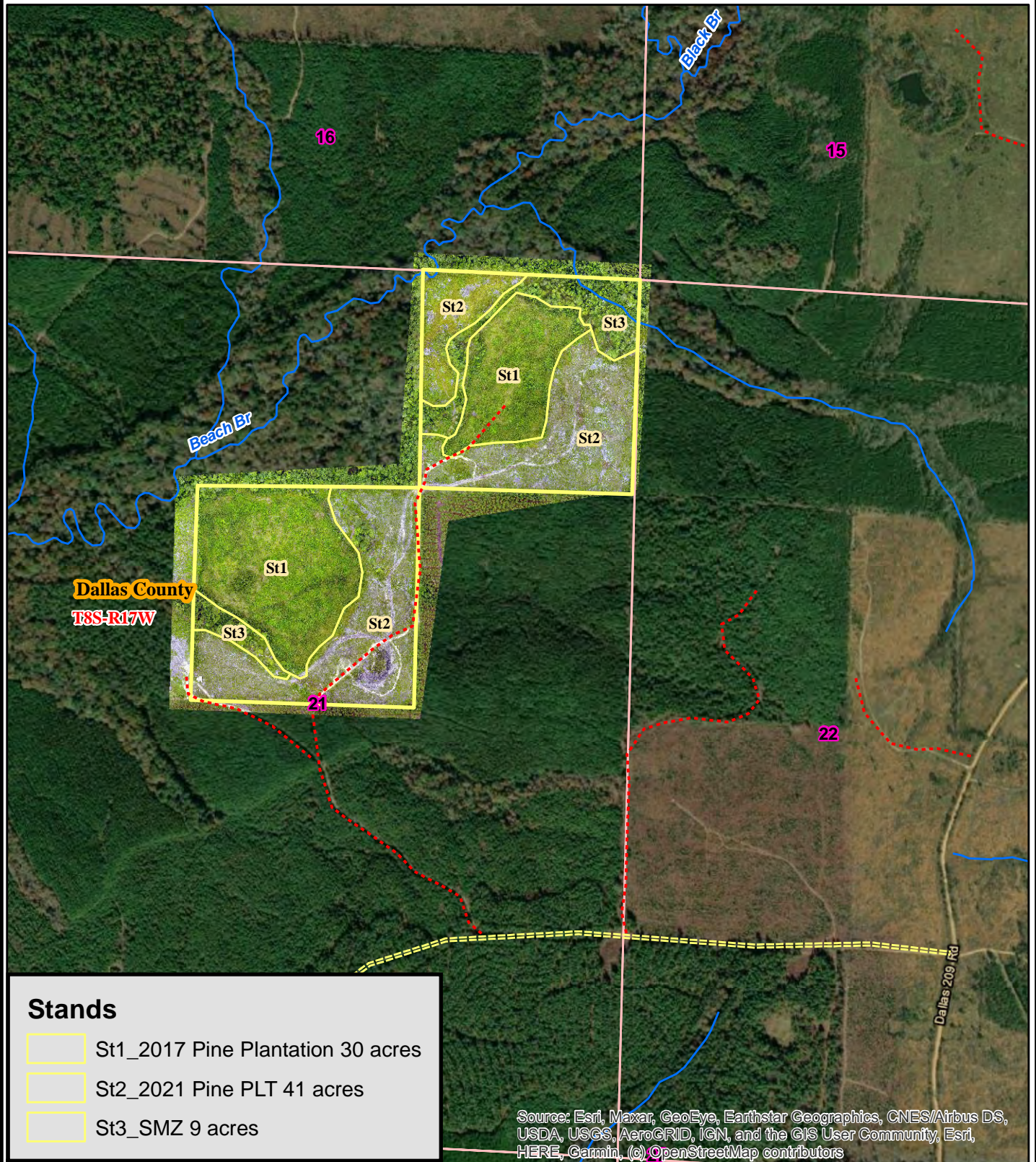


0 0.125 0.25
Miles



Created: Date: 7/20/2021
By: JDT

NOTICE OF LAND SALE
"Lea Land 80 Tract" - Listing #4850
NE¼ of NE¼, SW¼ of NE¼, Sec. 21, T8S, R17W, Dallas County, Arkansas
Containing 80 acres, more or less



0 0.125 0.25
Miles



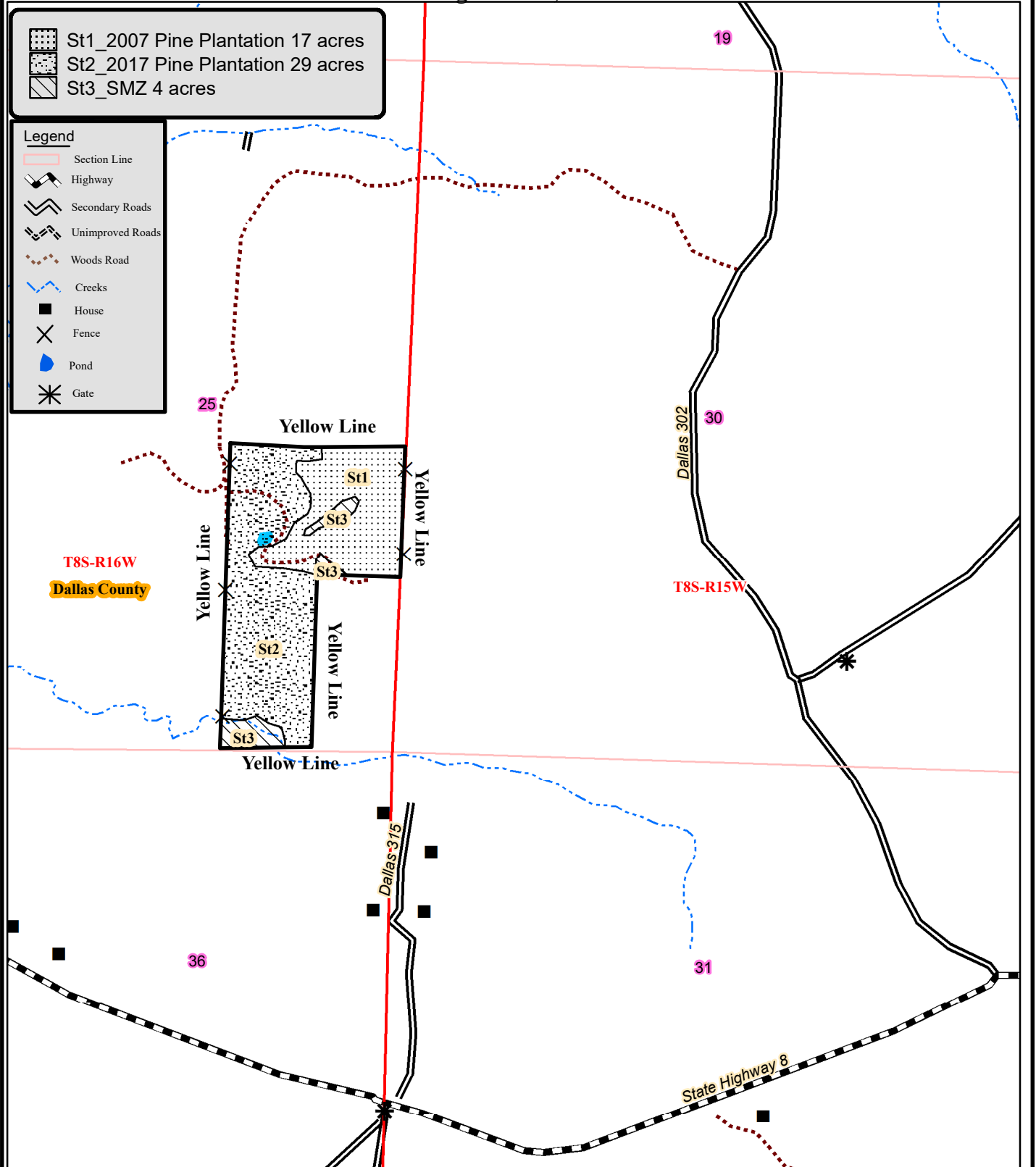
Date: 7/20/2021
Drawn By: JDT

NOTICE OF LAND SALE

"House 50 Tract" - Listing #4851

Pt. NE¼ of SE¼, W½ of SE¼ of SE¼, Sec. 25, T8S, R16W, Dallas County, Arkansas

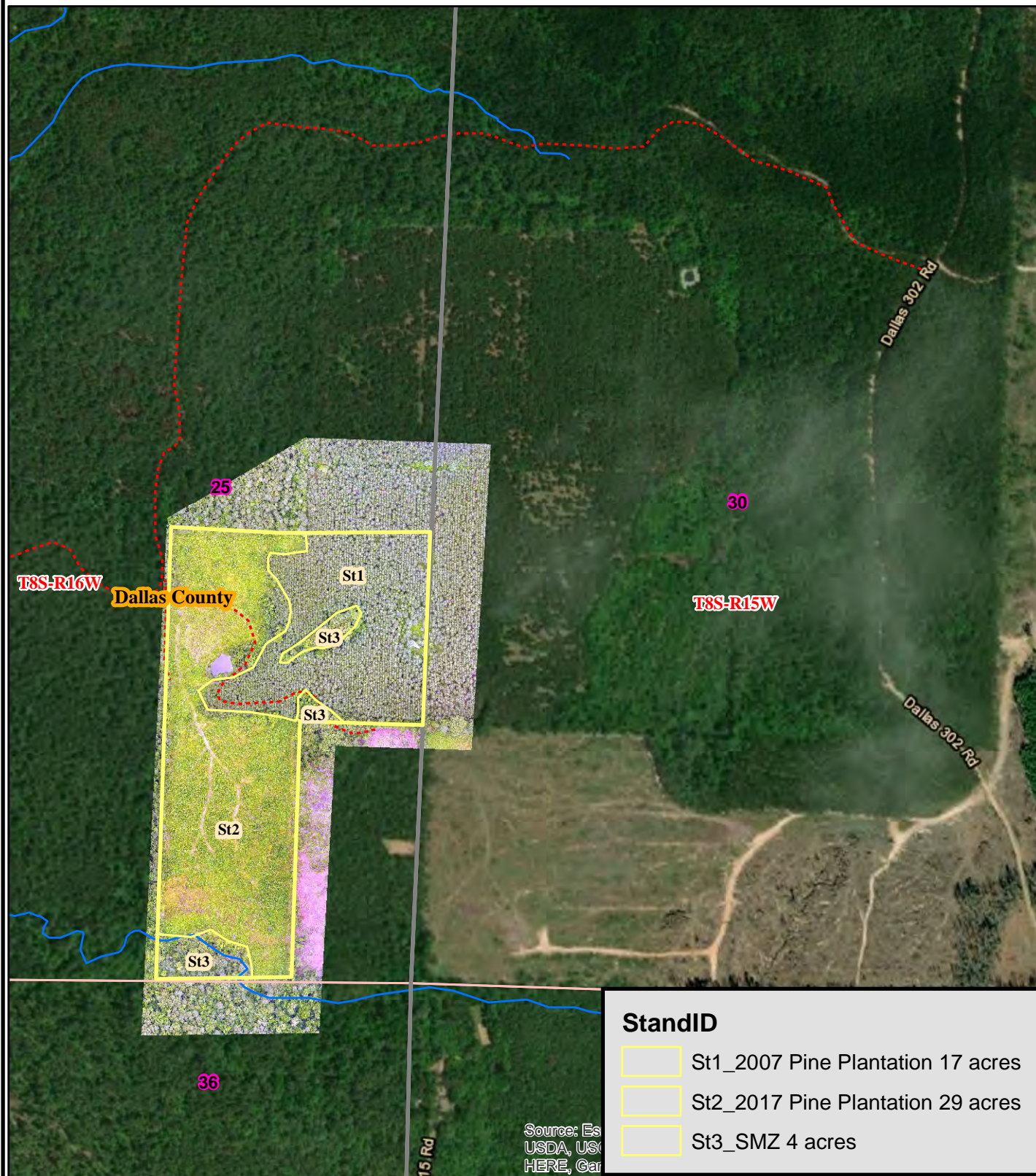
Containing 50 acres, more or less



NOTICE OF LAND SALE

"House 50 Tract" - Listing #4851

Pt. NE¼ of SE¼, W½ of SE¼ of SE¼, Sec. 25, T8S, R16W, Dallas County, Arkansas
Containing 50 acres, more or less



0 0.125 0.25
Miles



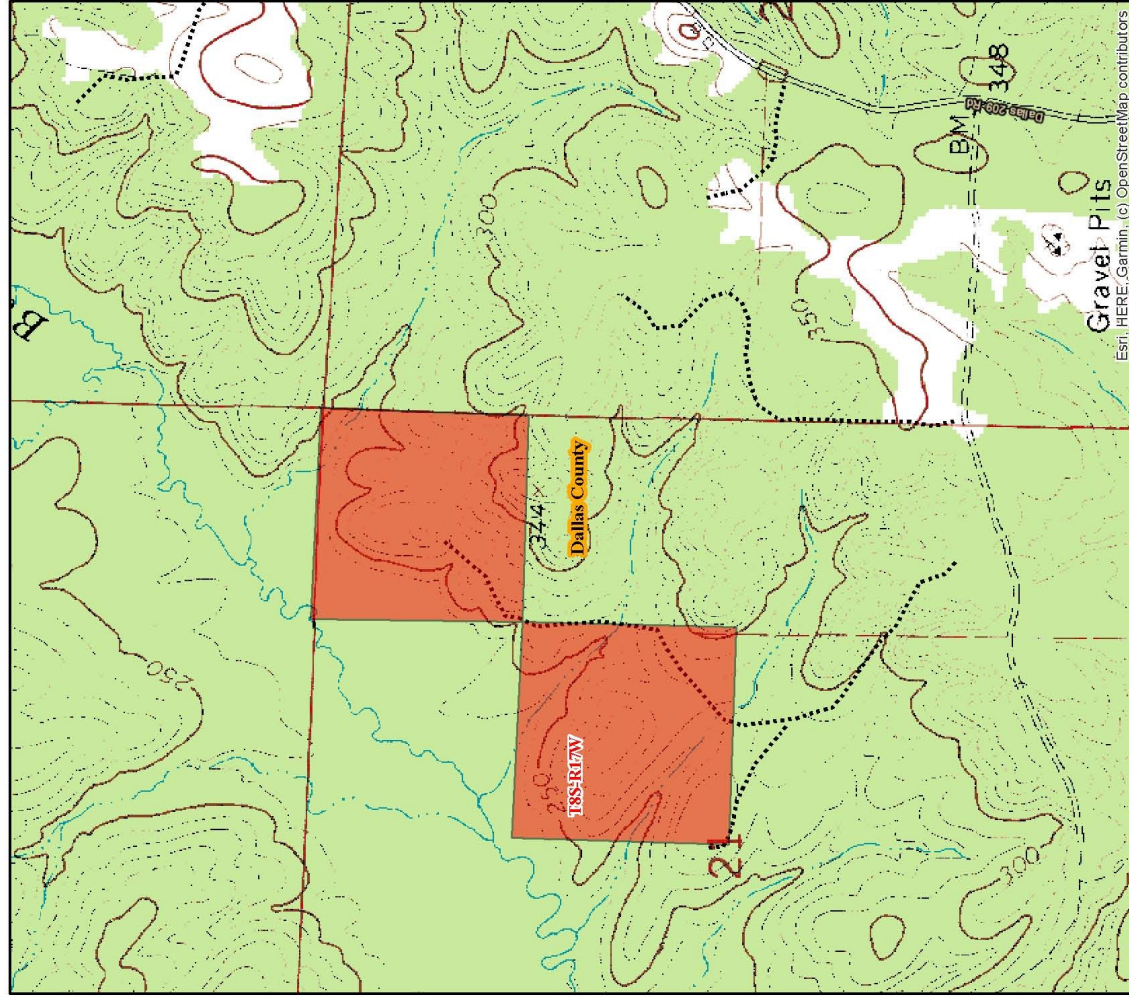
Date: 7/20/2021
ESRI Aerial Photography
Drawn By: JDT

NOTICE OF LAND SALE

"Lea Land 80 Tract" - Listing #4850

NE¼ of NE¼, SW¼ of NE¼, Sec. 21, T8S, R17W, Dallas County, Arkansas

Containing 80 acres, more or less



INGWOOD
LAND MANAGEMENT, INC.
Quality, Dependability, and Service

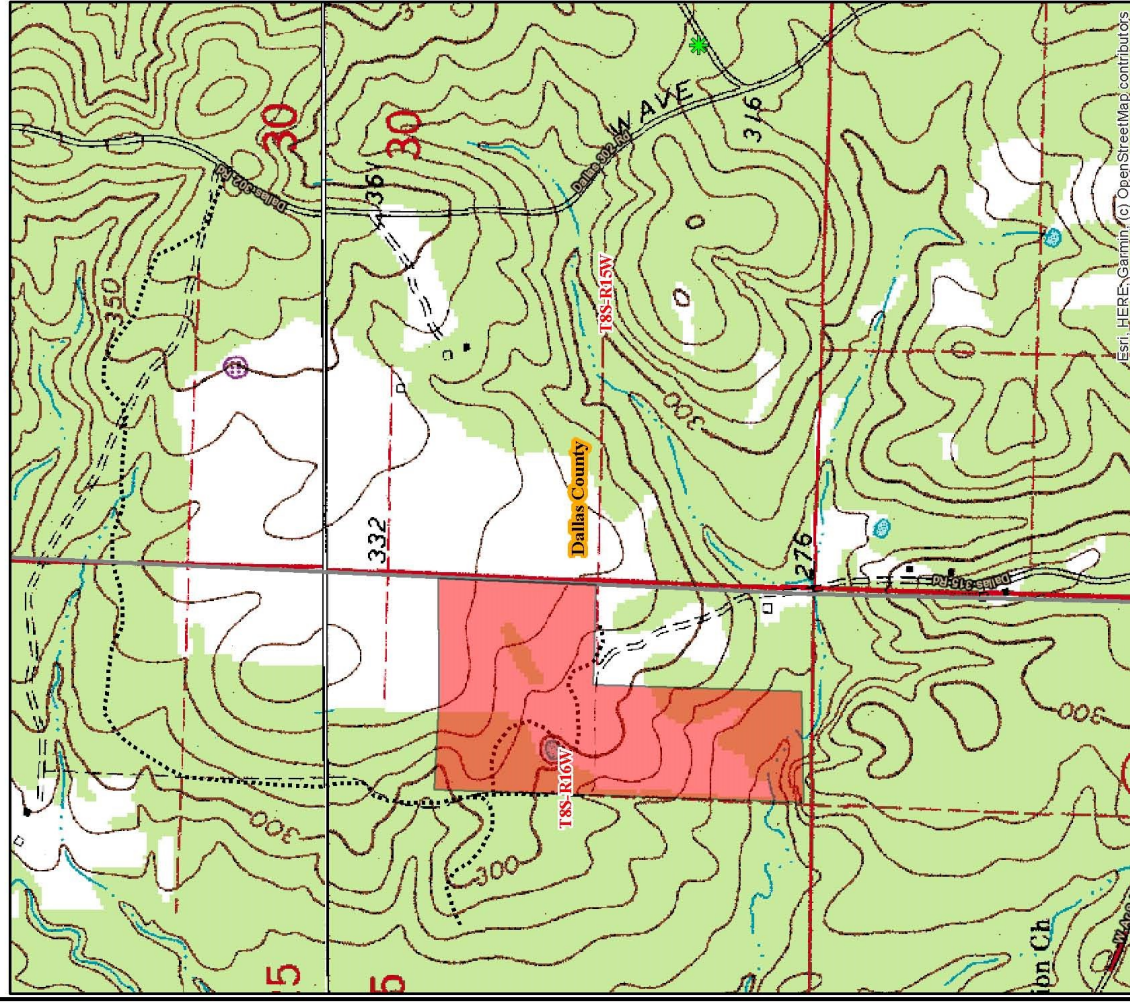
Date: 7/20/2021
Drawn By: JDT

NOTICE OF LAND SALE

"House 50 Tract" - Listing #4851

Pt. NE¼ of SE¼, W¼ of SE¼, Sec. 25, T8S, R16W, Dallas County, Arkansas

Containing 50 acres, more or less



INGWOOD
LAND MANAGEMENT, INC.
Quality, Dependability, and Service

Date: 7/20/2021
Drawn By: JDT



Kingwood Forestry Services
No. 4 Executive Circle
Arkadelphia, AR 71923

Phone: 870-246-5757
Fax: 870-246-3341
Email: arkadelphia@kingwoodforestry.com
Website: www.kingwoodforestry.com

*Timber Volume Estimates - **House 50***

Stratum: 2007 Pine PLT

Cruise Date: 07/21/2021

Acres: 17

Cruise Type: Point

Plots: 13

Plot Size/BAF: 15.00

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	372	155	12,854	18.5	22	9.1	756.1	12.4	25.0
Chip-N-Saw	579	180	14,624	20.8	34	10.6	860.2	10.6	25.7
Pulpwood	5,263	1,318	0	129.2	310	77.5	0.0	8.5	37.3
Topwood	0	79	0	0.0	0	4.7	0.0	0.0	0.0
Group Total	6,213	1,733	27,478	168.5	365	102.0	1,616.4	9.0	35.5
Class Total	6,213	1,733	27,478	168.5	365	102.0	1,616.4	9.0	35.5

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	73	10	0	1.2	4	0.6	0.0	7.0	21.5
Group Total	73	10	0	1.2	4	0.6	0.0	7.0	21.5
Class Total	73	10	0	1.2	4	0.6	0.0	7.0	21.5
Stratum Total	6,287	1,743	27,478	169.6	370	102.5	1,616.4	8.9	35.4



Kingwood Forestry Services
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*Timber Volume Estimates - **House 50***

Stratum: 2007 Pine PLT

Acres: 17

Plots: 13.00

Cruiser: JDT

Cruise Date: 07/21/2021

Cruise Type: Point

Plot Size/BAF: 15.00

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	250	97	7,685	2,914	11.5	15	5.7	452.0	171.4	0.48	24.5
	13	85	40	3,410	1,207	4.6	5	2.3	200.6	71.0	0.54	26.5
	14	37	19	1,759	571	2.3	2	1.1	103.5	33.6	0.64	24.5
Sawtimber Total	12.4	372	155	12,854	4,692	18.5	22	9.1	756.1	276.0	0.51	25.0
Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	10	252	69	6,042	2,028	8.1	15	4.1	355.4	119.3	0.33	24.5
	11	327	111	8,582	3,327	12.7	19	6.6	504.8	195.7	0.38	26.7
Chip-N-Saw Total	10.6	579	180	14,624	5,355	20.8	34	10.6	860.2	315.0	0.36	25.7
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	5	288	18	0	492	2.3	17	1.1	0.0	29.0	0.00	22.8
	6	500	52	0	1,449	5.8	29	3.1	0.0	85.2	0.00	28.3
	7	587	93	0	2,666	9.2	35	5.5	0.0	156.8	0.00	35.0
	8	1,349	281	0	8,188	27.7	79	16.5	0.0	481.7	0.00	37.4
	9	844	227	0	6,713	21.9	50	13.4	0.0	394.9	0.00	39.9
	10	1,115	369	0	11,070	35.8	66	21.7	0.0	651.2	0.00	41.2
	11	238	96	0	2,920	9.2	14	5.7	0.0	171.7	0.00	42.2
	12	225	110	0	3,374	10.4	13	6.5	0.0	198.5	0.00	44.3
	13	64	36	0	1,104	3.5	4	2.1	0.0	64.9	0.00	44.3
	14	55	35	0	1,107	3.5	3	2.1	0.0	65.1	0.00	45.1
Pulpwood Total	8.5	5,263	1,318	0	39,082	129.2	310	77.5	0.0	2,299.0	0.00	37.3
Topwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height

Timber Volume Estimates - **House 50**

Stratum: 2007 Pine PLT

Acres: 17

Plots: 13.00

Cruiser: JDT

Cruise Date: 07/21/2021

Cruise Type: Point

Plot Size/BAF: 15.00

Pine

Planted Lob		Stratum Total						Per Acre			Average Tree	
Topwood Total	0.0	0	79	0	2,791	0.0	0	4.7	0.0	164.2	0.00	0.0
Planted Lob Total	9.0	6,213	1,733	27,478	51,921	168.5	365	102.0	1,616.4	3,054.2	0.42	35.5
Pine Total	9.0	6,213	1,733	27,478	51,921	168.5	365	102.0	1,616.4	3,054.2	0.42	35.5

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
	7	73	10	0	292	1.2	4	0.6	0.0	17.2	0.00	21.5
Pulpwood Total	7.0	73	10	0	292	1.2	4	0.6	0.0	17.2	0.00	21.5
Misc. Hardwood Total	7.0	73	10	0	292	1.2	4	0.6	0.0	17.2	0.00	21.5
Hardwood Total	7.0	73	10	0	292	1.2	4	0.6	0.0	17.2	0.00	21.5
Stratum Total	8.9	6,287	1,743	27,478	52,213	169.6	370	102.5	1,616.4	3,071.4	0.42	35.4



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Timber Volume Estimates - House 50

Stratum: 2007 Pine PLT

Acres: 17

Plots: 13

Cruiser: JDT

Cruise Date: 07/21/2021

Cruise Type: Point

Plot Size/BAF: 15.00

Pine

<i>Product</i>	<i>Stratum Total</i>			<i>Per Acre</i>				<i>Average Tree</i>	
	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>BA</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>DBH</i>	<i>Height</i>
Sawtimber	372	155	12,854	18.5	22	9.1	756.1	12.4	25.0
Chip-N-Saw	579	180	14,624	20.8	34	10.6	860.2	10.6	25.7
Pulpwood	5,263	1,318	0	129.2	310	77.5	0.0	8.5	37.3
Topwood	0	79	0	0.0	0	4.7	0.0	0.0	0.0
<i>Class Total</i>	6,213	1,733	27,478	168.5	365	102.0	1,616.4	9.0	35.5

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>
Pulpwood	73	10	0	1.2	4	0.6	0.0	7.0	21.5
<i>Class Total</i>	73	10	0	1.2	4	0.6	0.0	7.0	21.5
<i>StratumTotal</i>	6,287	1,743	27,478	169.6	370	102.5	1,616.4	8.9	35.4

OFFER FORM

Lea Land 80 Tract—\$85,000.00
±80 Acres Listing #4850

House 50 Tract—\$57,500.00
±50 Acres Listing #4851

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

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 Dallas County, Arkansas and further described within the attached Notice of Land Sales (see attached maps and Conditions of Sale).

My offer(s) will remain valid for five (5) business days. If any of my offers are accepted, I am ready, willing, able, and obligated to execute a Contract of Sale within ten (10) business days with earnest money in the amount of five percent (5%) of purchase price. Closing is expected to be held within forty-five (45) days of offer acceptance. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

Send offer form to: Kingwood Forestry Services, Inc.
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341
E-mail completed offer form to: arkadelphia@kingwoodforestry.com

Lea Land 80 Tract (Listing #4850—80 Acres, more or less): \$ _____

House 50 Tract (Listing #4851—50 Acres, more or less): \$ _____

Both Tracts Combined (±130 total 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

