

LAND FOR SALE

Magnolia
Tract

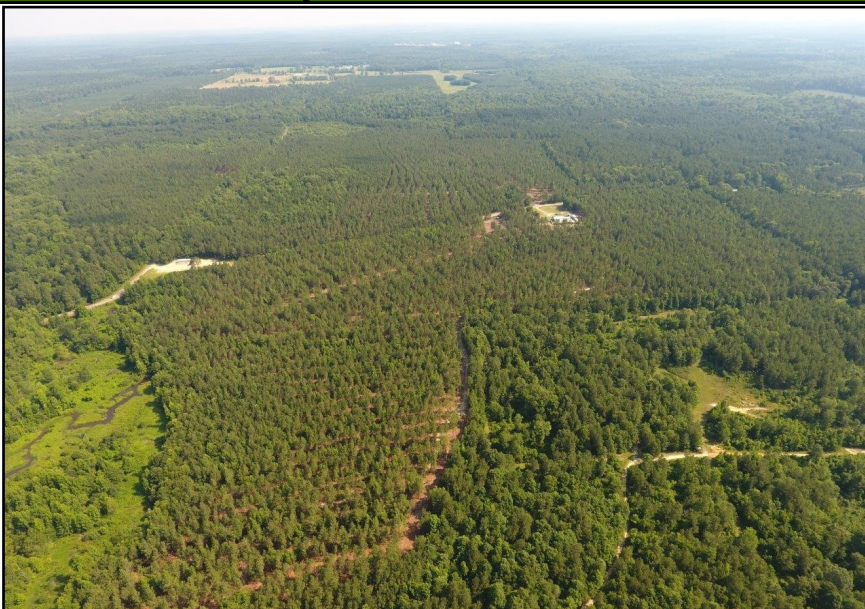
- **±269 Acres in Columbia County, Arkansas**
- **2003 Pine Plantation**
- **Paved Frontage on Two County Roads**
- **Timberland Investment**

\$472,500.00

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 Magnolia Tract (Listing #4791) described as Part of Section 31, Township 18 South, Range 20 West, containing 269 acres, more or less, Columbia County, Arkansas (see attached maps).

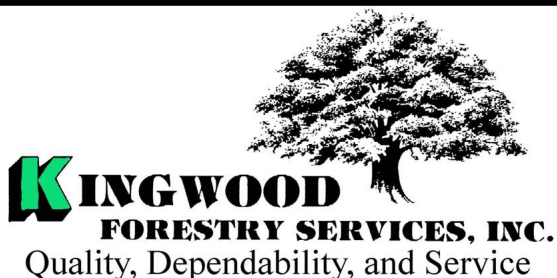
The tract is located about two (2) miles west of Brister and twelve (12) miles south of Magnolia. Access is frontage on paved County Roads #7 and #8. Timber consists of ±191 acres of 2003 pine plantation. Approximately ±149 acres have been thinned with ±42 acres unthinned. Balance of acreage is in Streamside Management Zones and hardwood regeneration. Pine site index averages eighty-six (86) feet (base age 50) on fine sandy loam and silt loam soils. Terrain is flat to gently rolling. Excellent deer, turkey, and duck hunting opportunities.

Kingwood Forestry conducted an inventory of ±191 acres of 2003 plantation (reports are separated by thinned and unthinned), with eight cruise lines running east and west, in September, 2020. Based on the inventory, estimated tree counts and timber volumes are as follows:

Pine Sawtimber:	3,099 Trees	154,400 BF	1,605 Tons
Pine Chip n' Saw:	5,246 Trees	142,500 BF	1,724 Tons
Pine Pulpwood:	30,313 Trees	—	6,161 Tons
Hardwood Pulpwood:	1,873 Trees	—	368 Tons

Due to variations in cruising methods, utilization standards, and scaling practices, tree counts and timber volume estimates cannot be guaranteed. Volume report 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>.

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

MAGNOLIA TRACT (LISTING #4791)

COLUMBIA COUNTY, ARKANSAS

Method of Sale

The tract is offered for sale for **\$472,500.00**. Offers may be submitted using the attached Offer Form and may be delivered by e-mail to arkadelphia@kingwoodforestry.com, by fax to (870) 246-3341, or hand-delivered to #4 Executive Circle, Arkadelphia, Arkansas. All faxed / e-mailed offers will be immediately acknowledged; please await confirmation that your offer has been received. Offers may also be submitted by mail to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, Arkansas 71923. Please call our office at (870) 246-5757 to confirm receipt of offers.

Conditions of Sale

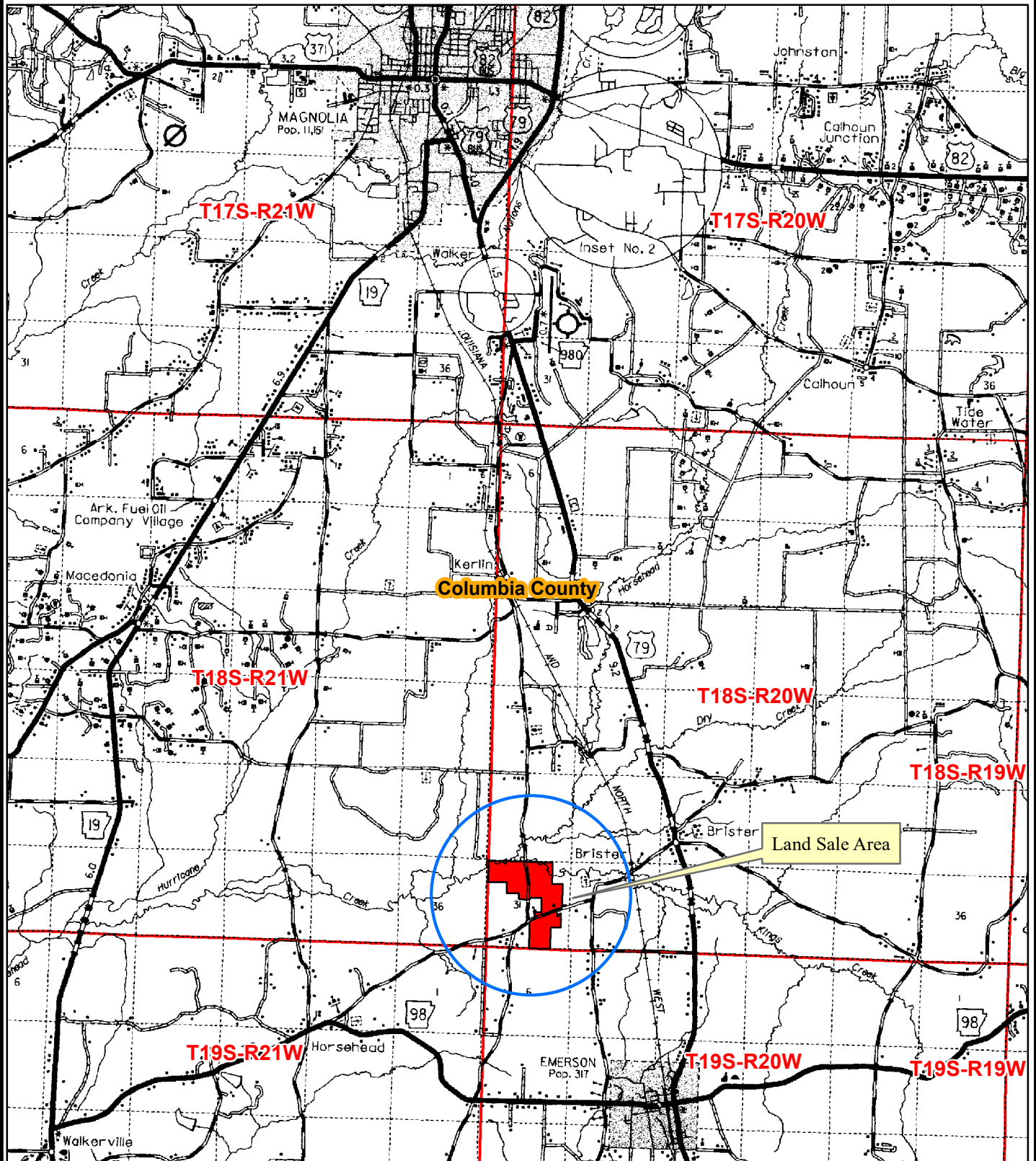
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of five percent (5%) of purchase price, will be executed between the successful bidder and landowner within seven (7) business days. A sample Contract of Sale may be provided in advance upon request. Terms are cash at closing. Closing is expected to be held within forty-five (45) days of offer acceptance.
3. Only offers for a specific dollar amount will be accepted. The parcel is being sold in its entirety for a single sum and not on a per acre basis. Advertised acreage is believed to be correct, but is not guaranteed. Offer price is for entire tract, regardless of acreage. Seller will not provide survey. The attached tract map is thought to be accurate but should not be considered as a survey plat.
4. Conveyance will be by Warranty Deed, subject to all previous mineral conveyances, reservations and exceptions, to any valid rights-of-way, easements, leaseholds, and to any protective covenants or restrictions, which may have been recorded affecting the property, with title assured through seller-provided title insurance policy. No environmental inspection or representation has been or will be made by seller. Seller will convey, without warranty, any mineral rights they may own on this property.
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 the closing with buyer and seller each paying one-half (½) of fees 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 managements, 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. One of the sellers is a licensed Arkansas real estate agent.
10. Questions regarding the land sale should be directed to licensed broker Phil Wright, or licensed agent Jimmy Don Thomas, 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

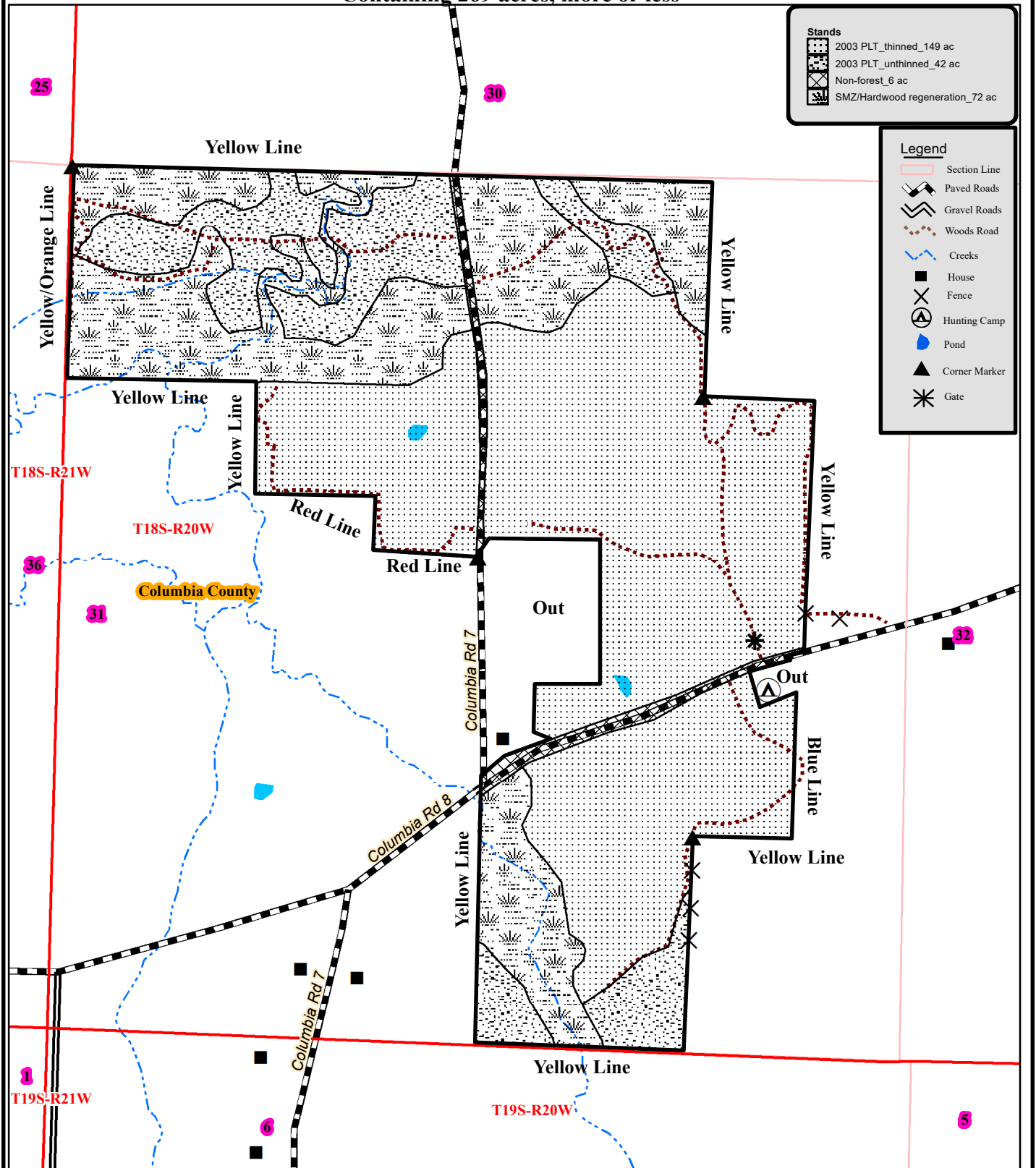
NOTICE OF LAND SALE
"Magnolia Tract" - Listing #4791
Pt. Sec. 31, T18S, R20W, Columbia County, Arkansas
Containing 269 acres, more or less



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Miles



NOTICE OF LAND SALE
"Magnolia Tract" - Listing #4791
Pt. Sec. 31, T18S, R20W, Columbia County, Arkansas
Containing 269 acres, more or less



Stands

- 2003 PLT_thinned_149 ac
- 2003 PLT_unthinned_42 ac
- Non-forest_6 ac
- SMZ/Hardwood regeneration_72 ac

Legend

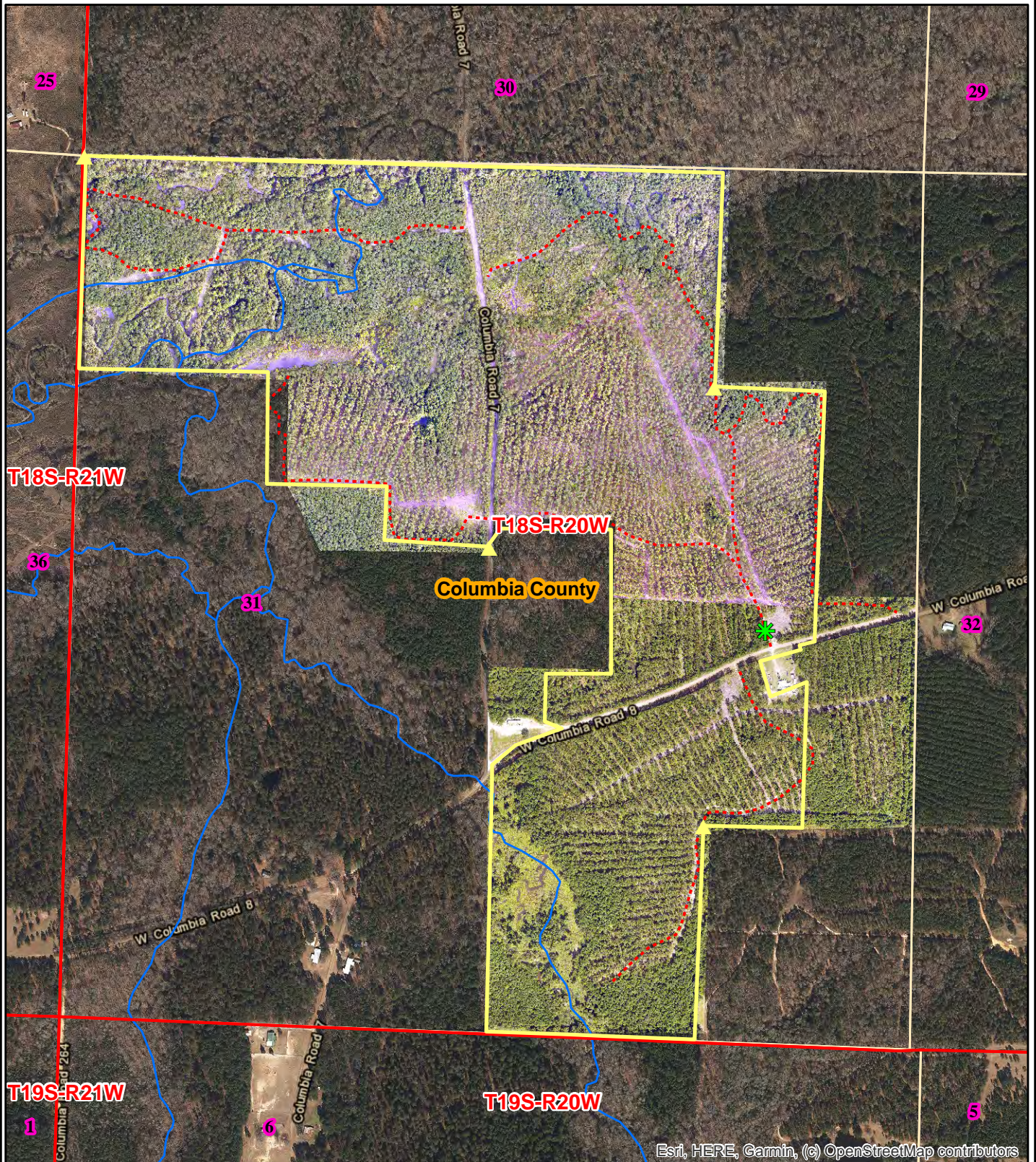
- Section Line
- Paved Roads
- Gravel Roads
- Woods Road
- Creeks
- House
- Fence
- Hunting Camp
- Pond
- Corner Marker
- Gate

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Miles



Created: Date: 9/29/2020
By: JDT

NOTICE OF LAND SALE
"Magnolia Tract" - Listing #4791
Pt. Sec. 31, T18S, R20W, Columbia County, Arkansas
Containing 269 acres, more or less



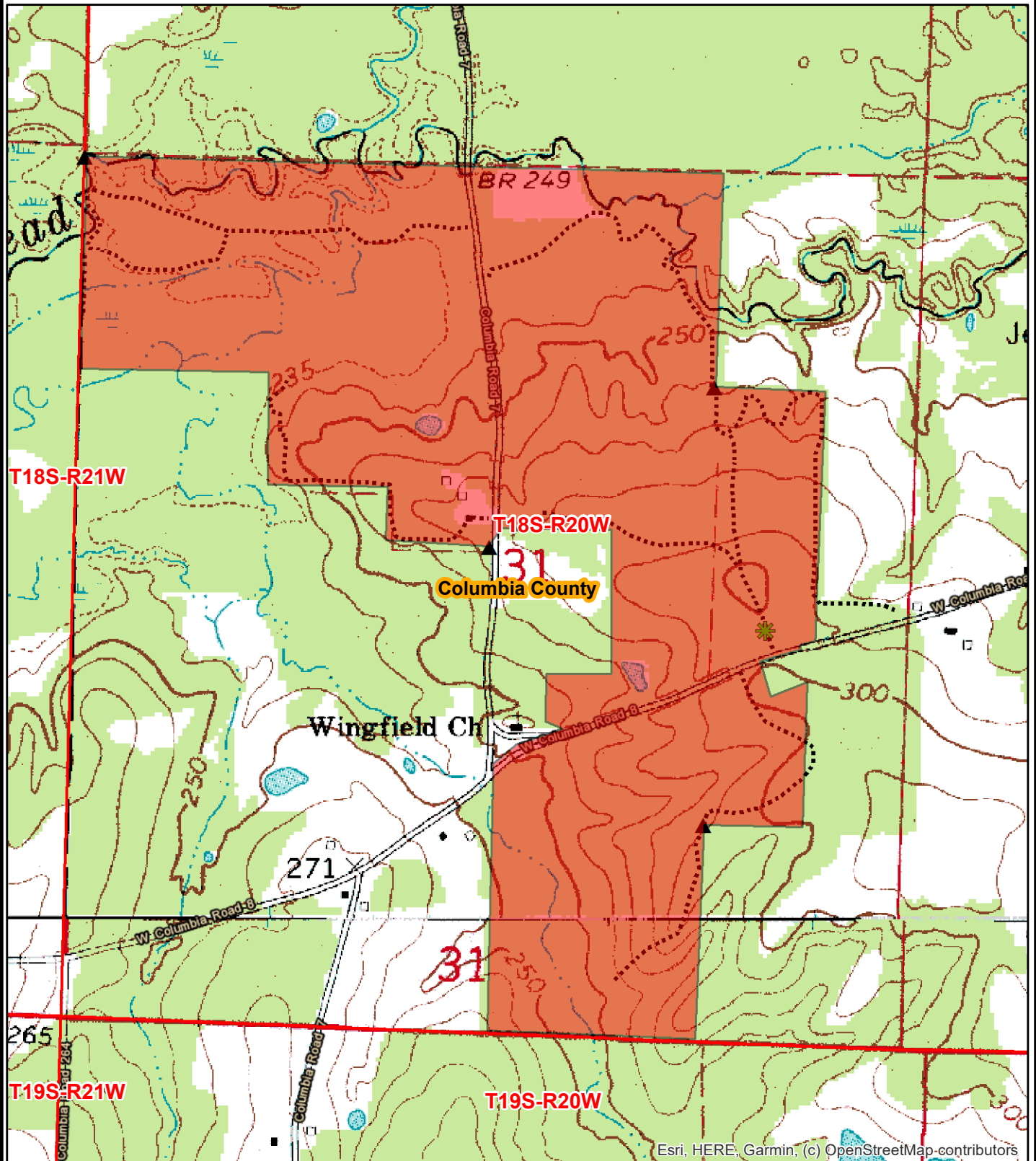
Esri, HERE, Garmin, (c) OpenStreetMap contributors

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Miles



Date: 10/2/2020
ESRI Aerial Photography
Drawn By: JDT

NOTICE OF LAND SALE
"Magnolia Tract" - Listing #4791
Pt. Sec. 31, T18S, R20W, Columbia County, Arkansas
Containing 269 acres, more or less



Esri, HERE, Garmin, (c) OpenStreetMap contributors

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Date: 9/29/2020
Drawn By: JDT

ADDITIONAL TIMBER VOLUME REPORT

THINNED PLANTATION PAGE 1 OF 2

Stand Summary by Class, Group, Product and Dbh

Sampling Method:	Point
BAF / Plot Size:	10
# Plots/points:	34
Stand Acres:	149.0
Cruiser:	JDT_RT
Template:	GENERIC

Tract Name:	Magnolia Tract
Stand ID:	2003PLT_thinned
Location:	Columbia County
Date Cruised:	9/29/2020
Sawlog Vol Units:	Doyle

Site Index Species:	Planted Loblolly
Base Age:	50
Site Index:	0.0
# SI Samples:	0
Avg Age:	0
Avg Ht:	0.0



Planted Lob ---> TBA_1

Stand Total						Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Pulpwood	5	2,571.2	204.7			2.35	17.3	1.37			0.080			28.1	53.5
	6	4,240.6	523.7			5.59	28.5	3.51			0.123			33.9	54.0
	7	10,986.5	1,897.6			19.71	73.7	12.74			0.173			37.2	54.8
	8	5,900.6	1,378.3			13.82	39.6	9.25			0.234			40.8	56.3
	9	2,975.9	906.7			8.82	20.0	6.09			0.305			44.6	57.7
Pulpwood Total		26,674.8	4,911.1			50.29	179.0	32.96			0.198			37.4	55.2
Chip-N-Saw	10	2,249.8	193.4	635.3	51.0	8.24	15.1	1.30	4.26	342.61	0.282	22.691	24.5	45.4	58.0
	11	1,460.9	83.6	584.6	49.4	6.47	9.8	0.56	3.92	331.55	0.400	33.816	32.1	47.8	59.2
Chip-N-Saw Total		3,710.7	277.0	1,219.9	100.4	14.71	24.9	1.86	8.19	674.16	0.329	27.071	27.5	46.3	58.5
Sawtimber	12	725.4	68.4	326.3	27.4	3.82	4.9	0.46	2.19	183.88	0.450	37.771	29.4	49.6	59.7
	13	142.6	10.9	78.3	7.0	0.88	1.0	0.07	0.53	46.97	0.549	49.068	32.5	49.1	58.8
	14	41.0	4.1	26.3	2.4	0.29	0.3	0.03	0.18	15.99	0.642	58.106	32.5	50.9	60.5
Sawtimber Total		909.0	83.4	430.9	36.8	5.00	6.1	0.56	2.89	246.84	0.474	40.461	30.0	49.6	59.6
Merch Group Total		31,294.4	5,271.5	1,650.9	137.2	70.00	210.0	35.38	11.08	920.99	0.221	4.385	28.0	38.8	55.7
All Group Total		31,294.4	5,271.5	1,650.9	137.2	70.00	210.0	35.38	11.08	920.99	0.221	4.385	28.0	38.8	55.7

Misc. Hardwood ---> TBA_1

Stand Total						Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Pulpwood	6	446.4	47.6			0.59	3.0	0.32			0.107			24.1	25.5
	7	655.9	105.0			1.18	4.4	0.70			0.160			28.1	29.3
	8	251.1	47.5			0.59	1.7	0.32			0.189			24.1	25.5
	9	297.6	81.6			0.88	2.0	0.55			0.274			29.4	30.5
	10	80.3	27.2			0.29	0.5	0.18			0.339			29.4	30.5
	12	55.8	30.5			0.29	0.4	0.20			0.547			34.6	35.5
Pulpwood Total		1,787.1	339.4			3.82	12.0	2.28			0.190			27.0	28.2

THINNED PLANTATION PAGE 2 OF 2

	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Merch Group Total		1,787.1	339.4	0.0	0.0	3.82	12.0	2.28	0.00	0.00	0.190	0.000	0.0	27.0	28.2
All Group Total		1,787.1	339.4	0.0	0.0	3.82	12.0	2.28	0.00	0.00	0.190	0.000	0.0	27.0	28.2

TBA_1 ---> TBA_1

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Merch Class Total		33,081.6	5,610.9	1,650.9	137.2	73.82	222.0	37.66	11.08	920.99	0.220	4.148	28.0	38.2	54.2
All Class Total		33,081.6	5,610.9	1,650.9	137.2	73.82	222.0	37.66	11.08	920.99	0.220	4.148	28.0	38.2	54.2

All Species Groups ---> All Secondary groups

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Merch Grand Total		33,081.6	5,610.9	1,650.9	137.2	73.82	222.0	37.66	11.08	920.99	0.220	4.148	28.0	38.2	54.2
All Grand Total		33,081.6	5,610.9	1,650.9	137.2	73.82	222.0	37.66	11.08	920.99	0.220	4.148	28.0	38.2	54.2

ADDITIONAL TIMBER VOLUME REPORT

UNTHINNED PLANTATION PAGE 1 OF 2

Stand Summary by Class, Group, Product and Dbh

Sampling Method:	Point
BAF / Plot Size:	15
# Plots/points:	9
Stand Acres:	42.0
Cruiser:	JDT_RT
Template:	GENERIC

Tract Name:	Magnolia Tract
Stand ID:	2003PLT_unthinned
Location:	Columbia County
Date Cruised:	9/29/2020
Sawlog Vol Units:	Doyle

Site Index Species:	Planted Loblolly
Base Age:	50
Site Index:	0.0
# SI Samples:	0
Avg Age:	0
Avg Ht:	0.0



Planted Lob ---> TBA_1

Stand Total						Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Pulpwood	7	611.2	102.5			3.89	14.6	2.44			0.168			36.1	53.4
	8	1,136.4	263.1			9.44	27.1	6.26			0.232			40.5	55.8
	9	633.8	195.2			6.67	15.1	4.65			0.308			45.8	58.0
	10	385.0	163.3			5.00	9.2	3.89			0.424			52.1	64.5
	11	318.2	148.1			5.00	7.6	3.53			0.465			48.6	59.5
	12	267.4	148.2			5.00	6.4	3.53			0.554			50.4	59.8
	13	151.9	101.6			3.33	3.6	2.42			0.669			51.7	62.0
	14	65.5	49.3			1.67	1.6	1.17			0.754			53.0	60.5
	16	33.4	29.4			1.11	0.8	0.70			0.879			47.8	55.5
	19	35.6	49.4			1.67	0.8	1.18			1.390			55.6	62.5
Pulpwood Total		3,638.3	1,250.2			42.78	86.6	29.77			0.487			44.3	57.7

	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Chip-N-Saw	10	898.4	69.2	249.1	20.9	11.67	21.4	1.65	5.93	497.16	0.277	23.242	24.5	43.8	55.9
	11	636.4	49.2	254.6	21.3	10.00	15.2	1.17	6.06	506.12	0.400	33.401	31.3	50.0	61.7
Chip-N-Saw Total		1,534.8	118.4	503.7	42.1	21.67	36.5	2.82	11.99	1003.28	0.328	27.455	27.3	46.3	58.3

	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	12	1,010.1	141.2	445.1	38.0	18.89	24.1	3.36	10.60	905.36	0.441	37.645	27.3	52.9	63.6
	13	506.3	64.7	274.5	25.0	11.11	12.1	1.54	6.54	595.61	0.542	49.410	30.6	52.7	62.9
	14	196.4	27.5	119.4	11.6	5.00	4.7	0.66	2.84	276.07	0.608	59.024	30.0	52.0	61.1
	15	228.2	85.8	128.3	15.9	6.67	5.4	2.04	3.05	378.25	0.562	69.627	22.5	58.6	67.5
	16	133.7	25.8	109.0	12.8	4.44	3.2	0.61	2.60	305.34	0.815	95.926	32.6	56.4	63.5
	18	79.2	37.4	71.6	10.3	3.33	1.9	0.89	1.71	246.42	0.904	130.638	27.5	62.6	69.5
	19	35.6	21.9	25.8	3.9	1.67	0.8	0.52	0.62	93.65	0.727	110.635	20.0	55.9	62.5
Sawtimber Total		2,189.5	404.4	1,173.8	117.6	51.11	52.1	9.63	27.95	2800.70	0.536	53.725	28.0	54.0	63.8

	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Merch Group Total		7,362.5	1,773.0	1,677.4	159.8	115.55	175.3	42.21	39.94	3803.98	0.469	21.700	27.7	47.6	59.6
All Group Total		7,362.5	1,773.0	1,677.4	159.8	115.55	175.3	42.21	39.94	3803.98	0.469	21.700	27.7	47.6	59.6

Misc. Hardwood ---> TBA_1

Stand Total	Per Acre	Avg. Tree	Avg. Heights
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UNTHINNED PLANTATION PAGE 2 OF 2

	DBH	Trees	PW Tons	Saw Tons	MBF
Pulpwood	10	85.6	29.0		
Pulpwood Total		85.6	29.0		

BA	Trees	PW Tons	Saw Tons	BF
1.11	2.0	0.69		
1.11	2.0	0.69		

Tons/Tree	BF/Tree
0.339	
0.339	

Hs	Hp	Hm
	29.4	30.5
	29.4	30.5

	DBH	Trees	PW Tons	Saw Tons	MBF
Merch Group Total		85.6	29.0	0.0	0.0
All Group Total		85.6	29.0	0.0	0.0

BA	Trees	PW Tons	Saw Tons	BF
1.11	2.0	0.69	0.00	0.00
1.11	2.0	0.69	0.00	0.00

Tons/Tree	BF/Tree
0.339	0.000
0.339	0.000

Hs	Hp	Hm
0.0	29.4	30.5
0.0	29.4	30.5

TBA_1 ---> TBA_1

Stand Total					
	DBH	Trees	PW Tons	Saw Tons	MBF
Merch Class Total		7,448.1	1,802.0	1,677.4	159.8
All Class Total		7,448.1	1,802.0	1,677.4	159.8

Per Acre				
BA	Trees	PW Tons	Saw Tons	BF
116.67	177.3	42.90	39.94	3803.98
116.67	177.3	42.90	39.94	3803.98

Avg. Tree	
Tons/Tree	BF/Tree
0.467	21.451
0.467	21.451

Avg. Heights		
Hs	Hp	Hm
27.7	47.4	59.3
27.7	47.4	59.3

All Species Groups ---> All Secondary groups

Stand Total					
	DBH	Trees	PW Tons	Saw Tons	MBF
Merch Grand Total		7,448.1	1,802.0	1,677.4	159.8
All Grand Total		7,448.1	1,802.0	1,677.4	159.8

Per Acre				
BA	Trees	PW Tons	Saw Tons	BF
116.67	177.3	42.90	39.94	3803.98
116.67	177.3	42.90	39.94	3803.98

Avg. Tree	
Tons/Tree	BF/Tree
0.467	21.451
0.467	21.451

Avg. Heights		
Hs	Hp	Hm
27.7	47.4	59.3
27.7	47.4	59.3

OFFER FORM

MAGNOLIA TRACT—LISTING #4791—COLUMBIA 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

In reference to the attached Kingwood Forestry Services, Inc. Notice of Land Sale, I submit the following as an offer for the purchase of Magnolia Tract located in Columbia County, Arkansas and further described within this Notice (see attached maps and Conditions of Sale). **The tract is offered for sale at \$472,500.00.**

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 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 contract execution. 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

Magnolia Tract (Listing #4791—269± 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

