

KINGWOOD FORESTRY SERVICES, INC.

LISTING #4631

LAND FOR SALE McCurtain Co., OK

Holly Creek Tract

- **±80 Acres Close to Hochtown, Idabel, & Broken Bow, Oklahoma**
- **Paved Frontage**
- **Native Pine and Hardwood**
- **Utilities Available**

\$159,000.00

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



KINGWOOD FORESTRY SERVICES, INC.
PHONE: (870) 246-5757 FAX: (870) 246-3341
4 EXECUTIVE CIRCLE P.O. Box 65
ARKADELPHIA, AR 71923



Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Holly Creek Tract described as E½ of NE¼, Section 6, Township 7 South, Range 24 East, containing 80 acres more or less, McCurtain County, Oklahoma (see attached maps).

The tract is located in the Holly Creek Community just southwest of Broken Bow. One-quarter-mile frontage on paved Holly Creek Road just west of school. Timber consists of ±24 acres of mature native pine, ±28 acres of scattered pine sawtimber, ±10 acres of 2018 cutover and ±18 acres of native hardwood. Home-site in northeast part of tract. Holly Creek flows through the property. Loblolly pine site index averages eighty-five (85) feet (base age 50 years) on sandy loam soils.

Kingwood Forestry conducted an inventory of merchantable timber on ±41 acres in February, 2019; volume estimates are available on our website at:

<http://www.kingwoodforestry.com/holly-creek.html>

Excellent access and opportunities for immediate timber income, recreation, and residential development.

Please see Method of Sale and Conditions of Sale within this notice.

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

NOTICE OF LAND SALE

HOLLY CREEK TRACT (LISTING #4631)

McCURTAIN COUNTY, OKLAHOMA

Method of Sale: The tract is offered for sale for \$159,000.00. An Offer Form is attached. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P. O. Box 65, Arkadelphia, Arkansas 71923 with "**Holly Creek Tract**" clearly marked in the lower left corner of the envelope to protect security of the offer. On mailed offers, please call our office to confirm receipt of offer. Offers may also be delivered by fax to 870-246-3341, by e-mail to Arkadelphia@kingwoodforestry.com or hand-delivered to #4 Executive Circle, Arkadelphia, AR. All faxed / e-mailed offers will be immediately acknowledged. Please await confirmation that your faxed / e-mailed offer has been received.

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 ten percent (10%) of purchase price, will be executed between the buyer 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 to be scheduled within forty-five (45) days on of offer acceptance.
3. Only offers for a specific dollar amount will be accepted. The parcel is being sold in its entirety, for a single sum and not on a per-acre basis. Advertised acreage is believed to be correct, but is not guaranteed. Offer price is for entire tract, regardless of acreage. Seller will not provide a survey. The attached 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 and / or attorney's title opinion. 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. A local title company or attorney will conduct closing between Buyer and Seller with each paying one-half (½) of 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. Buildings on the property do convey, in as-is condition and without warranty.
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 brokers Pete Prutzman or Carl Herberg of Kingwood Forestry Services at 870-246-5757 or by e-mail at Arkadelphia@kingwoodforestry.com

Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate. Buyers are responsible for verifying information on this tract for themselves.

Kingwood makes no representation for the Buyer.

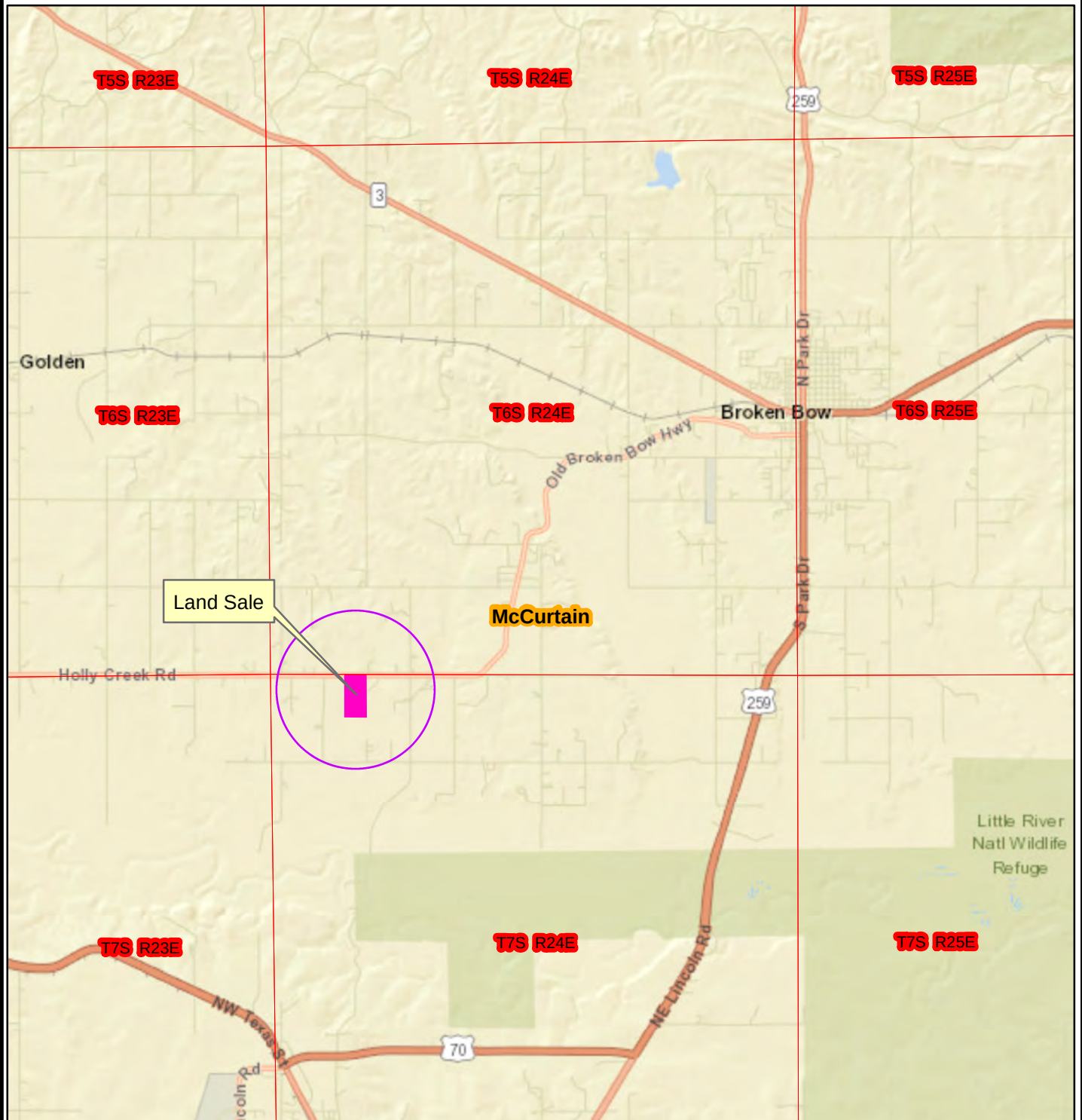
www.kingwoodforestry.com

NOTICE OF LAND SALE - Listing #4631

"Holly Creek Tract"

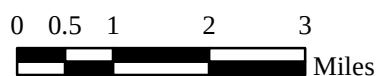
E½ of NE¼, Sec. 6, T7S, R24E

McCurtain County, Oklahoma



Driving Directions:

From Highway 3/259 junction in Broken Bow, go south .2 mile to stoplight. Turn west (right) on Choctaw Street, which becomes Old Broken Bow Highway. Travel 7.8 miles, then turn right (west) onto Holly Creek Road. Travel west .9 mile, passing Holly Creek School, to tract (marked with signs).



Date: 3/28/2019
Drawn By: BJC

NOTICE OF LAND SALE - Listing #4631

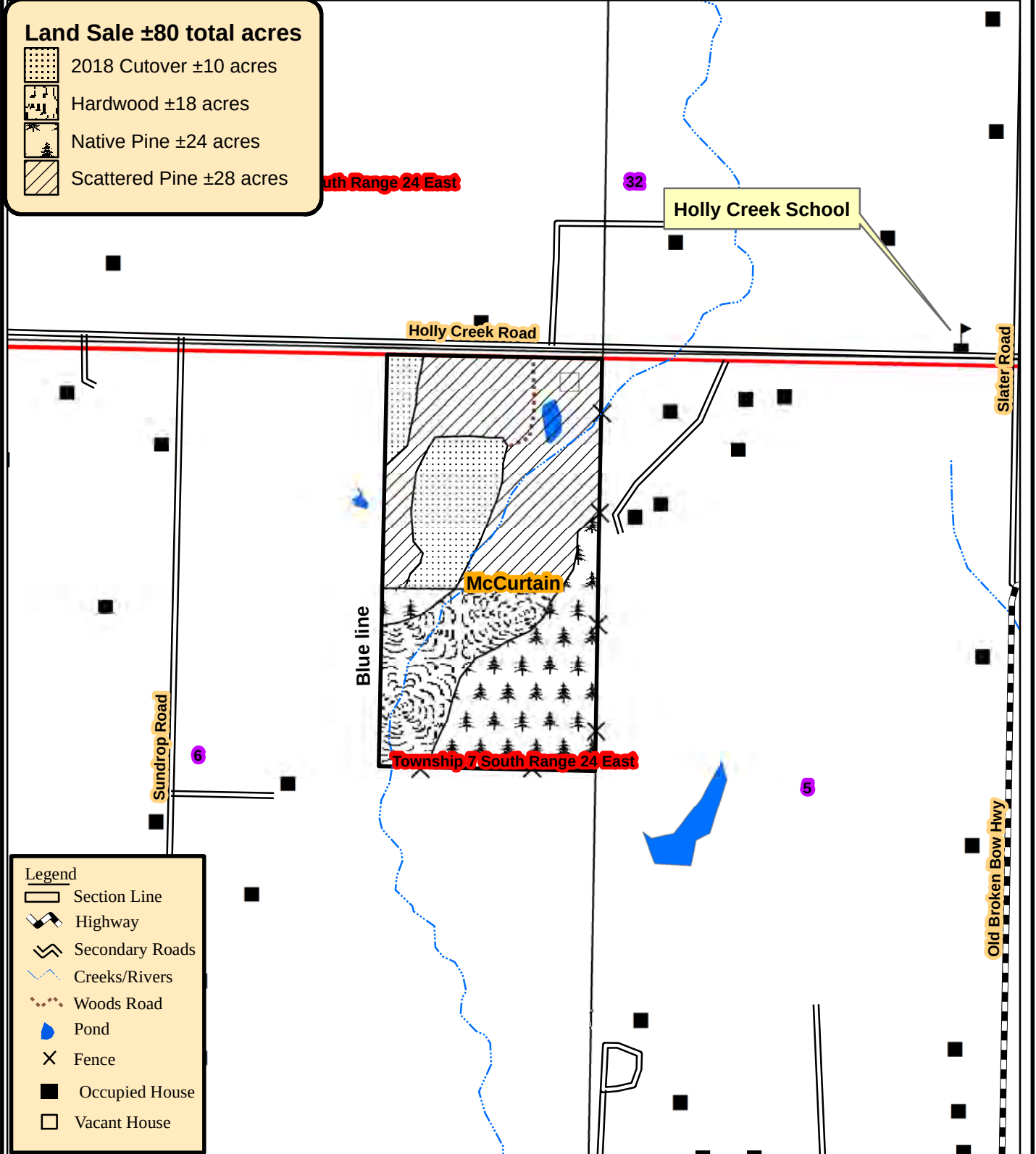
"Holly Creek Tract"

E½ of NE¼, Sec. 6, T7S, R24E

McCurtain County, Oklahoma

Land Sale ±80 total acres

- 2018 Cutover ±10 acres
- Hardwood ±18 acres
- Native Pine ±24 acres
- Scattered Pine ±28 acres



Legend

- Section Line
- Highway
- Secondary Roads
- Creeks/Rivers
- Woods Road
- Pond
- Fence
- Occupied House
- Vacant House

0 0.125 0.25
Miles



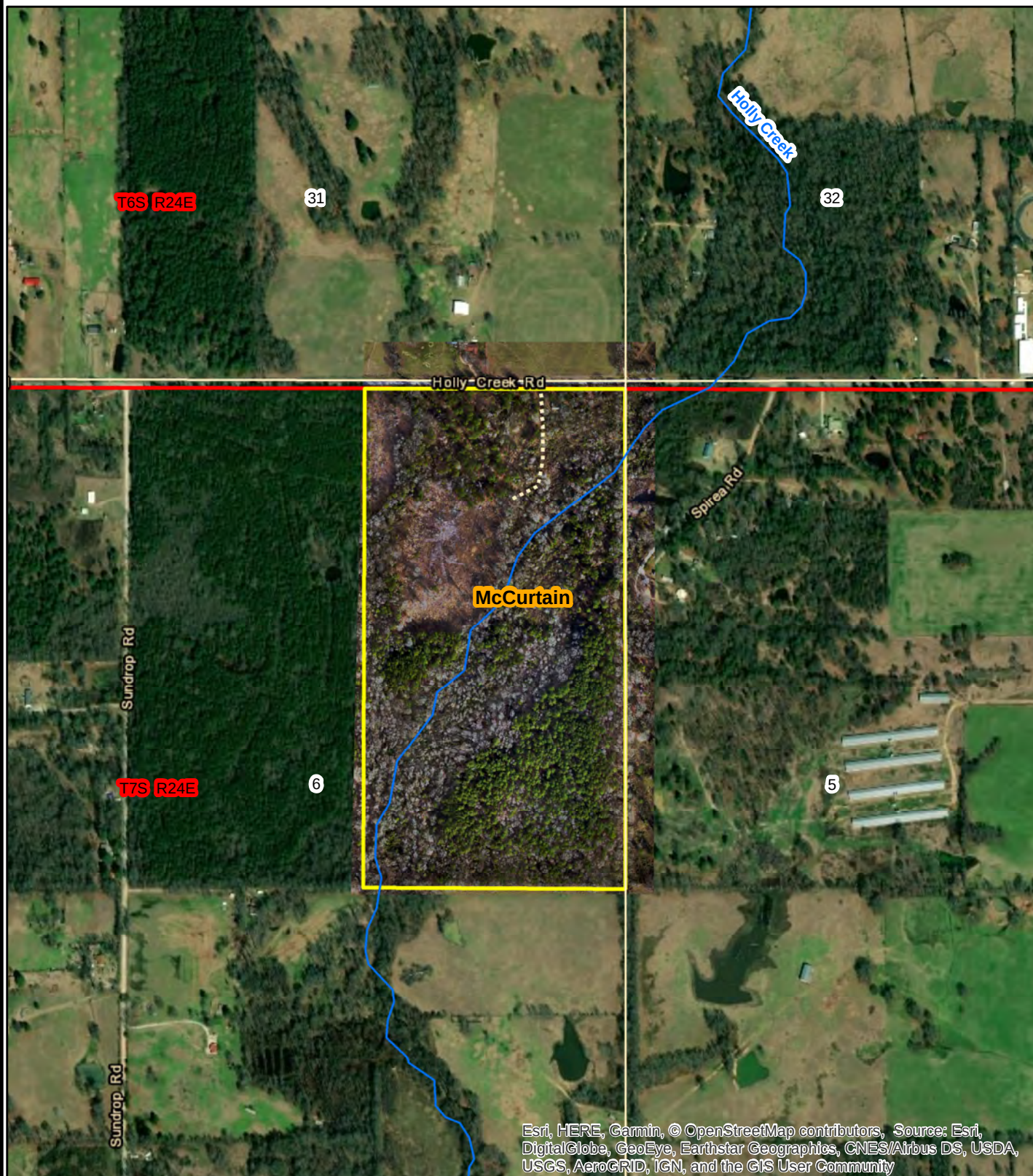
Date: 3/29/2019
ESRI GIS Mapping
Drawn By: BJC

NOTICE OF LAND SALE - Listing #4631

"Holly Creek Tract"

E½ of NE¼, Sec. 6, T7S, R24E

McCurtain County, Oklahoma

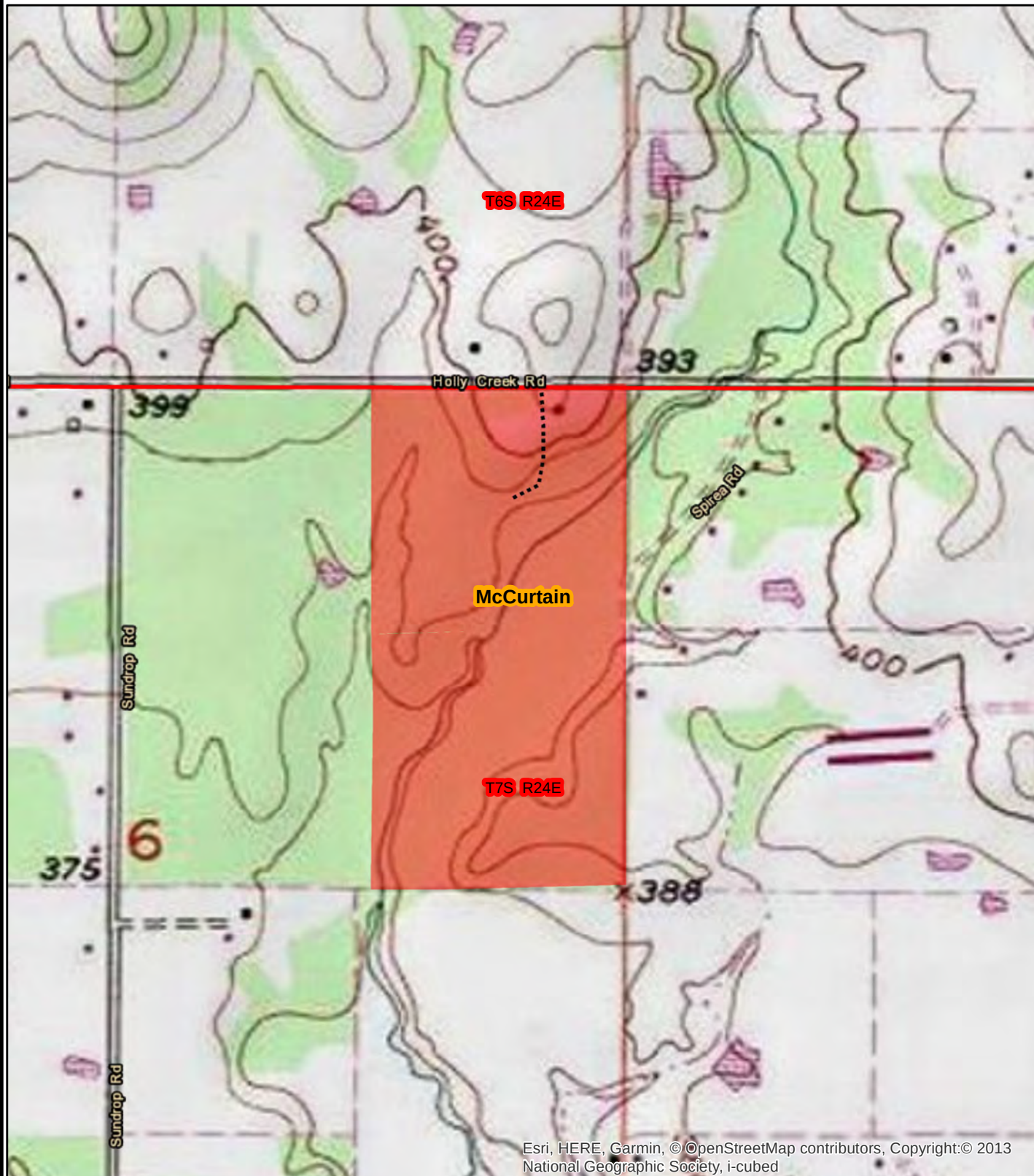


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Miles



Date: 3/22/2019
ESRI Aerial Photography
Drawn By: BJC

NOTICE OF LAND SALE - Listing #4631
"Holly Creek Tract"
E½ of NE¼, Sec. 6, T7S, R24E
McCurtain County, Oklahoma



Esri, HERE, Garmin, ©OpenStreetMap contributors, Copyright:© 2013
National Geographic Society, i-cubed

0 0.05 0.1 0.2
Miles



Date: 2/28/2019
ESRI Aerial Photography
Drawn By: BJC



Kingwood Forestry Services, Inc.
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Phone: (870) 246-5757
Fax: (870) 246-3341
Email: arkadelphia@kingwoodforestry.com
Website: kingwoodforestry.com

Timber Volume Estimates - Holly Creek Tract

Stratum: Hardwood

Acres: 17.41

Plots: 9

Cruiser: BJC

Cruise Date: 02/15/2019

Cruise Type: Point

Plot Size/BAF: 15.00

White oak

<i>Stratum Total</i>				<i>Per Acre</i>				<i>Average Tree</i>	
<i>Product</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	27	13	1,231	1.7	2	0.8	70.7	14.0	16.5
Class Total	27	13	1,231	1.7	2	0.8	70.7	14.0	16.5

Red oak

<i>Stratum Total</i>				<i>Per Acre</i>				<i>Average Tree</i>	
<i>Product</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	22	40	5,507	3.3	1	2.3	316.4	21.6	29.9
Pulpwood	53	23	0	1.7	3	1.3	0.0	10.0	34.6
Class Total	75	62	5,507	5.0	4	3.6	316.4	13.4	33.2

Pine

<i>Stratum Total</i>				<i>Per Acre</i>				<i>Average Tree</i>	
<i>Product</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	100	93	13,526	6.7	6	5.4	777.1	14.2	32.2
Chip-N-Saw	53	19	1,524	1.7	3	1.1	87.6	10.0	24.5
Pulpwood	453	178	0	11.7	26	10.2	0.0	9.0	42.5
Topwood	0	39	0	0.0	0	2.2	0.0	0.0	0.0
Class Total	606	329	15,050	20.0	35	18.9	864.7	10.0	39.2

Gum & Miscellaneous

<i>Stratum Total</i>				<i>Per Acre</i>				<i>Average Tree</i>	
<i>Product</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	235	188	19,664	16.7	14	10.8	1,129.8	15.0	28.1
Pulpwood	1,551	591	0	50.0	89	33.9	0.0	9.9	31.2
Class Total	1,786	779	19,664	66.7	103	44.7	1,129.8	10.5	30.8
StratumTotal	2,495	1,183	41,452	93.3	143	68.0	2,381.6	10.5	32.7

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

Timber Volume Estimates - Holly Creek Tract

Stratum: Pine
 Acres: 23.99
 Plots: 10
 Cruiser: BJC

Cruise Date: 02/15/2019
 Cruise Type: Point
 Plot Size/BAF: 15.00

Red oak

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Pulpwood	206	53	0	3.0	9	2.2	0.0	8.0	32.0
Class Total	206	53	0	3.0	9	2.2	0.0	8.0	32.0

Pine

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	1,854	1,748	240,919	90.0	77	72.9	10,041.7	14.4	35.7
Chip-N-Saw	657	278	23,360	16.5	27	11.6	973.7	10.5	29.6
Pulpwood	2,015	766	0	36.0	84	31.9	0.0	8.7	47.3
Topwood	0	727	0	0.0	0	30.3	0.0	0.0	0.0
Class Total	4,526	3,519	264,279	142.5	189	146.7	11,015.4	11.3	40.0

Gum & Miscellaneous

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Pulpwood	193	73	0	4.5	8	3.0	0.0	10.1	32.4
Class Total	193	73	0	4.5	8	3.0	0.0	10.1	32.4
StratumTotal	4,925	3,645	264,279	150.0	205	151.9	11,015.4	11.1	39.3

ADDITIONAL TIMBER VOLUME REPORT

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



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Timber Volume Estimates - Holly Creek Tract

Stratum: Hardwood
Acres: 17.41
Plots: 9
Cruiser: BJC

Cruise Date: 02/15/2019
Cruise Type: Point
Plot Size/BAF: 15.00

White oak

Product	Trees	Stratum Total		BA	Trees	Per Acre		Average Tree	
		Tons	Doyle BF			Tons	Doyle BF	DBH	Height
White Oak Spp.									
Sawtimber	27	13	1,231	1.7	2	0.8	70.7	14.0	16.5
Group Total	27	13	1,231	1.7	2	0.8	70.7	14.0	16.5
Class Total	27	13	1,231	1.7	2	0.8	70.7	14.0	16.5

Red oak

Product	Trees	Stratum Total		BA	Trees	Per Acre		Average Tree	
		Tons	Doyle BF			Tons	Doyle BF	DBH	Height
Red Oak Spp.									
Sawtimber	22	40	5,507	3.3	1	2.3	316.4	21.6	29.9
Pulpwood	53	23	0	1.7	3	1.3	0.0	10.0	34.6
Group Total	75	62	5,507	5.0	4	3.6	316.4	13.4	33.2
Class Total	75	62	5,507	5.0	4	3.6	316.4	13.4	33.2

Pine

Product	Trees	Stratum Total		BA	Trees	Per Acre		Average Tree	
		Tons	Doyle BF			Tons	Doyle BF	DBH	Height
Natural Lob									
Sawtimber	100	93	13,526	6.7	6	5.4	777.1	14.2	32.2
Chip-N-Saw	53	19	1,524	1.7	3	1.1	87.6	10.0	24.5
Pulpwood	453	178	0	11.7	26	10.2	0.0	9.0	42.5
Topwood	0	39	0	0.0	0	2.2	0.0	0.0	0.0
Group Total	606	329	15,050	20.0	35	18.9	864.7	10.0	39.2
Class Total	606	329	15,050	20.0	35	18.9	864.7	10.0	39.2

Gum & Miscellaneous

Product	Trees	Stratum Total		BA	Trees	Per Acre		Average Tree	
		Tons	Doyle BF			Tons	Doyle BF	DBH	Height
Misc. Hardwood									
Sawtimber	47	34	3,583	3.3	3	1.9	205.9	15.0	24.5
Pulpwood	959	304	0	28.3	55	17.5	0.0	9.3	27.1
Group Total	1,006	338	3,583	31.7	58	19.4	205.9	9.6	27.0

Timber Volume Estimates - Holly Creek Tract

Stratum: Hardwood

Acres: 17.41

Plots: 9

Cruiser: BJC

Cruise Date: 02/15/2019

Cruise Type: Point

Plot Size/BAF: 15.00

Gum & Miscellaneous

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sweetgum									
Sawtimber	188	154	16,081	13.3	11	8.9	923.9	15.0	29.1
Pulpwood	592	287	0	21.7	34	16.5	0.0	10.7	37.7
Group Total	780	441	16,081	35.0	45	25.3	923.9	11.8	35.6
Class Total	1,786	779	19,664	66.7	103	44.7	1,129.8	10.5	30.8
Stratum Total	2,495	1,183	41,452	93.3	143	68.0	2,381.6	10.5	32.7

Timber Volume Estimates - Holly Creek Tract

Stratum: Pine
Acres: 23.99
Plots: 10
Cruiser: BJC

Cruise Date: 02/15/2019
Cruise Type: Point
Plot Size/BAF: 15.00

Red oak

	Stratum Total			Per Acre				Average Tree	
Product	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Red Oak Spp.									
Pulpwood	206	53	0	3.0	9	2.2	0.0	8.0	32.0
Group Total	206	53	0	3.0	9	2.2	0.0	8.0	32.0
Class Total	206	53	0	3.0	9	2.2	0.0	8.0	32.0

Pine

	Stratum Total			Per Acre				Average Tree	
Product	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Natural Lob									
Sawtimber	1,808	1,724	238,827	88.5	75	71.9	9,954.5	14.5	35.8
Chip-N-Saw	350	173	15,145	9.0	15	7.2	631.2	10.6	32.5
Pulpwood	1,092	498	0	21.0	46	20.7	0.0	9.1	48.7
Topwood	0	676	0	0.0	0	28.2	0.0	0.0	0.0
Group Total	3,250	3,071	253,972	118.5	135	128.0	10,585.7	12.3	39.8
Planted Lob									
Sawtimber	46	24	2,092	1.5	2	1.0	87.2	12.0	32.5
Chip-N-Saw	307	105	8,215	7.5	13	4.4	342.4	10.4	26.2
Pulpwood	923	268	0	15.0	38	11.2	0.0	8.3	45.6
Topwood	0	51	0	0.0	0	2.1	0.0	0.0	0.0
Group Total	1,276	448	10,307	24.0	53	18.7	429.6	8.9	40.4
Class Total	4,526	3,519	264,279	142.5	189	146.7	11,015.4	11.3	40.0

Gum & Miscellaneous

	Stratum Total			Per Acre				Average Tree	
Product	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Misc. Hardwood									
Pulpwood	112	50	0	3.0	5	2.1	0.0	10.8	34.6
Group Total	112	50	0	3.0	5	2.1	0.0	10.8	34.6
Sweetgum									
Pulpwood	81	23	0	1.5	3	0.9	0.0	9.0	29.4
Group Total	81	23	0	1.5	3	0.9	0.0	9.0	29.4
Class Total	193	73	0	4.5	8	3.0	0.0	10.1	32.4
Stratum Total	4,925	3,645	264,279	150.0	205	151.9	11,015.4	11.1	39.3

ADDITIONAL TIMBER VOLUME REPORT

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



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Timber Volume Estimates - Holly Creek Tract

Stratum: Hardwood
Acres: 17.41
Plots: 9.00
Cruiser: BJC

Cruise Date: 02/15/2019
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
	14	27	13	1,231	358	1.7	2	0.8	70.7	20.6	0.80	16.5
Sawtimber Total	14.0	27	13	1,231	358	1.7	2	0.8	70.7	20.6	0.80	16.5
White Oak Spp. Total	14.0	27	13	1,231	358	1.7	2	0.8	70.7	20.6	0.80	16.5
White oak Total	14.0	27	13	1,231	358	1.7	2	0.8	70.7	20.6	0.80	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
	19	15	22	2,696	580	1.7	1	1.3	154.9	33.3	1.21	32.5
	27	7	18	2,811	473	1.7	0	1.0	161.5	27.1	2.64	24.5
Sawtimber Total	21.6	22	40	5,507	1,053	3.3	1	2.3	316.4	60.5	1.60	29.9
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	10	53	23	0	602	1.7	3	1.3	0.0	34.6	0.00	34.6
Pulpwood Total	10.0	53	23	0	602	1.7	3	1.3	0.0	34.6	0.00	34.6
Red Oak Spp. Total	13.4	75	62	5,507	1,654	5.0	4	3.6	316.4	95.0	1.60	33.2

Timber Volume Estimates - Holly Creek Tract

Stratum: Hardwood

Acres: 17.41

Plots: 9.00

Cruiser: BJC

Cruise Date: 02/15/2019

Cruise Type: Point

Plot Size/BAF: 15.00

Red oak Total	13.4	75	62	5,507	1,654	5.0	4	3.6	316.4	95.0	1.60	33.2
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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	37	17	1,993	520	1.7	2	1.0	114.5	29.9	0.57	24.5
	13	31	17	2,190	520	1.7	2	1.0	125.8	29.9	0.67	24.5
	16	21	25	3,719	785	1.7	1	1.5	213.7	45.1	0.93	40.5
	22	11	33	5,624	1,046	1.7	1	1.9	323.1	60.1	1.48	64.5
Sawtimber Total	14.2	100	93	13,526	2,870	6.7	6	5.4	777.1	164.9	0.89	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	53	19	1,524	521	1.7	3	1.1	87.6	29.9	0.40	24.5
Chip-N-Saw Total	10.0	53	19	1,524	521	1.7	3	1.1	87.6	29.9	0.40	24.5

Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	8	249	77	0	2,136	5.0	14	4.4	0.0	122.7	0.00	41.6
	10	160	73	0	2,085	5.0	9	4.2	0.0	119.8	0.00	41.6
	11	44	28	0	797	1.7	3	1.6	0.0	45.8	0.00	50.4
Pulpwood Total	9.0	453	178	0	5,018	11.7	26	10.2	0.0	288.3	0.00	42.5

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	39	0	1,247	0.0	0	2.2	0.0	71.6	0.00	0.0

Natural Lob Total	10.0	606	329	15,050	9,656	20.0	35	18.9	864.7	554.8	0.75	39.2
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Pine Total	10.0	606	329	15,050	9,656	20.0	35	18.9	864.7	554.8	0.75	39.2
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Gum & Miscellaneous

Timber Volume Estimates - Holly Creek Tract

Stratum: Hardwood

Acres: 17.41

Plots: 9.00

Cruiser: BJC

Cruise Date: 02/15/2019

Cruise Type: Point

Plot Size/BAF: 15.00

Gum & Miscellaneous

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	47	34	3,583	946	3.3	3	1.9	205.9	54.4	0.82	24.5
Sawtimber Total	15.0	47	34	3,583	946	3.3	3	1.9	205.9	54.4	0.82	24.5

Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	6	148	13	0	394	1.7	8	0.8	0.0	22.7	0.00	18.9
	8	416	80	0	2,400	8.3	24	4.6	0.0	137.9	0.00	25.2
	9	66	18	0	537	1.7	4	1.0	0.0	30.9	0.00	29.4
	11	44	18	0	537	1.7	3	1.0	0.0	30.9	0.00	29.4
	12	148	76	0	2,271	6.7	8	4.4	0.0	130.5	0.00	32.0
	13	94	65	0	1,933	5.0	5	3.7	0.0	111.1	0.00	38.1
	14	27	18	0	537	1.7	2	1.0	0.0	30.9	0.00	29.4
	18	16	16	0	467	1.7	1	0.9	0.0	26.8	0.00	24.1
Pulpwood Total	9.3	959	304	0	9,078	28.3	55	17.5	0.0	521.5	0.00	27.1

Misc. Hardwood Total	9.6	1,006	338	3,583	10,024	31.7	58	19.4	205.9	575.9	0.82	27.0
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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
	14	54	34	3,288	945	3.3	3	1.9	188.9	54.3	0.71	24.5
	15	95	75	7,757	2,104	6.7	5	4.3	445.7	120.9	0.78	28.5
	16	21	24	2,615	675	1.7	1	1.4	150.2	38.8	0.80	40.5
	17	18	21	2,420	580	1.7	1	1.2	139.0	33.3	0.97	32.5
Sawtimber Total	15.0	188	154	16,081	4,304	13.3	11	8.9	923.9	247.3	0.79	29.1

Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	9	131	41	0	1,195	3.3	8	2.3	0.0	68.7	0.00	34.6
	10	160	61	0	1,799	5.0	9	3.5	0.0	103.4	0.00	34.6
	11	132	65	0	1,921	5.0	8	3.8	0.0	110.4	0.00	38.1
	12	111	70	0	2,047	5.0	6	4.0	0.0	117.6	0.00	41.6

Timber Volume Estimates - Holly Creek Tract

Stratum: Hardwood

Acres: 17.41

Plots: 9.00

Cruiser: BJC

Cruise Date: 02/15/2019

Cruise Type: Point

Plot Size/BAF: 15.00

Gum & Miscellaneous

Sweetgum

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
	13	31	23	0	665	1.7	2	1.3	0.0	38.2	0.00	39.9
	14	27	26	0	777	1.7	2	1.5	0.0	44.6	0.00	50.4
Pulpwood Total	10.7	592	287	0	8,404	21.7	34	16.5	0.0	482.8	0.00	37.7
Sweetgum Total	11.8	780	441	16,081	12,708	35.0	45	25.3	923.9	730.1	0.79	35.6
Gum & Miscellaneous	10.5	1,786	779	19,664	22,733	66.7	103	44.7	1,129.8	1,306.1	0.79	30.8
Stratum Total	10.5	2,495	1,183	41,452	34,401	93.3	143	68.0	2,381.6	1,976.4	0.82	32.7

Timber Volume Estimates - Holly Creek Tract

Stratum: Pine
Acres: 23.99
Plots: 10.00
Cruiser: BJC

Cruise Date: 02/15/2019
Cruise Type: Point
Plot Size/BAF: 15.00

Red oak

Red Oak Spp.

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
	8	206	53	0	1,411	3.0	9	2.2	0.0	58.8	0.00	32.0
Pulpwood Total	8.0	206	53	0	1,411	3.0	9	2.2	0.0	58.8	0.00	32.0
Red Oak Spp. Total	8.0	206	53	0	1,411	3.0	9	2.2	0.0	58.8	0.00	32.0
Red oak Total	8.0	206	53	0	1,411	3.0	9	2.2	0.0	58.8	0.00	32.0

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	458	232	25,804	6,965	15.0	19	9.7	1,075.5	290.3	0.57	26.9
	13	234	171	20,116	5,203	9.0	10	7.1	838.5	216.9	0.63	35.2
	14	303	264	33,585	8,095	13.5	13	11.0	1,399.8	337.4	0.72	36.9
	15	264	290	39,029	8,921	13.5	11	12.1	1,626.8	371.8	0.80	42.3
	16	232	273	39,766	8,414	13.5	10	11.4	1,657.5	350.7	0.94	38.7
	17	137	197	29,965	6,110	9.0	6	8.2	1,249.0	254.7	1.03	43.2
	18	81	126	20,294	3,899	6.0	3	5.2	845.9	162.5	1.18	40.5
	19	37	66	10,810	2,062	3.0	2	2.8	450.6	85.9	1.27	44.5
	20	33	58	10,302	1,805	3.0	1	2.4	429.4	75.3	1.50	36.5
	21	15	21	4,047	651	1.5	1	0.9	168.7	27.1	1.78	24.5
	22	14	27	5,109	832	1.5	1	1.1	213.0	34.7	1.88	32.5
Sawtimber Total	14.5	1,808	1,724	238,827	52,957	88.5	75	71.9	9,954.5	2,207.3	0.82	35.8
Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	10	132	58	4,841	1,645	3.0	6	2.4	201.8	68.5	0.38	32.5
	11	218	115	10,304	3,266	6.0	9	4.8	429.5	136.1	0.46	32.5
Chip-N-Saw Total	10.6	350	173	15,145	4,911	9.0	15	7.2	631.2	204.7	0.43	32.5

Timber Volume Estimates - Holly Creek Tract

Stratum: Pine
Acres: 23.99
Plots: 10.00
Cruiser: BJC

Cruise Date: 02/15/2019
Cruise Type: Point
Plot Size/BAF: 15.00

Pine

Natural Lob

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
	7	135	29	0	808	1.5	6	1.2	0.0	33.7	0.00	37.3
	8	309	93	0	2,578	4.5	13	3.9	0.0	107.5	0.00	39.9
	9	163	70	0	1,990	3.0	7	2.9	0.0	82.9	0.00	50.4
	10	330	191	0	5,459	7.5	14	8.0	0.0	227.5	0.00	56.7
	11	109	80	0	2,293	3.0	5	3.3	0.0	95.6	0.00	60.9
	12	46	34	0	987	1.5	2	1.4	0.0	41.1	0.00	50.4
Pulpwood Total	9.1	1,092	498	0	14,116	21.0	46	20.7	0.0	588.4	0.00	48.7
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	676	0	21,774	0.0	0	28.2	0.0	907.5	0.00	0.0
Natural Lob Total	12.3	3,250	3,071	253,972	93,757	118.5	135	128.0	10,585.7	3,907.9	0.76	39.8

Planted Lob

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	46	24	2,092	718	1.5	2	1.0	87.2	29.9	0.48	32.5
Sawtimber Total	12.0	46	24	2,092	718	1.5	2	1.0	87.2	29.9	0.48	32.5
Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	10	198	65	5,072	1,897	4.5	8	2.7	211.4	79.1	0.35	27.2
	11	109	40	3,143	1,180	3.0	5	1.7	131.0	49.2	0.44	24.5
Chip-N-Saw Total	10.4	307	105	8,215	3,077	7.5	13	4.4	342.4	128.2	0.38	26.2
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	6	183	25	0	710	1.5	8	1.1	0.0	29.6	0.00	37.2
	8	309	76	0	2,218	4.5	13	3.2	0.0	92.4	0.00	43.4
	9	244	79	0	2,330	4.5	10	3.3	0.0	97.1	0.00	47.8
	10	132	57	0	1,705	3.0	6	2.4	0.0	71.0	0.00	53.0
	11	55	31	0	928	1.5	2	1.3	0.0	38.7	0.00	58.3

Timber Volume Estimates - Holly Creek Tract

Stratum: Pine
Acres: 23.99
Plots: 10.00
Cruiser: BJC

Cruise Date: 02/15/2019
Cruise Type: Point
Plot Size/BAF: 15.00

Pine

Planted Lob		Stratum Total						Per Acre			Average Tree	
Pulpwood Total	8.3	923	268	0	7,890	15.0	38	11.2	0.0	328.9	0.00	45.6
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	51	0	1,753	0.0	0	2.1	0.0	73.1	0.00	0.0
Planted Lob Total	8.9	1,276	448	10,307	13,437	24.0	53	18.7	429.6	560.1	0.40	40.4
Pine Total	11.3	4,526	3,519	264,279	107,194	142.5	189	146.7	11,015.4	4,467.9	0.72	40.0

Gum & Miscellaneous

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
	10	66	25	0	746	1.5	3	1.0	0.0	31.1	0.00	34.6
	12	46	25	0	748	1.5	2	1.0	0.0	31.2	0.00	34.6
Pulpwood Total	10.8	112	50	0	1,494	3.0	5	2.1	0.0	62.3	0.00	34.6
Misc. Hardwood Total	10.8	112	50	0	1,494	3.0	5	2.1	0.0	62.3	0.00	34.6

Sweetgum		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
	9	81	23	0	667	1.5	3	0.9	0.0	27.8	0.00	29.4
Pulpwood Total	9.0	81	23	0	667	1.5	3	0.9	0.0	27.8	0.00	29.4
Sweetgum Total	9.0	81	23	0	667	1.5	3	0.9	0.0	27.8	0.00	29.4
Gum & Miscellaneous	10.1	193	73	0	2,161	4.5	8	3.0	0.0	90.1	0.00	32.4

Timber Volume Estimates - Holly Creek Tract

<i>Stratum Total</i>	11.1	4,925	3,645	264,279	110,766	150.0	205	151.9	11,015.4	4,616.8	0.72	39.3
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OFFER FORM

HOLLY CREEK TRACT—LISTING #4631—McCURTAIN COUNTY, OKLAHOMA

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. Notice of Land Sale. I submit the following as an offer for the purchase of Holly Creek Tract described as E½, Section 6, Township 7 South, Range 24 East, containing 80 acres, more or less, McCurtain County, Oklahoma (see attached maps).

My offer will remain valid for five (5) business days from this date. 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 within 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

Holly Creek Tract (Listing #4631 — ±80 acres): \$ _____

Date: _____

Fax No.: _____

Company: _____

Phone No.: _____

Printed

Name: _____

Name: _____

Printed

Signed

Address: _____

Street

City, State, Zip

Email: _____

Buyer acknowledges that Kingwood Forestry Services, Inc., is the agent of the seller in this land sale transaction.

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent / Broker: _____

Name

Date

