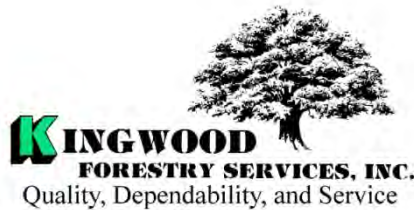




P.O. Box 65
No. 4 Executive Circle
Arkadelphia, AR 71923
(870) 246-5757
FAX 1-870-246-3341
E-mail: arkadelphia@kingwoodforestry.com



Other Kingwood Locations:
P.O. Box 1290
145 Greenfield Drive
Monticello, AR 71657
(870) 367-8567
FAX 1-870-367-8424

P.O. Box 5887
4414 Galleria Oaks
Texarkana, TX 75505
(903) 831-5200
FAX 1-903-831-9988

NOTICE OF LAND SALE

ROBBINS TRACT

Listing
#4639

Bid Date: Friday, August 3, 2018 @ 10:00 a.m.

- Well-Stocked Pine Plantations in Nevada County, Arkansas -

Kingwood Forestry Services, Inc. has been authorized to manage the sale of 200 acres, more or less, of Cabe Family timberland in Nevada County, Arkansas. Please visit our website at www.kingwoodforestry.com to view maps and photographs of listing #4639.

Location: The **Robbins Tract** is located eight (8) miles north of Prescott and four (4) miles south of Okolona. The tract is described as NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 32; NW $\frac{1}{4}$, Section 33; all located in Township 9 South, Range 22 West, containing a total of 200 acres, more or less, Nevada County, Arkansas.

Tract Description: The **Robbins Tract** consists of three (3) well-stocked pine plantations: 48 acres planted in 2001, 68 acres planted in 2006, and 84 acres planted in 2011. All three (3) plantations were site-prep sprayed, bedded and planted with improved loblolly pine seedlings. Access is via woods roads from Nubbin Hill/County Road 37 and from County Road 211 through adjoining timberland. Site index for loblolly pine averages ninety-two (92) feet (base age 50) on Smithton fine sandy loam and silt loam soils. Tract offers excellent long-term investment potential and recreational opportunities.

Merchantable Timber: Kingwood Forestry conducted an inventory of merchantable timber (one 20 factor prism point per acre with cruise lines running east and west) on the 2001 pine plantation, in July, 2018. Based on the inventory on 48 merchantable acres, estimated tree counts and timber volumes are as follows:

Pine Sawtimber	1,519 Trees	56,146 Board Feet	669 Tons
Pine Chip N' Saw	5,132 Trees	135,238 Board Feet	1,627 Tons
Pine Pulpwood	9,582 Trees	-----	2,661 Tons
Pine Topwood			518 Tons

Due to variations in cruising methods, utilization standards, and scaling practices, tree counts and volume estimates cannot be guaranteed. Detailed volume reports including Tons, Board Feet, tree counts by species, diameter, and height are available on our website at www.kingwoodforestry.com/real-estate.html

Method of Sale: The tract will be sold on basis of lump sum sealed bids. 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, August 3, 2018.** Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Robbins Land Sale**" clearly marked in the lower left corner of the envelope to protect security of the offer. On mailed offers, please call our office prior to bid opening to confirm receipt of offer. Completed offer forms may also be delivered by fax to 870-246-3341 or e-mailed to arkadelphia@kingwoodforestry.com. All faxed / e-mailed offers will be immediately acknowledged. Please await confirmation that your faxed / e-mailed offer has been received. No verbal telephone offers will be accepted. Buyers submitting offers are welcome to attend the bid opening. Anyone submitting an offer for the purchase of the property will be provided with a summary of bid results.

— Continued on back of this page —

NOTICE OF LAND SALE

-ROBBINS TRACT-

Bid Date: Friday, August 3, 2018 @ 10:00 a.m.

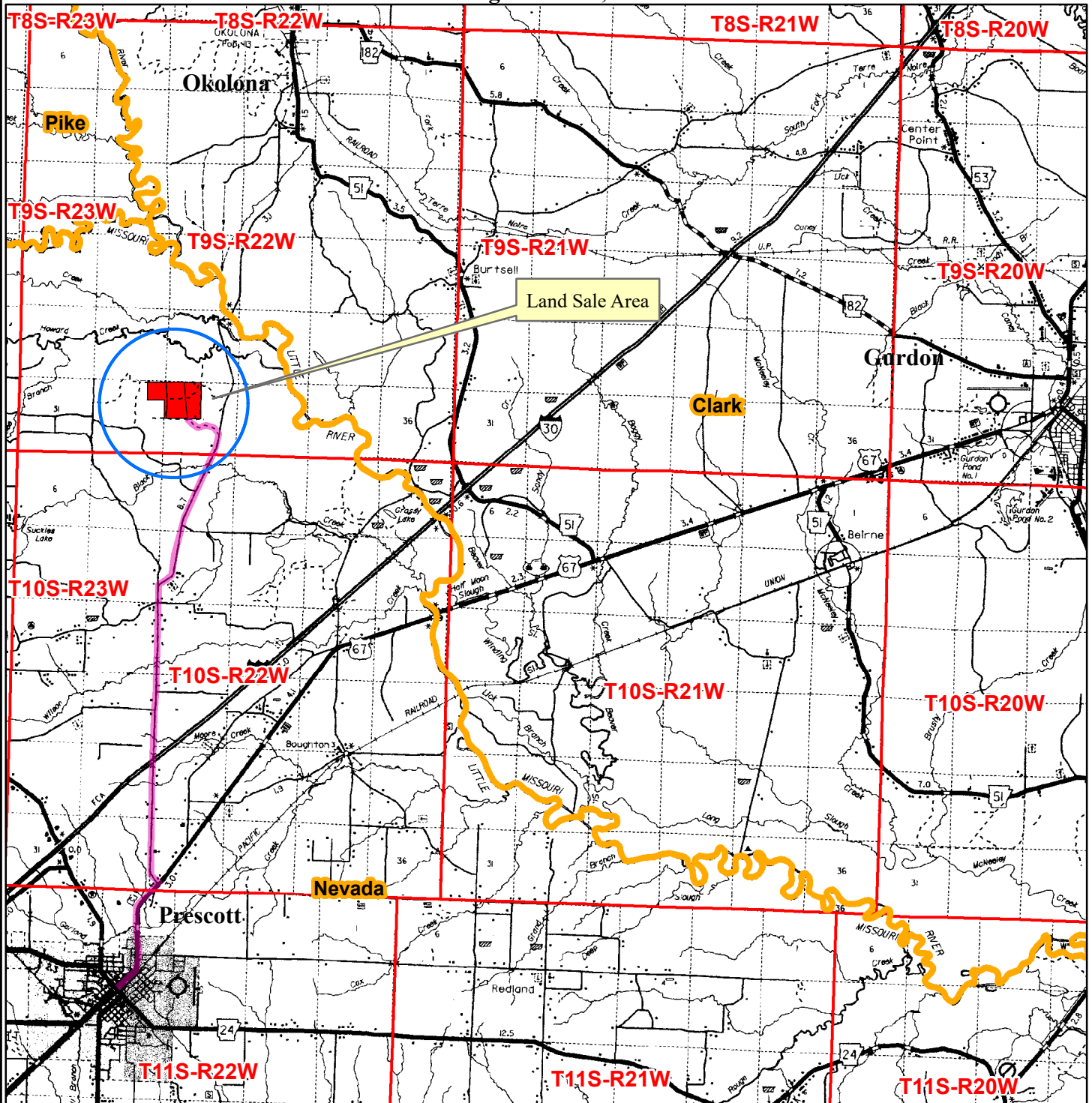
Conditions of Sale:

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. Tuesday, August 7, 2018. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer, a formal Contract of Sale, with earnest money in the amount of ten percent (10%) of purchase price, will be executed between the successful bidder 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 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. Seller will not provide survey. The attached maps are thought to be accurate but should not be considered as 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. Mineral rights are previously reserved and will not convey.
5. Seller will pay prorated property taxes (to date of closing), deed preparation, and one-half (1/2) of deed stamps. Buyer will pay recording fees and one-half (1/2) of deed stamps.
6. A local title company will conduct the closing with buyer and seller each paying one-half (1/2) of settlement / closing fee.
7. If prospective buyers or their agents wish to inspect the property, such property inspections shall be done at reasonable times during daylight hours. Prospective buyers and their agents understand and acknowledge that while on the property, prospective buyers and their agents assume all liability and shall indemnify Seller and its agents, property managers and Kingwood Forestry Services from and against all claims, demands, or causes of action, of every kind, nature and description relating to its access to or presence on the property.
8. Hunting equipment (such as deer stands, feeders, trail cameras, etc.) and any other man-made items found on the property do not convey unless stated otherwise.
9. Kingwood Forestry is the real estate firm acting as agent for the seller. An owner of the property offered for sale is an Arkansas licensed real estate agent. 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, Brian Clark, or Drew Griffin of Kingwood Forestry Services at 870-246-5757 or arkadelphia@kingwoodforestry.com

NOTICE OF LAND SALE - Listing #4639

"Robbins Tract"

NE¼ of NE¼, Sec. 32 & NW¼, Sec. 33, T9S, R22W, Nevada County, Arkansas
containing 200 acres, more or less



Driving Directions:

From the stop light in downtown Prescott, drive north on Highway 67 for 1.7 miles and turn left (north) on Nubbin Hill/Nevada County 37 Road. Drive 4.2 miles (crossing Interstate 30) and veer right, staying on Nubbin Hill/Nevada County 37 Road. Drive 2.3 miles (road will turn to gravel) and turn left (west) on woods road, marked with pink/blue flagging and Kingwood Land For Sale sign. Follow blue flags .5 mile (through Potlatch Deltic land) to south boundary of sale area, marked with painted white blazes, pink KFS flagging, and Land For Sale sign. Additional access woods roads are located further north, off Nubbin Hill/Nevada County 37 Road, and from southwest, off County Road 214.

0 0.5 1 2 3
Miles

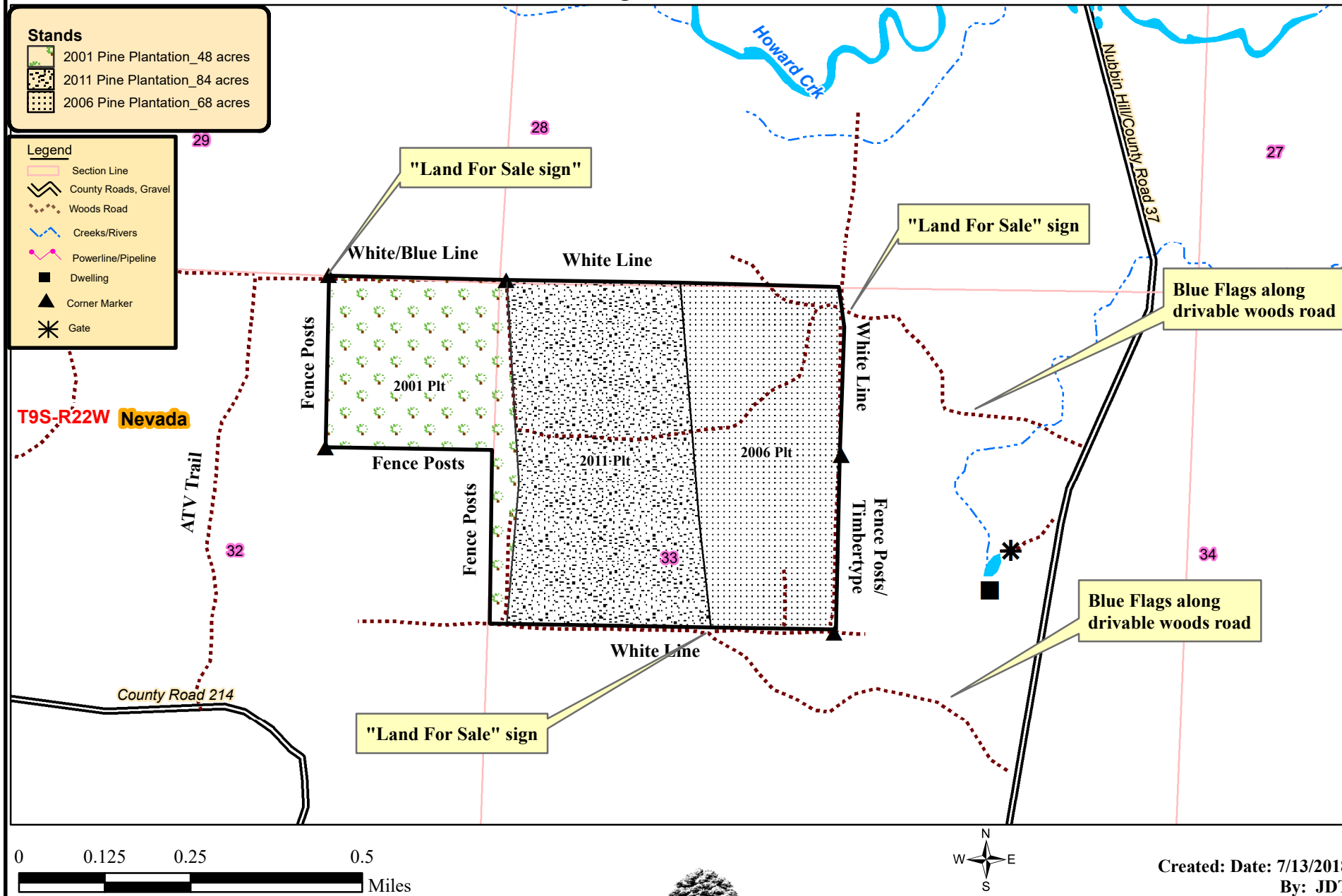


Date: 7/13/2018
Drawn By: JDT

NOTICE OF LAND SALE - Listing #4639

"Robbins Tract"

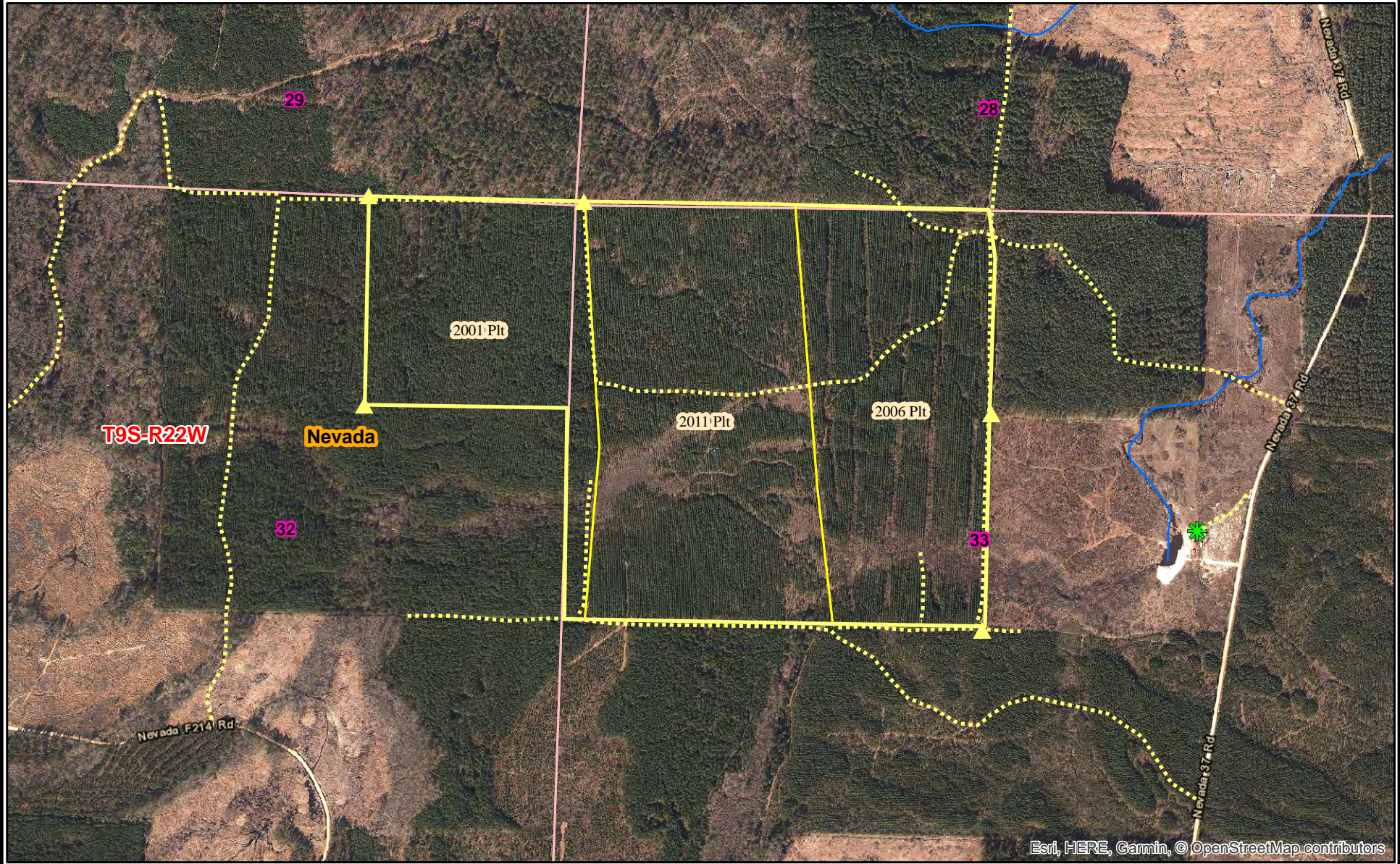
NE¼ of NE¼, Sec. 32 & NW¼, Sec. 33, T9S, R22W, Nevada County, Arkansas
containing 200 acres, more or less



NOTICE OF LAND SALE - Listing #4639

"Robbins Tract"

NE¼ of NE¼, Sec. 32 & NW¼, Sec. 33, T9S, R22W, Nevada County, Arkansas
containing 200 acres, more or less



Esri, HERE, Garmin, © OpenStreetMap contributors

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Miles

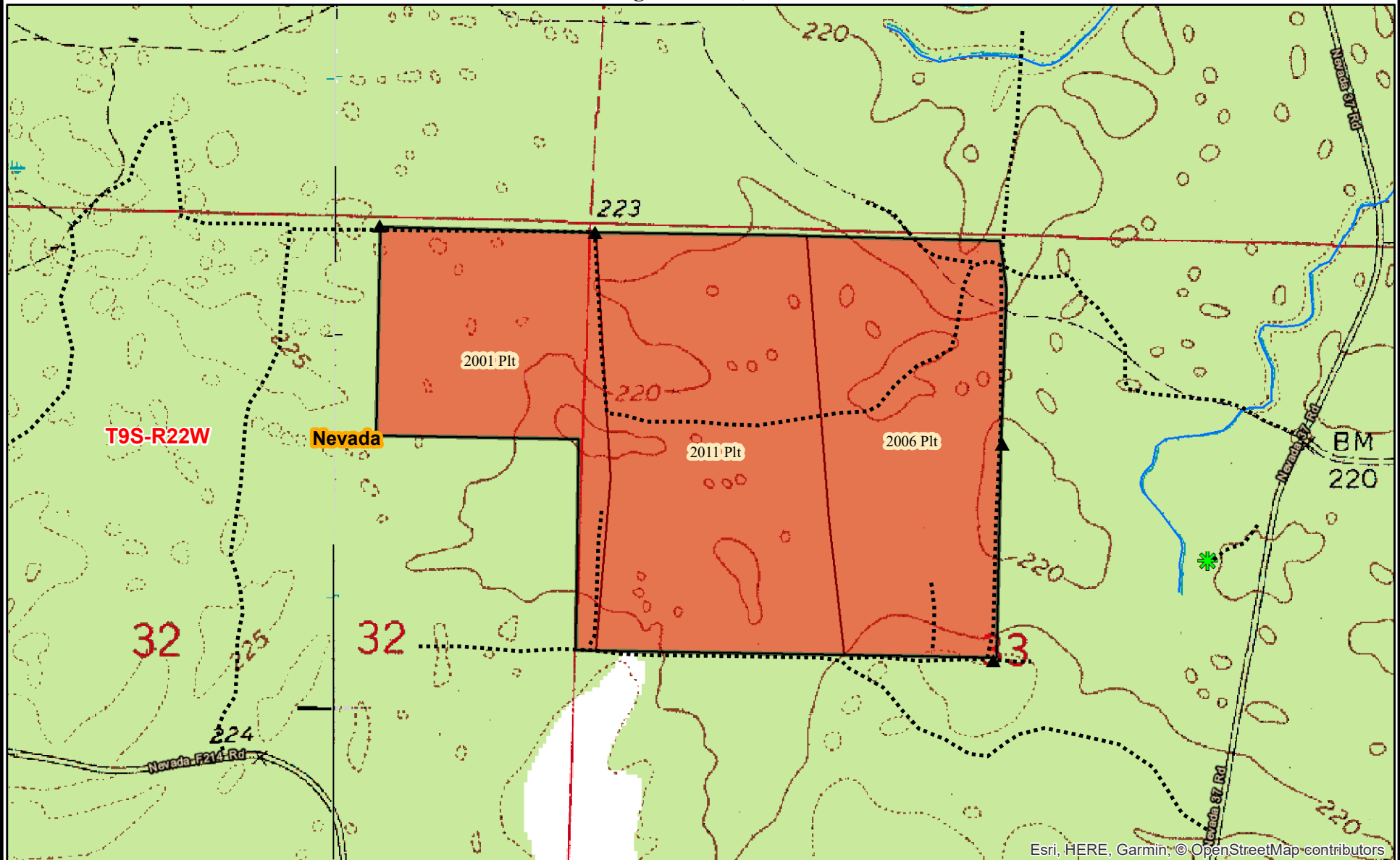


Date: 7/13/2018
ESRI Aerial Photography
Drawn By: JDT

NOTICE OF LAND SALE - Listing #4639

"Robbins Tract"

NE¼ of NE¼, Sec. 32 & NW¼, Sec. 33, T9S, R22W, Nevada County, Arkansas
containing 200 acres, more or less



0 0.125 0.25
Miles



Date: 7/13/2018
ESRI Aerial Photography
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

Robbins Tract - Timber Volume Estimates

Stratum: 2001 Plt

Acres: 48

Plots: 20

Cruiser: JDT

Cruise Date: 07/06/2018

Cruise Type: Point

Plot Size/BAF: 20.00

2001 Pine Plt

<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	1,519	669	56,146	26.0	32	13.9	1,169.7	12.3	27.4
Chip-N-Saw	5,132	1,627	135,238	63.0	107	33.9	2,817.5	10.4	26.9
Pulpwood	9,582	2,661	0	87.0	200	55.4	0.0	8.8	40.2
Topwood	0	518	0	0.0	0	10.8	0.0	0.0	0.0
<i>Class Total</i>	16,232	5,475	191,384	176.0	338	114.1	3,987.2	9.6	34.8
<i>Stratum Total</i>	16,232	5,475	191,384	176.0	338	114.1	3,987.2	9.6	34.8

ADDITIONAL TIMBER VOLUME REPORT



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

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

Robbins Tract - Timber Volume Estimates

Stratum: 2001 Plt
Acres: 48
Plots: 20.00
Cruiser: JDT

Cruise Date: 07/06/2018
Cruise Type: Point
Plot Size/BAF: 20.00

2001 Pine Plt

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	1,161	477	38,859	14,372	19.0	24	9.9	809.6	299.4	0.47	26.6
	13	312	163	14,679	4,967	6.0	7	3.4	305.8	103.5	0.53	29.8
	14	45	29	2,609	888	1.0	1	0.6	54.4	18.5	0.61	32.5
Sawtimber Total	12.3	1,519	669	56,146	20,227	26.0	32	13.9	1,169.7	421.4	0.49	27.4
Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	10	3,168	873	72,400	25,648	36.0	66	18.2	1,508.3	534.3	0.33	24.3
	11	1,964	754	62,837	22,544	27.0	41	15.7	1,309.1	469.7	0.37	31.0
Chip-N-Saw Total	10.4	5,132	1,627	135,238	48,192	63.0	107	33.9	2,817.5	1,004.0	0.35	26.9
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	6	1,222	129	0	3,605	5.0	25	2.7	0.0	75.1	0.00	28.8
	7	718	114	0	3,251	4.0	15	2.4	0.0	67.7	0.00	34.6
	8	1,513	330	0	9,588	11.0	32	6.9	0.0	199.8	0.00	38.4
	9	3,042	866	0	25,592	28.0	63	18.0	0.0	533.2	0.00	42.0
	10	2,112	757	0	22,692	24.0	44	15.8	0.0	472.8	0.00	44.6
	11	655	290	0	8,802	9.0	14	6.0	0.0	183.4	0.00	46.6
	12	183	87	0	2,674	3.0	4	1.8	0.0	55.7	0.00	43.4
	13	52	30	0	919	1.0	1	0.6	0.0	19.2	0.00	45.1
	14	45	31	0	960	1.0	1	0.6	0.0	20.0	0.00	47.8
	15	39	27	0	863	1.0	1	0.6	0.0	18.0	0.00	42.5
Pulpwood Total	8.8	9,582	2,661	0	78,948	87.0	200	55.4	0.0	1,644.7	0.00	40.2
Topwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height

Friday, July 6, 2018

Robbins Tract - Timber Volume Estimates

Stratum: 2001 Plt

Acres: 48

Plots: 20.00

Cruiser: JDT

Cruise Date: 07/06/2018

Cruise Type: Point

Plot Size/BAF: 20.00

2001 Pine Plt

Planted Lob	Stratum Total						Per Acre				Average Tree	
Topwood Total	0.0	0	518	0	18,049	0.0	0	10.8	0.0	376.0	0.00	0.0
Planted Lob Total	9.6	16,232	5,475	191,384	165,416	176.0	338	114.1	3,987.2	3,446.2	0.38	34.8
2001 Pine Plt Total	9.6	16,232	5,475	191,384	165,416	176.0	338	114.1	3,987.2	3,446.2	0.38	34.8
Stratum Total	9.6	16,232	5,475	191,384	165,416	176.0	338	114.1	3,987.2	3,446.2	0.38	34.8

ADDITIONAL TIMBER VOLUME REPORT



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

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

Robbins Tract - Timber Volume Estimates

Stratum: 2001 Plt

Acres: 48

Plots: 20

Cruiser: JDT

Cruise Date: 07/06/2018

Cruise Type: Point

Plot Size/BAF: 20.00

2001 Pine Plt

<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	1,519	669	56,146	26.0	32	13.9	1,169.7	12.3	27.4
Chip-N-Saw	5,132	1,627	135,238	63.0	107	33.9	2,817.5	10.4	26.9
Pulpwood	9,582	2,661	0	87.0	200	55.4	0.0	8.8	40.2
Topwood	0	518	0	0.0	0	10.8	0.0	0.0	0.0
<i>Group Total</i>	16,232	5,475	191,384	176.0	338	114.1	3,987.2	9.6	34.8
<i>Class Total</i>	16,232	5,475	191,384	176.0	338	114.1	3,987.2	9.6	34.8
<i>Stratum Total</i>	16,232	5,475	191,384	176.0	338	114.1	3,987.2	9.6	34.8

OFFER FORM

–ROBBINS TRACT–

Bid Date: Friday, August 3, 2018 @ 10:00 a.m.

Send Completed Offer Forms to us:

Mail: P.O. Box 65, Arkadelphia, AR 71923

Fax: 870-246-3341

Hand Deliver: #4 Executive Circle, Arkadelphia, AR 71923

E-mail: arkadelphia@kingwoodforestry.com

Reference is made to the attached Kingwood Forestry Services, Inc. **Robbins Tract Notice of Land Sale**. I submit the following offer for the purchase of the tract further described as NE¼ of NE¼, Section 32; NW¼, Section 33; all located in Township 9 South, Range 22 West, containing a total of 200 acres, more or less, Nevada County, Arkansas (see attached maps).

My offer will remain valid through 10:00 a.m., Tuesday, August 7, 2018. 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 seven (7) business days with earnest money in the amount of ten percent (10%) 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. (**Before 10:00 a.m., Friday, August 3, 2018**)

P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

E-mail completed offer form to: arkadelphia@kingwoodforestry.com

Robbins Tract (Listing #4639: 200 acres, more or less): \$ _____

Date: _____ Fax No.: _____

Bidder: _____
Printed

Phone No.: _____

Bidder: _____
Signed

E-mail: _____

Address: _____
Street City, State, Zip

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent / Broker: _____
Name Date

