

**KINGWOOD FORESTRY SERVICES, INC.**

## **LAND FOR SALE**

**Smyrna Tract—Clark County, Arkansas**

**\$274,900.00**

**Listing #4733—±186.35 Surveyed Acres**



- **Highway 26 Frontage**
- **Gravel Frontage on Smyrna Church Road**
- **Great Timberland Investment**
- **Utilities Available**
- **±1996 Pine Plantation**
- **±2016 Pine Plantation**
- **Former IP Land**

**[www.kingwoodforestry.com](http://www.kingwoodforestry.com)**

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

**KINGWOOD FORESTRY SERVICES, INC.**

**PHONE: (870)246-5757**

**FAX: (870)246-3341**

**4 EXECUTIVE CIRCLE P.O. Box 65  
ARKADELPHIA, AR 71923**

**Please visit our website  
[www.kingwoodforestry.com](http://www.kingwoodforestry.com)  
to view maps and additional photographs.**



**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

## SMYRNA TRACT (LISTING #4733)

### CLARK COUNTY, ARKANSAS

#### METHOD OF SALE

The tract is offered for sale for \$274,900.00. An Offer Form is attached. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P. O. Box 65, Arkadelphia, Arkansas 71923 with **"Smyrna 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](mailto: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 five percent (5%) 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 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 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. The attached maps are thought to be accurate but should not be considered survey plats. Copy of 2016 survey plat is printed on back of Offer Form.
4. Conveyance will be by Warranty Deed, subject to all previous mineral conveyances, reservations, and exceptions, to any valid rights-of-way, easements, leaseholds, and to any protective covenants or restrictions, which may have been recorded affecting the property, with title assured through seller-provided title insurance policy. No environmental inspection or representation has been or will be made by Seller. Seller will convey, without warranty, any mineral rights they may own on the property advertised in this notice. It is thought that mineral rights were reserved by previous owner.
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 will conduct closing between Buyer and Seller with each paying one-half (½) 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. 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 agents Brian Clark or Jimmy Don Thomas, or licensed broker Pete Prutzman, of Kingwood Forestry Services at 870-246-5757 or by e-mail at [Arkadelphia@kingwoodforestry.com](mailto:Arkadelphia@kingwoodforestry.com)

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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](http://www.kingwoodforestry.com)



# KINGWOOD FORESTRY SERVICES, INC.

## Smyrna Tract—Clark County, Arkansas

**\$274,900.00**

**Listing #4733—±186.35 Acres**

The Smyrna Tract is located about six (6) miles southwest of Hollywood and sixteen (16) miles southwest of Arkadelphia, Arkansas. See 2016 survey plat / legal description on back of Offer Form (also see attached maps). Access is frontage on paved Highway 26 and gravel Smyrna Church Road. Merchantable timber consists of ±1996 pine plantation and native timber surrounding creek. Premerchantable timber includes ±62 acres of loblolly pine plantation established in 2016. Site index for loblolly pine averages 82 feet (base age 50) on sandy and silt loam soils. Based on Kingwood's November, 2019 inventory of ±121 acres, estimated tree counts and timber volumes are as follows (detailed timber volume estimates are available on our website at [www.kingwoodforestry.com/real-estate.html](http://www.kingwoodforestry.com/real-estate.html))\*.

<b>Pine Sawtimber:</b>	<b>3,013 Trees</b>	<b>177,882 BF</b>	<b>1,858 Tons</b>
<b>Pine Chip n' Saw:</b>	<b>4,039 Trees</b>	<b>123,160 BF</b>	<b>1,324 Tons</b>
<b>Pine Pulpwood:</b>	<b>1,804 Trees</b>	<b>—</b>	<b>602 Tons</b>
<b>Oak Sawtimber:</b>	<b>81 Trees</b>	<b>13,889 BF</b>	<b>107 Tons</b>
<b>Gum &amp; Misc. Sawtimber:</b>	<b>222 Trees</b>	<b>22,781 BF</b>	<b>195 Tons</b>
<b>Hardwood Pulpwood:</b>	<b>3,420 Trees</b>	<b>—</b>	<b>859 Tons</b>



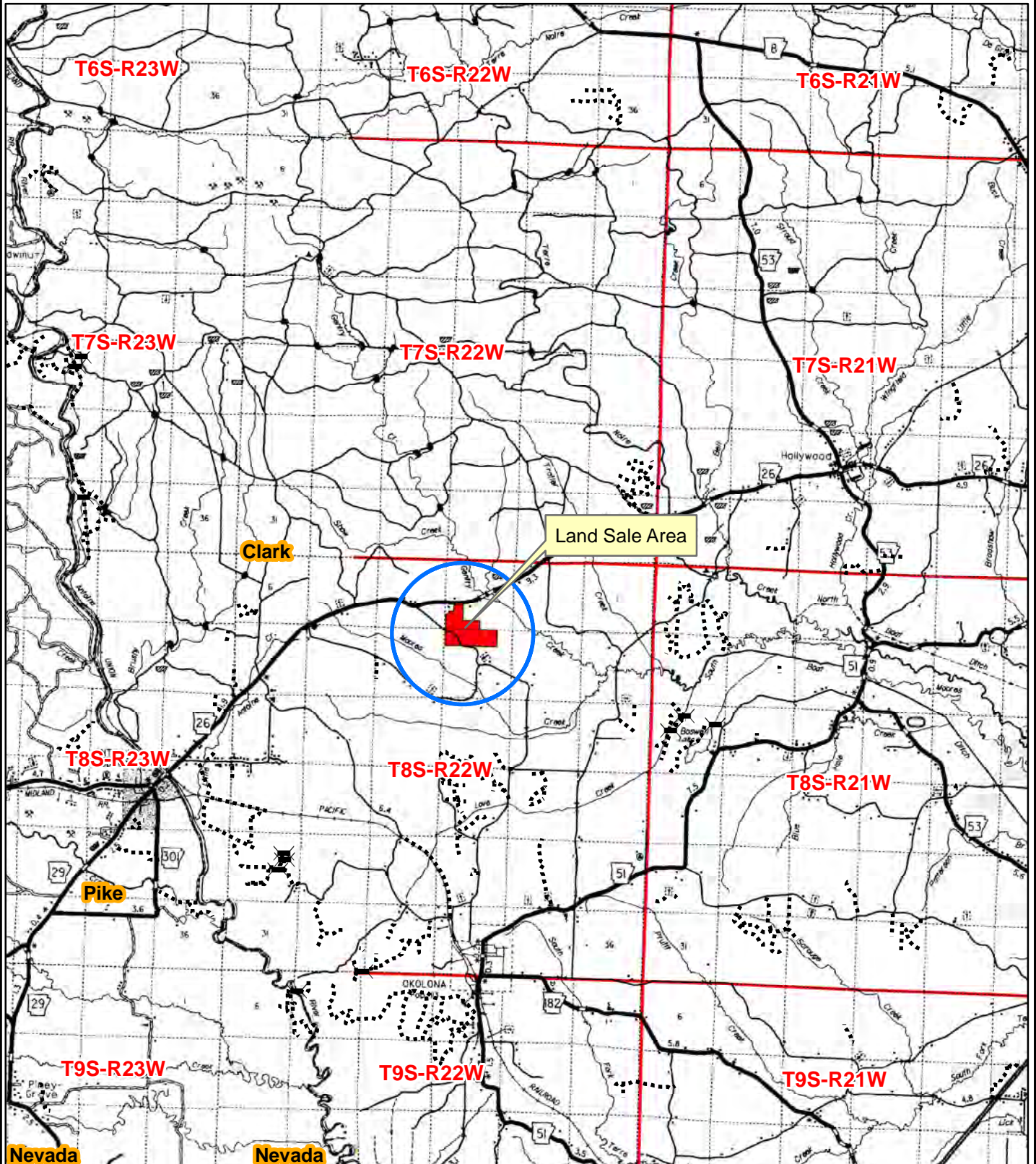
\*Due to variations in cruising methods, utilization standards, and scaling practices, tree counts and timber volume estimates cannot be guaranteed. Volume reports in Tons and Board Feet, with tree counts by species, diameter, and height, are available on our website at [www.kingwoodforestry.com/real-estate.html](http://www.kingwoodforestry.com/real-estate.html)

**[www.kingwoodforestry.com](http://www.kingwoodforestry.com)**

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**NOTICE OF LAND SALE**  
**"Smyrna Tract" - Listing #4733**  
**Pt. Sec. 3 & 10, T8S, R22W, Clark County, Arkansas**  
**containing 186.35 acres, more or less**

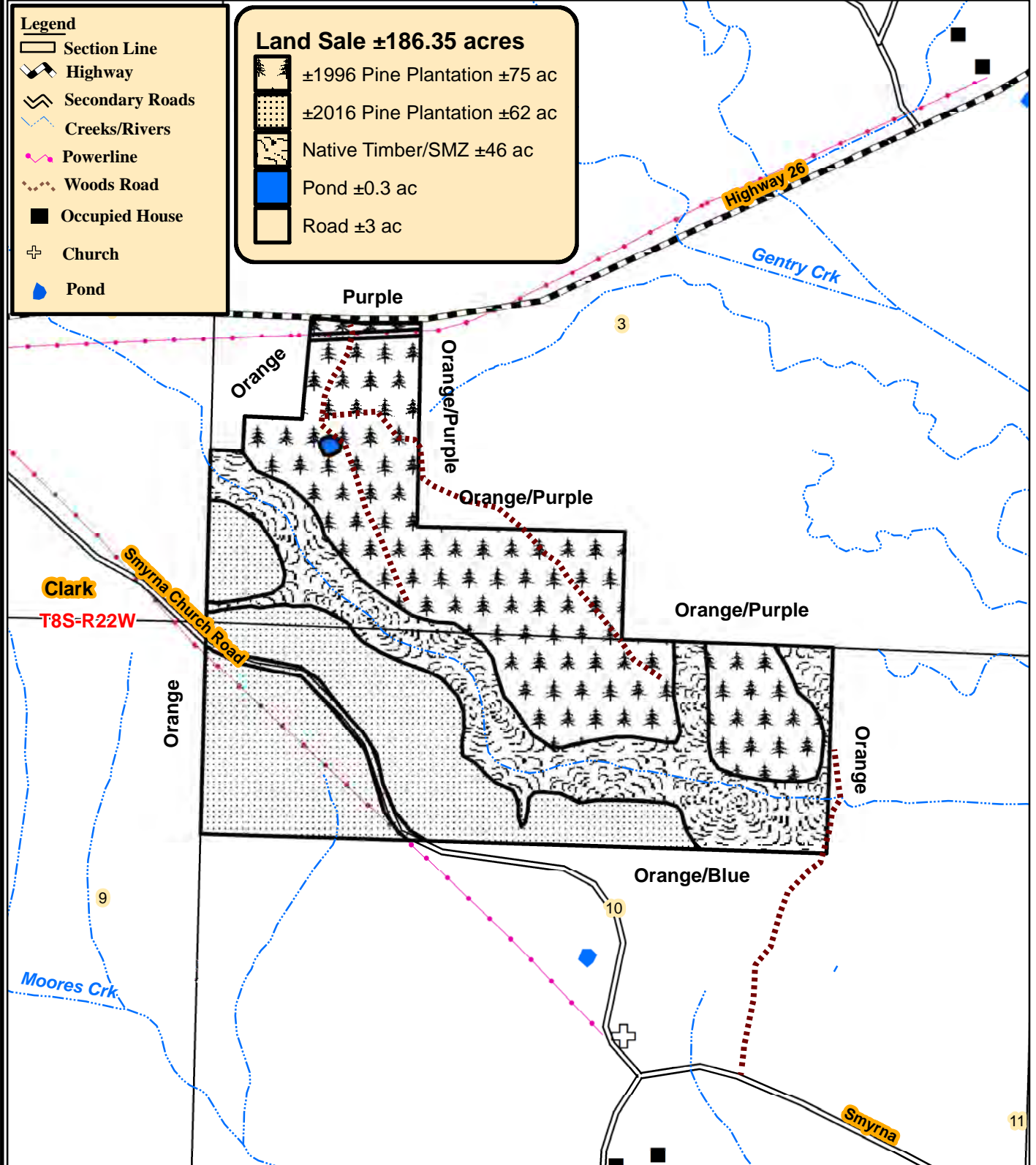


0 0.5 1 2 3 4  
Miles



Created: Date: 11/7/2019  
Drawn By: BJC

**NOTICE OF LAND SALE**  
**"Smyrna Tract" - Listing #4733**  
**Pt. Sec. 3 & 10, T8S, R22W, Clark County, Arkansas**  
**Containing 186.35 acres, more or less**



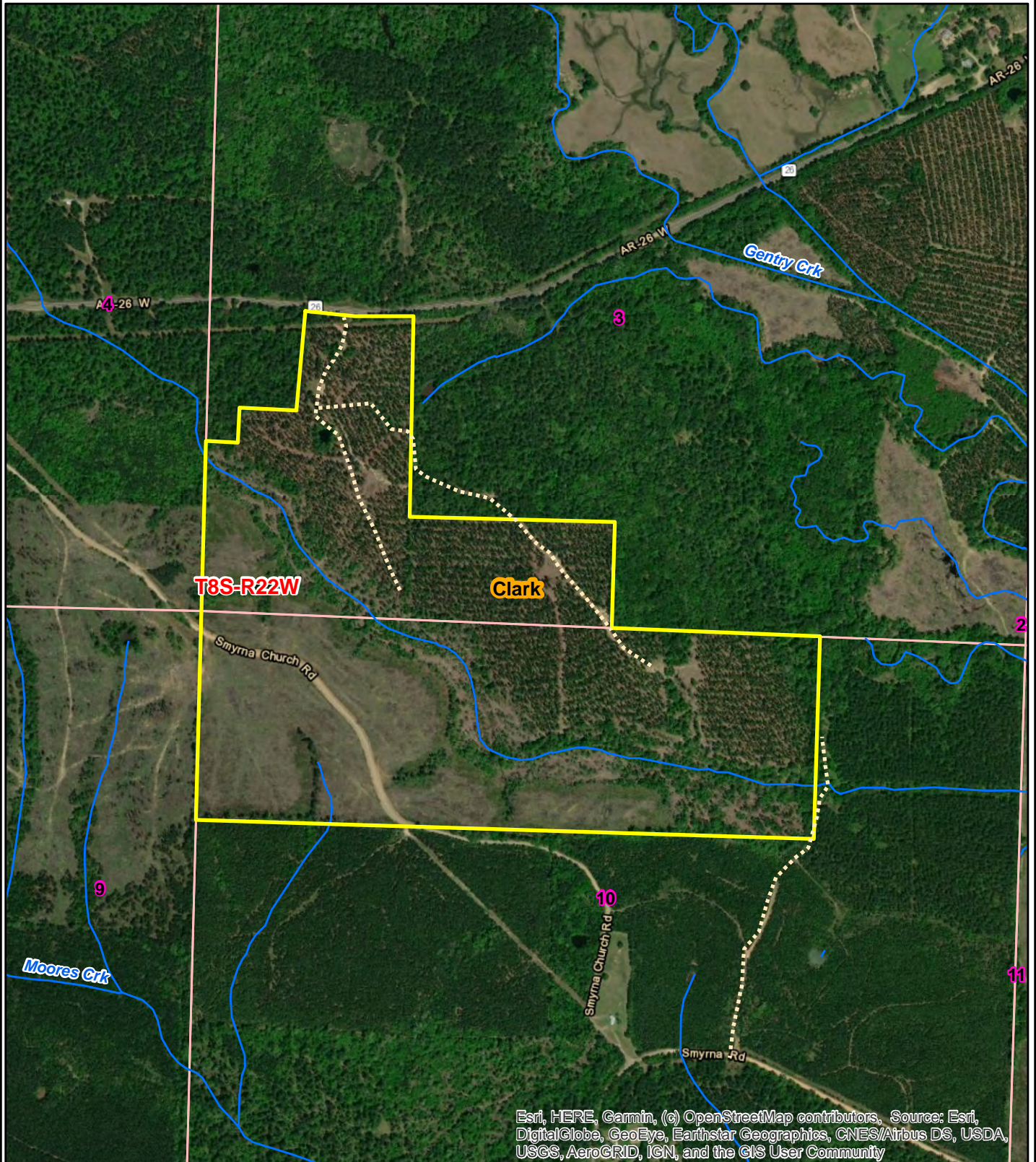
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 Miles



Date: 11/11/2019  
 ESRI GIS Mapping  
 Drawn By: BJC



**NOTICE OF LAND SALE**  
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**Pt. Sec. 3 & 10, T8S, R22W, Clark County, Arkansas**  
**containing 186.35 acres, more or less**



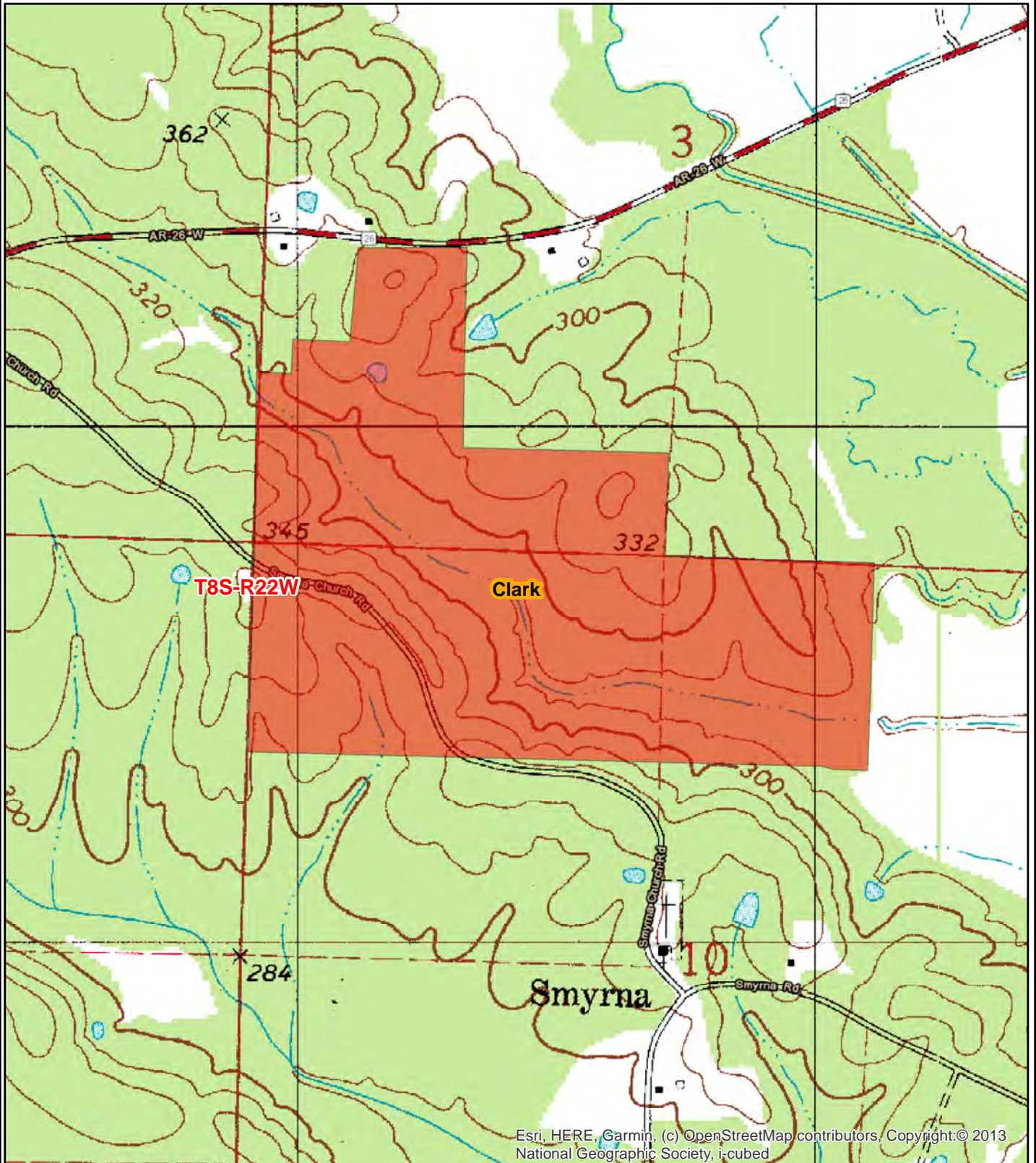
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Miles



Created: Date: 11/13/2019  
ESRI Aerial Photography  
Drawn By: BJC



**NOTICE OF LAND SALE**  
**"Smyrna Tract" - Listing #4733**  
**Pt. Sec. 3 & 10, T8S, R22W, Clark County, Arkansas**  
**containing 186.35 acres, more or less**



0 0.125 0.25  
Miles



**Created: July 16, 2019**  
**Drawn By: BJC**





**Kingwood Forestry Services, Inc.**  
**PO Box 65**  
**Arkadelphia, AR 71923**

**Phone: (870) 246-5757**

**Fax: (870) 246-3341**

**Email: arkadelphia@kingwoodforestry.com**

**Website: kingwoodforestry.com**

## *Timber Volume Estimates - Smyrna Tract*

**Stratum:** 1996 Pine Plt

**Acres:** 74.93

**Plots:** 68

**Cruiser:** BJC

**Cruise Date:** 11/07/2019

**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	6	10	0	0.1	0	0.1	0.0	18.0	39.9
<b>Class Total</b>	<b>6</b>	<b>10</b>	<b>0</b>	<b>0.1</b>	<b>0</b>	<b>0.1</b>	<b>0.0</b>	<b>18.0</b>	<b>39.9</b>

### **Pine**

Product	Stratum Total				Per Acre			Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	2,958	1,815	173,568	35.0	39	24.2	2,316.4	12.7	34.8
Chip-N-Saw	3,582	1,203	110,157	25.1	48	16.1	1,470.1	9.7	29.6
Pulpwood	1,287	485	0	7.9	17	6.5	0.0	8.9	49.9
Topwood	0	786	0	0.0	0	10.5	0.0	0.0	0.0
<b>Class Total</b>	<b>7,827</b>	<b>4,289</b>	<b>283,725</b>	<b>67.9</b>	<b>104</b>	<b>57.2</b>	<b>3,786.5</b>	<b>10.7</b>	<b>34.9</b>

### **Gum & Miscellaneous**

Product	Stratum Total				Per Acre			Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	30	31	3,447	0.6	0	0.4	46.0	16.3	31.8
Pulpwood	220	70	0	1.3	3	0.9	0.0	8.7	32.3
<b>Class Total</b>	<b>250</b>	<b>101</b>	<b>3,447</b>	<b>1.9</b>	<b>3</b>	<b>1.3</b>	<b>46.0</b>	<b>9.7</b>	<b>32.2</b>
<b>StratumTotal</b>	<b>8,084</b>	<b>4,399</b>	<b>287,172</b>	<b>70.0</b>	<b>108</b>	<b>58.7</b>	<b>3,832.5</b>	<b>10.7</b>	<b>34.8</b>

**Stratum:** Native Hardwood / Pine

**Acres:** 46.31

**Plots:** 37

**Cruiser:** BJC

**Cruise Date:** 11/07/2019

**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
Sawtimber	16	26	3,386	0.8	0	0.6	73.1	20.5	28.7
Pulpwood	28	16	0	0.4	1	0.4	0.0	11.0	40.5
<b>Class Total</b>	<b>45</b>	<b>42</b>	<b>3,386</b>	<b>1.2</b>	<b>1</b>	<b>0.9</b>	<b>73.1</b>	<b>14.5</b>	<b>36.2</b>

### **Red oak**

Product	Stratum Total				Per Acre			Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	65	81	10,503	2.7	1	1.8	226.8	18.3	25.6
Pulpwood	231	78	0	2.3	5	1.7	0.0	8.8	26.8
<b>Class Total</b>	<b>296</b>	<b>159</b>	<b>10,503</b>	<b>5.0</b>	<b>6</b>	<b>3.4</b>	<b>226.8</b>	<b>10.9</b>	<b>26.5</b>

### **Pine**

Product	Stratum Total				Per Acre			Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	55	43	4,314	1.1	1	0.9	93.2	12.8	40.3
Chip-N-Saw	457	121	13,003	3.8	10	2.6	280.8	8.4	28.9
Pulpwood	517	117	0	2.8	11	2.5	0.0	6.8	43.2
Topwood	0	42	0	0.0	0	0.9	0.0	0.0	0.0
<b>Class Total</b>	<b>1,029</b>	<b>322</b>	<b>17,318</b>	<b>7.7</b>	<b>22</b>	<b>7.0</b>	<b>374.0</b>	<b>7.8</b>	<b>36.7</b>

### **Gum & Miscellaneous**

Product	Stratum Total				Per Acre			Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	192	164	19,334	5.9	4	3.6	417.5	16.1	24.4
Pulpwood	2,935	685	0	22.7	63	14.8	0.0	7.9	29.0
<b>Class Total</b>	<b>3,127</b>	<b>849</b>	<b>19,334</b>	<b>28.6</b>	<b>68</b>	<b>18.3</b>	<b>417.5</b>	<b>8.4</b>	<b>28.7</b>
<b>StratumTotal</b>	<b>4,497</b>	<b>1,372</b>	<b>50,540</b>	<b>42.6</b>	<b>97</b>	<b>29.6</b>	<b>1,091.4</b>	<b>8.5</b>	<b>30.5</b>



# **ADDITIONAL TIMBER VOLUME REPORT**





**Kingwood Forestry Services, Inc.**  
**PO Box 65**  
**Arkadelphia, AR 71923**

**Phone: (870) 246-5757**  
**Fax: (870) 246-3341**  
**Email: arkadelphia@kingwoodforestry.com**  
**Website: kingwoodforestry.com**

## *Timber Volume Estimates - Smyrna Tract*

**Stratum:** 1996 Pine Plt  
**Acres:** 74.93  
**Plots:** 68  
**Cruiser:** BJC

**Cruise Date:** 11/07/2019  
**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	6	10	0	0.1	0	0.1	0.0	18.0	39.9
Group Total	6	10	0	0.1	0	0.1	0.0	18.0	39.9
Class Total	6	10	0	0.1	0	0.1	0.0	18.0	39.9

### Pine

	Stratum Total			Per Acre				Average Tree	
Product	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Planted Lob									
Sawtimber	2,958	1,815	173,568	35.0	39	24.2	2,316.4	12.7	34.8
Chip-N-Saw	3,582	1,203	110,157	25.1	48	16.1	1,470.1	9.7	29.6
Pulpwood	1,287	485	0	7.9	17	6.5	0.0	8.9	49.9
Topwood	0	786	0	0.0	0	10.5	0.0	0.0	0.0
Group Total	7,827	4,289	283,725	67.9	104	57.2	3,786.5	10.7	34.9
Class Total	7,827	4,289	283,725	67.9	104	57.2	3,786.5	10.7	34.9

### Gum & Miscellaneous

	Stratum Total			Per Acre				Average Tree	
Product	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Misc. Hardwood									
Pulpwood	51	23	0	0.4	1	0.3	0.0	10.7	33.0
Group Total	51	23	0	0.4	1	0.3	0.0	10.7	33.0
Sweetgum									
Sawtimber	30	31	3,447	0.6	0	0.4	46.0	16.3	31.8
Pulpwood	170	47	0	0.9	2	0.6	0.0	8.1	32.1
Group Total	200	78	3,447	1.5	3	1.0	46.0	9.4	32.0
Class Total	250	101	3,447	1.9	3	1.3	46.0	9.7	32.2
Stratum Total	8,084	4,399	287,172	70.0	108	58.7	3,832.5	10.7	34.8



# Timber Volume Estimates - Smyrna Tract

**Stratum:** Native Hardwood

**Acres:** 46.31

**Plots:** 37

**Cruiser:** BJC

**Cruise Date:** 11/07/2019

**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
<b>White Oak Spp.</b>									
Sawtimber	16	26	3,386	0.8	0	0.6	73.1	20.5	28.7
Pulpwood	28	16	0	0.4	1	0.4	0.0	11.0	40.5
<b>Group Total</b>	<b>45</b>	<b>42</b>	<b>3,386</b>	<b>1.2</b>	<b>1</b>	<b>0.9</b>	<b>73.1</b>	<b>14.5</b>	<b>36.2</b>
<b>Class Total</b>	<b>45</b>	<b>42</b>	<b>3,386</b>	<b>1.2</b>	<b>1</b>	<b>0.9</b>	<b>73.1</b>	<b>14.5</b>	<b>36.2</b>

## Red oak

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
<b>Red Oak Spp.</b>									
Sawtimber	65	81	10,503	2.7	1	1.8	226.8	18.3	25.6
Pulpwood	231	78	0	2.3	5	1.7	0.0	8.8	26.8
<b>Group Total</b>	<b>296</b>	<b>159</b>	<b>10,503</b>	<b>5.0</b>	<b>6</b>	<b>3.4</b>	<b>226.8</b>	<b>10.9</b>	<b>26.5</b>
<b>Class Total</b>	<b>296</b>	<b>159</b>	<b>10,503</b>	<b>5.0</b>	<b>6</b>	<b>3.4</b>	<b>226.8</b>	<b>10.9</b>	<b>26.5</b>

## Pine

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
<b>Natural Lob</b>									
Sawtimber	55	43	4,314	1.1	1	0.9	93.2	12.8	40.3
Chip-N-Saw	421	121	13,003	3.5	9	2.6	280.8	8.4	31.4
Pulpwood	517	117	0	2.8	11	2.5	0.0	6.8	43.2
Topwood	0	36	0	0.0	0	0.8	0.0	0.0	0.0
<b>Group Total</b>	<b>993</b>	<b>316</b>	<b>17,318</b>	<b>7.4</b>	<b>21</b>	<b>6.8</b>	<b>374.0</b>	<b>7.8</b>	<b>38.0</b>
<b>Planted Lob</b>									
Chip-N-Saw	36	0	0	0.3	1	0.0	0.0	8.0	0.0
Topwood	0	6	0	0.0	0	0.1	0.0	0.0	0.0
<b>Group Total</b>	<b>36</b>	<b>6</b>	<b>0</b>	<b>0.3</b>	<b>1</b>	<b>0.1</b>	<b>0.0</b>	<b>8.0</b>	<b>0.0</b>
<b>Class Total</b>	<b>1,029</b>	<b>322</b>	<b>17,318</b>	<b>7.7</b>	<b>22</b>	<b>7.0</b>	<b>374.0</b>	<b>7.8</b>	<b>36.7</b>

## Gum & Miscellaneous

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
<b>Misc. Hardwood</b>									
Sawtimber	36	32	3,658	1.1	1	0.7	79.0	15.7	26.4
Pulpwood	882	215	0	7.8	19	4.6	0.0	8.5	26.4



# Timber Volume Estimates - Smyrna Tract

**Stratum:** Native Hardwood

**Acres:** 46.31

**Plots:** 37

**Cruiser:** BJC

**Cruise Date:** 11/07/2019

**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
<b>Group Total</b>	919	247	3,658	8.9	20	5.3	79.0	8.8	26.4
<b>Sweetgum</b>									
Sawtimber	156	133	15,675	4.9	3	2.9	338.5	16.1	23.9
Pulpwood	2,053	470	0	14.9	44	10.1	0.0	7.6	30.2
<b>Group Total</b>	2,209	603	15,675	19.7	48	13.0	338.5	8.2	29.7
<b>Class Total</b>	3,127	849	19,334	28.6	68	18.3	417.5	8.4	28.7
<b>Stratum Total</b>	4,497	1,372	50,540	42.6	97	29.6	1,091.4	8.5	30.5

# **ADDITIONAL TIMBER VOLUME REPORT**





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## Timber Volume Estimates - Smyrna Tract

**Stratum:** 1996 Pine Plt  
**Acres:** 74.93  
**Plots:** 68.00  
**Cruiser:** BJC

**Cruise Date:** 11/07/2019  
**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	
	18	6	10	0	254	0.1	0	0.1	0.0	3.4	0.00	39.9	
Pulpwood Total	18.0	6	10	0	254	0.1	0	0.1	0.0	3.4	0.00	39.9	
Red Oak Spp. Total	18.0	6	10	0	254	0.1	0	0.1	0.0	3.4	0.00	39.9	
Red oak Total	18.0	6	10	0	254	0.1	0	0.1	0.0	3.4	0.00	39.9	

### Pine

Planted Lob		Stratum Total					Per Acre					Average Tree	
Sawtimber	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	
	12	1,726	926	81,575	27,832	18.1	23	12.4	1,088.7	371.4	0.48	33.7	
	13	598	395	37,734	12,009	7.4	8	5.3	503.6	160.3	0.54	37.1	
	14	454	332	35,304	10,158	6.5	6	4.4	471.2	135.6	0.64	34.9	
	15	126	111	12,576	3,439	2.1	2	1.5	167.8	45.9	0.71	38.8	
	16	55	51	6,379	1,586	1.0	1	0.7	85.1	21.2	0.83	34.8	
Sawtimber Total	12.7	2,958	1,815	173,568	55,025	35.0	39	24.2	2,316.4	734.3	0.53	34.8	
Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	
	8	616	104	12,375	2,941	2.9	8	1.4	165.1	39.2	0.23	20.6	
	9	923	261	26,738	7,549	5.4	12	3.5	356.8	100.7	0.28	29.5	
	10	808	280	22,846	8,216	5.9	11	3.7	304.9	109.6	0.34	29.9	
	11	1,236	559	48,198	16,616	10.9	16	7.5	643.2	221.8	0.40	33.9	

# Timber Volume Estimates - Smyrna Tract

**Stratum:** 1996 Pine Plt

**Acres:** 74.93

**Plots:** 68.00

**Cruiser:** BJC

**Cruise Date:** 11/07/2019

**Cruise Type:** Point

**Plot Size/BAF:** 15.00

## Pine

Planted Lob		Stratum Total						Per Acre			Average Tree	
Chip-N-Saw Total	9.7	3,582	1,203	110,157	35,322	25.1	48	16.1	1,470.1	471.4	0.33	29.6
Pulpwood	<i>DBH</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>Cu. Ft. IB</i>	<i>BA</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>Cu. Ft. IB</i>	<i>SL CFT/Ft</i>	<i>Height</i>
	6	281	37	0	1,020	0.7	4	0.5	0.0	13.6	0.00	35.7
	7	268	55	0	1,563	1.0	4	0.7	0.0	20.9	0.00	44.3
	10	283	130	0	3,903	2.1	4	1.7	0.0	52.1	0.00	55.6
	11	417	235	0	7,119	3.7	6	3.1	0.0	95.0	0.00	58.1
	12	14	9	0	284	0.1	0	0.1	0.0	3.8	0.00	58.2
	13	24	19	0	573	0.3	0	0.2	0.0	7.6	0.00	60.9
Pulpwood Total	8.9	1,287	485	0	14,462	7.9	17	6.5	0.0	193.0	0.00	49.9
Topwood	<i>DBH</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>Cu. Ft. IB</i>	<i>BA</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>Cu. Ft. IB</i>	<i>SL CFT/Ft</i>	<i>Height</i>
Topwood Total	0.0	0	786	0	27,397	0.0	0	10.5	0.0	365.6	0.00	0.0
Planted Lob Total	10.7	7,827	4,289	283,725	132,206	67.9	104	57.2	3,786.5	1,764.4	0.43	34.9
Pine Total	10.7	7,827	4,289	283,725	132,206	67.9	104	57.2	3,786.5	1,764.4	0.43	34.9

## Gum & Miscellaneous

Misc. Hardwood		Stratum Total						Per Acre			Average Tree	
Pulpwood	<i>DBH</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>Cu. Ft. IB</i>	<i>BA</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>Cu. Ft. IB</i>	<i>SL CFT/Ft</i>	<i>Height</i>
	9	25	7	0	204	0.1	0	0.1	0.0	2.7	0.00	29.4
	11	17	8	0	229	0.1	0	0.1	0.0	3.1	0.00	34.6
	15	9	8	0	253	0.1	0	0.1	0.0	3.4	0.00	39.9
Pulpwood Total	10.7	51	23	0	686	0.4	1	0.3	0.0	9.2	0.00	33.0
Misc. Hardwood Total	10.7	51	23	0	686	0.4	1	0.3	0.0	9.2	0.00	33.0



# Timber Volume Estimates - Smyrna Tract

**Stratum:** 1996 Pine Plt

**Acres:** 74.93

**Plots:** 68.00

**Cruiser:** BJC

**Cruise Date:** 11/07/2019

**Cruise Type:** Point

**Plot Size/BAF:** 15.00

## Gum & Miscellaneous

### 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
	16	20	21	2,283	587	0.4	0	0.3	30.5	7.8	0.83	35.7
	17	10	10	1,164	270	0.2	0	0.1	15.5	3.6	1.05	24.5
Sawtimber Total	16.3	30	31	3,447	857	0.6	0	0.4	46.0	11.4	0.89	31.8
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	6	56	6	0	179	0.1	1	0.1	0.0	2.4	0.00	24.1
	7	41	7	0	204	0.1	1	0.1	0.0	2.7	0.00	29.4
	9	25	8	0	228	0.1	0	0.1	0.0	3.0	0.00	34.6
	10	20	10	0	289	0.1	0	0.1	0.0	3.9	0.00	50.4
	11	17	8	0	229	0.1	0	0.1	0.0	3.1	0.00	34.6
	14	10	9	0	253	0.1	0	0.1	0.0	3.4	0.00	39.9
Pulpwood Total	8.1	170	47	0	1,382	0.9	2	0.6	0.0	18.4	0.00	32.1
Sweetgum Total	9.4	200	78	3,447	2,238	1.5	3	1.0	46.0	29.9	0.89	32.0
Gum & Miscellaneous	9.7	250	101	3,447	2,925	1.9	3	1.3	46.0	39.0	0.89	32.2
Stratum Total	10.7	8,084	4,399	287,172	135,385	70.0	108	58.7	3,832.5	1,806.8	0.43	34.8

# Timber Volume Estimates - Smyrna Tract

**Stratum:** Native Hardwood

**Acres:** 46.31

**Plots:** 37.00

**Cruiser:** BJC

**Cruise Date:** 11/07/2019

**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
	20	9	14	1,824	375	0.4	0	0.3	39.4	8.1	1.34	32.5
	21	8	11	1,562	305	0.4	0	0.2	33.7	6.6	1.60	24.5
Sawtimber Total	20.5	16	26	3,386	681	0.8	0	0.6	73.1	14.7	1.45	28.7
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	11	28	16	0	432	0.4	1	0.4	0.0	9.3	0.00	40.5
Pulpwood Total	11.0	28	16	0	432	0.4	1	0.4	0.0	9.3	0.00	40.5
White Oak Spp. Total	14.5	45	42	3,386	1,113	1.2	1	0.9	73.1	24.0	1.45	36.2
White oak Total	14.5	45	42	3,386	1,113	1.2	1	0.9	73.1	24.0	1.45	36.2

## 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	15	9	861	232	0.4	0	0.2	18.6	5.0	0.92	16.5	
	17	24	23	2,638	612	0.8	1	0.5	57.0	13.2	1.05	24.5	
	19	19	28	3,497	745	0.8	0	0.6	75.5	16.1	1.20	32.5	
	25	6	14	2,140	376	0.4	0	0.3	46.2	8.1	2.10	32.5	
	36	2	8	1,367	203	0.3	0	0.2	29.5	4.4	4.69	24.5	
Sawtimber Total	18.3	65	81	10,503	2,168	2.7	1	1.8	226.8	46.8	1.29	25.6	
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	
	6	64	6	0	170	0.3	1	0.1	0.0	3.7	0.00	18.9	
	7	47	8	0	202	0.3	1	0.2	0.0	4.4	0.00	24.1	
	9	42	10	0	255	0.4	1	0.2	0.0	5.5	0.00	18.9	
	11	57	30	0	801	0.8	1	0.6	0.0	17.3	0.00	36.4	



# Timber Volume Estimates - Smyrna Tract

**Stratum:** Native Hardwood

**Acres:** 46.31

**Plots:** 37.00

**Cruiser:** BJC

**Cruise Date:** 11/07/2019

**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
	14	12	13	0	349	0.3	0	0.3	0.0	7.5	0.00	53.0
	16	9	11	0	288	0.3	0	0.2	0.0	6.2	0.00	39.9
Pulpwood Total	8.8	231	78	0	2,065	2.3	5	1.7	0.0	44.6	0.00	26.8
Red Oak Spp. Total	10.9	296	159	10,503	4,233	5.0	6	3.4	226.8	91.4	1.29	26.5
Red oak Total	10.9	296	159	10,503	4,233	5.0	6	3.4	226.8	91.4	1.29	26.5

## 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	40	23	2,193	665	0.7	1	0.5	47.3	14.4	0.49	34.1
	15	15	19	2,122	568	0.4	0	0.4	45.8	12.3	0.66	56.5
Sawtimber Total	12.8	55	43	4,314	1,233	1.1	1	0.9	93.2	26.6	0.55	40.3
Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	8	251	60	6,884	1,641	1.9	5	1.3	148.7	35.4	0.23	27.9
	9	170	61	6,119	1,703	1.6	4	1.3	132.1	36.8	0.27	36.5
Chip-N-Saw Total	8.4	421	121	13,003	3,344	3.5	9	2.6	280.8	72.2	0.25	31.4
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	6	96	16	0	414	0.4	2	0.3	0.0	8.9	0.00	37.2
	7	421	101	0	2,766	2.4	9	2.2	0.0	59.7	0.00	44.5
Pulpwood Total	6.8	517	117	0	3,180	2.8	11	2.5	0.0	68.7	0.00	43.2
Topwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height

# Timber Volume Estimates - Smyrna Tract

**Stratum:** Native Hardwood

**Acres:** 46.31

**Plots:** 37.00

**Cruiser:** BJC

**Cruise Date:** 11/07/2019

**Cruise Type:** Point

**Plot Size/BAF:** 15.00

## Pine

Natural Lob			Stratum Total					Per Acre			Average Tree	
Topwood Total	0.0	0	36	0	1,143	0.0	0	0.8	0.0	24.7	0.00	0.0
Natural Lob Total	7.8	993	316	17,318	8,899	7.4	21	6.8	374.0	192.2	0.30	38.0
Planted Lob			Stratum Total					Per Acre			Average Tree	
Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	8	36	0	0	0	0.3	1	0.0	0.0	0.0	0.00	0.0
Chip-N-Saw Total	8.0	36	0	0	0	0.3	1	0.0	0.0	0.0	0.00	0.0
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	6	0	170	0.0	0	0.1	0.0	3.7	0.00	0.0
Planted Lob Total	8.0	36	6	0	170	0.3	1	0.1	0.0	3.7	0.00	0.0
Pine Total	7.8	1,029	322	17,318	9,068	7.7	22	7.0	374.0	195.8	0.30	36.7

## 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
	14	18	11	1,064	306	0.4	0	0.2	23.0	6.6	0.71	24.5
	15	10	7	771	204	0.3	0	0.2	16.6	4.4	0.82	24.5
	20	9	13	1,824	375	0.4	0	0.3	39.4	8.1	1.34	32.5
Sawtimber Total	15.7	36	32	3,658	885	1.1	1	0.7	79.0	19.1	0.92	26.4
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	6	159	16	0	474	0.7	3	0.3	0.0	10.2	0.00	22.0
	7	164	23	0	676	0.9	4	0.5	0.0	14.6	0.00	22.6
	8	161	31	0	930	1.2	3	0.7	0.0	20.1	0.00	25.3

# Timber Volume Estimates - Smyrna Tract

**Stratum:** Native Hardwood

**Acres:** 46.31

**Plots:** 37.00

**Cruiser:** BJC

**Cruise Date:** 11/07/2019

**Cruise Type:** Point

**Plot Size/BAF:** 15.00

## Gum & Miscellaneous

### Misc. Hardwood

Misc. Hardwood		Stratum Total					Per Acre				Average Tree	
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	9	113	30	0	883	1.1	2	0.6	0.0	19.1	0.00	27.4
	10	126	36	0	1,071	1.5	3	0.8	0.0	23.1	0.00	23.2
	11	133	66	0	1,982	1.9	3	1.4	0.0	42.8	0.00	40.3
	13	14	6	0	169	0.3	0	0.1	0.0	3.7	0.00	18.9
	14	12	8	0	232	0.3	0	0.2	0.0	5.0	0.00	29.4
Pulpwood Total	8.5	882	215	0	6,417	7.8	19	4.6	0.0	138.6	0.00	26.4
Misc. Hardwood Total	8.8	919	247	3,658	7,302	8.9	20	5.3	79.0	157.7	0.92	26.4

### Sweetgum

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	18	8	797	232	0.4	0	0.2	17.2	5.0	0.80	16.5
	15	41	27	2,893	767	1.1	1	0.6	62.5	16.6	0.84	22.5
	16	54	44	4,877	1,220	1.6	1	0.9	105.3	26.3	0.93	24.5
	17	20	21	2,443	579	0.7	0	0.4	52.8	12.5	1.00	29.3
	18	21	22	2,783	613	0.8	0	0.5	60.1	13.2	1.18	24.5
	30	3	11	1,883	295	0.3	0	0.2	40.7	6.4	2.85	40.5
Sawtimber Total	16.1	156	133	15,675	3,705	4.9	3	2.9	338.5	80.0	0.99	23.9

Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	5	92	6	0	170	0.3	2	0.1	0.0	3.7	0.00	18.9
	6	574	59	0	1,727	2.4	12	1.3	0.0	37.3	0.00	22.4
	7	328	55	0	1,605	1.9	7	1.2	0.0	34.7	0.00	29.0
	8	627	149	0	4,358	4.7	14	3.2	0.0	94.1	0.00	32.8
	9	99	31	0	904	0.9	2	0.7	0.0	19.5	0.00	34.6
	10	195	75	0	2,204	2.3	4	1.6	0.0	47.6	0.00	34.6
	11	57	35	0	1,039	0.8	1	0.8	0.0	22.4	0.00	54.3
	12	64	46	0	1,343	1.1	1	1.0	0.0	29.0	0.00	51.4
	14	18	15	0	431	0.4	0	0.3	0.0	9.3	0.00	39.9



# Timber Volume Estimates - Smyrna Tract

**Stratum:** Native Hardwood

**Acres:** 46.31

**Plots:** 37.00

**Cruiser:** BJC

**Cruise Date:** 11/07/2019

**Cruise Type:** Point

**Plot Size/BAF:** 15.00

## Gum & Miscellaneous

Sweetgum	Stratum Total				Per Acre				Average Tree			
Pulpwood Total	7.6	2,053	470	0	13,782	14.9	44	10.1	0.0	297.6	0.00	30.2
Sweetgum Total	8.2	2,209	603	15,675	17,487	19.7	48	13.0	338.5	377.6	0.99	29.7
Gum & Miscellaneous	8.4	3,127	849	19,334	24,789	28.6	68	18.3	417.5	535.3	0.98	28.7
<b>Stratum Total</b>	<b>8.5</b>	<b>4,497</b>	<b>1,372</b>	<b>50,540</b>	<b>39,203</b>	<b>42.6</b>	<b>97</b>	<b>29.6</b>	<b>1,091.4</b>	<b>846.6</b>	<b>0.54</b>	<b>30.5</b>

## OFFER FORM

### Smyrna Tract—186.35± Acres—Listing #4733— Clark County, Arkansas

**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](mailto:arkadelphia@kingwoodforestry.com)

Reference is made to the attached Kingwood Forestry Services, Inc. Notice of Land Sale. I submit the following as offer for the purchase of **Smyrna Tract** described as NW¼ of NE¼, N½ of NW¼, Section 10; SE¼ of NW¼ of SW¼, part SW¼ of SW¼, S½ of SE¼ of SW¼, Section 3, Township 8 South, Range 22 West, containing 186.35 surveyed acres, more or less, Clark County, Arkansas (see attached maps and Conditions of Sale). **The tract is offered for sale at \$274,900.00.**

My offer will remain valid for five (5) business days. If my offer is accepted, I am ready, willing, able, and obligated to execute a Contract of Sale within seven (7) business days of owner's acceptance with earnest money in the amount of five percent (5%) of purchase price. Closing is expected to be held within forty-five (45) days of offer acceptance. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

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

**Smyrna Tract (Listing #4733—±186.35 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



