

Kingwood Forestry Services, Inc.

Notice of Land Sales

Three (3) Managed Timberland Tracts Zinger Tracts—Nevada County, Arkansas

Carolina Church Tract - Listing #4737 - 270± Acres - \$329,000.00



Cypress Creek Tract - Listing #4740 - 150± Acres - \$109,000.00



Homeplace Tract - Listing #4742 - 9.13± Acres - \$15,000.00



P.O. Box 65
No. 4 Executive Circle
Arkadelphia, AR 71923
(870)246-5757
FAX 1-870-246-3341

Email: arkadelphia@kingwoodforestry.com



See Method and
Conditions of Sale
Within this Notice

NOTICE OF LAND SALES

Zinger Tracts—Nevada County, Arkansas

METHOD OF SALE

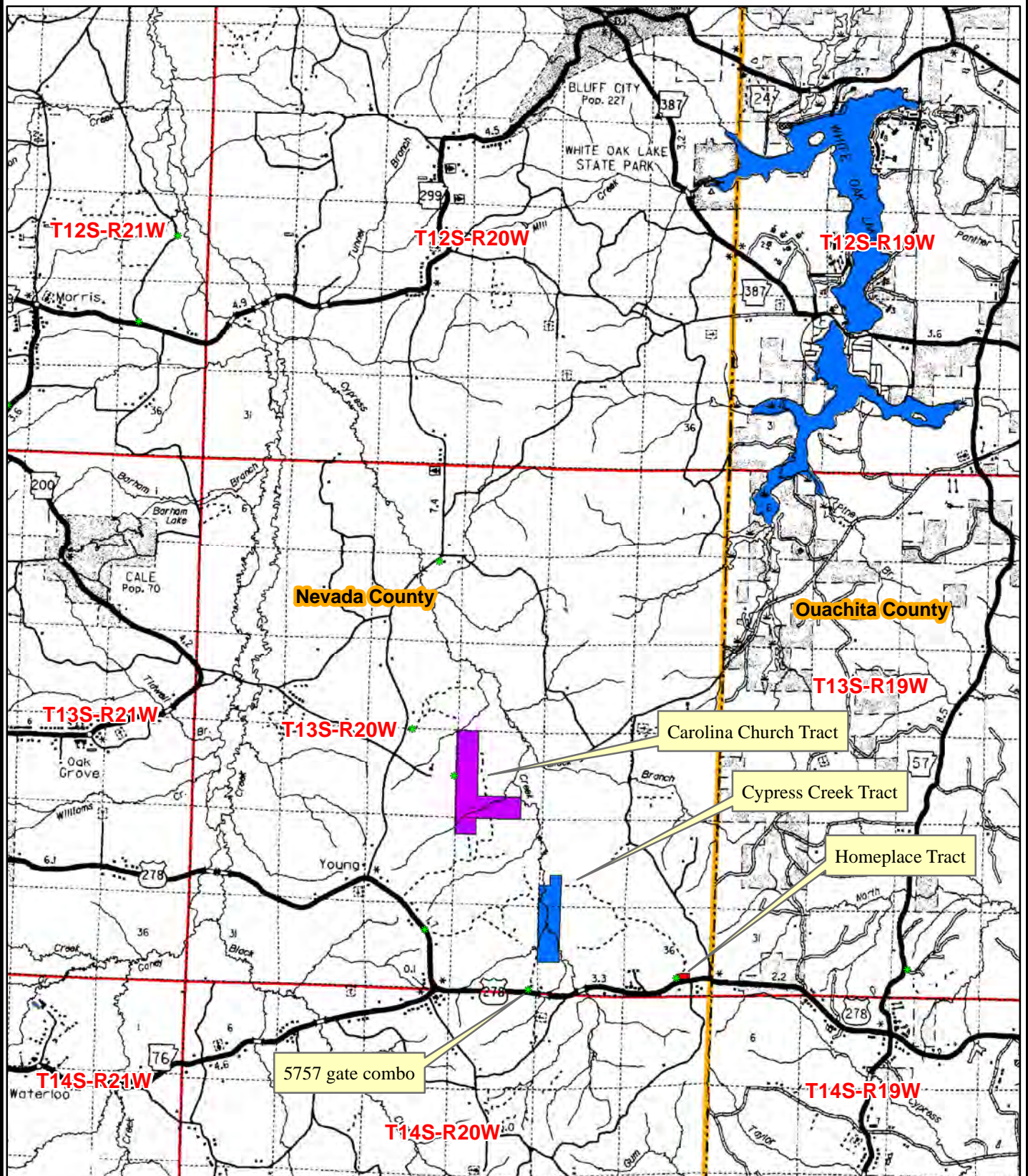
Method of Sale: The **Carolina Church, Cypress Creek, and Homeplace** tracts are offered for sale for the prices listed within this Notice of Land Sale. An Offer Form is attached. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P. O. Box 65, Arkadelphia, Arkansas 71923 with “**Zinger Tracts**” 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 and to sell in the manner most advantageous to them.
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 to be scheduled within forty-five (45) days on or after 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 surveys. 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. No environmental inspection or representation has been or will be made by seller. Seller will convey, without warranty, twenty-five percent (25%) of any mineral rights they may own on the properties advertised in this Notice.
5. Seller will pay prorated property taxes (to date of closing), deed preparation, and one-half (½) of deed stamps. Buyer will pay recording fees and one-half (½) of deed stamps.
6. Local title company will conduct the closing with buyer and seller each paying one-half (½) of settlement fee.
7. If prospective buyers or their agents wish to inspect the property, such property inspections shall be done at reasonable times during daylight hours. Prospective buyers and their agents understand and acknowledge that while on the property, prospective buyers and their agents assume all liability and shall indemnify Seller and its agents, property managers and Kingwood Forestry Services from and against all claims, demands, or causes of action, of every kind, nature and description relating to its access to or presence on the property.
8. Hunting equipment (such as deer stands, feeders, trail cameras, etc.) and any other man-made items found on the property do not convey unless stated otherwise.
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 sales agents Brian Clark or Jimmy Don Thomas, or brokers Pete Prutzman or Phil Wright, of Kingwood Forestry Services at 870-246-5757 or by e-mail to Arkadelphia@kingwoodforestry.com

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

NOTICE OF LAND SALES
Zinger Tracts
Nevada County, Arkansas



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Miles



Date: 4/20/2020
Drawn By: JDT

Carolina Church Tract **Listing #4737 – ±270 Acres - \$329,000.00**

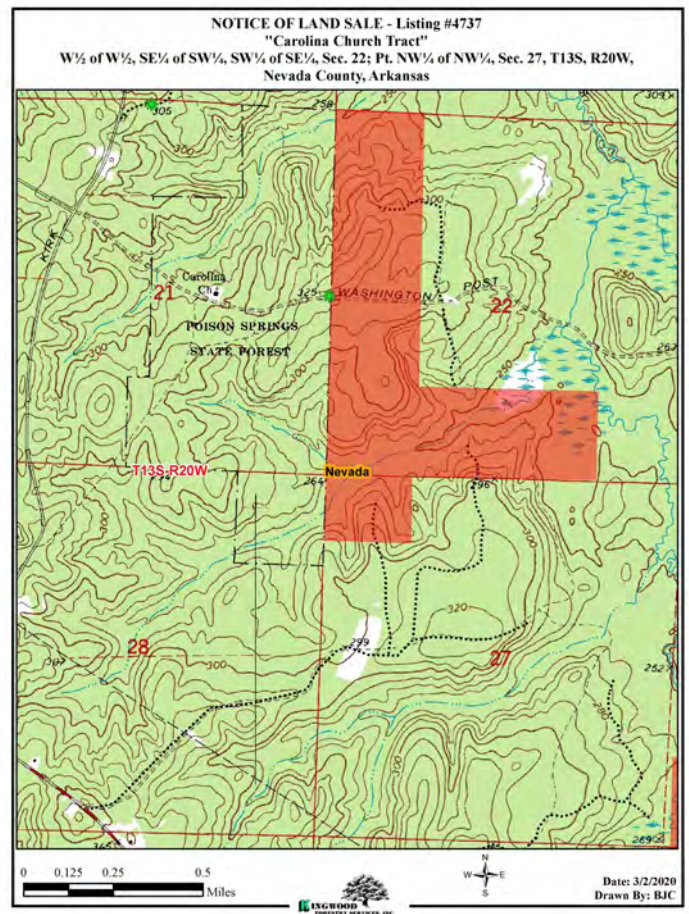
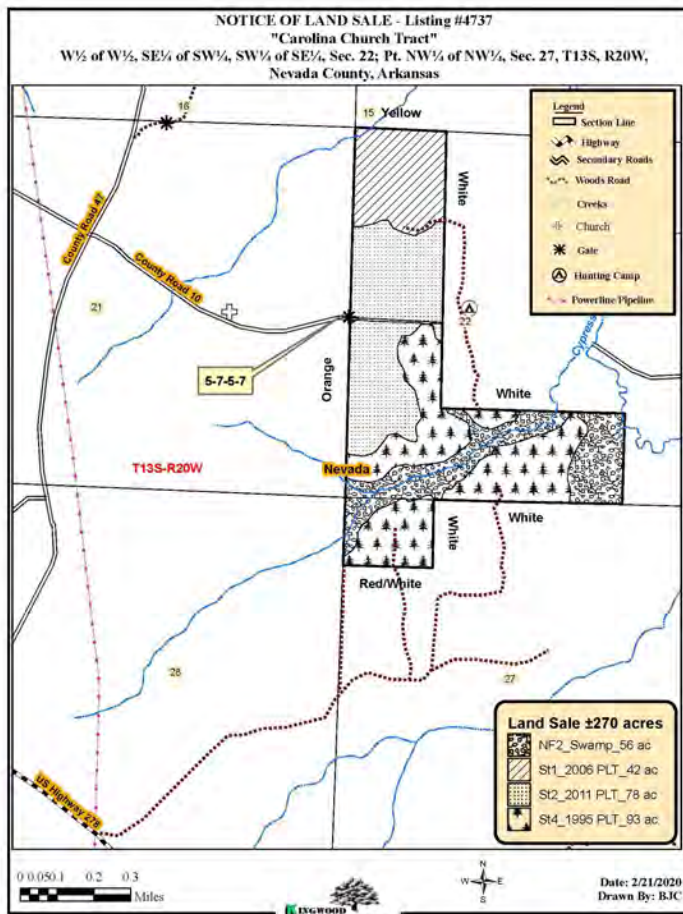
The Carolina Church Tract is located about five (5) miles east of Rosston and is described as W½ of W½, SE¼ of SW¼, SW¼ of SE¼, Section 22; and part of NW¼ of NW¼, Section 27; all located in Township 13 South, Range 20 West, containing a total of 270 acres, more or less, Nevada County, Arkansas.

Access to the north is gated gravel road via County Road 10 and access to the south is woods road from Highway 278. Timber consists of ±1995 pine plantation (±93 acres in Stand 4), ±2006 pine plantation (±42 acres in Stand 1), ±2011 pine plantation (±78 acres in Stand 2), with residual acreage in native pine and hardwood around Cypress Creek. Terrain is gently rolling. Property borders Poison Springs State Forest.

Based on Kingwood's February, 2020 inventory of ±135 merchantable acres (Stands 1 and 4), estimated tree counts and timber volumes are as follows:

Pine Sawtimber:	6,365 Trees	396,613 Board Feet	3,954 Tons
Pine Chip n' Saw:	5,130 Trees	150,977 Board Feet	1,843 Tons
Pine Pulpwood:	25,021 Trees	—	5,049 Tons
Pine Topwood:	—	—	1,599 Tons
Hardwood Pulpwood:	1,819 Trees	—	372 Tons

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: <http://www.kingwoodforestry.com/real-estate.html>





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Timber Volume Estimates

Stratum: **Carolina Ch St1**

Acres: **42.00**

Plots: **17**

Cruiser: **BJC_JDT**

Cruise Date: **02/21/2020**

Cruise Type: **Point**

Plot Size/BAF: **20.00**

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	359	157	13,648	7.1	9	3.7	325.0	12.3	25.5
Chip-N-Saw	693	165	12,640	9.4	17	3.9	300.9	10.2	19.5
Pulpwood	16,834	2,503	0	109.4	401	59.6	0.0	6.9	30.4
Topwood	0	123	0	0.0	0	2.9	0.0	0.0	0.0
Class Total	17,886	2,948	26,288	125.9	426	70.2	625.9	7.1	29.9

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>
Pulpwood	649	141	0	5.9	15	3.4	0.0	8.2	24.6
Class Total	649	141	0	5.9	15	3.4	0.0	8.2	24.6
StratumTotal	18,535	3,089	26,288	131.8	441	73.5	625.9	7.2	29.7

Timber Volume Estimates

Stratum: **Carolina_Ch_St4**

Acres: **93.00**

Plots: **41**

Cruiser: **BJC_JDT**

Cruise Date: **02/21/2020**

Cruise Type: **Point**

Plot Size/BAF: **20.00**

Pine

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	6,006	3,797	382,965	61.2	65	40.8	4,117.9	13.1	33.7
Chip-N-Saw	4,437	1,678	138,337	29.0	48	18.0	1,487.5	10.6	29.6
Pulpwood	8,187	2,546	0	34.6	88	27.4	0.0	8.3	47.6
Topwood	0	1,476	0	0.0	0	15.9	0.0	0.0	0.0
Class Total	18,630	9,498	521,302	124.9	200	102.1	5,605.4	10.4	38.8

Misc Hardwood

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Pulpwood	1,170	231	0	4.4	13	2.5	0.0	7.9	25.8
Class Total	1,170	231	0	4.4	13	2.5	0.0	7.9	25.8
StratumTotal	19,800	9,729	521,302	129.3	213	104.6	5,605.4	10.3	38.0

Cypress Creek Tract

Listing #4740— ±150 Acres - \$109,000.00

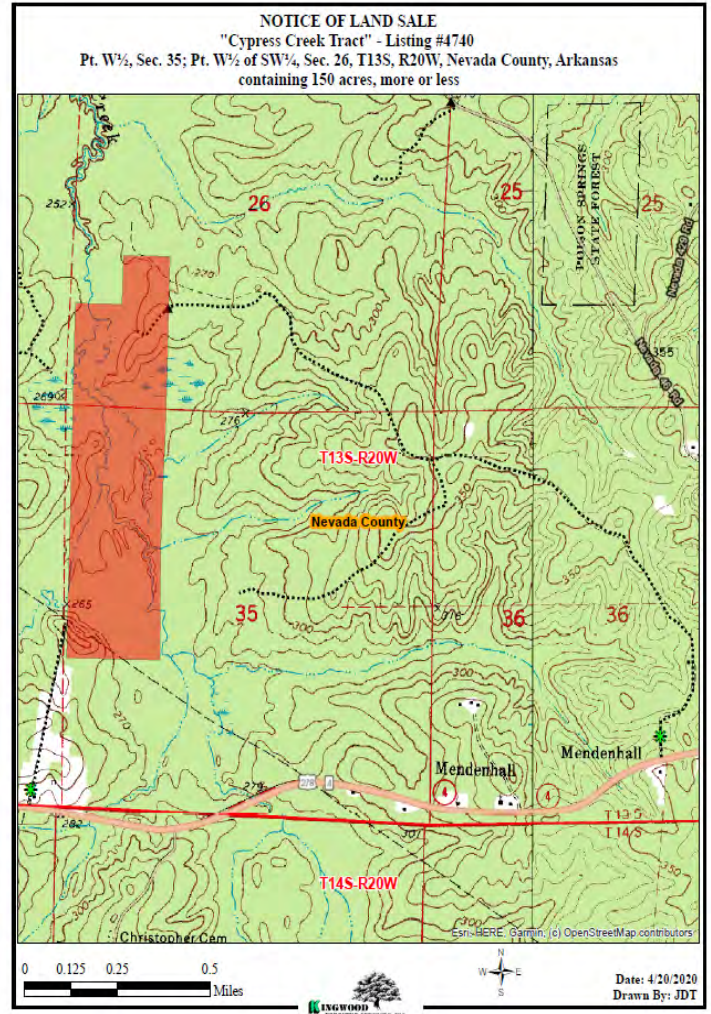
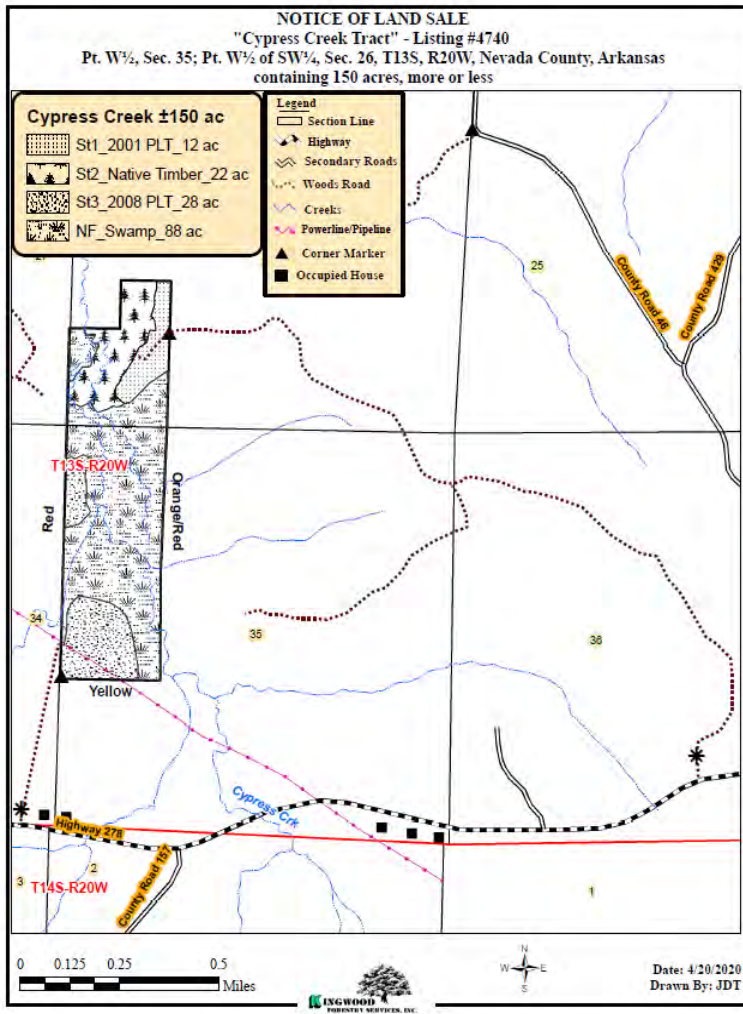
The Cypress Creek Tract is located six (6) miles east of Rosston and described as SE¼ of NW¼ of SW¼, SW¼ of SW¼, Section 26; W½ of NW¼, N½ of NW¼ of SW¼, Section 35; all located in Township 13 South, Range 20 West, containing a total of 150 acres, more or less, Nevada County, Arkansas.

Access is gated woods road from Highway 278 to southern part of tract and gated woods road from Highway 278 to northern part of tract. Timber consists of ±2001 pine plantation ready for 1st thinning (±12 acres in Stand 1), native timber (±22 acres in Stand 2), ±2008 pine plantation (±28 acres in Stand 3), and marsh area (±88 acres). Please call us at (870) 246-5757 to arrange access to southern portion of property.

Based on Kingwood's February, 2020 inventory of ±62 merchantable acres (Stands 1, 2, 3), estimated tree counts and timber volumes are as follows:

Pine Sawtimber:	728 Trees	41,189 Board Feet	441 Tons
Pine Chip n' Saw:	621 Trees	12,537 Board Feet	160 Tons
Pine Pulpwood:	12,021 Trees	—	2,432 Tons
Pine Topwood:	—	—	134 Tons
Oak Sawtimber:	212 Trees	22,752 Board Feet	199 Tons
Gum & Misc. Sawtimber:	63 Trees	7,370 Board Feet	60 Tons
Hardwood Pulpwood:	1,131 Trees	—	433 Tons

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





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Arkadelphia, AR 71923

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Website: www.kingwoodforestry.com

Timber Volume Estimates

Stratum: Cypress Crk St1

Acres: 12

Plots: 10

Cruiser: BJC_JDT

Cruise Date: 03/02/2020

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	673	426	40,212	52.0	56	35.5	3,351.0	13.0	35.9
Chip-N-Saw	175	67	5,701	9.0	15	5.6	475.1	10.6	31.5
Pulpwood	463	111	0	14.0	39	9.2	0.0	8.0	39.5
Topwood	0	83	0	0.0	0	6.9	0.0	0.0	0.0
Class Total	1,311	687	45,913	75.0	109	57.2	3,826.1	10.9	36.6

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	8	7	841	1.0	1	0.6	70.1	17.0	24.5
Pulpwood	22	7	0	1.0	2	0.6	0.0	10.0	24.1
Class Total	30	15	841	2.0	2	1.2	70.1	11.8	24.2

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>
Pulpwood	135	32	0	5.0	11	2.7	0.0	8.7	23.1
Class Total	135	32	0	5.0	11	2.7	0.0	8.7	23.1
StratumTotal	1,475	733	46,754	82.0	123	61.1	3,896.1	10.7	35.1

Timber Volume Estimates

Stratum: Cypress_Crk_St2

Acres: 22

Plots: 14

Cruiser: BJC_JDT

Cruise Date: 03/02/2020

Cruise Type: Plot

Plot Size/BAF: 0.10

Pine

Stratum Total				Per Acre				Average Tree	
Product	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Pulpwood	47	19	0	1.0	2	0.9	0.0	9.3	41.6
Class Total	47	19	0	1.0	2	0.9	0.0	9.3	41.6

Oak

Stratum Total				Per Acre				Average Tree	
Product	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	204	192	21,911	15.0	9	8.7	996.0	17.2	23.3
Pulpwood	471	225	0	14.1	21	10.2	0.0	10.7	29.4
Class Total	676	418	21,911	29.1	31	19.0	996.0	12.7	27.5

Misc Hardwood

Stratum Total				Per Acre				Average Tree	
Product	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	63	60	7,370	5.0	3	2.7	335.0	17.8	22.5
Pulpwood	503	169	0	11.0	23	7.7	0.0	9.0	30.9
Class Total	566	229	7,370	16.0	26	10.4	335.0	9.9	29.9
StratumTotal	1,289	666	29,281	46.1	59	30.3	1,331.0	11.4	29.1

Timber Volume Estimates

Stratum: Cypress_Crk_St3

Acres: 28

Plots: 13

Cruiser: BJC_JDT

Cruise Date: 03/02/2020

Cruise Type: Point

Plot Size/BAF: 20.00

Pine

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	55	15	977	1.5	2	0.5	34.9	12.0	16.5
Chip-N-Saw	446	93	6,836	9.2	16	3.3	244.2	10.3	16.5
Pulpwood	11,511	2,302	0	155.4	411	82.2	0.0	8.2	32.8
Topwood	0	51	0	0.0	0	1.8	0.0	0.0	0.0
Class Total	12,012	2,461	7,814	166.2	429	87.9	279.1	8.3	32.1
StratumTotal	12,012	2,461	7,814	166.2	429	87.9	279.1	8.3	32.1

Homeplace Tract
Listing #4742- ±9.13 Acres - \$15,000.00

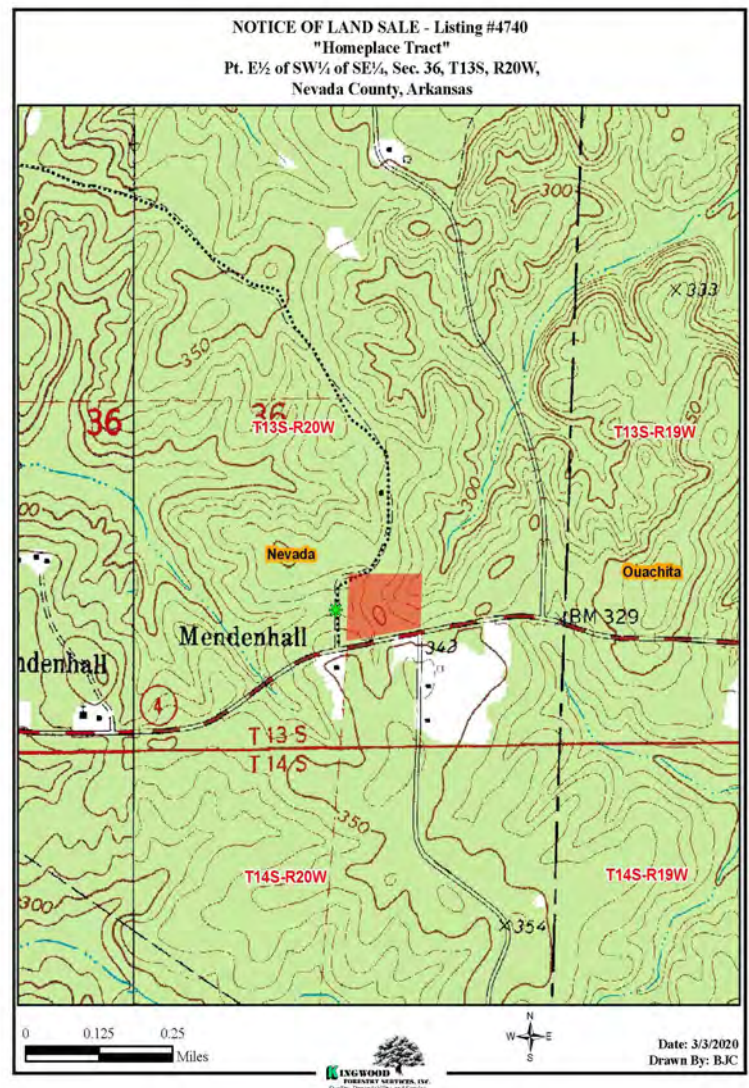
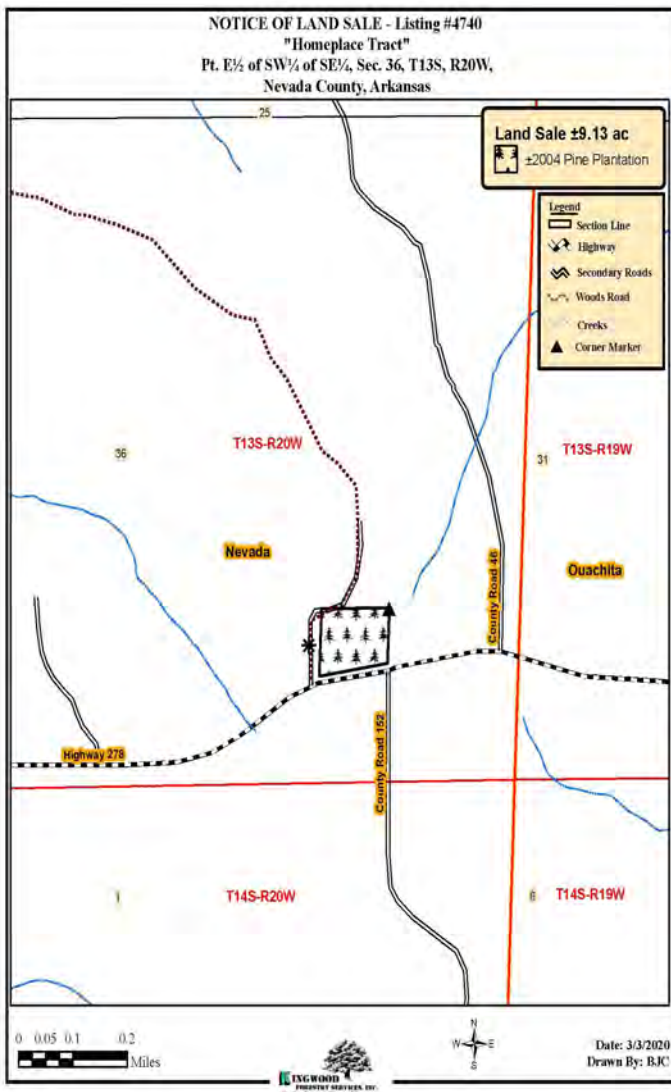
The Homeplace Tract is located eight (8) miles east of Rosston, Arkansas and described as Part of E½ of SW¼ of SE¼ lying north of Highway 278, Section 36, Township 13 South, Range 20 West, containing 9.13 acres, more or less, Nevada County, Arkansas.

Access is frontage on Highway 278. Electricity available at road. Timber consists of thinned ±2004 pine plantation.

Based on Kingwood's February, 2020 inventory of ±9.13 merchantable acres, estimated tree counts and timber volumes are as follows:

Pine Sawtimber:	56 Trees	1,662 Board Feet	21 Tons
Pine Chip n' Saw:	17 Trees	371 Board Feet	5 Tons
Pine Pulpwood:	1,088 Trees	—	145 Tons
Pine Topwood:	—	—	5 Tons

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: <http://www.kingwoodforestry.com/real-estate.html>



Timber Volume Estimates

Stratum: Homeplace_St1

Acres: 9.13

Plots: 8

Cruiser: BJC_JDT

Cruise Date: 02/21/2020

Cruise Type: Point

Plot Size/BAF: 10.00

Pine

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	56	21	1,662	5.0	6	2.3	182.0	12.2	24.5
Chip-N-Saw	17	5	371	1.3	2	0.6	40.6	11.0	24.5
Pulpwood	1,088	145	0	31.3	119	15.9	0.0	6.8	28.7
Topwood	0	5	0	0.0	0	0.6	0.0	0.0	0.0
Class Total	1,161	177	2,033	37.5	127	19.4	222.7	7.1	28.4
StratumTotal	1,161	177	2,033	37.5	127	19.4	222.7	7.1	28.4

OFFER FORM

Carolina Church Tract
Listing #4737, ±270 Acres
\$329,000.00

Cypress Creek Tract
Listing #4740, ±150 Acres
\$109,000.00

Homeplace Tract
Listing #4742, ±9.13 Acres
\$15,000.00

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 Sales. I submit the following as offer(s) for the purchase of Zinger tract(s) located in Nevada County, Arkansas and further described within the attached Notice of Land Sale (see attached maps and Conditions of Sale). Offers may be submitted for any or all tracts.

My offer(s) will remain valid for five (5) business days from this date. If my offer(s) is (are) 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 date to occur 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

Carolina Church Tract (Listing #4737, ±270 Acres): \$ _____

Cypress Creek Tract (Listing #4740, ±150 Acres): \$ _____

Homeplace Tract (Listing #4742, ±9.13 Acres): \$ _____

All three tracts combined (429.13 acres, more or less): \$ _____

Date: _____

Fax No.: _____

Company: _____

Phone No.: _____

Printed

Name: _____

Name: _____

Printed

Signed

Address: _____

Street

City, State, Zip

E-mail: _____

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

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent / Broker: _____

