



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

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

NOTICE OF LAND SALES

EMMET NORTH & EMMET SOUTH TRACTS

Bid Date: Friday, August 17, 2018 @ 10:00 a.m.

-Timberland Investment and Recreational Tracts in Nevada County-

Listings #
4664
4665

Kingwood Forestry Services, Inc. has been authorized to manage the sale of two (2) tracts of timberland containing 10 + 24.7 acres (totaling 34.7 acres), more or less, in Nevada County, Arkansas. Bids may be submitted for either or both tracts. Please visit our website at www.kingwoodforestry.com to view maps and photographs.

Location: The **Emmet North Tract** (Listing #4664) and **Emmet South Tract** (Listing #4665) are located within one (1) mile south of Emmet and eight (8) miles northeast of Hope. Both tracts are further described below. Complete legal description from deed is printed on the back of the Offer Form. Both properties offer immediate timber income potential and excellent recreational opportunities.

Emmet North Tract (#4664): Part of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ lying west of the county road, Section 10, Township 12 South, Range 23 West, containing 10 acres, more or less, Nevada County, Arkansas (see attached maps). Access is frontage on Nevada County Road 14 / South Main Street. Merchantable timber consists of mature native pine and hardwood. Site index for loblolly pine averages 93 feet (base age 50) on Una silty loam and Amy silt loam soils. Kingwood Forestry conducted an inventory of merchantable timber (one plot/point per acre with four (4) cruise lines running north and south) in July 2018. Based on the inventory, estimated tree counts and timber volumes are as follows:

Pine Sawtimber	255 Trees	58,118 Board Feet	388 Tons
Pine Chip n' Saw	33 Trees	1,181 Board Feet	14 Tons
Oak Sawtimber	58 Trees	6,055 Board Feet	51 Tons
Misc. Sawtimber	30 Trees	2,984 Board Feet	24 Tons
Pine Pulpwood	68 Trees	-----	31 Tons
Hardwood Pulpwood	460 Trees	-----	180 Tons

Emmet South Tract (#4665): Part of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 15, Township 12 South, Range 23 West, containing 24.7 acres, more or less, Nevada County, Arkansas (see attached maps). Access is through adjacent landowners, including the Emmet water ponds. Merchantable timber consists of native hardwood and pine. Site index for loblolly pine averages 90 feet (base age 50) on Una silty loam soils. Kingwood Forestry conducted an inventory of merchantable timber (one plot/point per acre with four (4) cruise lines running north and south) in July 2018. Based on the inventory, estimated tree counts and timber volumes are as follows:

Pine Sawtimber	249 Trees	29,280 Board Feet	226 Tons
Pine Chip n' Saw	24 Trees	996 Board Feet	11 Tons
Oak Sawtimber	206 Trees	27,289 Board Feet	220 Tons
Misc. Sawtimber	210 Trees	19,119 Board Feet	164 Tons
Pine Pulpwood	78 Trees	-----	33 Tons
Hardwood Pulpwood	2,300 Trees	-----	843 Tons

Due to variations in cruising methods, utilization standards and scaling practices, tree counts and volume estimates cannot be guaranteed. Volume reports in Tons and Board Feet are included. Additional timber volume reports (tree counts by species, diameter, and height) are available on our website at: <http://www.kingwoodforestry.com/real-estate.html>

Method of Sale: Both tracts will be sold on the basis of lump sum sealed bids. Bids may be submitted for either or both tracts. 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 17, 2018.** Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Emmet Land Sales**" 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. Offers may be delivered by fax to 870-246-3341 or by e-mail 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 a bid will be provided with a copy of bid results.

— Continued on back of this page —

NOTICE OF LAND SALES

- EMMET NORTH & EMMET SOUTH TRACTS -

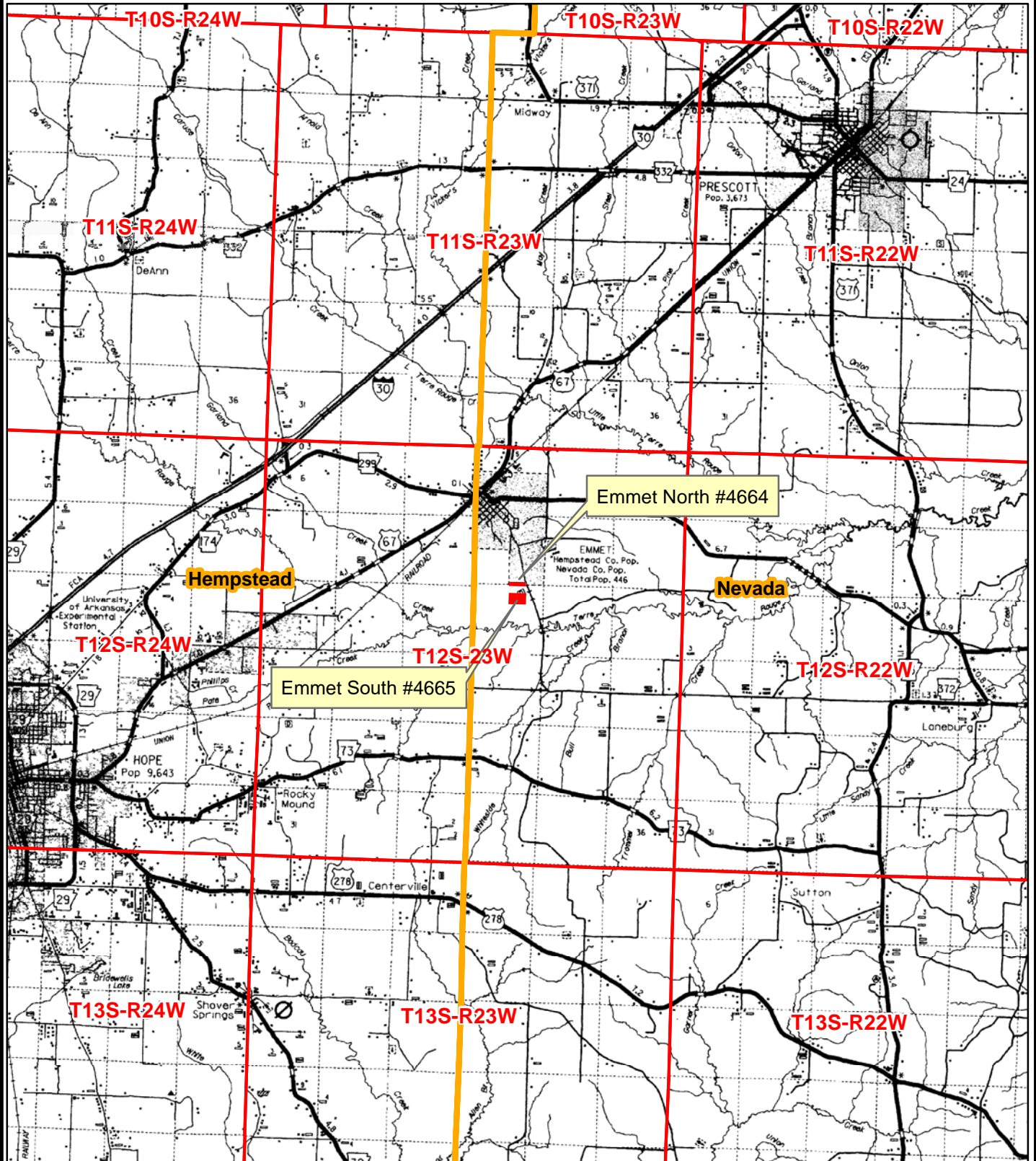
Bid Date: Friday, August 17, 2018 @ 10:00 a.m.

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 21, 2018. 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 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 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. Seller will not provide survey. The attached tract 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 own.
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 / closing fees.
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 broker Pete Prutzman or licensed agents Drew Griffin, Jimmy Don Thomas or Brian Clark of Kingwood Forestry Services at 870-246-5757 or e-mail: arkadelphia@kingwoodforestry.com



NOTICE OF LAND SALES - Listing #4664 & #4665
"Emmet North & South Tracts"
Pt. SW¹/₄ of SE¹/₄, Sec. 10; Pt. NW¹/₄ of NE¹/₄, Sec. 15, T12S, R23W
Nevada County, Arkansas



0 0.5 1 2 3
Miles





Created: October, 2017
ESRI Aerial Photography
Drawn By: BJC

NOTICE OF LAND SALES - Listing #4664 & 4665













"Emmet North & South Tracts"

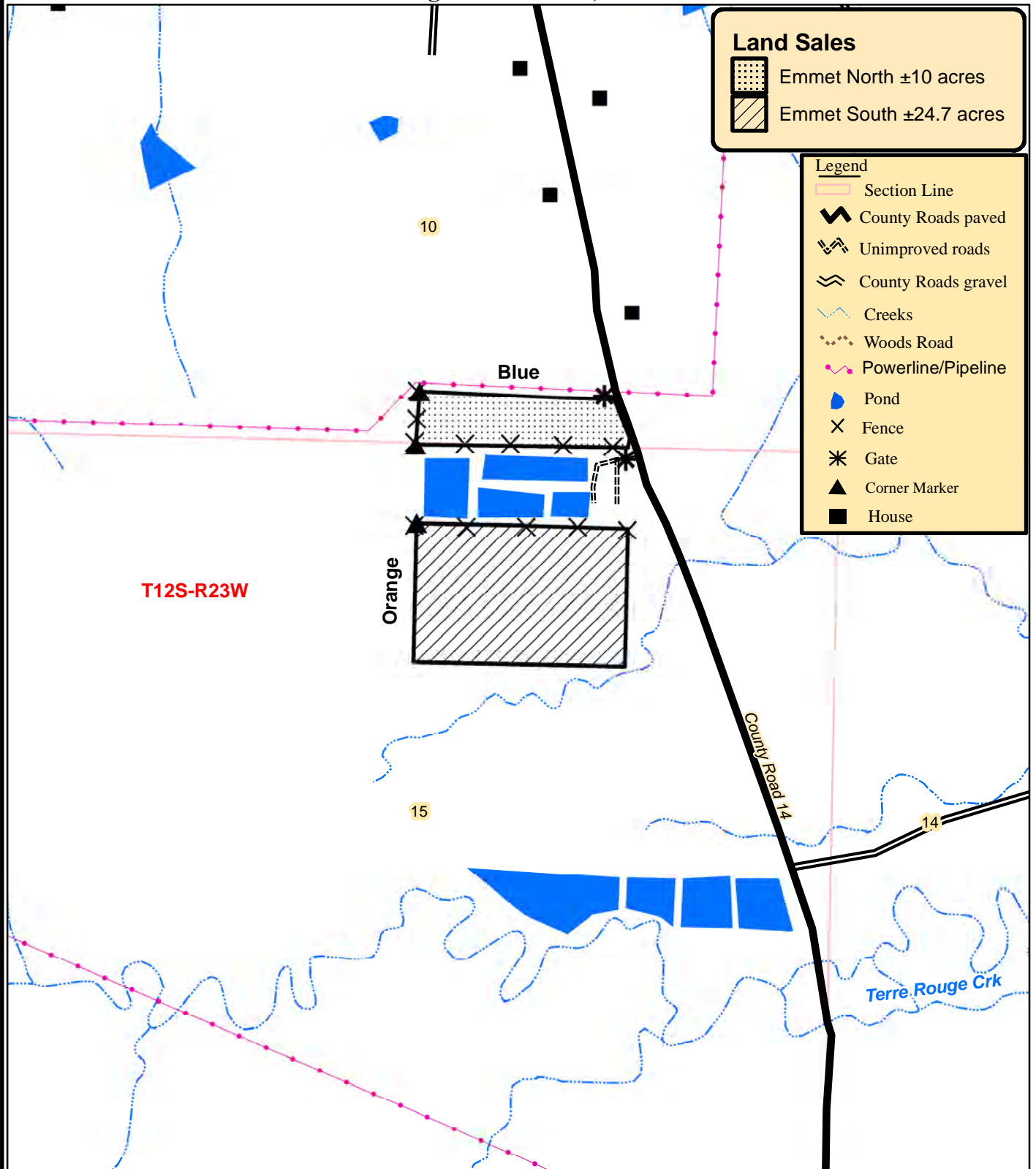
**Pt. SW¹/₄ of SE¹/₄ , Sec. 10; Pt. NW¹/₄ of NE¹/₄, Sec. 15, T12S, R23W, Nevada County, Arkansas
containing 10 + 24.7 acres, more or less**

Land Sales

-  Emmet North ±10 acres
-  Emmet South ±24.7 acres

Legend

-  Section Line
-  County Roads paved
-  Unimproved roads
-  County Roads gravel
-  Creeks
-  Woods Road
-  Powerline/Pipeline
-  Pond
-  Fence
-  Gate
-  Corner Marker
-  House



0 0.125 0.25
Miles

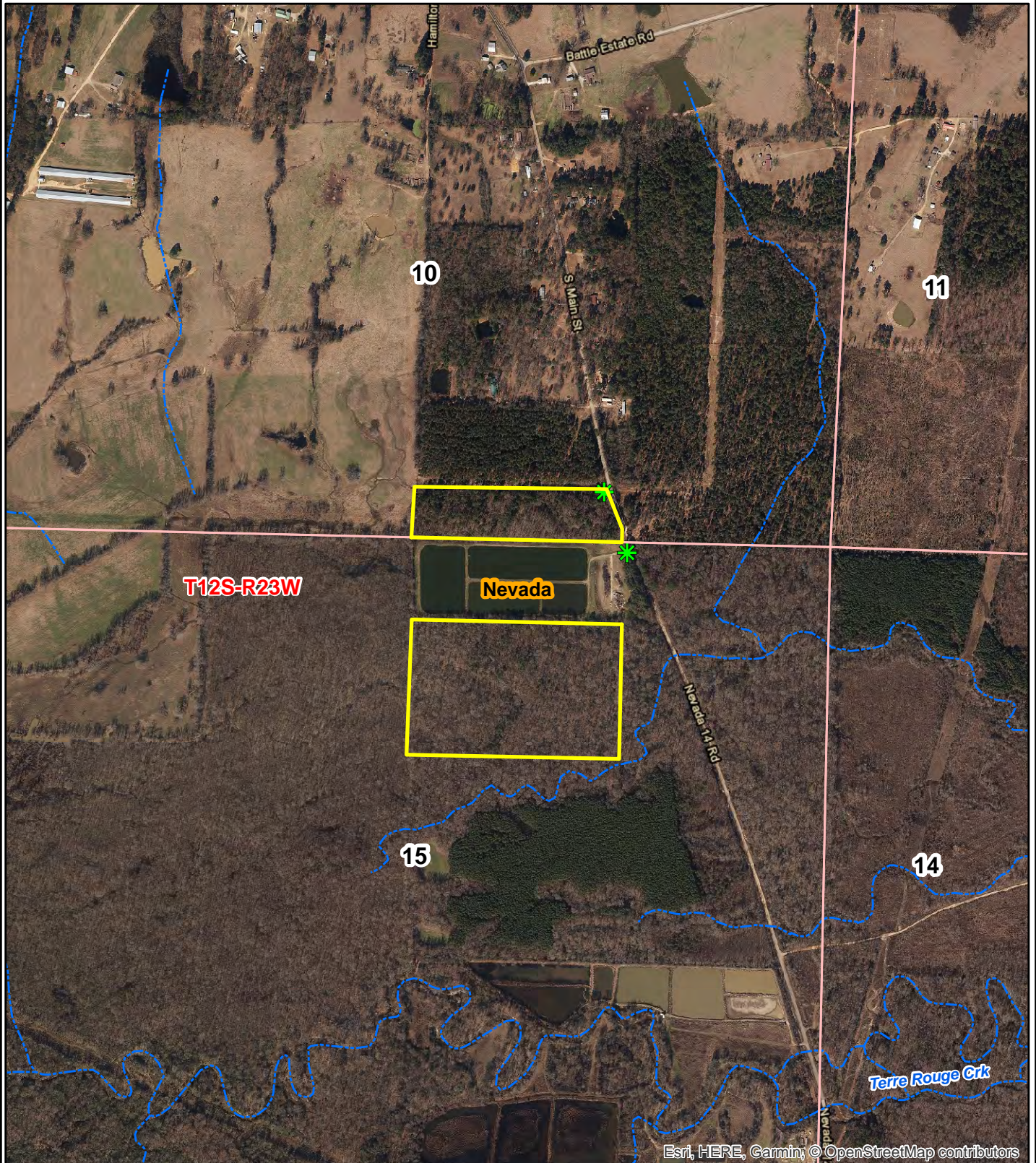


Date: 7/17/2018
ESRI GIS Mapping
Drawn By: BJC

NOTICE OF LAND SALES - Listing #4664 & #4665

"Emmet North & South Tracts"

**Pt. SW¹/₄ of SE¹/₄, Sec. 10; Pt. NW¹/₄ of NE¹/₄, Sec. 15, T12S, R23W, Nevada County, Arkansas
containing 10 + 24.7 acres, more or less**

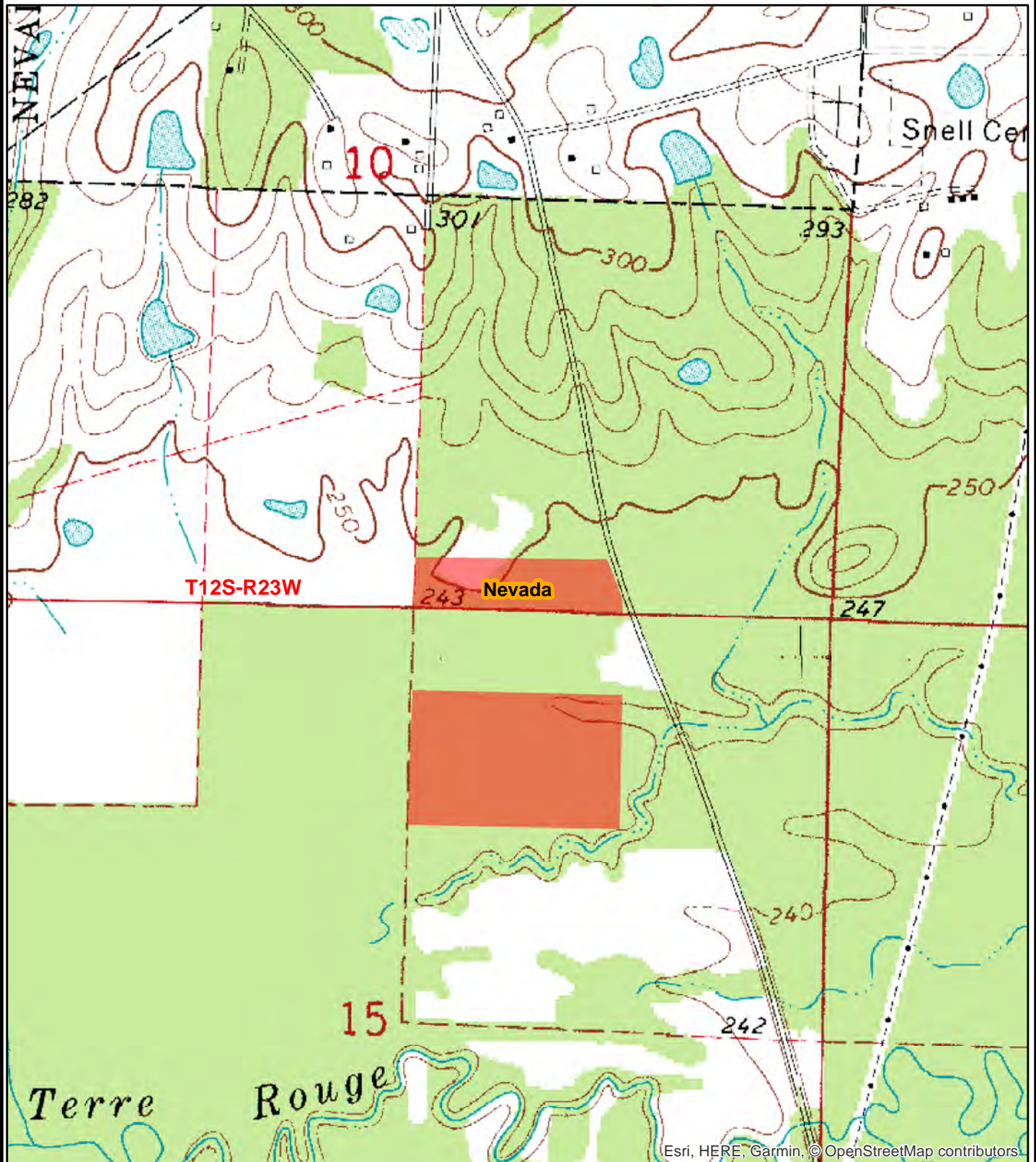


0 0.125 0.25
Miles



Created: July, 2018
ESRI Aerial Photography
Drawn By: BJC

NOTICE OF LAND SALES - Listing #4664 & #4665
"Emmet North & South Tracts"
Pt. SW¹/₄ of SE¹/₄, Sec. 10; Pt. NW¹/₄ of NE¹/₄, Sec. 15, T12S, R23W
Nevada County, Arkansas



0 0.125 0.25
Miles



Created: October, 2017
ESRI Aerial Photography
Drawn By: BJC



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: Emmet North

Acres: 10.00

Plots: 10

Cruiser: JDT

Cruise Date: 07/10/2018

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	255	388	58,118	44.6	25	38.8	5,811.8	17.4	43.4
Chip-N-Saw	33	14	1,181	2.0	3	1.4	118.1	10.7	29.4
Pulpwood	68	31	0	3.6	7	3.1	0.0	9.9	47.3
Topwood	0	71	0	0.0	0	7.1	0.0	0.0	0.0
<i>Class Total</i>	355	503	59,298	50.3	36	50.3	5,929.8	15.4	42.8

Oak

<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	58	51	6,055	10.2	6	5.1	605.5	17.8	19.1
Pulpwood	88	64	0	7.0	9	6.4	0.0	11.9	43.1
<i>Class Total</i>	146	115	6,055	17.1	15	11.5	605.5	14.3	33.5

Misc 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>
Sawtimber	30	24	2,984	5.0	3	2.4	298.4	17.3	19.2
Pulpwood	372	116	0	17.5	37	11.6	0.0	9.1	32.7
<i>Class Total</i>	402	140	2,984	22.4	40	14.0	298.4	9.7	31.7
<i>StratumTotal</i>	903	759	68,337	89.8	90	75.9	6,833.7	12.7	36.4

Timber Volume Estimates

Stratum: Emmet South

Acres: 24.70

Plots: 28

Cruiser: JDT

Cruise Date: 07/10/2018

Cruise Type: Point

Plot Size/BAF: 15.00

Pine

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	249	226	29,280	12.3	10	9.2	1,185.4	14.8	34.9
Chip-N-Saw	24	11	996	0.5	1	0.5	40.3	10.0	40.5
Pulpwood	78	33	0	1.6	3	1.4	0.0	9.6	44.7
Topwood	0	72	0	0.0	0	2.9	0.0	0.0	0.0
Class Total	351	343	30,276	14.5	14	13.9	1,225.8	13.3	37.5

Oak

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	206	220	27,289	15.5	8	8.9	1,104.8	18.1	22.4
Pulpwood	488	247	0	12.3	20	10.0	0.0	10.4	34.7
Class Total	695	467	27,289	27.9	28	18.9	1,104.8	12.7	31.0

Misc Hardwood

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	210	164	19,119	12.9	8	6.6	774.1	16.5	21.2
Pulpwood	1,812	596	0	37.5	73	24.1	0.0	9.4	29.5
Class Total	2,021	760	19,119	50.4	82	30.8	774.1	10.1	28.6
StratumTotal	3,067	1,570	76,684	92.7	124	63.6	3,104.6	11.1	30.2

ADDITIONAL TIMBER VOLUME REPORT

EMMET NORTH TRACT

REPORT 1



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: Emmet North

Acres: 10.00

Plots: 10

Cruiser: JDT

Cruise Date: 07/10/2018

Cruise Type: Point

Plot Size/BAF: 15.00

Pine

	Stratum Total			Per Acre				Average Tree	
Product	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Natural Lob									
Sawtimber	255	388	58,118	44.6	25	38.8	5,811.8	17.4	43.4
Chip-N-Saw	33	14	1,181	2.0	3	1.4	118.1	10.7	29.4
Pulpwood	68	31	0	3.6	7	3.1	0.0	9.9	47.3
Topwood	0	71	0	0.0	0	7.1	0.0	0.0	0.0
Group Total	355	503	59,298	50.3	36	50.3	5,929.8	15.4	42.8
Class Total	355	503	59,298	50.3	36	50.3	5,929.8	15.4	42.8

Oak

	Stratum Total			Per Acre				Average Tree	
Product	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Red Oak Spp.									
Sawtimber	38	34	4,035	6.5	4	3.4	403.5	17.7	20.6
Pulpwood	88	64	0	7.0	9	6.4	0.0	11.9	43.1
Group Total	125	98	4,035	13.4	13	9.8	403.5	13.7	36.3
White Oak Spp.									
Sawtimber	21	17	2,020	3.7	2	1.7	202.0	17.9	16.5
Group Total	21	17	2,020	3.7	2	1.7	202.0	17.9	16.5
Class Total	146	115	6,055	17.1	15	11.5	605.5	14.3	33.5

Misc Hardwood

	Stratum Total			Per Acre				Average Tree	
Product	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Misc. Hardwood									
Sawtimber	10	5	563	1.2	1	0.5	56.3	15.0	16.5
Pulpwood	372	116	0	17.5	37	11.6	0.0	9.1	32.7
Group Total	382	121	563	18.7	38	12.1	56.3	9.2	32.3
Sweetgum									
Sawtimber	20	19	2,421	3.7	2	1.9	242.1	18.5	20.5
Group Total	20	19	2,421	3.7	2	1.9	242.1	18.5	20.5
Class Total	402	140	2,984	22.4	40	14.0	298.4	9.7	31.7

Timber Volume Estimates

<i>Stratum Total</i>	903	759	68,337	89.8	90	75.9	6,833.7	12.7	36.4
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ADDITIONAL TIMBER VOLUME REPORT

EMMET NORTH TRACT

REPORT 2



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: Emmet North
Acres: 10.00
Plots: 10.00
Cruiser: JDT

Cruise Date: 07/10/2018
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	10	6	515	166	0.8	1	0.6	51.5	16.6	0.51	32.5
	13	53	35	3,722	1,067	4.8	5	3.5	372.2	106.7	0.60	34.0
	14	10	9	1,024	269	1.1	1	0.9	102.4	26.9	0.66	40.5
	15	24	22	2,754	686	3.0	2	2.2	275.4	68.6	0.77	36.5
	16	52	51	6,951	1,575	7.3	5	5.1	695.1	157.5	0.89	33.9
	18	20	33	4,616	1,034	3.5	2	3.3	461.6	103.4	0.98	52.5
	20	20	45	6,702	1,396	4.4	2	4.5	670.2	139.6	1.15	60.5
	21	20	49	7,652	1,537	4.8	2	4.9	765.2	153.7	1.27	60.5
	22	6	12	2,122	377	1.5	1	1.2	212.2	37.7	1.64	40.5
	23	10	30	4,770	935	2.9	1	3.0	477.0	93.5	1.45	64.5
	24	20	58	10,016	1,808	6.3	2	5.8	1,001.6	180.8	1.72	52.5
	28	10	38	7,274	1,199	4.3	1	3.8	727.4	119.9	2.47	48.5
Sawtimber Total	17.4	255	388	58,118	12,050	44.6	25	38.8	5,811.8	1,205.0	1.09	43.4
Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	10	10	5	411	132	0.5	1	0.5	41.1	13.2	0.33	40.5
	11	23	9	770	254	1.5	2	0.9	77.0	25.4	0.46	24.5
Chip-N-Saw Total	10.7	33	14	1,181	386	2.0	3	1.4	118.1	38.6	0.40	29.4
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	9	20	7	0	210	0.9	2	0.7	0.0	21.0	0.00	43.8
	10	38	18	0	522	2.0	4	1.8	0.0	52.2	0.00	50.4
	11	10	5	0	147	0.7	1	0.5	0.0	14.7	0.00	42.5

Tuesday, July 10, 2018

Timber Volume Estimates

Stratum: Emmet North

Acres: 10.00

Plots: 10.00

Cruiser: JDT

Cruise Date: 07/10/2018

Cruise Type: Point

Plot Size/BAF: 15.00

Pine

Natural Lob		Stratum Total					Per Acre					Average Tree	
Pulpwood Total	9.9	68	31	0	879	3.6	7	3.1	0.0	87.9	0.00	47.3	
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	71	0	2,286	0.0	0	7.1	0.0	228.6	0.00	0.0	
Natural Lob Total	15.4	355	503	59,298	15,601	50.3	36	50.3	5,929.8	1,560.1	1.03	42.8	
Pine Total	15.4	355	503	59,298	15,601	50.3	36	50.3	5,929.8	1,560.1	1.03	42.8	

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	
	16	11	9	990	244	1.5	1	0.9	99.0	24.4	0.93	24.5	
	18	17	16	1,928	430	3.0	2	1.6	192.8	43.0	1.23	20.5	
	19	10	9	1,117	243	2.0	1	0.9	111.7	24.3	1.47	16.5	
Sawtimber Total	17.7	38	34	4,035	917	6.5	4	3.4	403.5	91.7	1.18	20.6	
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	
	8	10	2	0	65	0.3	1	0.2	0.0	6.5	0.00	29.4	
	10	10	4	0	101	0.5	1	0.4	0.0	10.1	0.00	29.4	
	11	10	6	0	163	0.7	1	0.6	0.0	16.3	0.00	45.1	
	12	19	16	0	414	1.5	2	1.6	0.0	41.4	0.00	53.0	
	13	26	24	0	629	2.4	3	2.4	0.0	62.9	0.00	48.4	
	15	12	12	0	329	1.5	1	1.2	0.0	32.9	0.00	37.2	
Pulpwood Total	11.9	88	64	0	1,702	7.0	9	6.4	0.0	170.2	0.00	43.1	
Red Oak Spp. Total	13.7	125	98	4,035	2,619	13.4	13	9.8	403.5	261.9	1.18	36.3	

Timber Volume Estimates

Stratum: Emmet North

Acres: 10.00

Plots: 10.00

Cruiser: JDT

Cruise Date: 07/10/2018

Cruise Type: Point

Plot Size/BAF: 15.00

Oak

White Oak Spp.

<i>Stratum Total</i>							<i>Per Acre</i>				<i>Average Tree</i>	
Sawtimber	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	16	11	7	735	185	1.5	1	0.7	73.5	18.5	1.04	16.5
	20	10	10	1,285	269	2.2	1	1.0	128.5	26.9	1.63	16.5
Sawtimber Total	17.9	21	17	2,020	454	3.7	2	1.7	202.0	45.4	1.33	16.5
White Oak Spp. Total	17.9	21	17	2,020	454	3.7	2	1.7	202.0	45.4	1.33	16.5
Oak Total	14.3	146	115	6,055	3,073	17.1	15	11.5	605.5	307.3	1.23	33.5

Misc Hardwood

Misc. Hardwood

<i>Stratum Total</i>							<i>Per Acre</i>				<i>Average Tree</i>	
Sawtimber	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	15	10	5	563	151	1.2	1	0.5	56.3	15.1	0.92	16.5
Sawtimber Total	15.0	10	5	563	151	1.2	1	0.5	56.3	15.1	0.92	16.5
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	6	20	2	0	61	0.4	2	0.2	0.0	6.1	0.00	22.8
	7	76	14	0	427	2.0	8	1.4	0.0	42.7	0.00	36.1
	8	90	19	0	561	3.1	9	1.9	0.0	56.1	0.00	28.8
	9	20	6	0	192	0.9	2	0.6	0.0	19.2	0.00	37.3
	10	60	24	0	716	3.3	6	2.4	0.0	71.6	0.00	38.1
	11	75	34	0	1,000	5.0	8	3.4	0.0	100.0	0.00	33.5
	13	30	16	0	478	2.8	3	1.6	0.0	47.8	0.00	26.8
Pulpwood Total	9.1	372	116	0	3,436	17.5	37	11.6	0.0	343.6	0.00	32.7
Misc. Hardwood Total	9.2	382	121	563	3,587	18.7	38	12.1	56.3	358.7	0.92	32.3

Sweetgum

<i>Stratum Total</i>							<i>Per Acre</i>				<i>Average Tree</i>	
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Tuesday, July 10, 2018

Timber Volume Estimates

Stratum: Emmet North

Acres: 10.00

Plots: 10.00

Cruiser: JDT

Cruise Date: 07/10/2018

Cruise Type: Point

Plot Size/BAF: 15.00

Misc 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
	18	10	10	1,304	288	1.8	1	1.0	130.4	28.8	1.17	24.5
	19	10	9	1,117	243	2.0	1	0.9	111.7	24.3	1.47	16.5
Sawtimber Total	18.5	20	19	2,421	531	3.7	2	1.9	242.1	53.1	1.29	20.5
Sweetgum Total	18.5	20	19	2,421	531	3.7	2	1.9	242.1	53.1	1.29	20.5
Misc Hardwood Total	9.7	402	140	2,984	4,118	22.4	40	14.0	298.4	411.8	1.19	31.7
Stratum Total	12.7	903	759	68,337	22,791	89.8	90	75.9	6,833.7	2,279.1	1.06	36.4

ADDITIONAL TIMBER VOLUME REPORT

EMMET SOUTH TRACT

REPORT 1

Timber Volume Estimates

Stratum: Emmet South

Acres: 24.70

Plots: 28

Cruiser: JDT

Cruise Date: 07/10/2018

Cruise Type: Point

Plot Size/BAF: 15.00

Pine

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Natural Lob									
Sawtimber	249	226	29,280	12.3	10	9.2	1,185.4	14.8	34.9
Chip-N-Saw	24	11	996	0.5	1	0.5	40.3	10.0	40.5
Pulpwood	78	33	0	1.6	3	1.4	0.0	9.6	44.7
Topwood	0	72	0	0.0	0	2.9	0.0	0.0	0.0
Group Total	351	343	30,276	14.5	14	13.9	1,225.8	13.3	37.5
Class Total	351	343	30,276	14.5	14	13.9	1,225.8	13.3	37.5

Oak

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Red Oak Spp.									
Sawtimber	206	220	27,289	15.5	8	8.9	1,104.8	18.1	22.4
Pulpwood	488	247	0	12.3	20	10.0	0.0	10.4	34.7
Group Total	695	467	27,289	27.9	28	18.9	1,104.8	12.7	31.0
Class Total	695	467	27,289	27.9	28	18.9	1,104.8	12.7	31.0

Misc Hardwood

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Misc. Hardwood									
Sawtimber	199	156	18,300	12.3	8	6.3	740.9	16.6	21.0
Pulpwood	1,812	596	0	37.5	73	24.1	0.0	9.4	29.5
Group Total	2,011	752	18,300	49.8	81	30.5	740.9	10.1	28.6
Sweetgum									
Sawtimber	11	8	820	0.5	0	0.3	33.2	15.0	24.5
Group Total	11	8	820	0.5	0	0.3	33.2	15.0	24.5
Class Total	2,021	760	19,119	50.4	82	30.8	774.1	10.1	28.6
Stratum Total	3,067	1,570	76,684	92.7	124	63.6	3,104.6	11.1	30.2

ADDITIONAL TIMBER VOLUME REPORT

EMMET SOUTH TRACT

REPORT 2

Timber Volume Estimates

Stratum: Emmet South

Acres: 24.70

Plots: 28.00

Cruiser: JDT

Cruise Date: 07/10/2018

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	34	17	1,656	506	1.1	1	0.7	67.1	20.5	0.53	28.5
	13	43	24	2,691	729	1.6	2	1.0	108.9	29.5	0.62	27.2
	14	50	36	4,288	1,103	2.1	2	1.5	173.6	44.7	0.69	32.5
	15	43	36	4,651	1,106	2.1	2	1.5	188.3	44.8	0.79	32.5
	16	19	24	2,919	734	1.1	1	1.0	118.2	29.7	0.80	48.5
	17	17	20	2,844	613	1.1	1	0.8	115.2	24.8	1.00	36.5
	18	30	48	7,031	1,498	2.1	1	2.0	284.7	60.7	1.03	48.5
	19	13	21	3,200	639	1.1	1	0.8	129.5	25.9	1.17	40.5
Sawtimber Total	14.8	249	226	29,280	6,929	12.3	10	9.2	1,185.4	280.5	0.80	34.9
Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	10	24	11	996	321	0.5	1	0.5	40.3	13.0	0.33	40.5
Chip-N-Saw Total	10.0	24	11	996	321	0.5	1	0.5	40.3	13.0	0.33	40.5
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	9	30	10	0	292	0.5	1	0.4	0.0	11.8	0.00	39.9
	10	49	23	0	653	1.1	2	0.9	0.0	26.4	0.00	47.7
Pulpwood Total	9.6	78	33	0	945	1.6	3	1.4	0.0	38.3	0.00	44.7
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	72	0	2,327	0.0	0	2.9	0.0	94.2	0.00	0.0
Natural Lob Total	13.3	351	343	30,276	10,523	14.5	14	13.9	1,225.8	426.0	0.75	37.5
Pine Total	13.3	351	343	30,276	10,523	14.5	14	13.9	1,225.8	426.0	0.75	37.5

Oak

Tuesday, July 10, 2018

Timber Volume Estimates

Stratum: Emmet South

Acres: 24.70

Plots: 28.00

Cruiser: JDT

Cruise Date: 07/10/2018

Cruise Type: Point

Plot Size/BAF: 15.00

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	12	8	750	216	0.5	1	0.3	30.4	8.7	0.71	24.5
	15	32	18	1,821	490	1.6	1	0.7	73.7	19.8	0.92	16.5
	16	38	30	3,207	807	2.1	2	1.2	129.8	32.7	0.95	22.5
	17	25	26	2,893	692	1.6	1	1.1	117.1	28.0	1.01	27.2
	18	30	26	3,135	705	2.1	1	1.1	126.9	28.5	1.27	18.5
	19	20	28	3,485	745	1.6	1	1.1	141.1	30.2	1.24	29.8
	20	12	14	1,846	379	1.1	0	0.6	74.8	15.3	1.52	20.5
	22	10	18	2,525	480	1.1	0	0.7	102.2	19.4	1.68	28.5
	23	5	6	853	163	0.5	0	0.2	34.5	6.6	2.16	16.5
	24	8	14	2,073	378	1.1	0	0.6	83.9	15.3	2.19	20.5
	26	7	18	2,799	480	1.1	0	0.7	113.3	19.4	2.35	28.5
	27	3	6	929	163	0.5	0	0.2	37.6	6.6	2.97	16.5
	30	3	6	974	163	0.5	0	0.2	39.4	6.6	3.67	16.5
Sawtimber Total	18.1	206	220	27,289	5,862	15.5	8	8.9	1,104.8	237.3	1.27	22.4
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	6	67	8	0	214	0.5	3	0.3	0.0	8.7	0.00	24.1
	8	38	7	0	180	0.5	2	0.3	0.0	7.3	0.00	18.9
	10	121	54	0	1,450	2.7	5	2.2	0.0	58.7	0.00	37.8
	11	120	63	0	1,687	3.2	5	2.6	0.0	68.3	0.00	36.8
	12	51	29	0	779	1.6	2	1.2	0.0	31.6	0.00	32.0
	13	43	36	0	962	1.6	2	1.5	0.0	38.9	0.00	43.4
	14	37	35	0	938	1.6	2	1.4	0.0	38.0	0.00	41.6
	15	11	13	0	356	0.5	0	0.5	0.0	14.4	0.00	50.4
Pulpwood Total	10.4	488	247	0	6,565	12.3	20	10.0	0.0	265.8	0.00	34.7
Red Oak Spp. Total	12.7	695	467	27,289	12,427	27.9	28	18.9	1,104.8	503.1	1.27	31.0

Timber Volume Estimates

Stratum: Emmet South

Acres: 24.70

Plots: 28.00

Cruiser: JDT

Cruise Date: 07/10/2018

Cruise Type: Point

Plot Size/BAF: 15.00

Oak Total	12.7	695	467	27,289	12,427	27.9	28	18.9	1,104.8	503.1	1.27	31.0
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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
	14	37	23	2,115	633	1.6	2	0.9	85.6	25.6	0.70	24.5
	15	43	27	2,843	757	2.1	2	1.1	115.1	30.7	0.86	20.5
	16	19	15	1,747	431	1.1	1	0.6	70.7	17.4	0.93	24.5
	17	34	27	3,225	757	2.1	1	1.1	130.6	30.7	1.10	20.5
	18	22	18	2,159	490	1.6	1	0.7	87.4	19.8	1.32	16.5
	19	20	18	2,252	490	1.6	1	0.7	91.2	19.8	1.47	16.5
	20	18	19	2,622	542	1.6	1	0.8	106.1	21.9	1.55	19.2
	21	6	9	1,337	265	0.5	0	0.4	54.1	10.7	1.48	32.5
Sawtimber Total	16.6	199	156	18,300	4,365	12.3	8	6.3	740.9	176.7	1.04	21.0

Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	6	202	19	0	557	1.6	8	0.8	0.0	22.6	0.00	19.8
	7	99	13	0	394	1.1	4	0.5	0.0	15.9	0.00	21.5
	8	455	94	0	2,804	6.4	18	3.8	0.0	113.5	0.00	27.6
	9	359	100	0	2,985	6.4	15	4.1	0.0	120.9	0.00	30.7
	10	267	97	0	2,896	5.9	11	3.9	0.0	117.3	0.00	33.4
	11	100	46	0	1,382	2.7	4	1.9	0.0	55.9	0.00	35.2
	12	135	76	0	2,257	4.3	5	3.1	0.0	91.4	0.00	36.3
	13	86	55	0	1,633	3.2	3	2.2	0.0	66.1	0.00	35.1
	14	50	34	0	1,011	2.1	2	1.4	0.0	40.9	0.00	30.7
	15	22	14	0	408	1.1	1	0.6	0.0	16.5	0.00	22.8
	16	9	10	0	305	0.5	0	0.4	0.0	12.3	0.00	39.9
	17	8	8	0	245	0.5	0	0.3	0.0	9.9	0.00	29.4
	18	7	9	0	276	0.5	0	0.4	0.0	11.2	0.00	34.6
	20	6	9	0	276	0.5	0	0.4	0.0	11.2	0.00	34.6
	21	6	11	0	335	0.5	0	0.5	0.0	13.6	0.00	45.1

Tuesday, July 10, 2018

Timber Volume Estimates

Stratum: Emmet South

Acres: 24.70

Plots: 28.00

Cruiser: JDT

Cruise Date: 07/10/2018

Cruise Type: Point

Plot Size/BAF: 15.00

Misc Hardwood

Misc. Hardwood		Stratum Total					Per Acre					Average Tree	
Pulpwood Total	9.4	1,812	596	0	17,764	37.5	73	24.1	0.0	719.2	0.00	29.5	
Misc. Hardwood Total	10.1	2,011	752	18,300	22,129	49.8	81	30.5	740.9	895.9	1.04	28.6	
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	11	8	820	216	0.5	0	0.3	33.2	8.8	0.82	24.5	
Sawtimber Total	15.0	11	8	820	216	0.5	0	0.3	33.2	8.8	0.82	24.5	
Sweetgum Total	15.0	11	8	820	216	0.5	0	0.3	33.2	8.8	0.82	24.5	
Misc Hardwood Total	10.1	2,021	760	19,119	22,345	50.4	82	30.8	774.1	904.7	1.03	28.6	
Stratum Total	11.1	3,067	1,570	76,684	45,296	92.7	124	63.6	3,104.6	1,833.8	0.95	30.2	

OFFER FORM

- EMMET NORTH & EMMET SOUTH TRACTS -

Bid Date: Friday, August 17, 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 Kingwood Forestry Services, Inc. **Notice of Land Sale**. I submit the following as offer(s) for the purchase of tract(s) located in Nevada County, Arkansas and further described as follows (see attached maps and Conditions of Sale):

Emmet North Tract (Listing #4664): Part of the SW¼ of SE¼ lying west of the county road, Section 10, Township 12 South, Range 23 West, containing 10 acres, more or less, Nevada County, Arkansas (see attached maps).

Emmet South Tract (Listing #4665): Part of the NW¼ of NE¼, Section 15, Township 12 South, Range 23 West, containing 24.7 acres, more or less, Nevada County, Arkansas (see attached maps).

My offer(s) will remain valid through 10:00 a.m., Tuesday, August 21, 2018. Successful bidder(s) will be notified at or before that time by telephone, fax, or e-mail. If my offer(s) 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 17, 2018**)
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341
E-mail completed Offer Form to arkadelphia@kingwoodforestry.com

Emmet North Tract (Listing #4664: ±10 acres, more or less): \$ _____

Emmet South Tract (Listing #4665: ±24.7 acres, more or less): \$ _____

Both Tracts Combined (±34.7 total acres, more or less): \$ _____

Date: _____

Fax No.: _____

Bidder: _____

Phone No.: _____

Printed

Bidder: _____

E-mail: _____

Signed

Printed

Address: _____

Street

City, State, Zip

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent / Broker: _____

Name

Date



Legal Description From Deed

Emmet North Tract (Listing #4664)

Part of the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section 10, Township 12 South, Range 23 West lying West of the County Road, more particularly described as follows, to-wit: Commence at the Southwest corner of the said SW1/4 SE1/4, the Point of Beginning; run thence North 330 feet; thence run East 1265 feet to the center of the County Road; thence turn an angle of 68 degrees and run Southeasterly along and with the center of the County Road for 210 feet to the East line of the said SW1/4 SE1/4; thence run South 150 feet to the Southeast corner of said SW1/4 SE1/4; run thence West 1330.4 feet back to the Point of Beginning, containing 10 acres, more or less.

Emmet South Tract (Listing #4665)

The Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 15, Township 12 South, Range 23 West, LESS AND EXCEPT the following described property, to-wit:

EXCEPTED TRACT NO. 1: Commence at the Northeast corner of the said forty acres being the point of beginning; run thence West 609.5 feet; thence South 500 feet; thence East 609 feet; thence North 500 feet, back to the point of beginning, containing 7 acres, more or less, in this excepted tract.

EXCEPTED TRACT NO. 2: Commence at the Northeast corner of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 15, Township 12 South, Range 23 West; run West along the North line of said NW1/4 of NE1/4 for a distance of 609.5 feet to a point, being the Northwest corner of a parcel of land owned by the City of Emmet, Arkansas, as filed in Volume 342, Page 120, Nevada County Courthouse, said point being the Point of Beginning of this tract of land; thence continue West along said North line of the NW1/4 of the NE1/4 of Section 15 for an approximate distance of 720.9 feet to the Northwest corner of the NW1/4 of the NE1/4 of Section 15; thence run South along the West line of said NW1/4 of the NE1/4 of Section 15 for a distance of 500 feet to a point; thence run East along a line that is parallel to the North line of said NW1/4 of the NE1/4 for an approximate distance of 720.9 feet to a point, being the Southwest corner of the said parcel of land owned by the City of Emmet, Arkansas; thence run North along the West line of said parcel of land owned by the City of Emmet, Arkansas for a distance of 500 feet, back to the point of beginning, containing 8.3 acres, more or less, in this excepted tract of land.

Leaving after the exceptions, 24.7 acres, more or less