

KINGWOOD FORESTRY SERVICES, INC.

NOTICE OF LAND SALE \$199,975.00

**Manchester Tract—Clark County, Arkansas
±119.76 Acres—Listing #4806**



Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Manchester Tract (Listing #4806) described as Part of E½ of E½, Section 9, Township 8 South, Range 18 West, containing 119.76 acres, more or less, Clark County, Arkansas (see attached maps).

The tract is located about ten (10) miles southeast of Arkadelphia near the Griffithtown community. Access is paved frontage on Arkansas Highway 7 / 8 and Highway 128, plus over one-quarter-mile frontage on Piney Grove Church Road. The property consists of ±31 acres of open field, ±29 acres of 1993 pine plantation, and balance of acreage is in young hardwood / pine and pipeline right-of-way. 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. This property offers homesite potential, timber investment, and excellent deer and turkey hunting opportunities.

Kingwood Forestry conducted an inventory of ±87 acres of merchantable timber with five (5) cruise lines running east and west in December, 2020. Based on the inventory, estimated tree counts and timber volumes are as follows:

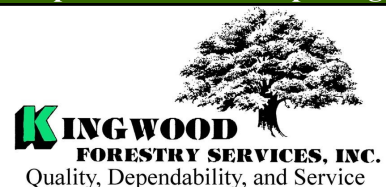
Pine Sawtimber:	2,768 Trees	220,366 Board Feet	1,986 Tons
Pine Chip n' Saw:	536 Trees	17,159 Board Feet	202 Tons
Pine Pulpwood:	1,219 Trees	—	359 Tons
Pine Topwood:	—	—	531 Tons
Gum & Misc. Sawtimber:	49 Trees	5,464 Board Feet	45 Tons
Hardwood Pulpwood:	5,377 Trees	—	1,171 Tons

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 included; additional timber volume estimates 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.

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
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

MANCHESTER TRACT (LISTING #4806)

Method of Sale

The tract is offered for sale for \$199,975.00. 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 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 single sum and not on a per-acre basis. If buyer requires a survey, the cost will be buyer's responsibility. 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.
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 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 licensed broker Phil Wright, 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.

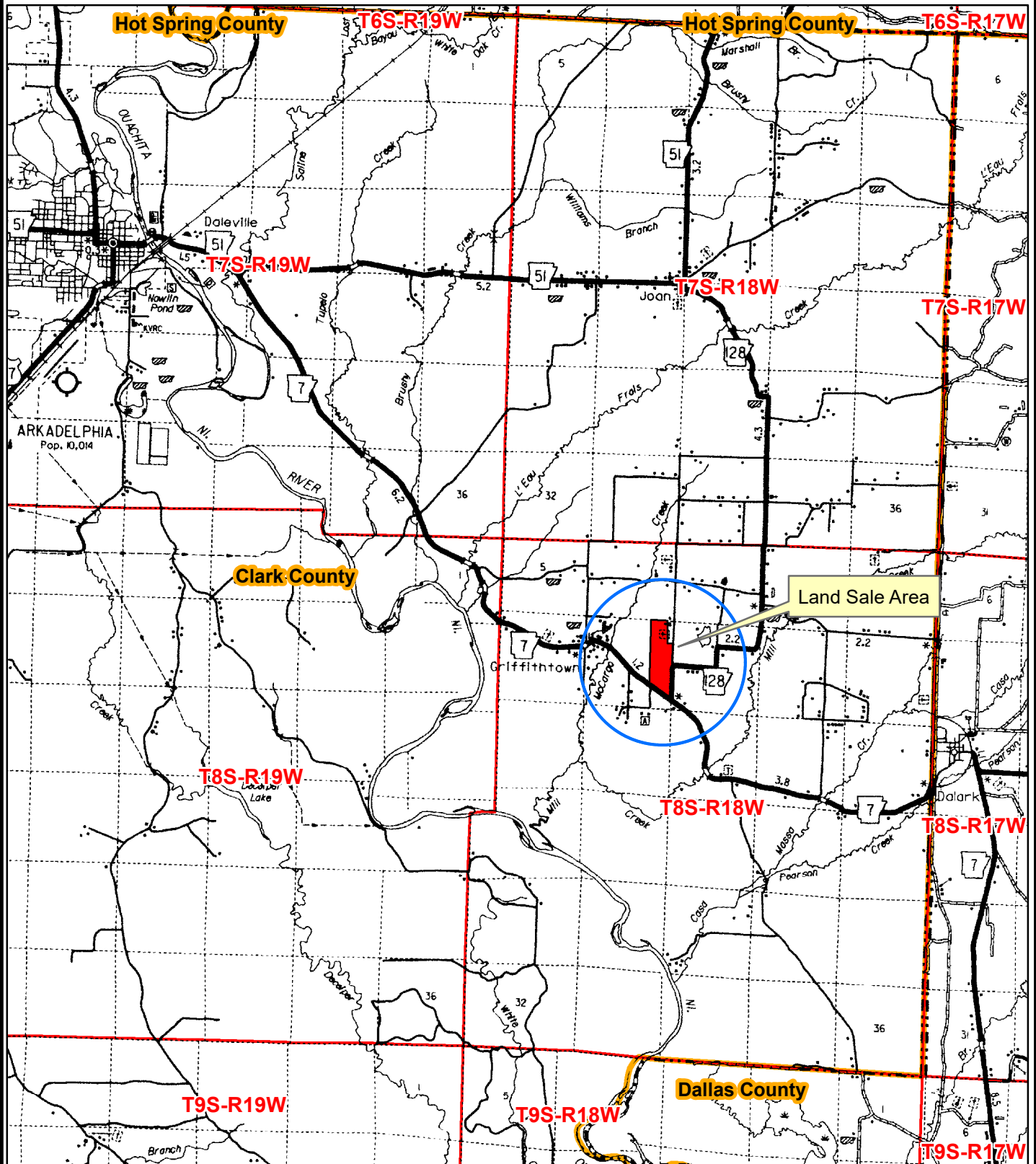
Kingwood makes no representation for the Buyer.

www.kingwoodforestry.com

NOTICE OF LAND SALE

"Manchester Tract" - Listing #4806

Pt. E½ of E½, Sec. 9, T8S, R18W, Clark County, Arkansas
containing 119.76 acres, more or less

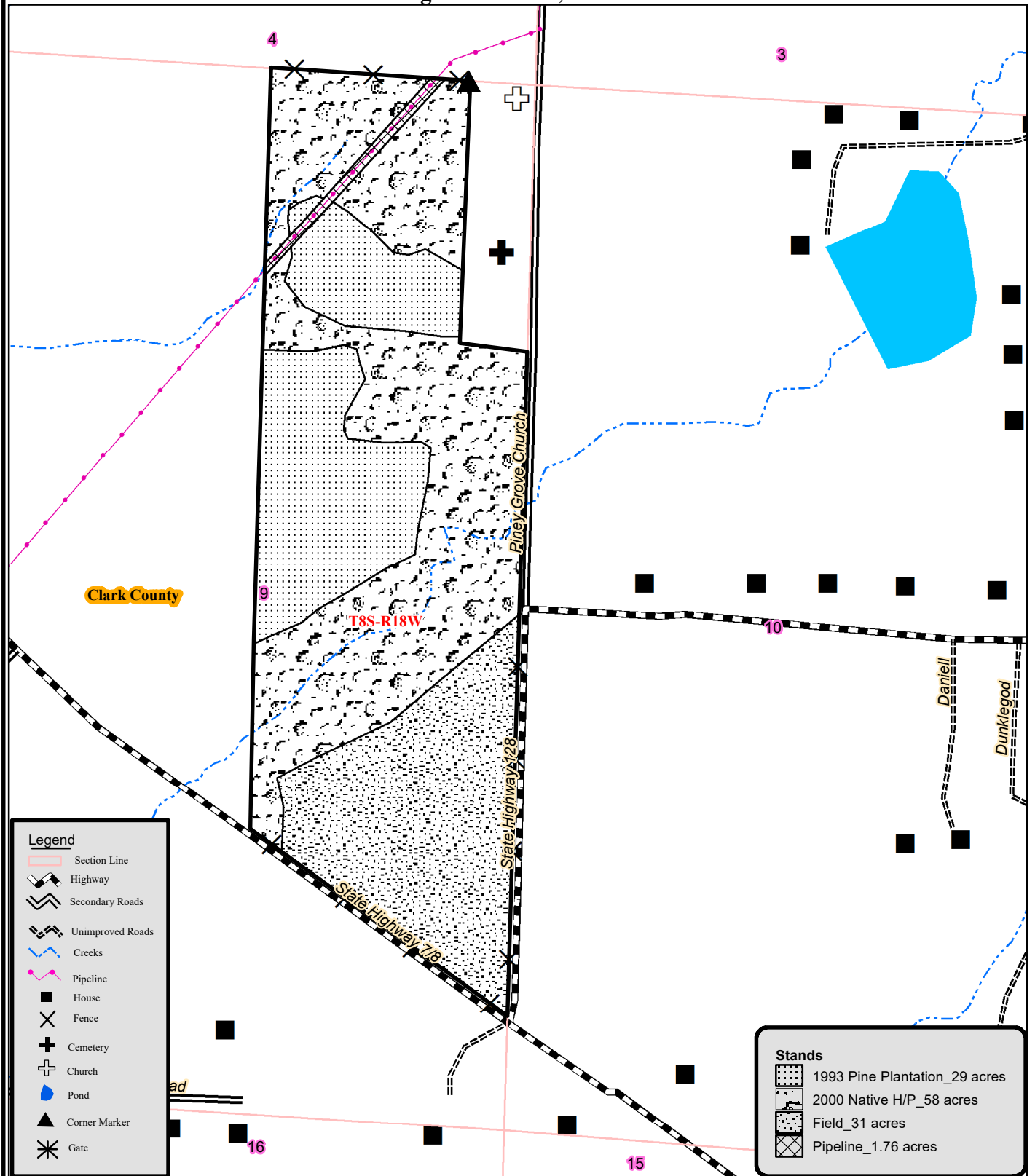


0 0.5 1 2 3
Miles



Date: 12/15/2020
Drawn By: JDT

NOTICE OF LAND SALE
"Manchester Tract" - Listing #4806
Pt. E½ of E½, Sec. 9, T8S, R18W, Clark County, Arkansas
containing 119.76 acres, more or less



- Legend**
- Section Line
 - Highway
 - Secondary Roads
 - Unimproved Roads
 - Creeks
 - Pipeline
 - House
 - Fence
 - Cemetery
 - Church
 - Pond
 - Corner Marker
 - Gate

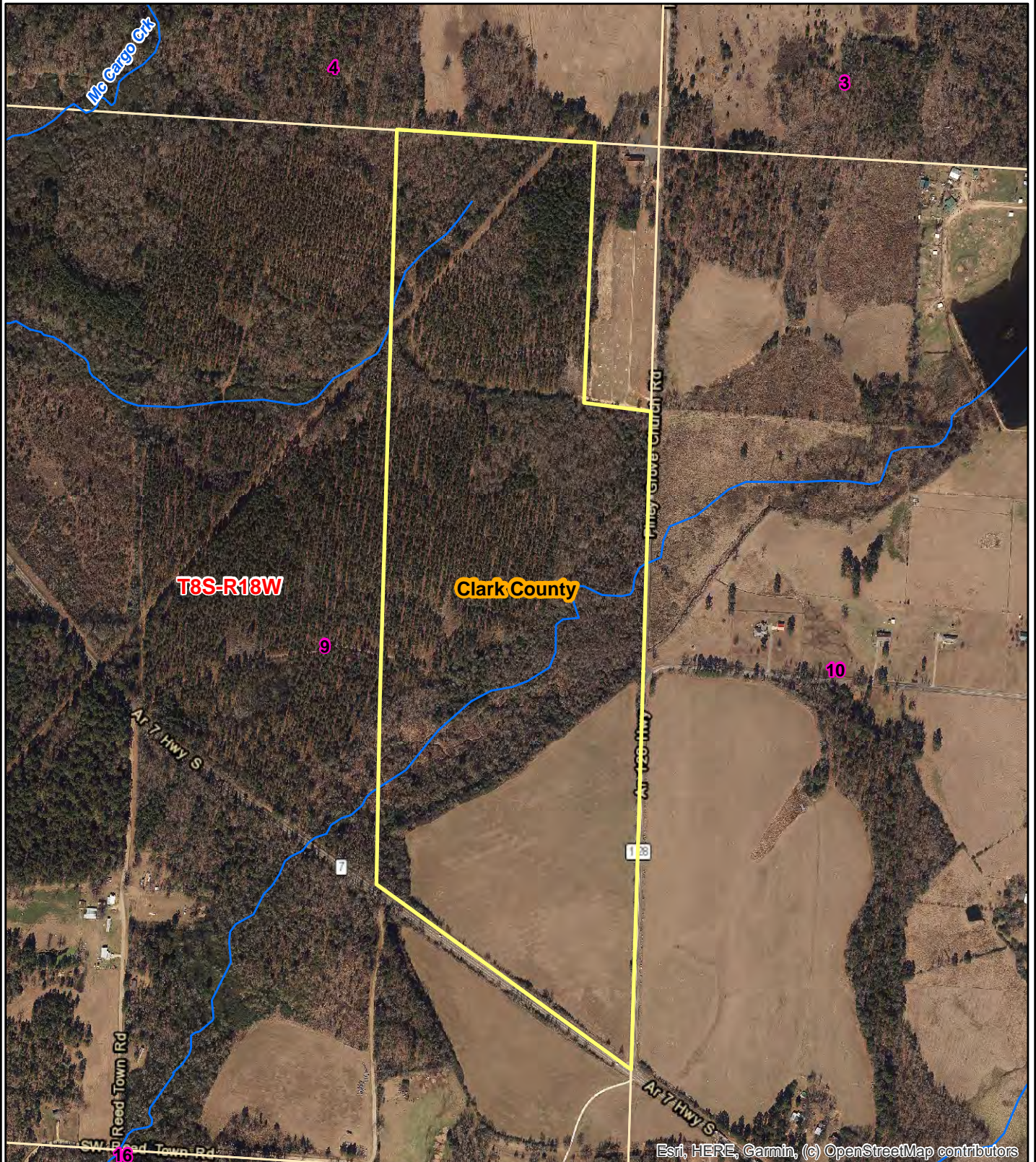
- Stands**
- 1993 Pine Plantation_29 acres
 - 2000 Native H/P_58 acres
 - Field_31 acres
 - Pipeline_1.76 acres

0 0.125 0.25
Miles



Created: Date: 12/28/2020
By: JDT

NOTICE OF LAND SALE
"Manchester Tract" - Listing #4806
Pt. E½ of E½, Sec. 9, T8S, R18W, Clark County, Arkansas
containing 119.76 acres, more or less



0 0.125 0.25
Miles



Date: 12/15/2020
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
Acres: 87
Plots: 43
Cruiser: JDT

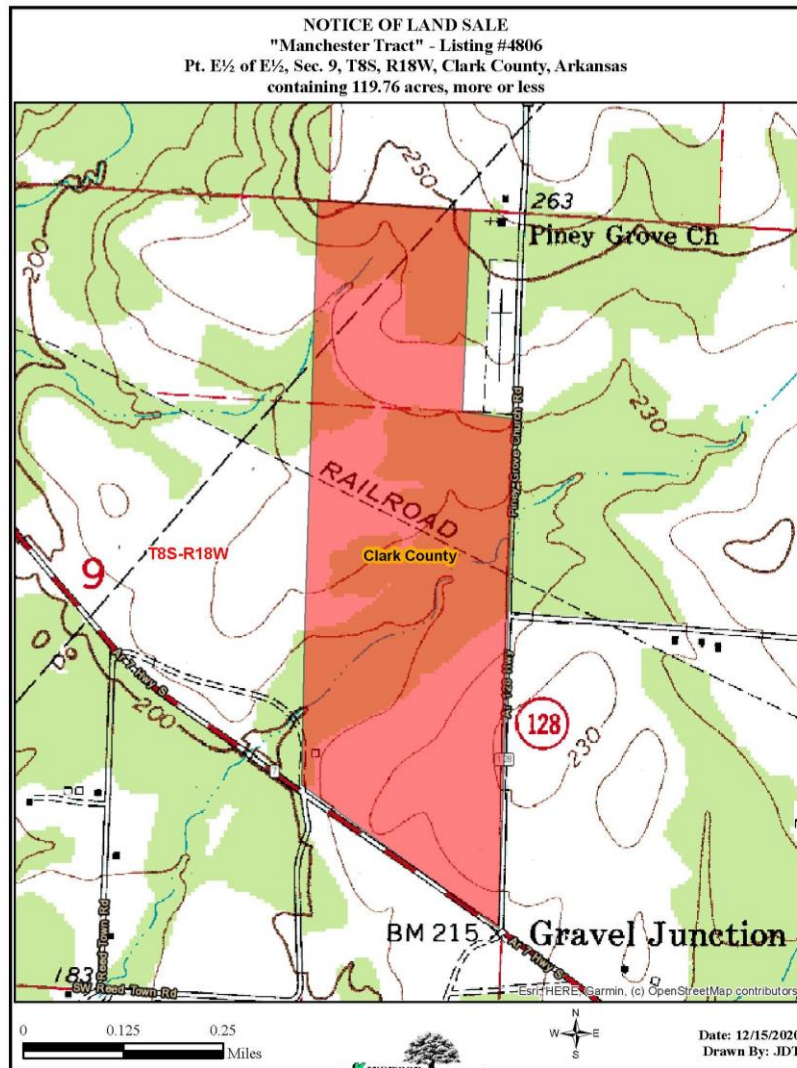
Cruise Date: 12/15/2020
Cruise Type: Point
Plot Size/BAF: 10.00

Pine

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	2,768	1,986	220,366	34.9	32	22.8	2,532.9	14.0	33.6
Chip-N-Saw	536	202	17,159	3.7	6	2.3	197.2	10.5	30.4
Pulpwood	1,219	359	0	5.6	14	4.1	0.0	8.3	40.6
Topwood	0	531	0	0.0	0	6.1	0.0	0.0	0.0
Class Total	4,523	3,077	237,524	44.2	52	35.4	2,730.2	12.1	35.1

Misc. Hardwood

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	49	45	5,464	0.9	1	0.5	62.8	17.4	22.6
Pulpwood	5,377	1,171	0	21.9	62	13.5	0.0	7.8	26.2
Class Total	5,425	1,217	5,464	22.8	62	14.0	62.8	7.9	26.1
StratumTotal	9,948	4,294	242,988	67.0	114	49.4	2,793.0	9.8	30.2



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

Acres: 87

Plots: 43

Cruiser: JDT

Cruise Date: 12/15/2020

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
Loblolly Pine									
Sawtimber	2,768	1,986	220,366	34.9	32	22.8	2,532.9	14.0	33.6
Chip-N-Saw	536	202	17,159	3.7	6	2.3	197.2	10.5	30.4
Pulpwood	1,219	359	0	5.6	14	4.1	0.0	8.3	40.6
Topwood	0	531	0	0.0	0	6.1	0.0	0.0	0.0
Group Total	4,523	3,077	237,524	44.2	52	35.4	2,730.2	12.1	35.1
Class Total	4,523	3,077	237,524	44.2	52	35.4	2,730.2	12.1	35.1

Misc. Hardwood

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Misc. Hardwood									
Sawtimber	28	24	2,739	0.5	0	0.3	31.5	16.2	24.5
Pulpwood	5,377	1,171	0	21.9	62	13.5	0.0	7.8	26.2
Group Total	5,405	1,195	2,739	22.3	62	13.7	31.5	7.8	26.2
Red Oak Spp.									
Sawtimber	21	22	2,725	0.5	0	0.2	31.3	18.9	20.1
Group Total	21	22	2,725	0.5	0	0.2	31.3	18.9	20.1
Class Total	5,425	1,217	5,464	22.8	62	14.0	62.8	7.9	26.1
Stratum Total	9,948	4,294	242,988	67.0	114	49.4	2,793.0	9.8	30.2

ADDITIONAL TIMBER VOLUME REPORT



Kingwood Forestry Services
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Arkadelphia, AR 71923

Phone: 870-246-5757
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Website: www.kingwoodforestry.com

Timber Volume Estimates

Stratum: Merchantable
Acres: 87
Plots: 43.00
Cruiser: JDT

Cruise Date: 12/15/2020
Cruise Type: Point
Plot Size/BAF: 10.00

Pine

Loblolly 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	747	365	32,243	10,987	6.7	9	4.2	370.6	126.3	0.48	30.8
	13	549	323	29,672	9,832	5.8	6	3.7	341.1	113.0	0.55	32.8
	14	549	404	40,757	12,412	6.7	6	4.6	468.5	142.7	0.61	36.9
	15	297	237	26,181	7,348	4.2	3	2.7	300.9	84.5	0.70	35.2
	16	261	244	30,342	7,592	4.2	3	2.8	348.8	87.3	0.82	35.6
	17	205	223	30,311	6,965	3.7	2	2.6	348.4	80.1	0.94	36.0
	18	103	120	18,387	3,734	2.1	1	1.4	211.3	42.9	1.15	31.6
	19	31	32	5,542	971	0.7	0	0.4	63.7	11.2	1.44	21.8
	20	19	26	4,688	818	0.5	0	0.3	53.9	9.4	1.55	28.5
	21	8	12	2,242	363	0.2	0	0.1	25.8	4.2	1.76	24.5
Sawtimber Total	14.0	2,768	1,986	220,366	61,022	34.9	32	22.8	2,532.9	701.4	0.66	33.6
Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	10	260	87	7,263	2,536	1.6	3	1.0	83.5	29.1	0.34	29.1
	11	276	115	9,895	3,405	2.1	3	1.3	113.7	39.1	0.39	31.6
Chip-N-Saw Total	10.5	536	202	17,159	5,940	3.7	6	2.3	197.2	68.3	0.37	30.4
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	6	309	41	0	1,134	0.7	4	0.5	0.0	13.0	0.00	33.8
	7	303	51	0	1,448	0.9	3	0.6	0.0	16.6	0.00	36.6
	8	174	39	0	1,125	0.7	2	0.4	0.0	12.9	0.00	39.0
	9	92	31	0	885	0.5	1	0.4	0.0	10.2	0.00	42.5
	10	37	14	0	424	0.2	0	0.2	0.0	4.9	0.00	47.8
	11	153	81	0	2,395	1.2	2	0.9	0.0	27.5	0.00	48.8

Timber Volume Estimates

Stratum: Merchantable

Acres: 87

Plots: 43.00

Cruiser: JDT

Cruise Date: 12/15/2020

Cruise Type: Point

Plot Size/BAF: 10.00

Pine

Loblolly Pine

Loblolly Pine		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
	12	129	87	0	2,631	1.2	1	1.0	0.0	30.2	0.00	53.5
	13	22	15	0	460	0.2	0	0.2	0.0	5.3	0.00	53.0
Pulpwood Total	8.3	1,219	359	0	10,501	5.6	14	4.1	0.0	120.7	0.00	40.6
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	531	0	18,565	0.0	0	6.1	0.0	213.4	0.00	0.0
Loblolly Pine Total	12.1	4,523	3,077	237,524	96,028	44.2	52	35.4	2,730.2	1,103.8	0.61	35.1
Pine Total	12.1	4,523	3,077	237,524	96,028	44.2	52	35.4	2,730.2	1,103.8	0.61	35.1

Misc. Hardwood

Misc. 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
	15	16	12	1,246	330	0.2	0	0.1	14.3	3.8	0.82	24.5
	18	11	12	1,493	329	0.2	0	0.1	17.2	3.8	1.17	24.5
Sawtimber Total	16.2	28	24	2,739	659	0.5	0	0.3	31.5	7.6	0.96	24.5
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	5	297	21	0	578	0.5	3	0.2	0.0	6.6	0.00	20.2
	6	1,133	121	0	3,427	2.6	13	1.4	0.0	39.4	0.00	22.5
	7	1,590	241	0	6,891	4.9	18	2.8	0.0	79.2	0.00	24.4
	8	1,043	230	0	6,477	4.2	12	2.6	0.0	74.4	0.00	28.2
	9	275	71	0	2,096	1.4	3	0.8	0.0	24.1	0.00	26.7
	10	519	180	0	5,307	3.3	6	2.1	0.0	61.0	0.00	30.6
	11	153	75	0	2,216	1.2	2	0.9	0.0	25.5	0.00	37.8
	12	206	110	0	3,161	1.9	2	1.3	0.0	36.3	0.00	32.0

Timber Volume Estimates

Stratum: Merchantable

Acres: 87

Plots: 43.00

Cruiser: JDT

Cruise Date: 12/15/2020

Cruise Type: Point

Plot Size/BAF: 10.00

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	
	13	88	51	0	1,512	0.9	1	0.6	0.0	17.4	0.00	30.7	
	14	19	12	0	350	0.2	0	0.1	0.0	4.0	0.00	26.7	
	15	16	19	0	544	0.2	0	0.2	0.0	6.3	0.00	50.4	
	16	29	27	0	770	0.5	0	0.3	0.0	8.9	0.00	30.7	
	22	8	16	0	469	0.2	0	0.2	0.0	5.4	0.00	39.9	
Pulpwood Total	7.8	5,377	1,171	0	33,799	21.9	62	13.5	0.0	388.5	0.00	26.2	
Misc. Hardwood Total	7.8	5,405	1,195	2,739	34,458	22.3	62	13.7	31.5	396.1	0.96	26.2	

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	
	18	11	9	1,100	250	0.2	0	0.1	12.6	2.9	1.32	16.5	
	20	9	12	1,625	329	0.2	0	0.1	18.7	3.8	1.45	24.5	
Sawtimber Total	18.9	21	22	2,725	579	0.5	0	0.2	31.3	6.7	1.39	20.1	
Red Oak Spp. Total	18.9	21	22	2,725	579	0.5	0	0.2	31.3	6.7	1.39	20.1	
Misc. Hardwood Total	7.9	5,425	1,217	5,464	35,037	22.8	62	14.0	62.8	402.7	1.12	26.1	
Stratum Total	9.8	9,948	4,294	242,988	131,065	67.0	114	49.4	2,793.0	1,506.5	0.62	30.2	

OFFER FORM

Manchester Tract—±119.76 Acres—Listing #4806

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

In reference to the attached Kingwood Forestry Services, Inc. Notice of Land Sale, I submit the following as an offer for the purchase of **Manchester Tract** located in Clark County, Arkansas and further described as Part of E½ of E½, Section 9, Township 8 South, Range 18 West, containing 119.76 acres, more or less, Clark County, Arkansas (see attached maps and Conditions of Sale). **The tract is offered at \$199,975.00.**

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 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 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

Manchester Tract (Listing #4806—119.76± 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

