

KINGWOOD FORESTRY SERVICES, INC.
NOTICE OF LAND SALES

-Two (2) Tracts in Clark County Offered Together or Separately -
Bid Date: Friday, September 15, 2023 @ 10.00 a.m.

Bunn Road North Tract
±38.5 Acres Listing #4843

Bunn Road South Tract
±40 Acres Listing #4844

These tracts are located about nine (9) miles south of Okolona, Arkansas with frontage on Bunn Road.
Visit www.kingwoodforestry.com to view additional maps and photographs.

The **Bunn Road North Tract (Listing #4843)** is described as Part of SE¼ of NE¼, Section 36, Township 9 South, Range 22 West, containing 38.5 acres, more or less, Clark County, Arkansas. Timber consists of ±36 acres of merchantable, native pine / hardwood; remaining ±2.5 acres of road right-of-way. Site index for loblolly pine (base age 50) averages eighty-one (81) feet on fine sandy loam soils. Terrain is gently rolling with creek. Tract offers timberland investment, hunting and recreation, and possible homesite / campsite near Exit 54 (Okolona Exit) on Interstate 30. Kingwood Forestry conducted an inventory of merchantable timber in April, 2021. Based on the inventory, estimated tree counts and timber volumes are as follows (detailed volume reports available on our website—www.kingwoodforestry.com/real-estate):

BUNN ROAD NORTH TRACT ±36 Acres of Merchantable Timber			
Pine Sawtimber:	677 Trees	102,376 Board Feet	691 Tons
Pine Chip n' Saw:	161 Trees	6,595 Board Feet	74 Tons
Pine Pulpwood:	1,317 Trees	—	546 Tons
Pine Topwood:	—	—	241 Tons
Red Oak Sawtimber:	80 Trees	13,601 Board Feet	104 Tons
White Oak Sawtimber:	41 Trees	2,926 Board Feet	27 Tons
Gum & Misc. Sawtimber:	72 Trees	5,206 Board Feet	47 Tons
Hardwood Pulpwood:	2,722 Trees	—	925 Tons

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

The **Bunn Road South Tract (Listing #4844)** is described as SW¼ of SE¼, Section 36, Township 9 South, Range 22 West, containing 40 acres, more or less, Clark County, Arkansas. Timber consists of ±37 acres of merchantable, native pine / hardwood; remaining ±3 acres of powerline and road right-of-way. Site index for loblolly pine (base age 50) averages eighty-one (81) feet on fine sandy loam soils. Terrain is gently rolling with creek. Tract offers timberland investment, hunting and recreation, and possible homesite / campsite near Exit 54 (Okolona Exit) on Interstate 30. Kingwood Forestry conducted an inventory of merchantable timber in April, 2021. Based on the inventory, estimated tree counts and timber volumes are as follows (detailed volume reports available on our website—www.kingwoodforestry.com/real-estate):

BUNN ROAD SOUTH TRACT ±37 Acres of Merchantable Timber			
Pine Sawtimber:	1,656 Trees	229,406 Board Feet	1,681 Tons
Pine Chip n' Saw:	347 Trees	16,520 Board Feet	188 Tons
Pine Pulpwood:	1,303 Trees	—	478 Tons
Pine Topwood:	—	—	504 Tons
Red Oak Sawtimber:	49 Trees	4,718 Board Feet	42 Tons
White Oak Sawtimber:	131 Trees	12,671 Board Feet	112 Tons
Gum & Misc. Sawtimber:	34 Trees	4,903 Board Feet	40 Tons
Hardwood Pulpwood:	3,313 Trees	—	1,006 Tons

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

Bids may be Submitted for Either or Both Tracts
Bid Date: Friday, September 15, 2023 @ 10:00 a.m.

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

Bid Date: Friday, September 15, 2023 @ 10:00 a.m.

Bunn Road North Tract

±38.5 Acres

Listing #4843

Bunn Road South Tract

±40 Acres

Listing #4844

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, September 15, 2023**. 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 **"Bunn Road 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. 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, September 20, 2023. 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. 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. Should Buyer be required by a lender to purchase a lender's title insurance policy, the Buyer will pay any fees for such policy. Property is being sold "As is, where is, with all faults." 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. Any existing hunting lease will terminate at closing.
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 including, but not limited to, acreage, timber, and access.
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

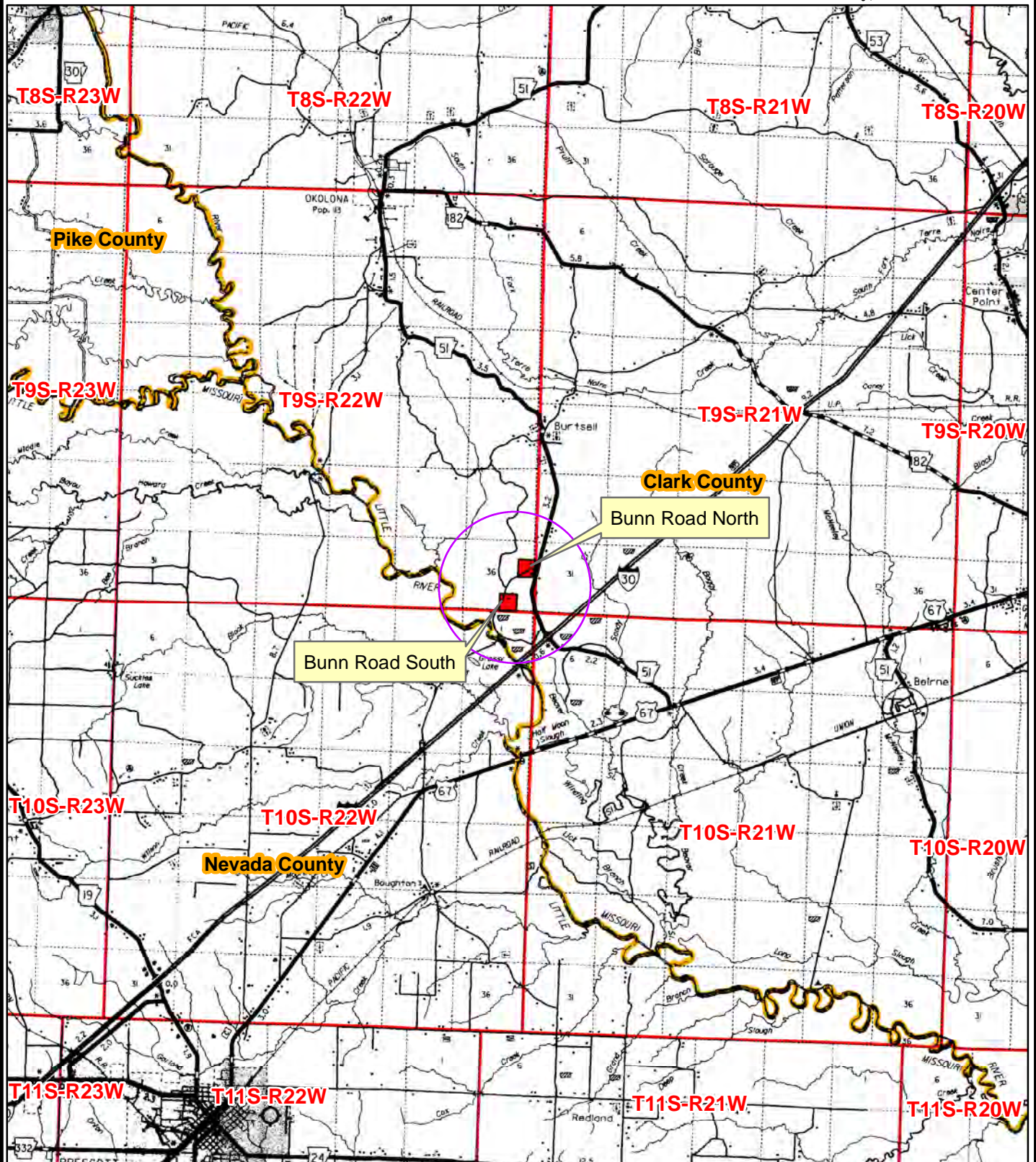
Notice: Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any 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

"Bunn Road North Tract" Listing #4843
Pt. SE¼ of NE¼, Sec. 36, T9S, R22W,
Clark County, Arkansas

"Bunn Road South Tract" Listing #4844
SW¼ of SE¼, Sec. 36, T9S, R22W,
Clark County, Arkansas



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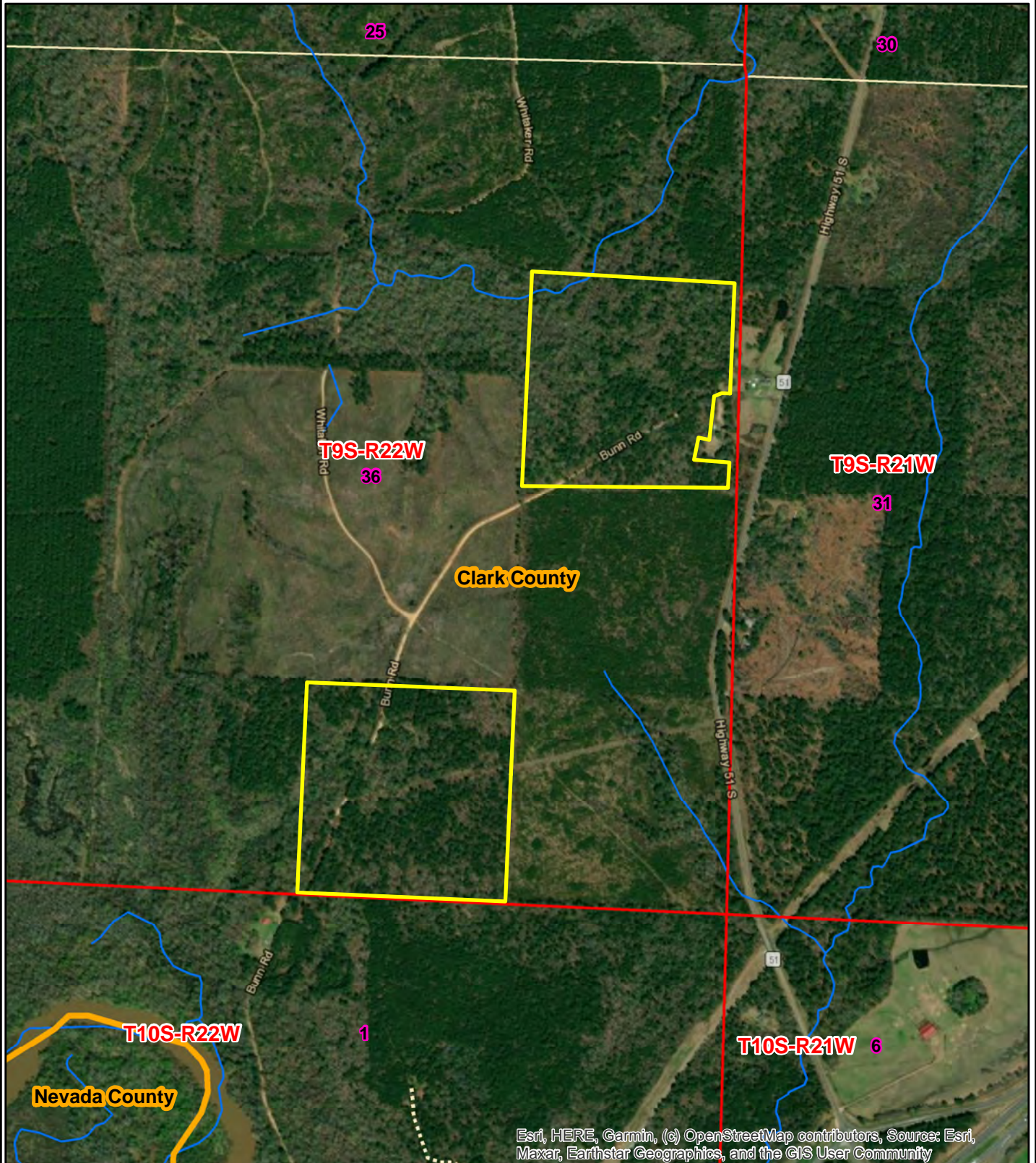


Date: 8/17/2023
ESRI Aerial Photography
Drawn By: BJC

NOTICE OF LAND SALES

"Bunn Road North Tract" Listing #4843
Pt. SE¼ of NE¼, Sec. 36, T9S, R22W,
Clark County, Arkansas

"Bunn Road South Tract" Listing #4844
SW¼ of SE¼, Sec. 36, T9S, R22W,
Clark County, Arkansas



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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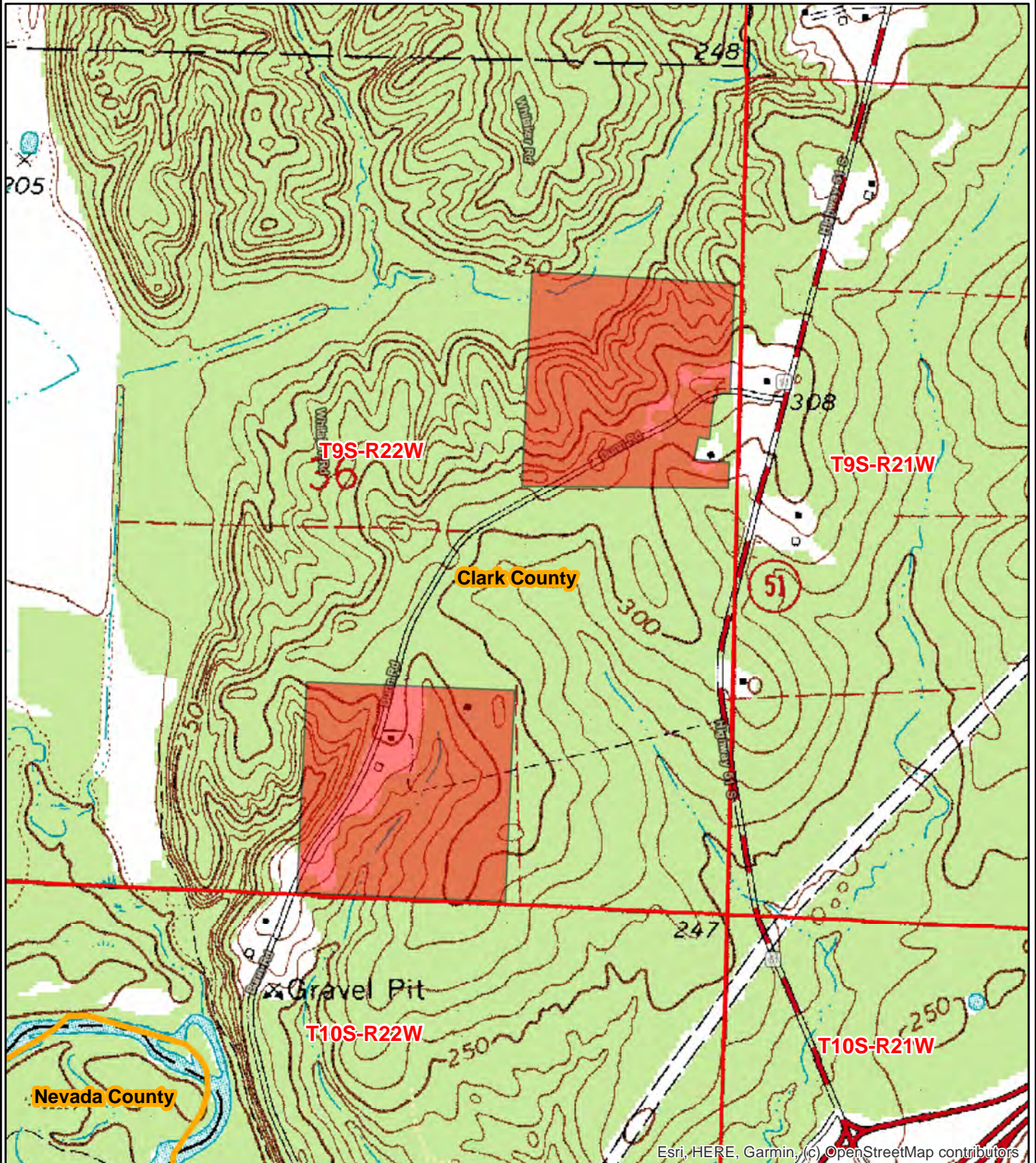


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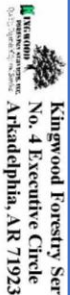
Esri, HERE, Garmin, (c) OpenStreetMap contributors

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Date: 8/17/2023
ESRI Aerial Photography
Drawn By: BJC

BUNN ROAD NORTH TRACT



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: Bunn Rd 38.5_timbered
Acres: 36
Plots: 36
Cruiser: JDT
Cruise Date: 04/16/2021
Cruise Type: Point
Plot Size/BAF: 15.00

White Oak

Product	Trees	Tons	Doyle BF	B4	Trees	Per Acre	Doyle BF	Average Tree
						Tons	DBH	Height
Sawtimber	41	27	2,926	1.6	1	0.8	81.3	16.2
Pulpwood								16.5
Class Total	41	27	2,926	1.6	1	0.8	81.3	16.2

Red Oak

Product	Trees	Tons	Doyle BF	B4	Trees	Per Acre	Doyle BF	Average Tree
						Tons	DBH	Height
Sawtimber	80	104	13,601	4.4	2	2.9	377.8	18.8
Pulpwood								25.5
Class Total	80	104	13,601	4.4	2	2.9	377.8	18.8

Pine

Product	Trees	Tons	Doyle BF	B4	Trees	Per Acre	Doyle BF	Average Tree
						Tons	DBH	Height
Sawtimber	677	691	102,376	25.6	19	19.2	2,843.8	15.5
Chp-N-Saw	161	74	6,595	2.7	4	2.1	183.2	10.4
Pulpwood	1,317	546	0	16.3	37	15.2	0.0	8.6
Topwood	0	241	0	0.0	0	6.7	0.0	0.0
Class Total	2,155	1,552	108,971	44.6	60	43.1	3,027.0	10.9

Misc. Hardwood

Product	Trees	Tons	Doyle BF	B4	Trees	Per Acre	Doyle BF	Average Tree
						Tons	DBH	Height
Sawtimber	72	47	5,206	2.7	2	1.3	144.6	15.8
Pulpwood	2,722	925	0	35.7	76	25.7	0.0	9.0
Class Total	2,795	972	5,206	38.5	78	27.0	144.6	9.2
Stratum Total	5,070	2,655	130,704	89.1	141	73.8	3,630.7	10.1

BUNN ROAD SOUTH TRACT

Timber Volume Estimates

Stratum: Bunn Rd 40_timbered
Acres: 37
Plots: 38
Cruiser: JDT
Cruise Date: 04/16/2021
Cruise Type: Point
Plot Size/BAF: 15.00

White Oak

Product	Trees	Tons	Doyle BF	B4	Trees	Per Acre	Doyle BF	Average Tree
						Tons	DBH	Height
Sawtimber	131	112	12,671	5.5	4	3.0	342.5	16.7
Pulpwood								21.0
Class Total	131	112	12,671	5.5	4	3.0	342.5	16.7

Red Oak

Product	Trees	Tons	Doyle BF	B4	Trees	Per Acre	Doyle BF	Average Tree
						Tons	DBH	Height
Sawtimber	49	42	4,718	2.0	1	1.1	127.5	16.4
Pulpwood								22.2
Class Total	49	42	4,718	2.0	1	1.1	127.5	16.4

Pine

Product	Trees	Tons	Doyle BF	B4	Trees	Per Acre	Doyle BF	Average Tree
						Tons	DBH	Height
Sawtimber	1,656	1,681	229,406	54.5	45	45.4	6,200.2	14.8
Chp-N-Saw	347	188	16,520	5.5	9	5.1	446.5	10.4
Pulpwood	1,303	478	0	13.0	35	12.9	0.0	8.0
Topwood	0	504	0	0.0	0	13.6	0.0	0.0
Class Total	3,306	2,851	245,927	73.0	89	77.1	6,646.7	11.6

Misc. Hardwood

Product	Trees	Tons	Doyle BF	B4	Trees	Per Acre	Doyle BF	Average Tree
						Tons	DBH	Height
Sawtimber	34	40	4,903	1.6	1	1.1	132.5	17.8
Pulpwood	3,313	1,006	0	38.3	90	27.2	0.0	8.5
Class Total	3,347	1,045	4,903	39.9	90	28.3	132.5	8.6
Stratum Total	6,833	4,050	268,218	120.4	185	109.5	7,249.1	10.3



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Arkadelphia, AR 71923

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Timber Volume Estimates

Stratum: Bunn Rd 38.5 timbered

Cruise Date: 04/16/2021

Acres: 36

Cruise Type: Point

Plots: 36

Plot Size/BAF: 15.00

Cruiser: JDT

White Oak

Product	Stratum Total			BA	Per Acre			Average Tree	
	Trees	Tons	Doyle BF		Trees	Tons	Doyle BF	DBH	Height
White Oak Spp.									
Sawtimber	41	27	2,926	1.6	1	0.8	81.3	16.2	16.5
Group Total	41	27	2,926	1.6	1	0.8	81.3	16.2	16.5
Class Total	41	27	2,926	1.6	1	0.8	81.3	16.2	16.5

Red Oak

Product	Stratum Total			BA	Per Acre			Average Tree	
	Trees	Tons	Doyle BF		Trees	Tons	Doyle BF	DBH	Height
Red Oak Spp.									
Sawtimber	80	104	13,601	4.4	2	2.9	377.8	18.8	25.5
Group Total	80	104	13,601	4.4	2	2.9	377.8	18.8	25.5
Class Total	80	104	13,601	4.4	2	2.9	377.8	18.8	25.5

Pine

Product	Stratum Total			BA	Per Acre			Average Tree	
	Trees	Tons	Doyle BF		Trees	Tons	Doyle BF	DBH	Height
Natural Lob									
Sawtimber	641	651	97,607	24.4	18	18.1	2,711.3	15.6	32.2
Chip-N-Saw	161	74	6,595	2.7	4	2.1	183.2	10.4	32.7
Pulpwood	1,317	546	0	16.3	37	15.2	0.0	8.6	43.8
Topwood	0	233	0	0.0	0	6.5	0.0	0.0	0.0
Group Total	2,119	1,505	104,203	43.3	59	41.8	2,894.5	10.8	39.4
Shortleaf Pine									
Sawtimber	36	40	4,769	1.2	1	1.1	132.5	14.9	40.5
Topwood	0	7	0	0.0	0	0.2	0.0	0.0	0.0
Group Total	36	47	4,769	1.2	1	1.3	132.5	14.9	40.5
Class Total	2,155	1,552	108,971	44.6	60	43.1	3,027.0	10.9	39.4

Misc. Hardwood

Product	Stratum Total			BA	Per Acre			Average Tree	
	Trees	Tons	Doyle BF		Trees	Tons	Doyle BF	DBH	Height

Timber Volume Estimates

Stratum: Bunn Rd 38.5 timbered

Acres: 36

Plots: 36

Cruiser: JDT

Cruise Date: 04/16/2021

Cruise Type: Point

Plot Size/BAF: 15.00

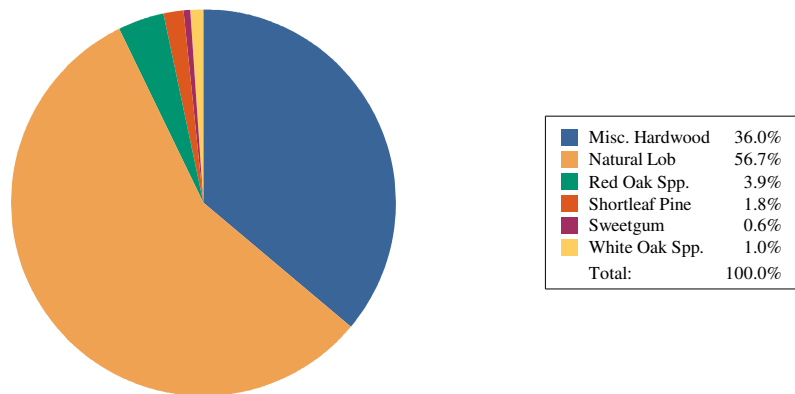
Misc. Hardwood

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Misc. Hardwood									
Sawtimber	51	32	3,506	1.9	1	0.9	97.4	15.7	18.1
Pulpwood	2,722	925	0	35.7	76	25.7	0.0	9.0	32.7
Group Total	2,773	957	3,506	37.6	77	26.6	97.4	9.1	32.5
Sweetgum									
Sawtimber	22	15	1,701	0.8	1	0.4	47.2	15.9	21.0
Group Total	22	15	1,701	0.8	1	0.4	47.2	15.9	21.0
Class Total	2,795	972	5,206	38.5	78	27.0	144.6	9.2	32.4
Stratum Total	5,070	2,655	130,704	89.1	141	73.8	3,630.7	10.1	35.1

Timber Volume Estimates

Tons Per Acre By Species Group

For Bunn Rd
38.5_timbered



Timber Volume Estimates

Stratum: **Bunn Rd 40** timbered
 Acres: 37
 Plots: 38
 Cruiser: JDT

Cruise Date: 04/16/2021
 Cruise Type: Point
 Plot Size/BAF: 15.00

White Oak

Product	Stratum Total			Per Acre			Average Tree		
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
White Oak Spp.									
Sawtimber	131	112	12,671	5.5	4	3.0	342.5	16.7	21.0
Group Total	131	112	12,671	5.5	4	3.0	342.5	16.7	21.0
Class Total	131	112	12,671	5.5	4	3.0	342.5	16.7	21.0

Red Oak

Product	Stratum Total			Per Acre			Average Tree		
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Red Oak Spp.									
Sawtimber	49	42	4,718	2.0	1	1.1	127.5	16.4	22.2
Group Total	49	42	4,718	2.0	1	1.1	127.5	16.4	22.2
Class Total	49	42	4,718	2.0	1	1.1	127.5	16.4	22.2

Pine

Product	Stratum Total			Per Acre			Average Tree		
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Natural Lob									
Sawtimber	1,558	1,549	213,521	50.9	42	41.9	5,770.8	14.7	37.0
Chip-N-Saw	347	188	16,520	5.5	9	5.1	446.5	10.4	40.5
Pulpwood	1,303	478	0	13.0	35	12.9	0.0	8.0	47.2
Topwood	0	485	0	0.0	0	13.1	0.0	0.0	0.0
Group Total	3,208	2,699	230,041	69.5	87	73.0	6,217.3	11.5	41.5
Shortleaf Pine									
Sawtimber	98	132	15,886	3.6	3	3.6	429.3	15.6	48.3
Topwood	0	20	0	0.0	0	0.5	0.0	0.0	0.0
Group Total	98	152	15,886	3.6	3	4.1	429.3	15.6	48.3
Class Total	3,306	2,851	245,927	73.0	89	77.1	6,646.7	11.6	41.7

Misc. Hardwood

Product	Stratum Total			Per Acre			Average Tree		
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Misc. Hardwood									
Sawtimber	16	19	2,394	0.8	0	0.5	64.7	18.1	29.7
Pulpwood	3,313	1,006	0	38.3	90	27.2	0.0	8.5	31.8
Group Total	3,329	1,024	2,394	39.1	90	27.7	64.7	8.6	31.7

Sweetgum

Timber Volume Estimates

Stratum: **Bunn Rd 40** timbered

Acres: 37

Plots: 38

Cruiser: JDT

Cruise Date: 04/16/2021

Cruise Type: Point

Plot Size/BAF: 15.00

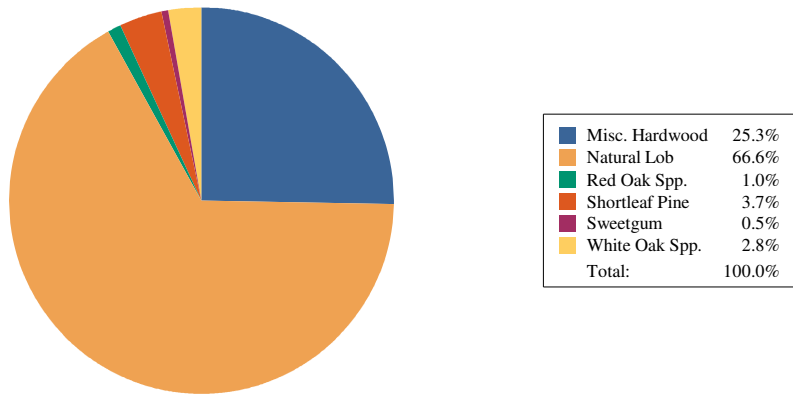
Misc. Hardwood

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sweetgum									
Sawtimber	18	21	2,509	0.8	0	0.6	67.8	17.5	32.5
Group Total	18	21	2,509	0.8	0	0.6	67.8	17.5	32.5
Class Total	3,347	1,045	4,903	39.9	90	28.3	132.5	8.6	31.7
Stratum Total	6,833	4,050	268,218	120.4	185	109.5	7,249.1	10.3	36.3

Timber Volume Estimates

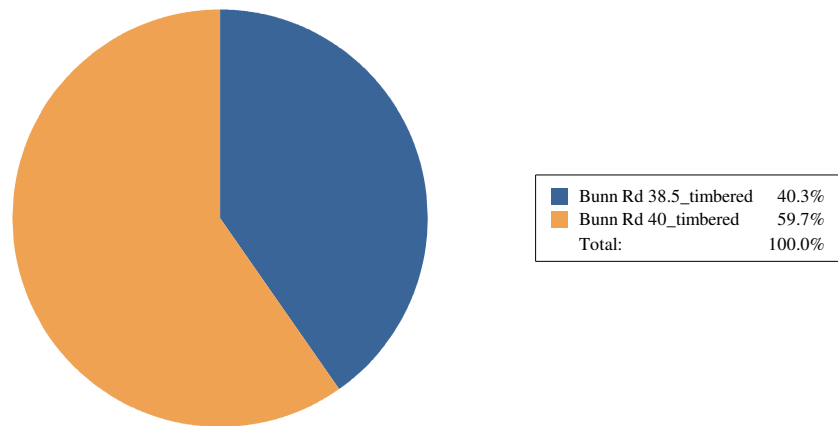
Tons Per Acre By Species Group

For Bunn Rd
40_timbered



Timber Volume Estimates

Tons Per Acre By Stand





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: Bunn Rd 38.5 timbered

Acres: 36

Plots: 36.00

Cruiser: JDT

Cruise Date: 04/16/2021

Cruise Type: Point

Plot Size/BAF: 15.00

White Oak

White Oak Spp.			Stratum Total				Per Acre				Average Tree	
Sawtimber	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	15	12	7	688	185	0.4	0	0.2	19.1	5.1	0.92	16.5
	16	10	6	684	172	0.4	0	0.2	19.0	4.8	1.04	16.5
	17	19	14	1,554	370	0.8	1	0.4	43.2	10.3	1.18	16.5
Sawtimber Total	16.2	41	27	2,926	727	1.6	1	0.8	81.3	20.2	1.07	16.5
White Oak Spp. Total	16.2	41	27	2,926	727	1.6	1	0.8	81.3	20.2	1.07	16.5
White Oak Total	16.2	41	27	2,926	727	1.6	1	0.8	81.3	20.2	1.07	16.5

Red Oak

Red Oak Spp.		Stratum Total					Per Acre					Average Tree	
Sawtimber	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	
	14	10	5	454	132	0.3	0	0.1	12.6	3.7	0.80	16.5	
	15	10	9	885	245	0.3	0	0.3	24.6	6.8	0.75	32.5	
	17	30	26	2,884	689	1.3	1	0.7	80.1	19.1	1.08	21.7	
	21	10	15	2,001	391	0.7	0	0.4	55.6	10.9	1.60	24.5	
	24	10	24	3,491	629	0.9	0	0.7	97.0	17.5	1.93	32.5	
	25	10	26	3,887	682	0.9	0	0.7	108.0	18.9	2.10	32.5	
Sawtimber Total	18.8	80	104	13,601	2,768	4.4	2	2.9	377.8	76.9	1.37	25.5	
Red Oak Spp. Total	18.8	80	104	13,601	2,768	4.4	2	2.9	377.8	76.9	1.37	25.5	

Timber Volume Estimates

Stratum: Bunn Rd 38.5 timbered

Acres: 36

Plots: 36.00

Cruiser: JDT

Cruise Date: 04/16/2021

Cruise Type: Point

Plot Size/BAF: 15.00

Red Oak Total	18.8	80	104	13,601	2,768	4.4	2	2.9	377.8	76.9	1.37	25.5
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Pine

Natural Lob

Stratum Total

Per Acre

Average Tree

Sawtimber	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	12	86	42	4,688	1,248	1.9	2	1.2	130.2	34.7	0.57	25.4
	13	134	86	10,055	2,603	3.4	4	2.4	279.3	72.3	0.64	30.2
	14	56	38	5,052	1,143	1.7	2	1.0	140.3	31.8	0.77	26.5
	15	79	69	9,537	2,106	2.7	2	1.9	264.9	58.5	0.85	31.5
	16	52	52	7,596	1,596	2.0	1	1.4	211.0	44.3	0.94	32.4
	17	77	88	13,671	2,718	3.4	2	2.5	379.8	75.5	1.08	32.6
	18	38	61	9,088	1,903	1.9	1	1.7	252.4	52.9	1.10	45.0
	19	80	126	20,844	3,920	4.4	2	3.5	579.0	108.9	1.30	37.5
	20	7	15	2,389	454	0.4	0	0.4	66.4	12.6	1.36	48.5
	22	11	26	4,869	812	0.8	0	0.7	135.2	22.6	1.76	40.5
	24	5	11	2,178	344	0.4	0	0.3	60.5	9.5	2.21	32.5
	25	14	38	7,641	1,186	1.4	0	1.1	212.2	32.9	2.36	34.9
Sawtimber Total	15.6	641	651	97,607	20,033	24.4	18	18.1	2,711.3	556.5	0.97	32.2

Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	10	93	41	3,594	1,175	1.4	3	1.2	99.8	32.6	0.36	34.9
	11	68	33	3,001	928	1.3	2	0.9	83.4	25.8	0.46	29.8
Chip-N-Saw Total	10.4	161	74	6,595	2,102	2.7	4	2.1	183.2	58.4	0.40	32.7

Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	5	110	12	0	315	0.4	3	0.3	0.0	8.7	0.00	32.0
	6	259	44	0	1,185	1.4	7	1.2	0.0	32.9	0.00	36.5
	7	265	64	0	1,750	2.0	7	1.8	0.0	48.6	0.00	41.0
	8	73	25	0	686	0.7	2	0.7	0.0	19.1	0.00	47.2
	9	166	71	0	2,007	2.0	5	2.0	0.0	55.8	0.00	48.9
	10	113	63	0	1,784	1.7	3	1.7	0.0	49.6	0.00	53.3

Timber Volume Estimates

Stratum: Bunn Rd 38.5 timbered

Acres: 36

Plots: 36.00

Cruiser: JDT

Cruise Date: 04/16/2021

Cruise Type: Point

Plot Size/BAF: 15.00

Pine

Natural Lob

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
	11	134	80	0	2,280	2.4	4	2.2	0.0	63.3	0.00	47.1
	12	87	62	0	1,794	1.9	2	1.7	0.0	49.8	0.00	48.1
	13	59	50	0	1,438	1.5	2	1.4	0.0	39.9	0.00	49.4
	15	24	28	0	814	0.8	1	0.8	0.0	22.6	0.00	51.7
	17	10	17	0	505	0.4	0	0.5	0.0	14.0	0.00	66.1
	18	10	18	0	516	0.5	0	0.5	0.0	14.3	0.00	58.3
	19	8	14	0	412	0.4	0	0.4	0.0	11.4	0.00	53.0
Pulpwood Total	8.6	1,317	546	0	15,484	16.3	37	15.2	0.0	430.1	0.00	43.8
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	233	0	7,546	0.0	0	6.5	0.0	209.6	0.00	0.0
Natural Lob Total	10.8	2,119	1,505	104,203	45,166	43.3	59	41.8	2,894.5	1,254.6	0.86	39.4

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
	13	16	13	1,222	373	0.4	0	0.4	33.9	10.4	0.57	40.5
	16	10	13	1,626	363	0.4	0	0.4	45.2	10.1	0.90	40.5
	17	10	14	1,921	408	0.4	0	0.4	53.3	11.3	1.01	40.5
Sawtimber Total	14.9	36	40	4,769	1,145	1.2	1	1.1	132.5	31.8	0.78	40.5
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	7	0	231	0.0	0	0.2	0.0	6.4	0.00	0.0
Shortleaf Pine Total	14.9	36	47	4,769	1,375	1.2	1	1.3	132.5	38.2	0.78	40.5
Pine Total	10.9	2,155	1,552	108,971	46,541	44.6	60	43.1	3,027.0	1,292.8	0.85	39.4

Timber Volume Estimates

Stratum: Bunn Rd 38.5 timbered

Acres: 36

Plots: 36.00

Cruiser: JDT

Cruise Date: 04/16/2021

Cruise Type: Point

Plot Size/BAF: 15.00

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
	15	32	19	2,006	536	1.1	1	0.5	55.7	14.9	0.88	19.0
	16	10	6	684	172	0.4	0	0.2	19.0	4.8	1.04	16.5
	18	8	7	816	185	0.4	0	0.2	22.7	5.1	1.32	16.5
Sawtimber Total	15.7	51	32	3,506	893	1.9	1	0.9	97.4	24.8	0.97	18.1
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	5	10	1	0	22	0.0	0	0.0	0.0	0.6	0.00	24.1
	6	223	27	0	785	1.2	6	0.7	0.0	21.8	0.00	28.4
	7	619	105	0	3,053	4.6	17	2.9	0.0	84.8	0.00	29.4
	8	610	143	0	4,055	5.9	17	4.0	0.0	112.6	0.00	30.9
	9	278	87	0	2,541	3.4	8	2.4	0.0	70.6	0.00	35.1
	10	293	115	0	3,252	4.4	8	3.2	0.0	90.3	0.00	34.3
	11	226	113	0	3,164	4.1	6	3.1	0.0	87.9	0.00	36.2
	12	165	104	0	2,974	3.6	5	2.9	0.0	82.6	0.00	40.5
	13	180	125	0	3,457	4.6	5	3.5	0.0	96.0	0.00	35.4
	14	76	66	0	1,837	2.3	2	1.8	0.0	51.0	0.00	39.6
	15	32	30	0	810	1.1	1	0.8	0.0	22.5	0.00	33.8
	16	10	9	0	259	0.4	0	0.2	0.0	7.2	0.00	29.4
Pulpwood Total	9.0	2,722	925	0	26,209	35.7	76	25.7	0.0	728.0	0.00	32.7
Misc. Hardwood Total	9.1	2,773	957	3,506	27,103	37.6	77	26.6	97.4	752.9	0.97	32.5

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	12	9	924	244	0.4	0	0.2	25.7	6.8	0.82	24.5
	17	10	7	777	185	0.4	0	0.2	21.6	5.1	1.18	16.5
Sawtimber Total	15.9	22	15	1,701	429	0.8	1	0.4	47.2	11.9	0.94	21.0
Sweetgum Total	15.9	22	15	1,701	429	0.8	1	0.4	47.2	11.9	0.94	21.0

Timber Volume Estimates

Stratum: Bunn Rd 38.5 timbered

Acres: 36

Plots: 36.00

Cruiser: JDT

Cruise Date: 04/16/2021

Cruise Type: Point

Plot Size/BAF: 15.00

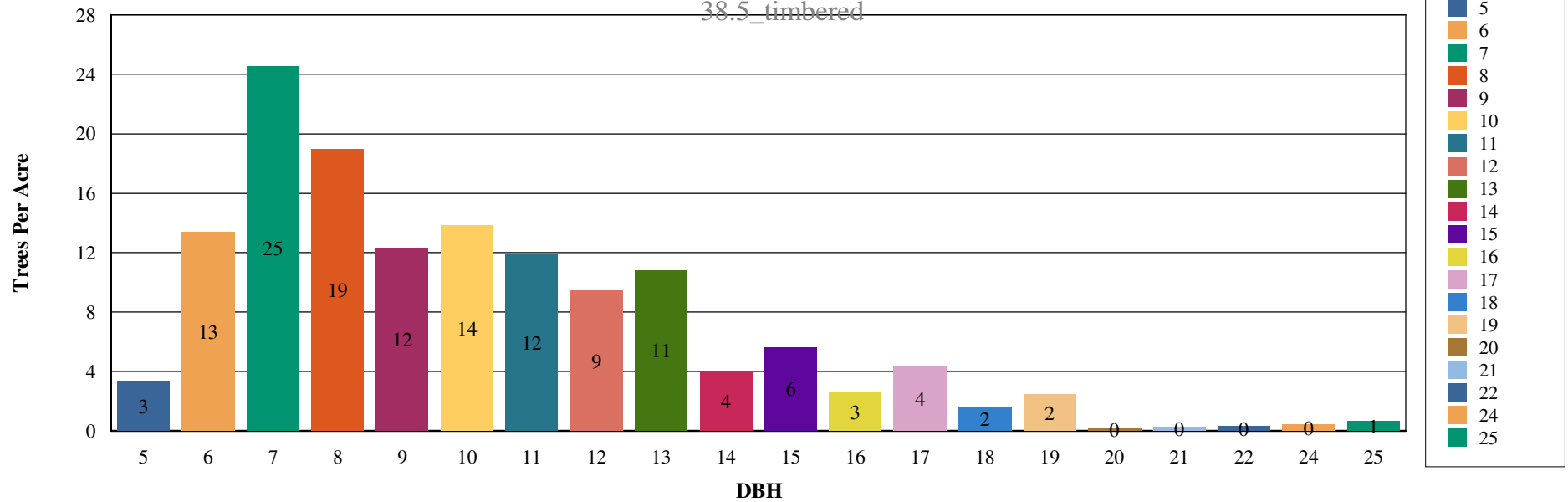
Misc. Hardwood

Misc. Hardwood Total	9.2	2,795	972	5,206	27,532	38.5	78	27.0	144.6	764.8	0.96	32.4
Stratum Total	10.1	5,070	2,655	130,704	77,568	89.1	141	73.8	3,630.7	2,154.7	0.89	35.1

Timber Volume Estimates

Trees Per Acre By Diameter Class

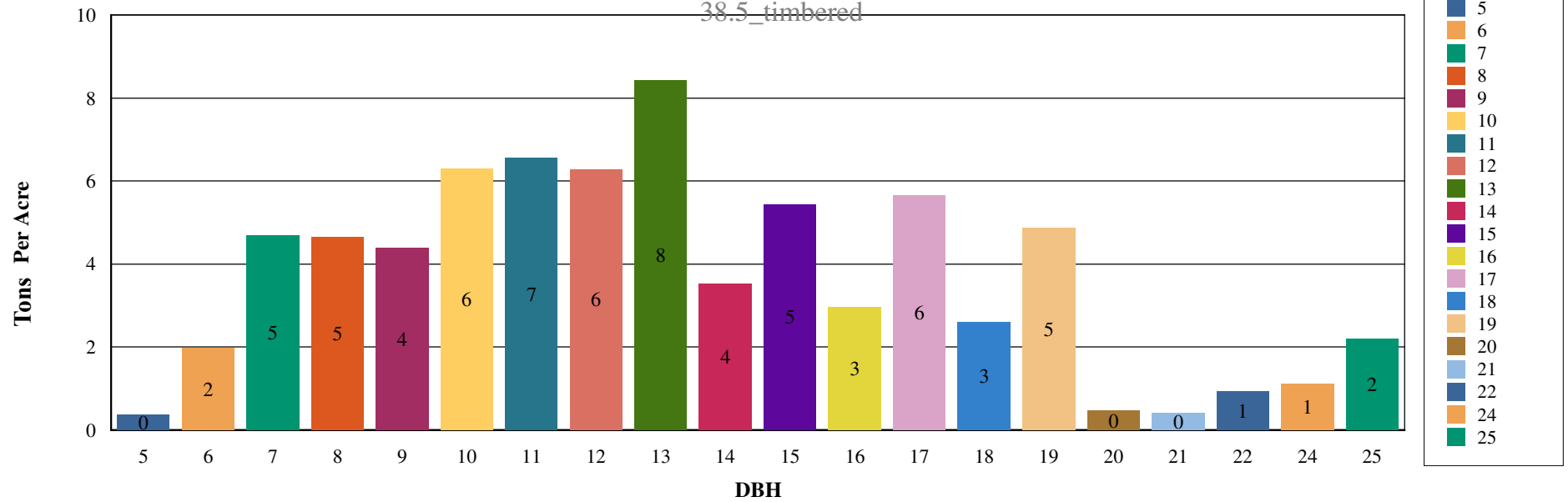
For Bunn Rd
38.5_timbered



Timber Volume Estimates

Tons Per Acre By Diameter Class

For Bunn Rd
38.5_timbered



Timber Volume Estimates

Stratum: **Bunn Rd 40 timbered**

Acres: 37

Plots: 38.00

Cruiser: JDT

Cruise Date: 04/16/2021

Cruise Type: Point

Plot Size/BAF: 15.00

White Oak

White Oak Spp.

Stratum Total

Per Acre

Average Tree

Sawtimber	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	15	36	25	2,468	656	1.2	1	0.7	66.7	17.7	0.84	21.8
	16	52	38	4,074	1,016	2.0	1	1.0	110.1	27.5	0.99	19.7
	17	19	18	1,975	472	0.8	1	0.5	53.4	12.8	1.04	24.5
	18	8	7	794	180	0.4	0	0.2	21.5	4.9	1.32	16.5
	21	6	7	889	180	0.4	0	0.2	24.0	4.9	1.80	16.5
	22	6	11	1,528	292	0.4	0	0.3	41.3	7.9	1.62	32.5
	23	5	7	941	180	0.4	0	0.2	25.4	4.9	2.16	16.5
Sawtimber Total	16.7	131	112	12,671	2,977	5.5	4	3.0	342.5	80.5	1.08	21.0
White Oak Spp. Total	16.7	131	112	12,671	2,977	5.5	4	3.0	342.5	80.5	1.08	21.0
White Oak Total	16.7	131	112	12,671	2,977	5.5	4	3.0	342.5	80.5	1.08	21.0

Red Oak

Red Oak Spp.

Stratum Total

Per Acre

Average Tree

Sawtimber	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	15	12	7	670	180	0.4	0	0.2	18.1	4.9	0.92	16.5
	16	21	16	1,679	418	0.8	1	0.4	45.4	11.3	0.97	20.5
	18	17	20	2,369	530	0.8	0	0.5	64.0	14.3	1.12	28.5
Sawtimber Total	16.4	49	42	4,718	1,128	2.0	1	1.1	127.5	30.5	1.03	22.2
Red Oak Spp. Total	16.4	49	42	4,718	1,128	2.0	1	1.1	127.5	30.5	1.03	22.2
Red Oak Total	16.4	49	42	4,718	1,128	2.0	1	1.1	127.5	30.5	1.03	22.2

Pine

Timber Volume Estimates

Stratum: **Bunn Rd 40_timbered**

Acres: 37

Plots: 38.00

Cruiser: JDT

Cruise Date: 04/16/2021

Cruise Type: Point

Plot Size/BAF: 15.00

Pine

Natural Lob

Stratum Total

Per Acre

Average Tree

Sawtimber	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	12	353	195	20,821	5,877	7.5	10	5.3	562.7	158.8	0.55	30.0
	13	238	175	20,188	5,322	5.9	6	4.7	545.6	143.8	0.63	35.7
	14	219	202	24,846	6,207	6.3	6	5.5	671.5	167.8	0.70	40.5
	15	226	233	30,869	7,153	7.5	6	6.3	834.3	193.3	0.81	39.2
	16	146	165	24,130	5,089	5.5	4	4.5	652.2	137.5	0.94	37.1
	17	176	220	33,648	6,804	7.5	5	6.0	909.4	183.9	1.05	36.7
	18	116	183	28,598	5,699	5.5	3	5.0	772.9	154.0	1.12	43.9
	19	30	57	9,294	1,773	1.6	1	1.5	251.2	47.9	1.23	48.5
	20	27	60	9,959	1,869	1.6	1	1.6	269.2	50.5	1.33	52.5
	21	12	19	3,614	599	0.8	0	0.5	97.7	16.2	1.73	28.5
	22	11	27	4,932	844	0.8	0	0.7	133.3	22.8	1.71	44.5
	26	4	13	2,620	398	0.4	0	0.3	70.8	10.7	2.48	40.5
Sawtimber Total	14.7	1,558	1,549	213,521	47,634	50.9	42	41.9	5,770.8	1,287.4	0.83	37.0
Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	10	214	108	9,475	3,066	3.2	6	2.9	256.1	82.9	0.35	40.5
	11	133	80	7,045	2,285	2.4	4	2.2	190.4	61.7	0.42	40.5
Chip-N-Saw Total	10.4	347	188	16,520	5,351	5.5	9	5.1	446.5	144.6	0.38	40.5
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	5	107	13	0	331	0.4	3	0.3	0.0	8.9	0.00	34.6
	6	149	26	0	708	0.8	4	0.7	0.0	19.1	0.00	38.6
	7	219	56	0	1,532	1.6	6	1.5	0.0	41.4	0.00	43.8
	8	418	145	0	4,055	3.9	11	3.9	0.0	109.6	0.00	48.8
	9	264	120	0	3,407	3.2	7	3.3	0.0	92.1	0.00	53.0
	10	54	30	0	856	0.8	1	0.8	0.0	23.1	0.00	54.3
	11	22	15	0	421	0.4	1	0.4	0.0	11.4	0.00	53.0
	12	37	30	0	859	0.8	1	0.8	0.0	23.2	0.00	55.6
	15	24	29	0	853	0.8	1	0.8	0.0	23.1	0.00	56.9

Timber Volume Estimates

Stratum: **Bunn Rd 40 timbered**

Acres: 37

Plots: 38.00

Cruiser: JDT

Cruise Date: 04/16/2021

Cruise Type: Point

Plot Size/BAF: 15.00

Pine

Natural Lob

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
	17	9	15	0	427	0.4	0	0.4	0.0	11.5	0.00	58.2
Pulpwood Total	8.0	1,303	478	0	13,450	13.0	35	12.9	0.0	363.5	0.00	47.2
Topwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
Topwood Total	0.0	0	485	0	15,631	0.0	0	13.1	0.0	422.5	0.00	0.0
Natural Lob Total	11.5	3,208	2,699	230,041	82,067	69.5	87	73.0	6,217.3	2,218.0	0.74	41.5

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
	13	16	15	1,387	427	0.4	0	0.4	37.5	11.5	0.56	48.5
	14	14	13	1,460	378	0.4	0	0.4	39.5	10.2	0.68	40.5
	16	31	47	5,651	1,348	1.2	1	1.3	152.7	36.4	0.80	53.8
	17	37	57	7,387	1,627	1.6	1	1.5	199.6	44.0	0.94	46.5
Sawtimber Total	15.6	98	132	15,886	3,780	3.6	3	3.6	429.3	102.2	0.80	48.3
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	20	0	618	0.0	0	0.5	0.0	16.7	0.00	0.0
Shortleaf Pine Total	15.6	98	152	15,886	4,399	3.6	3	4.1	429.3	118.9	0.80	48.3
Pine Total	11.6	3,306	2,851	245,927	86,465	73.0	89	77.1	6,646.7	2,336.9	0.74	41.7

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	10	1,140	292	0.4	0	0.3	30.8	7.9	0.86	32.5

Timber Volume Estimates

Stratum: **Bunn Rd 40 timbered**

Acres: 37

Plots: 38.00

Cruiser: JDT

Cruise Date: 04/16/2021

Cruise Type: Point

Plot Size/BAF: 15.00

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
	22	6	9	1,254	238	0.4	0	0.2	33.9	6.4	1.75	24.5
Sawtimber Total	18.1	16	19	2,394	530	0.8	0	0.5	64.7	14.3	1.11	29.7

Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	5	214	16	0	456	0.8	6	0.4	0.0	12.3	0.00	22.8
	6	446	53	0	1,543	2.4	12	1.4	0.0	41.7	0.00	27.4
	7	765	125	0	3,661	5.5	21	3.4	0.0	98.9	0.00	28.3
	8	544	131	0	3,794	5.1	15	3.5	0.0	102.6	0.00	33.0
	9	264	81	0	2,337	3.2	7	2.2	0.0	63.2	0.00	33.2
	10	402	164	0	4,784	5.9	11	4.4	0.0	129.3	0.00	37.8
	11	177	82	0	2,316	3.2	5	2.2	0.0	62.6	0.00	32.7
	12	205	128	0	3,648	4.3	6	3.5	0.0	98.6	0.00	39.9
	13	222	158	0	4,348	5.5	6	4.3	0.0	117.5	0.00	36.0
	14	41	34	0	930	1.2	1	0.9	0.0	25.1	0.00	35.7
	15	24	23	0	615	0.8	1	0.6	0.0	16.6	0.00	35.3
	17	9	11	0	321	0.4	0	0.3	0.0	8.7	0.00	37.3
Pulpwood Total	8.5	3,313	1,006	0	28,754	38.3	90	27.2	0.0	777.1	0.00	31.8

Misc. Hardwood Total	8.6	3,329	1,024	2,394	29,284	39.1	90	27.7	64.7	791.4	1.11	31.7
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Sweetgum

Stratum Total

Per Acre

Average Tree

Sawtimber	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	17	9	10	1,218	292	0.4	0	0.3	32.9	7.9	0.97	32.5
	18	8	10	1,291	292	0.4	0	0.3	34.9	7.9	1.09	32.5
Sawtimber Total	17.5	18	21	2,509	584	0.8	0	0.6	67.8	15.8	1.02	32.5
Sweetgum Total	17.5	18	21	2,509	584	0.8	0	0.6	67.8	15.8	1.02	32.5

Timber Volume Estimates

Stratum: Bunn Rd 40 timbered

Acres: 37

Plots: 38.00

Cruiser: JDT

Cruise Date: 04/16/2021

Cruise Type: Point

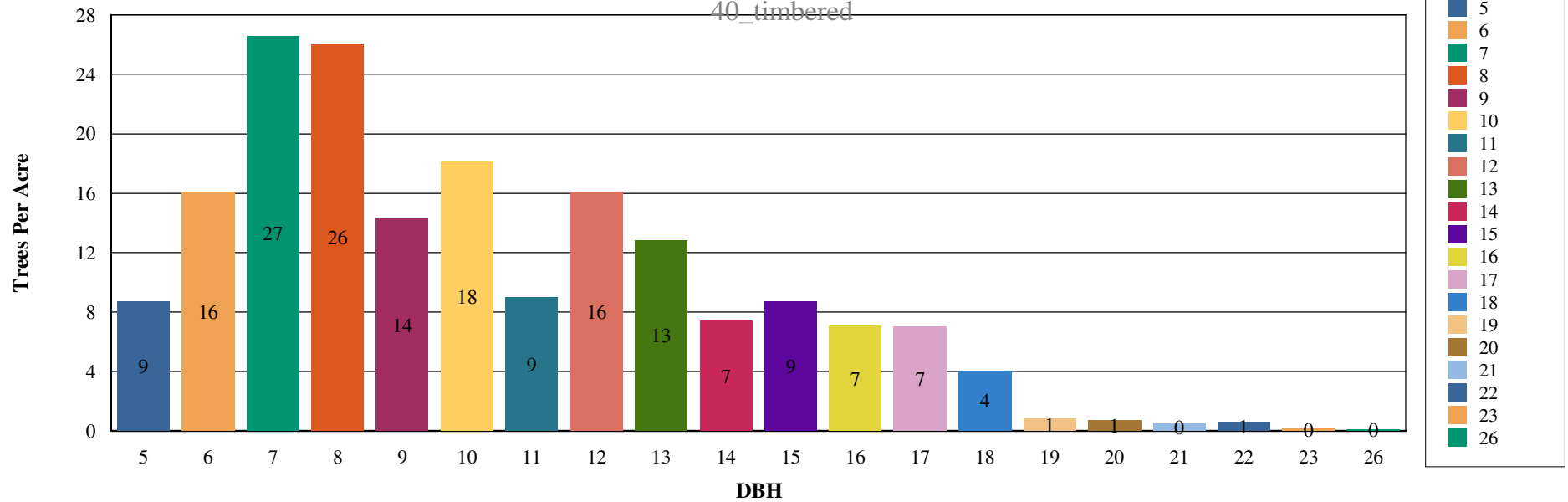
Plot Size/BAF: 15.00

Misc. Hardwood Total	8.6	3,347	1,045	4,903	29,867	39.9	90	28.3	132.5	807.2	1.07	31.7
Stratum Total	10.3	6,833	4,050	268,218	120,437	120.4	185	109.5	7,249.1	3,255.1	0.76	36.3

Timber Volume Estimates

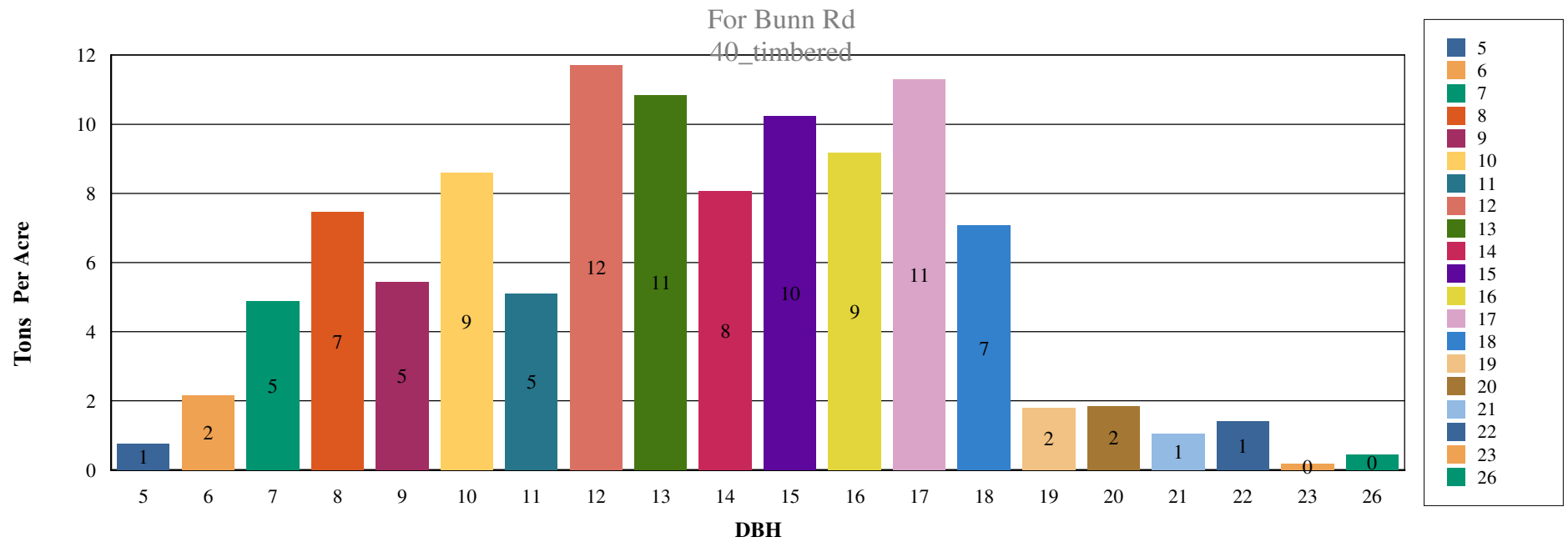
Trees Per Acre By Diameter Class

For Bunn Rd
40_timbered



Timber Volume Estimates

Tons Per Acre By Diameter Class



OFFER FORM

Bid Date: Friday, September 15, 2023 @ 10:00 a.m.

Bunn Road North Tract

±38.5 Acres

Listing #4843

Bunn Road South Tract

±40 Acres

Listing #4844

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 Clark 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 through 10:00 a.m. Wednesday, September 20 2023. 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 forty-five (45) days of offer acceptance. I have read, understand, and agree to the Method of Sale and Conditions of Sale sections in this notice. Any contingencies must be in writing and accompany the completed offer form.

Send offer form to: Kingwood Forestry Services, Inc. (**Before 10:00 a.m., Friday, September 15, 2023**)
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341
E-mail completed offer form to: arkadelphia@kingwoodforestry.com

Bunn Road North Tract (Listing #4843—38.5 Acres, more or less): \$ _____

Bunn Road South Tract (Listing #4844—40 Acres, more or less): \$ _____

Both Tracts Combined (±78.5 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

