

LAND FOR SALE**Bid Date: Friday, February 19, 2021****Fourche la Fave
River Tract
Perry County, AR**

- **River + Highway Frontage**
- **±70.64 Acres**
- **±3 Miles East of Perryville**



Bid Date:
Friday, February 19, 2021

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 Fourche la Fave River Tract (Listing #4759) described as Part of SW¼ of NE¼, Section 7 lying south and east of Fourche la Fave River; Part of N½ of SE¼, Section 7; all located in Township 4 North, Range 16 West, containing a total of 70.64 acres, more or less, Perry County, Arkansas (see attached maps and complete legal description on back of Offer Form).

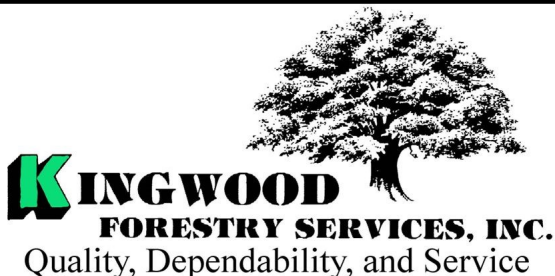
The tract is located about three (3) miles east of Perryville. Access is frontage on Highway 216. Timber consists of native hardwood and pine. Soils consist of silt and fine sandy loams which are favorable for growing both loblolly pine and hardwoods. Terrain is flat to gently rolling. Excellent fishing on river or nearby Harris Brake plus great squirrel, deer, and turkey hunting opportunities.

Kingwood Forestry conducted an inventory of ±67 acres of merchantable native hardwood and pine (eight cruise lines running east and west) in July, 2020. Based on the inventory, estimated tree counts and timber volumes are as follows:

Pine Sawtimber:	1,416 Trees	229,439 Board Feet	1,544 Tons
Pine Chip n' Saw:	540 Trees	22,380 Board Feet	252 Tons
Pine Pulpwood:	2,334 Trees	—	812 Tons
Pine Topwood:	—	—	491 Tons
Gum & Misc. Sawtimber:	894 Trees	114,423 Board Feet	953 Tons
Hardwood Pulpwood:	7,755 Trees	—	2,089 Tons

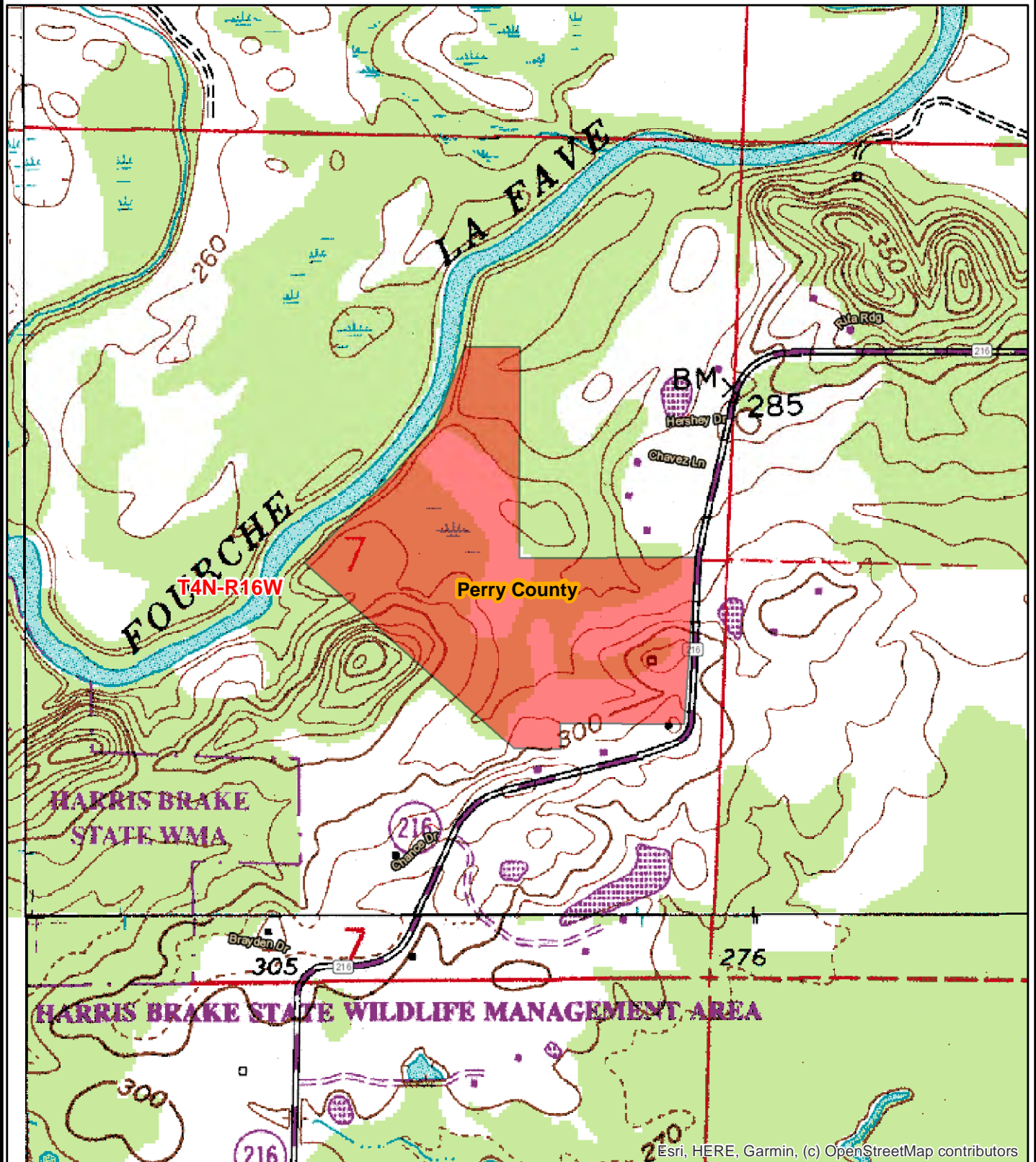
Due to variations in cruising methods, utilization standards, and scaling practices, tree counts and timber volume estimates cannot be guaranteed. Volume report in Tons and Board Feet included; additional volume reports with tree counts by species, diameter, and height are available on our website: <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 - Listing #4759
"Fourche la Fave River Tract"
Pt. Sec. 7, T4N, R16W, Perry County, Arkansas
containing 70.64 acres, more or less



0 0.125 0.25
Miles



Date: 12/31/2020
Drawn By: JDT

NOTICE OF LAND SALE
FOURCHE LA FAVE RIVER TRACT (LISTING #4759) - PERRY COUNTY, ARKANSAS
BID DATE: FRIDAY, FEBRUARY 19, 2021

Method of Sale

The tract will be sold on the basis of lump sum sealed bids. An Offer Form is attached. Bids will be opened at the Kingwood Forestry office at #4 Executive Circle, Arkadelphia, Arkansas, at **10:00 a.m., Friday, February 19, 2021**. Buyers submitting offers are welcome to attend the bid opening. Mailed bids should be addressed to Kingwood Forestry Services, P.O. Box 65, Arkadelphia, AR 71923, with **“Fourche la Fave River 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. Bids 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, Arkansas. All faxed / e-mailed offers will be immediately acknowledged. Please await confirmation that your faxed / e-mailed offer has been received. No verbal telephone bids will be accepted. Anyone submitting an offer for the purchase of this property will be provided with a summary of bid results.

Conditions of Sale

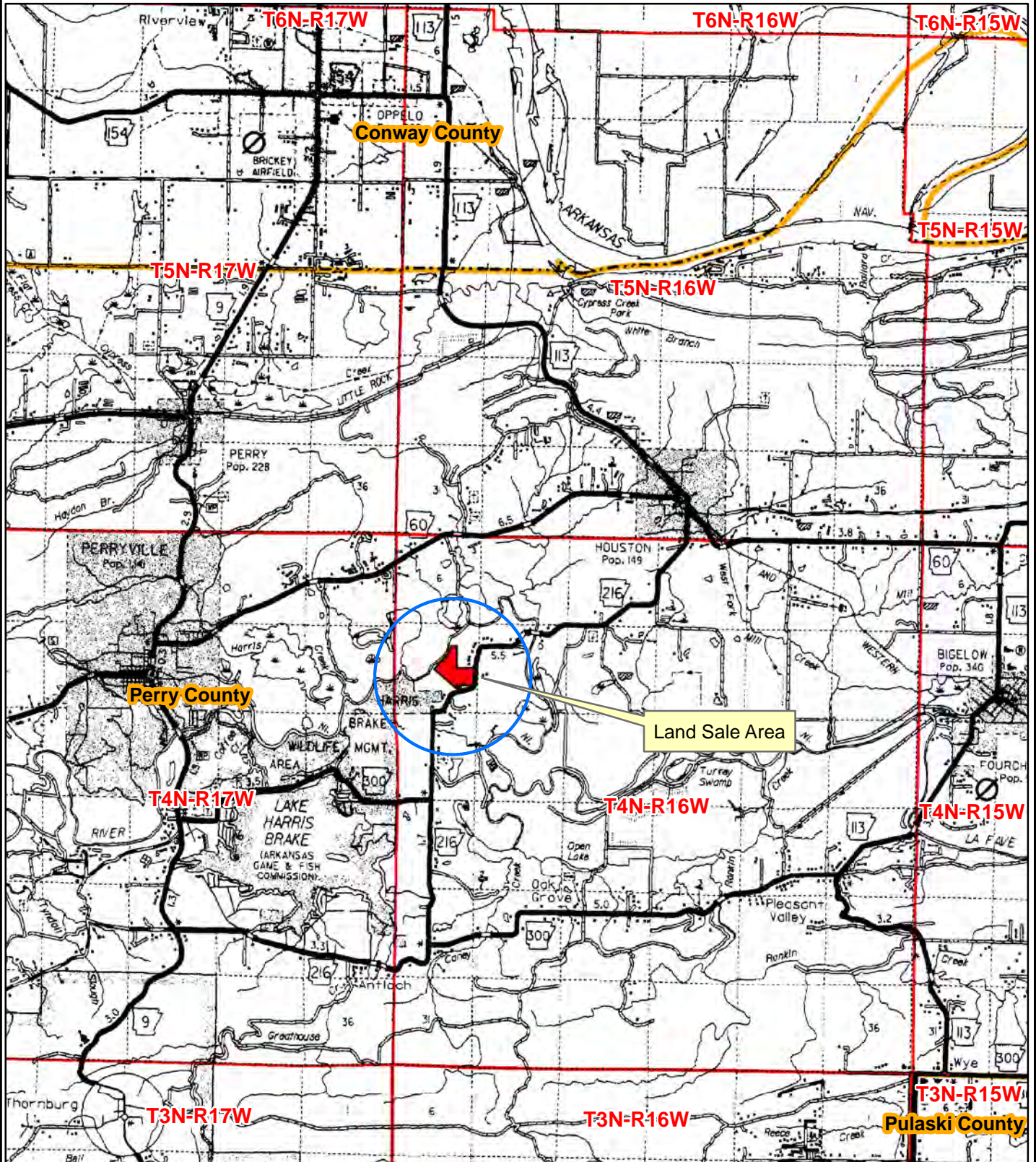
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid through 10:00 a.m., Wednesday, February 24, 2021. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of 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 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 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.
10. Questions regarding the land sale should be directed to licensed broker Phil Wright or licensed agent Brian Clark 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 #4759
"Fourche la Fave River Tract"
Pt. Sec. 7, T4N, R16W, Perry County, Arkansas
containing 70.64 acres, more or less






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Miles



Date: 12/31/2020
Drawn By: JDT

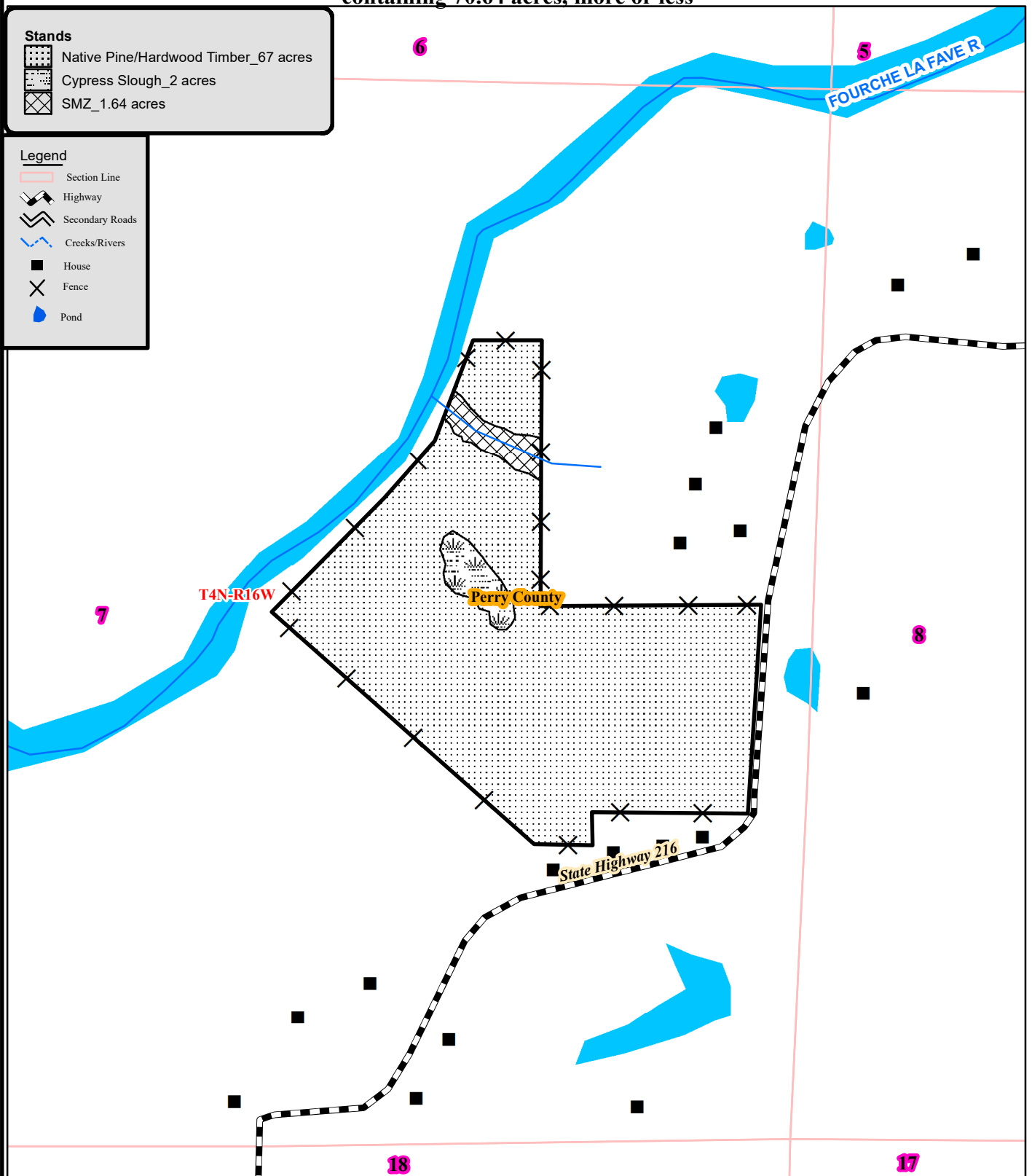
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containing 70.64 acres, more or less


Stands

-  Native Pine/Hardwood Timber_67 acres
-  Cypress Slough_2 acres
-  SMZ_1.64 acres

Legend

-  Section Line
-  Highway
-  Secondary Roads
-  Creeks/Rivers
-  House
-  Fence
-  Pond

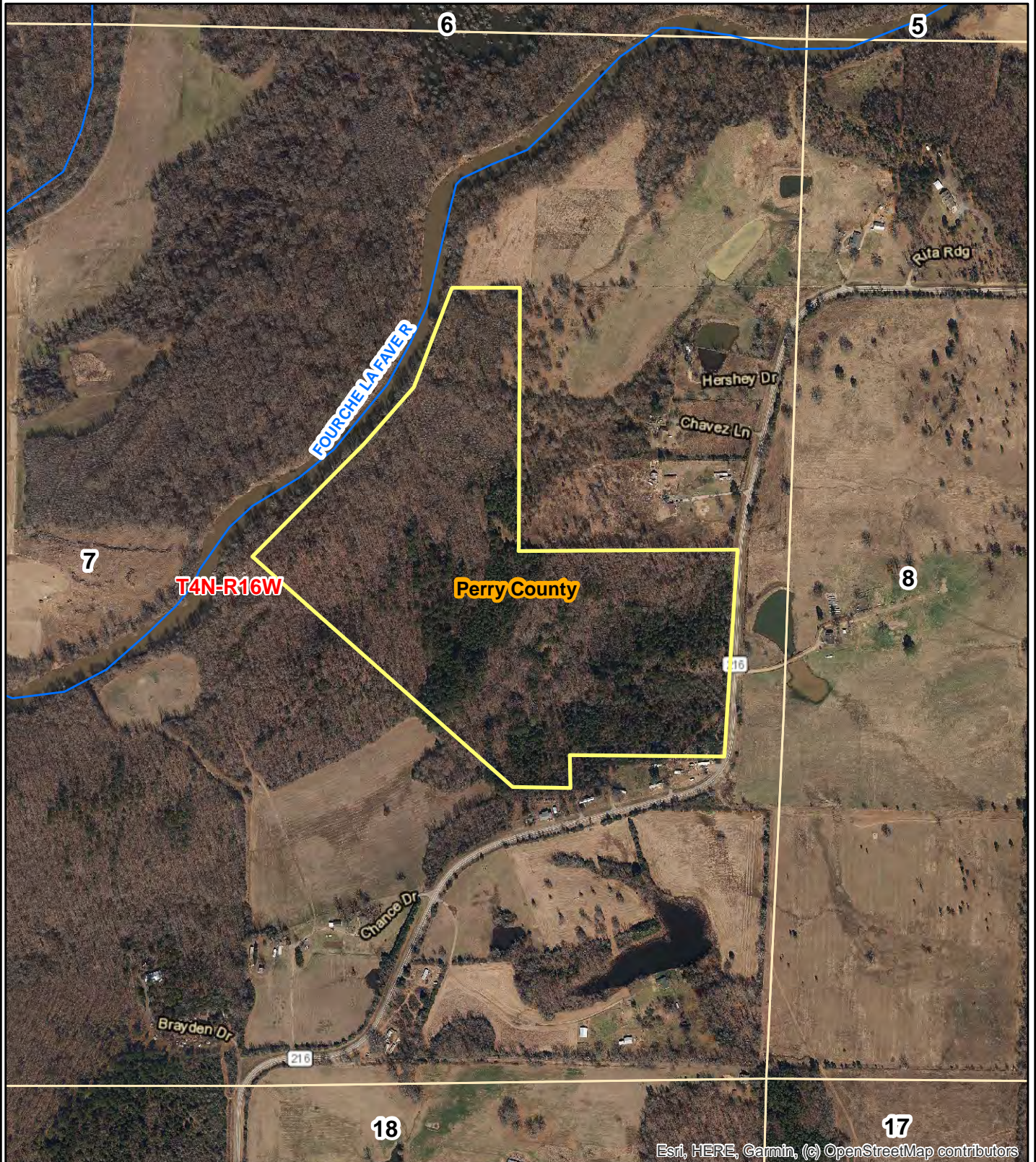


0 0.125 0.25
 Miles



Created: Date: 1/6/2021
 By: JDT

NOTICE OF LAND SALE - Listing #4759
"Fourche la Fave River Tract"
Pt. Sec. 7, T4N, R16W, Perry County, Arkansas
containing 70.64 acres, more or less



Esri, HERE, Garmin, (c) OpenStreetMap contributors

0 0.125 0.25
Miles



Date: 12/31/2020
ESRI Aerial Photography
Drawn By: JDT



Kingwood Forestry Services
No. 4 Executive Circle
Arkadelphia, AR 71923

Phone: 870-246-5757
Fax: 870-246-3341
Email: arkadelphia@kingwoodforestry.com
Website: www.kingwoodforestry.com

Timber Volume Estimates

Stratum: Merchantable timber

Acres: 67

Plots: 61

Cruiser: JDT

Cruise Date: 12/31/2020

Cruise Type: Point

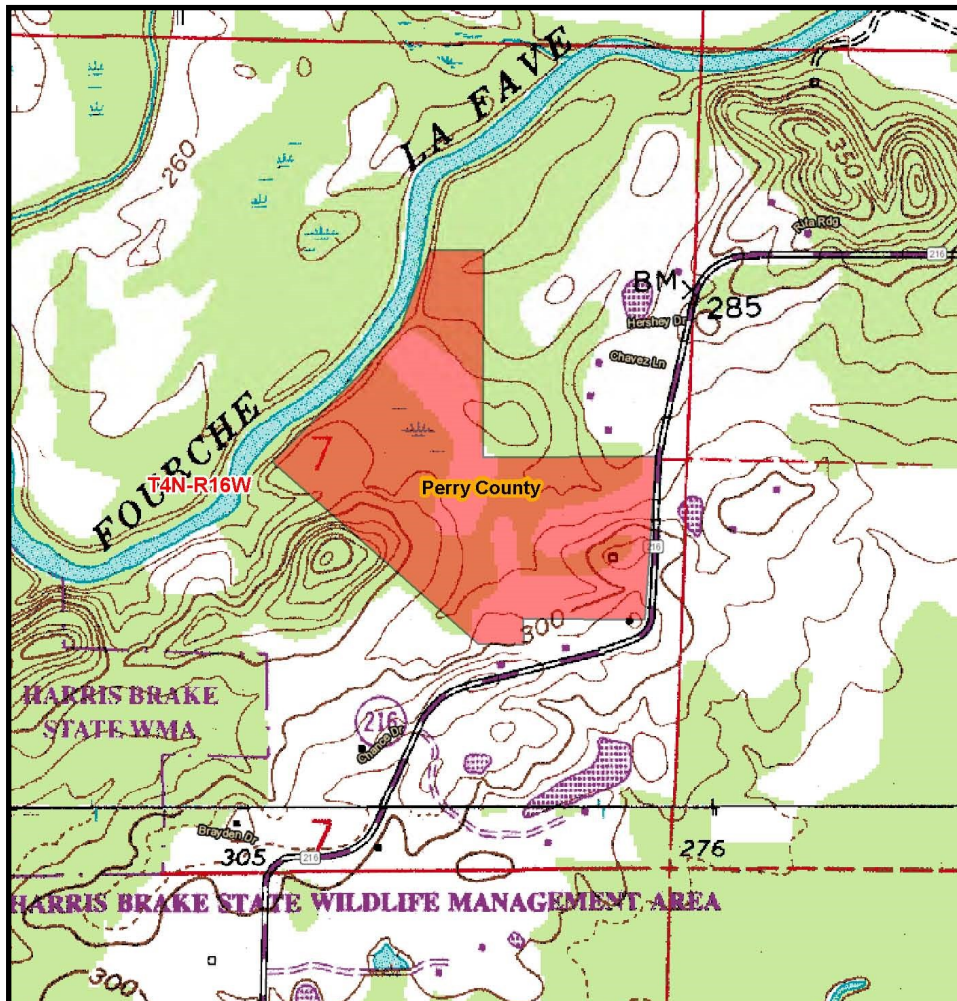
Plot Size/BAF: 15.00

Pine

Product	Stratum Total				Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height	
Sawtimber	1,416	1,544	229,439	27.9	21	23.0	3,424.5	15.2	35.4	
Chip-N-Saw	540	252	22,380	4.8	8	3.8	334.0	10.5	33.3	
Pulpwood	2,334	812	0	13.2	35	12.1	0.0	8.0	42.7	
Topwood	0	491	0	0.0	0	7.3	0.0	0.0	0.0	
Class Total	4,291	3,099	251,819	45.9	64	46.3	3,758.5	10.7	39.1	

Hardwood

Product	Stratum Total				Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height	
Sawtimber	894	953	114,423	22.3	13	14.2	1,707.8	17.3	26.0	
Pulpwood	7,755	2,089	0	41.2	116	31.2	0.0	7.7	34.4	
Class Total	8,649	3,042	114,423	63.5	129	45.4	1,707.8	8.7	33.6	
Stratum Total	12,940	6,141	366,242	109.4	193	91.7	5,466.3	9.4	35.4	



ADDITIONAL TIMBER VOLUME REPORT



Kingwood Forestry Services
No. 4 Executive Circle
Arkadelphia, AR 71923

Phone: 870-246-5757
Fax: 870-246-3341
Email: arkadelphia@kingwoodforestry.com
Website: www.kingwoodforestry.com

Timber Volume Estimates

Stratum: Merchantable timber
Acres: 67
Plots: 61.00
Cruiser: JDT

Cruise Date: 12/31/2020
Cruise Type: Point
Plot Size/BAF: 15.00

Pine

Natural Lob		Stratum Total				Per Acre				Average Tree		
Sawtimber	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	12	368	185	19,947	5,553	4.3	5	2.8	297.7	82.9	0.56	27.0
	13	243	157	18,265	4,763	3.3	4	2.3	272.6	71.1	0.64	30.6
	14	77	59	7,614	1,783	1.2	1	0.9	113.6	26.6	0.75	30.9
	15	207	179	24,411	5,492	3.8	3	2.7	364.3	82.0	0.83	31.9
	16	58	68	9,824	2,084	1.2	1	1.0	146.6	31.1	0.93	38.7
	17	63	73	11,073	2,256	1.5	1	1.1	165.3	33.7	1.05	34.0
	18	86	132	20,636	4,107	2.3	1	2.0	308.0	61.3	1.12	42.7
	19	44	80	12,778	2,484	1.3	1	1.2	190.7	37.1	1.20	46.4
	20	60	140	22,951	4,400	1.9	1	2.1	342.6	65.7	1.26	58.3
	21	36	96	16,636	3,010	1.3	1	1.4	248.3	44.9	1.42	59.3
	22	6	14	2,657	445	0.2	0	0.2	39.7	6.6	1.76	40.5
	23	11	26	5,120	825	0.5	0	0.4	76.4	12.3	1.98	36.5
	24	49	164	30,763	5,178	2.3	1	2.5	459.1	77.3	1.84	57.7
	25	10	30	5,788	931	0.5	0	0.4	86.4	13.9	2.16	44.5
	26	13	46	9,344	1,463	0.7	0	0.7	139.5	21.8	2.38	45.8
Sawtimber Total	15.2	1,332	1,449	217,806	44,773	26.4	20	21.6	3,250.8	668.3	0.96	35.0
Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	10	294	136	11,905	3,847	2.4	4	2.0	177.7	57.4	0.36	36.4
	11	236	110	9,958	3,106	2.3	4	1.6	148.6	46.4	0.45	29.2
Chip-N-Saw Total	10.4	529	245	21,863	6,954	4.7	8	3.7	326.3	103.8	0.40	33.2
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	5	253	29	0	749	0.5	4	0.4	0.0	11.2	0.00	33.3

Timber Volume Estimates

Stratum: Merchantable timber

Acres: 67

Plots: 61.00

Cruiser: JDT

Cruise Date: 12/31/2020

Cruise Type: Point

Plot Size/BAF: 15.00

Pine

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
	6	420	70	0	1,884	1.2	6	1.0	0.0	28.1	0.00	36.2
	7	381	92	0	2,517	1.5	6	1.4	0.0	37.6	0.00	41.1
	8	341	106	0	2,962	1.8	5	1.6	0.0	44.2	0.00	42.8
	9	448	187	0	5,278	3.0	7	2.8	0.0	78.8	0.00	47.5
	10	181	96	0	2,737	1.5	3	1.4	0.0	40.8	0.00	50.4
	11	125	78	0	2,245	1.2	2	1.2	0.0	33.5	0.00	50.4
	12	21	18	0	512	0.2	0	0.3	0.0	7.6	0.00	60.9
	13	36	29	0	848	0.5	1	0.4	0.0	12.7	0.00	47.7
	15	27	28	0	820	0.5	0	0.4	0.0	12.2	0.00	46.4
	16	12	18	0	533	0.2	0	0.3	0.0	8.0	0.00	66.1
	17	10	17	0	510	0.2	0	0.3	0.0	7.6	0.00	63.5
	18	19	29	0	850	0.5	0	0.4	0.0	12.7	0.00	50.4
Pulpwood Total	8.0	2,272	798	0	22,445	12.9	34	11.9	0.0	335.0	0.00	42.8

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	467	0	15,047	0.0	0	7.0	0.0	224.6	0.00	0.0

Natural Lob Total	10.6	4,134	2,959	239,669	89,219	44.0	62	44.2	3,577.1	1,331.6	0.81	39.0
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Shortleaf Pine

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	21	13	1,203	364	0.2	0	0.2	17.9	5.4	0.53	32.5
	13	18	10	1,114	287	0.2	0	0.2	16.6	4.3	0.66	24.5
	14	26	32	3,288	909	0.4	0	0.5	49.1	13.6	0.61	56.5
	19	8	15	2,250	431	0.2	0	0.2	33.6	6.4	1.27	40.5
	20	11	25	3,778	720	0.4	0	0.4	56.4	10.7	1.35	48.5
Sawtimber Total	14.6	85	95	11,633	2,711	1.5	1	1.4	173.6	40.5	0.78	41.2

Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
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Timber Volume Estimates

Stratum: Merchantable timber

Acres: 67

Plots: 61.00

Cruiser: JDT

Cruise Date: 12/31/2020

Cruise Type: Point

Plot Size/BAF: 15.00

Pine

Shortleaf Pine

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
	11	11	7	517	182	0.1	0	0.1	7.7	2.7	0.41	40.5
Chip-N-Saw Total	11.0	11	7	517	182	0.1	0	0.1	7.7	2.7	0.41	40.5
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	7	62	14	0	380	0.2	1	0.2	0.0	5.7	0.00	39.9
Pulpwood Total	7.0	62	14	0	380	0.2	1	0.2	0.0	5.7	0.00	39.9
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	24	0	775	0.0	0	0.4	0.0	11.6	0.00	0.0
Shortleaf Pine Total	11.4	157	140	12,150	4,049	1.9	2	2.1	181.3	60.4	0.74	40.6
Pine Total	10.7	4,291	3,099	251,819	93,268	45.9	64	46.3	3,758.5	1,392.1	0.80	39.1

Hardwood

Misc. Hardwood

Stratum Total							Per Acre				Average Tree	
Sawtimber	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	14	77	41	3,965	1,146	1.2	1	0.6	59.2	17.1	0.76	19.7
	15	22	12	1,236	333	0.4	0	0.2	18.5	5.0	0.92	16.5
	16	22	18	1,948	496	0.5	0	0.3	29.1	7.4	0.92	24.5
	18	39	30	3,743	849	1.0	1	0.5	55.9	12.7	1.32	16.5
Sawtimber Total	15.4	160	101	10,892	2,824	3.1	2	1.5	162.6	42.1	0.92	19.1
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	5	1,109	81	0	2,367	2.3	17	1.2	0.0	35.3	0.00	22.9
	6	1,755	228	0	6,686	5.1	26	3.4	0.0	99.8	0.00	31.9
	7	1,433	250	0	7,207	5.7	21	3.7	0.0	107.6	0.00	30.4

Timber Volume Estimates

Stratum: Merchantable timber

Acres: 67

Plots: 61.00

Cruiser: JDT

Cruise Date: 12/31/2020

Cruise Type: Point

Plot Size/BAF: 15.00

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
	8	1,304	336	0	9,744	6.8	19	5.0	0.0	145.4	0.00	37.7
	9	513	175	0	5,106	3.4	8	2.6	0.0	76.2	0.00	40.4
	10	585	263	0	7,497	4.8	9	3.9	0.0	111.9	0.00	42.6
	11	368	207	0	5,987	3.6	5	3.1	0.0	89.4	0.00	45.2
	12	306	211	0	5,918	3.6	5	3.1	0.0	88.3	0.00	45.2
	13	220	175	0	4,940	3.0	3	2.6	0.0	73.7	0.00	44.0
	14	92	85	0	2,455	1.5	1	1.3	0.0	36.6	0.00	45.7
	15	13	12	0	362	0.2	0	0.2	0.0	5.4	0.00	37.2
	16	34	42	0	1,150	0.7	1	0.6	0.0	17.2	0.00	43.6
	17	21	25	0	739	0.5	0	0.4	0.0	11.0	0.00	38.6
Pulpwood Total	7.7	7,755	2,089	0	60,160	41.2	116	31.2	0.0	897.9	0.00	34.4
Misc. Hardwood Total	7.9	7,914	2,190	10,892	62,983	44.3	118	32.7	162.6	940.0	0.92	34.1

Red Oak Spp.

Stratum Total

Per Acre

Average Tree

Sawtimber	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	14	57	41	3,721	1,100	0.9	1	0.6	55.5	16.4	0.68	28.2
	15	92	71	6,948	1,879	1.7	1	1.1	103.7	28.0	0.80	25.7
	16	46	51	5,277	1,352	1.0	1	0.8	78.8	20.2	0.84	34.5
	17	42	43	4,841	1,141	1.0	1	0.6	72.3	17.0	1.02	26.5
	18	65	79	9,441	2,113	1.7	1	1.2	140.9	31.5	1.11	29.1
	19	39	51	6,425	1,360	1.1	1	0.8	95.9	20.3	1.26	28.0
	20	26	35	4,496	923	0.8	0	0.5	67.1	13.8	1.44	24.5
	21	11	20	2,669	528	0.4	0	0.3	39.8	7.9	1.48	32.5
	22	41	68	9,335	1,800	1.6	1	1.0	139.3	26.9	1.72	25.7
	23	33	71	10,267	1,902	1.4	0	1.1	153.2	28.4	1.78	32.5
	24	10	27	3,920	710	0.5	0	0.4	58.5	10.6	1.85	36.5
	25	5	8	1,112	203	0.2	0	0.1	16.6	3.0	2.55	16.5
	27	4	12	1,965	330	0.2	0	0.2	29.3	4.9	2.45	32.5

Timber Volume Estimates

Stratum: Merchantable timber

Acres: 67

Plots: 61.00

Cruiser: JDT

Cruise Date: 12/31/2020

Cruise Type: Point

Plot Size/BAF: 15.00

Hardwood

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
	28	4	12	2,005	330	0.2	0	0.2	29.9	4.9	2.63	32.5
Sawtimber Total	18.0	475	589	72,421	15,670	12.9	7	8.8	1,080.9	233.9	1.16	28.4
Red Oak Spp. Total	18.0	475	589	72,421	15,670	12.9	7	8.8	1,080.9	233.9	1.16	28.4

Sweetgum

Stratum Total							Per Acre				Average Tree	
Sawtimber	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	15	38	29	3,033	817	0.7	1	0.4	45.3	12.2	0.79	27.3
	16	12	12	1,286	329	0.2	0	0.2	19.2	4.9	0.86	32.5
	17	11	12	1,439	345	0.3	0	0.2	21.5	5.2	0.97	32.5
	18	20	23	2,888	645	0.5	0	0.3	43.1	9.6	1.13	28.2
	19	11	18	2,382	509	0.3	0	0.3	35.5	7.6	1.14	40.5
Sawtimber Total	16.5	92	95	11,027	2,646	2.1	1	1.4	164.6	39.5	0.95	30.4
Sweetgum Total	16.5	92	95	11,027	2,646	2.1	1	1.4	164.6	39.5	0.95	30.4

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
	15	40	23	2,267	610	0.7	1	0.3	33.8	9.1	0.92	16.5
	16	35	30	3,263	805	0.7	1	0.5	48.7	12.0	0.93	24.5
	17	31	30	3,464	805	0.7	0	0.5	51.7	12.0	1.05	24.5
	18	9	10	1,216	268	0.2	0	0.2	18.1	4.0	1.17	24.5
	19	8	12	1,531	329	0.2	0	0.2	22.9	4.9	1.21	32.5
	20	30	45	5,853	1,196	1.0	0	0.7	87.4	17.8	1.39	28.5
	22	6	8	1,034	203	0.2	0	0.1	15.4	3.0	1.97	16.5
	23	6	10	1,455	268	0.2	0	0.2	21.7	4.0	1.92	24.5
Sawtimber Total	17.4	167	168	20,082	4,484	4.2	2	2.5	299.7	66.9	1.15	23.4
White Oak Spp. Total	17.4	167	168	20,082	4,484	4.2	2	2.5	299.7	66.9	1.15	23.4

Timber Volume Estimates

Stratum: Merchantable timber

Acres: 67

Plots: 61.00

Cruiser: JDT

Cruise Date: 12/31/2020

Cruise Type: Point

Plot Size/BAF: 15.00

Hardwood

Hardwood Total	8.7	8,649	3,042	114,423	85,783	63.5	129	45.4	1,707.8	1,280.3	1.10	33.6
Stratum Total	9.4	12,940	6,141	366,242	179,051	109.4	193	91.7	5,466.3	2,672.4	0.88	35.4

ADDITIONAL TIMBER VOLUME REPORT



Kingwood Forestry Services
No. 4 Executive Circle
Arkadelphia, AR 71923

Phone: 870-246-5757
Fax: 870-246-3341
Email: arkadelphia@kingwoodforestry.com
Website: www.kingwoodforestry.com

Timber Volume Estimates

Stratum: Merchantable timber

Acres: 67

Plots: 61

Cruiser: JDT

Cruise Date: 12/31/2020

Cruise Type: Point

Plot Size/BAF: 15.00

Pine

Product	Stratum Total			BA	Per Acre			Average Tree	
	Trees	Tons	Doyle BF		Trees	Tons	Doyle BF	DBH	Height
Natural Lob									
Sawtimber	1,332	1,449	217,806	26.4	20	21.6	3,250.8	15.2	35.0
Chip-N-Saw	529	245	21,863	4.7	8	3.7	326.3	10.4	33.2
Pulpwood	2,272	798	0	12.9	34	11.9	0.0	8.0	42.8
Topwood	0	467	0	0.0	0	7.0	0.0	0.0	0.0
Group Total	4,134	2,959	239,669	44.0	62	44.2	3,577.1	10.6	39.0

Shortleaf Pine

Sawtimber	85	95	11,633	1.5	1	1.4	173.6	14.6	41.2
Chip-N-Saw	11	7	517	0.1	0	0.1	7.7	11.0	40.5
Pulpwood	62	14	0	0.2	1	0.2	0.0	7.0	39.9
Topwood	0	24	0	0.0	0	0.4	0.0	0.0	0.0
Group Total	157	140	12,150	1.9	2	2.1	181.3	11.4	40.6

Class Total	4,291	3,099	251,819	45.9	64	46.3	3,758.5	10.7	39.1
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Hardwood

Product	Stratum Total			BA	Per Acre			Average Tree	
	Trees	Tons	Doyle BF		Trees	Tons	Doyle BF	DBH	Height
Misc. Hardwood									
Sawtimber	160	101	10,892	3.1	2	1.5	162.6	15.4	19.1
Pulpwood	7,755	2,089	0	41.2	116	31.2	0.0	7.7	34.4
Group Total	7,914	2,190	10,892	44.3	118	32.7	162.6	7.9	34.1

Red Oak Spp.

Sawtimber	475	589	72,421	12.9	7	8.8	1,080.9	18.0	28.4
Group Total	475	589	72,421	12.9	7	8.8	1,080.9	18.0	28.4

Sweetgum

Sawtimber	92	95	11,027	2.1	1	1.4	164.6	16.5	30.4
Group Total	92	95	11,027	2.1	1	1.4	164.6	16.5	30.4

White Oak Spp.

Sawtimber	167	168	20,082	4.2	2	2.5	299.7	17.4	23.4
Group Total	167	168	20,082	4.2	2	2.5	299.7	17.4	23.4

Class Total	8,649	3,042	114,423	63.5	129	45.4	1,707.8	8.7	33.6
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Stratum Total	12,940	6,141	366,242	109.4	193	91.7	5,466.3	9.4	35.4
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OFFER FORM

Bid Date: Friday, February 19, 2021 @ 10:00 a.m.

FOURCHE LA FAVE RIVER TRACT—±70.64 ACRES—LISTING #4759—PERRY COUNTY, AR

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 **Fourche la Fave River Tract** located in Perry County, Arkansas and further described as Part of SW¼ of NE¼, Section 7 lying south and east of Fourche la Fave River; Part of N½ of SE¼, Section 7; all located in Township 4 North, Range 16 West, containing a total of 70.64 acres, more or less, Perry County, Arkansas (see attached maps and Conditions of Sale). Complete legal description can be found on back of this page.

My offer will remain valid through 10:00 a.m., Wednesday, February 24, 2021. Successful bidder will be notified at or before that time by telephone, fax, or e-mail. 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. (**Before 10:00 a.m., Friday, February 19, 2021**)
P.O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341
E-mail completed Offer Form to Arkadelphia@kingwoodforestry.com

Fourche la Fave River Tract (Listing #4759—70.64± 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 _____



FOURCHE LA FAVE RIVER TRACT

±70.64 ACRES—PERRY COUNTY, ARKANSAS

All that part of the SW 1/4 of the NE 1/4 of Section 7, Township 4 North, Range 16 West, that lies South and East of Fourche La Fave River, containing 20 acres, more or less. Also, the NE 1/4 of SE 1/4 of Section 7, Township 4 North, Range 16 West, except a strip of land 70 yards wide off the east side thereof, said strip being 70 yards wide East and West and 440 yards long, North and South; Also excepting a parcel of land described as follows: Beginning at a point which is 70 yards west of the Southeast corner of said subdivision and run thence North 70 yards, thence west 210 yards, thence south 70 yards; thence East 210 yards to the point of beginning, containing 30.64 acres, more or less. Also, all that part of the Northwest Quarter of SE 1/4 of Section 7, Township 4 North, Range 16 West, described as follows: Beginning at the Southeast corner of said subdivision and run thence North 20 chains; thence West 20 chains; thence in a southeast direction to the southeast corner of said NW 1/4 of SE 1/4, (the point of beginning) and containing 20 acres, more or less; all of the above described land containing in the aggregate 70.64 acres, more or less.