

LAND FOR SALE

Bid Date: Friday, November 19, 2021

Carthage 30 Tract

Dallas County, AR

- ± 30 Acres
- Mature Native Hardwood & Pine
- Great Timber Investment Opportunity
- Excellent Hunting



Bid Date:
Friday, November 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 Carthage 30 Tract (Listing #4885) described as SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$, E $\frac{1}{2}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 25, Township 7 South, Range 14 West, containing a total of 30 acres, more or less, Dallas County, Arkansas (see attached maps).

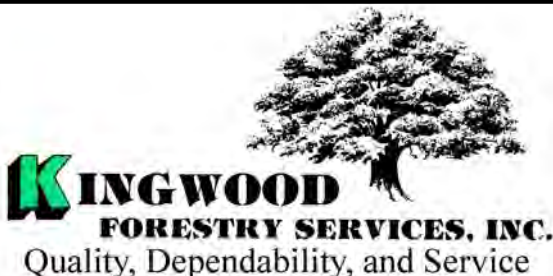
The tract is located four and one-half (4 $\frac{1}{2}$) miles east of Carthage 30 and six (6) miles southeast of Leola. Access is via unimproved woods roads through adjoining timberland. Terrain is flat to gently sloping. Site index for loblolly pine (base age 50) averages eighty-three (83) feet on Guyton and fine sandy loam soils. Timber consists of excellent quality hardwood and pine sawtimber with hardwood understory. Small creek flows through part of property. Tract offers excellent timber investment and hunting.

Based on inventory of merchantable timber on ± 30 acres conducted by Kingwood Forestry in October, 2021, estimated tree counts and timber volumes are as follows:

Pine Sawtimber:	440 Trees	106,261 Board Feet	763 Tons
Pine Chip n' Saw:	39 Trees	2,344 Board Feet	27 Tons
Pine Pulpwood:	68 Trees	—	43 Tons
Pine Topwood:	—	—	120 Tons
Red Oak Sawtimber:	396 Trees	72,537 Board Feet	587 Tons
White Oak Sawtimber:	581 Trees	89,524 Board Feet	756 Tons
Misc. Hardwood Sawtimber:	122 Trees	11,902 Board Feet	107 Tons
Hardwood Pulpwood:	1,542 Trees	—	632 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 are included; additional timber volume estimates with tree counts by species, diameter, and height are available on our website at <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
CARTHAGE 30 TRACT (LISTING #4885) - DALLAS COUNTY, ARKANSAS
BID DATE: FRIDAY, NOVEMBER 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, November 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 “**Carthage 30 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, November 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 ten (10) 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. 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 agent 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.

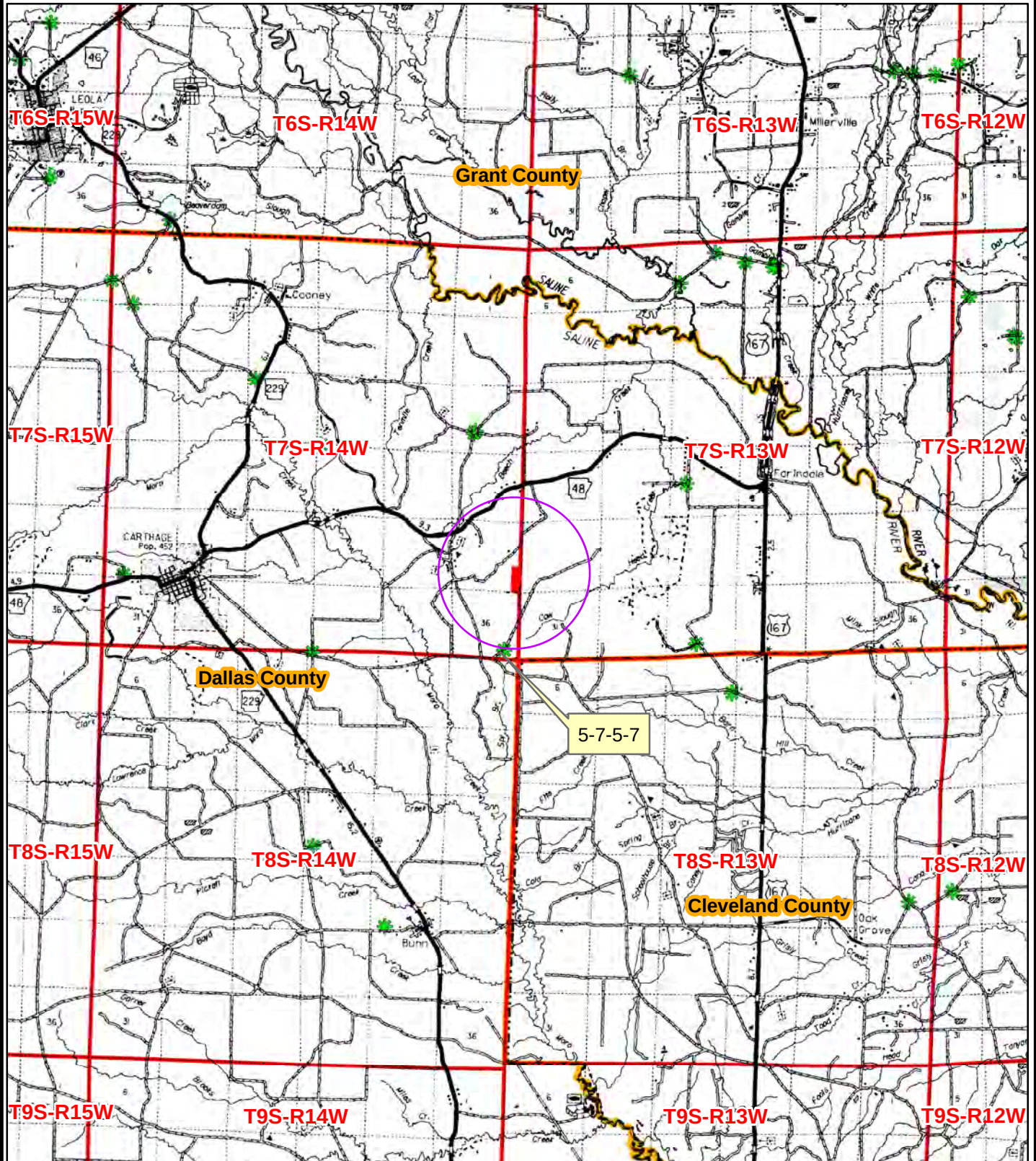
Kingwood makes no representation for the Buyer.

www.kingwoodforestry.com

NOTICE OF LAND SALE - Listing #4885

"Carthage 30"

Pt. E½ of SE¼, Sec. 25, T7S, R14W,
Dallas County, Arkansas



0 0.5 1 2 3
Miles



Date: 10/19/2021
ESRI Aerial Photography
Drawn By: BJC

NOTICE OF LAND SALE - Listing #4885

"Carthage 30 Tract"

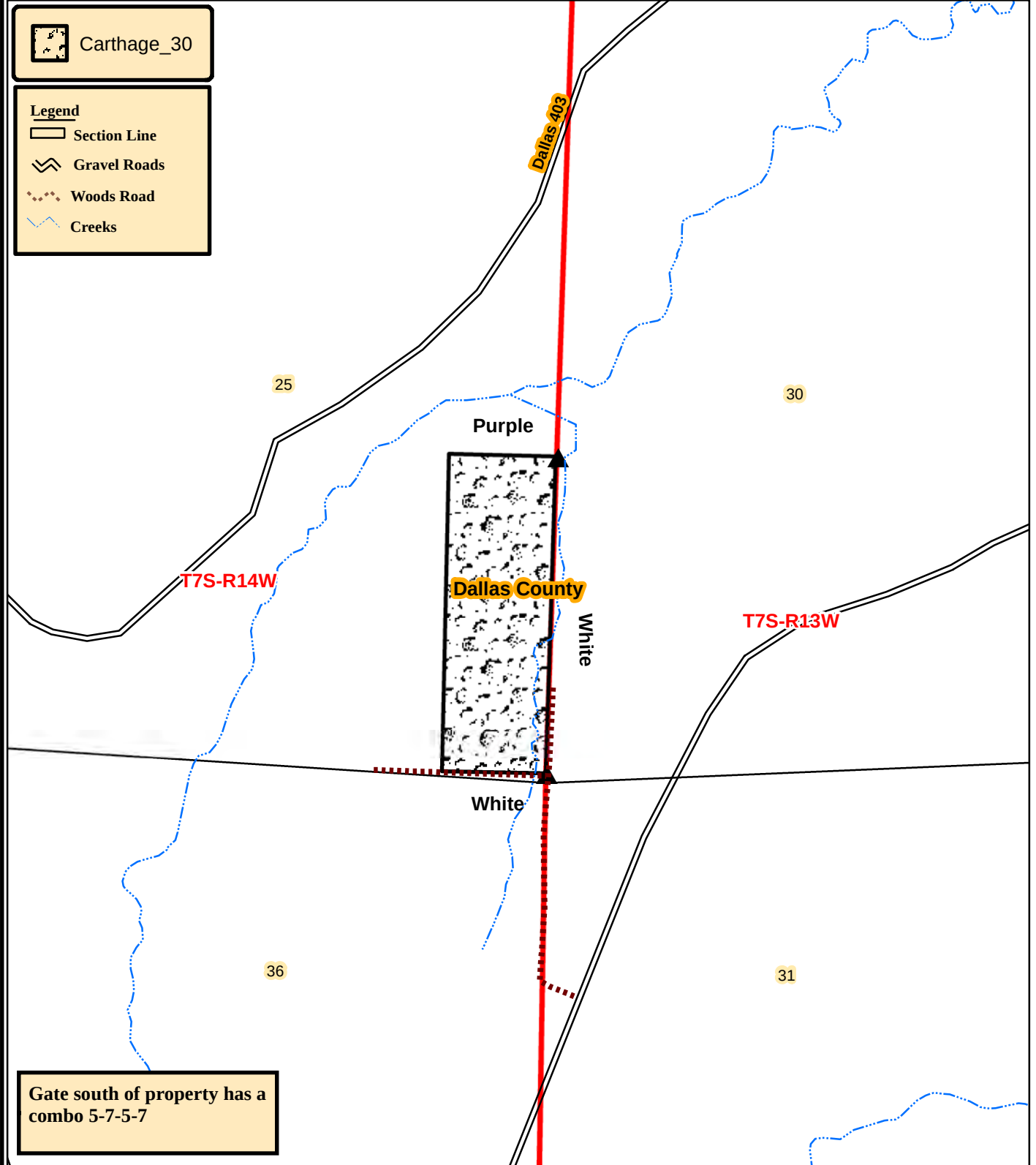
Pt. E½ of SE¼, Sec. 25, T7S, R14W,
Dallas County, Arkansas



Carthage_30

Legend

- Section Line
- Gravel Roads
- Woods Road
- Creeks



Gate south of property has a
combo 5-7-5-7

0 0.05 0.1 0.2
Miles

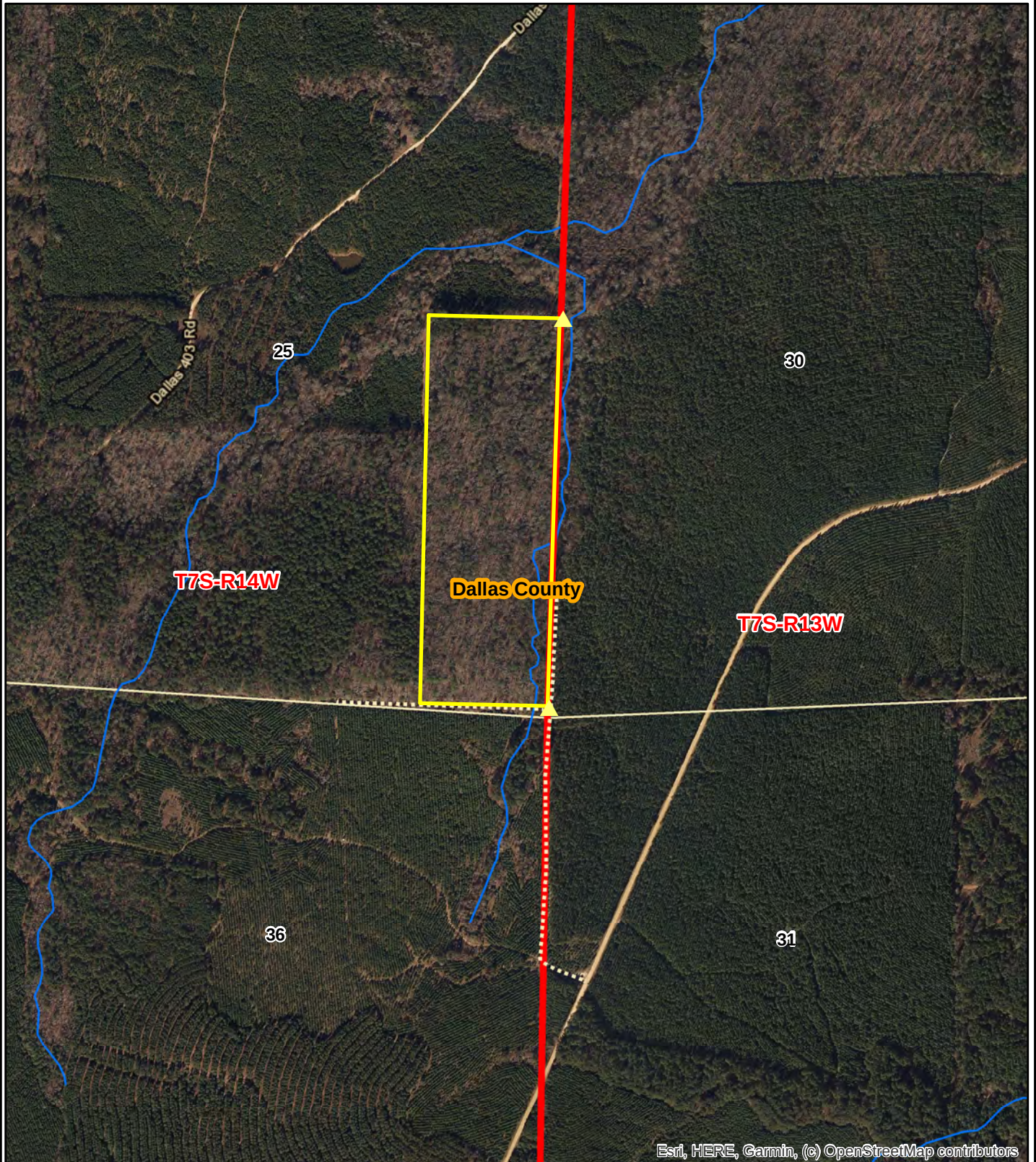


Date: 10/19/2021
Drawn By: BJC

NOTICE OF LAND SALE - Listing #4885

"Carthage 30"

Pt. E½ of SE¼, Sec. 25, T7S, R14W,
Dallas County, Arkansas



Esri, HERE, Garmin, (c) OpenStreetMap contributors

0 0.05 0.1 0.2
Miles

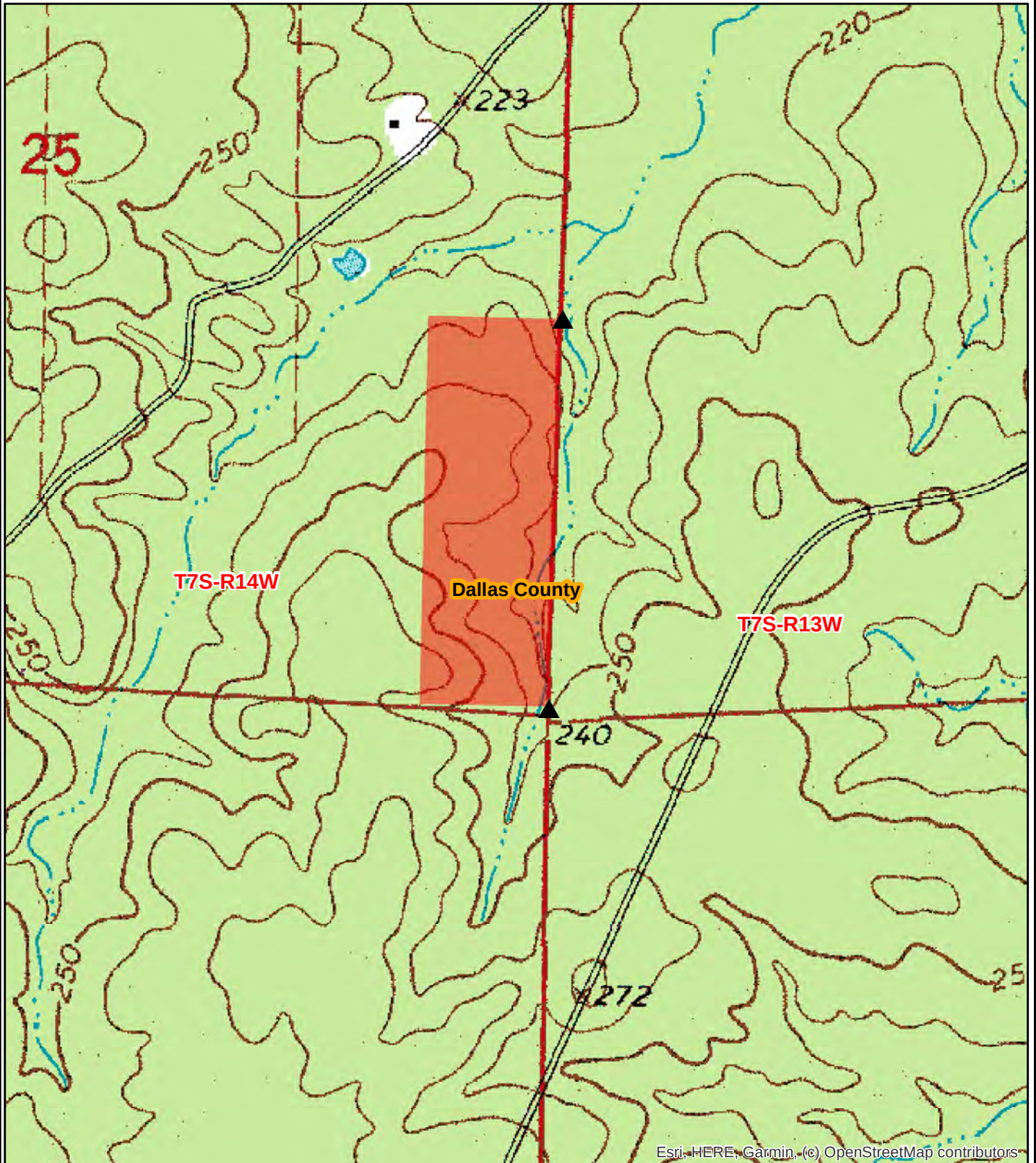


Date: 10/19/2021
ESRI Aerial Photography
Drawn By: BJC

NOTICE OF LAND SALE - Listing #4885

"Carthage 30"

Pt. E½ of SE¼, Sec. 25, T7S, R14W,
Dallas County, Arkansas



Esri, HERE, Garmin, (c) OpenStreetMap contributors

0 0.05 0.1 0.2
Miles



Date: 10/19/2021
ESRI Aerial Photography
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

Stratum: Carthage 30

Acres: 30

Plots: 35

Cruiser: Unknown

Cruise Date: 10/19/2021

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	581	756	89,524	32.6	19	25.2	2,984.1	17.4	33.4
Class Total	581	756	89,524	32.6	19	25.2	2,984.1	17.4	33.4

Red oak

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	396	587	72,537	24.4	13	19.6	2,417.9	18.2	35.0
Class Total	396	587	72,537	24.4	13	19.6	2,417.9	18.2	35.0

Pine

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	440	763	106,261	22.7	15	25.4	3,542.0	16.4	55.7
Chip-N-Saw	39	27	2,344	0.9	1	0.9	78.1	11.0	48.5
Pulpwood	68	43	0	1.3	2	1.4	0.0	9.9	60.8
Topwood	0	120	0	0.0	0	4.0	0.0	0.0	0.0
Class Total	547	952	108,605	24.9	18	31.7	3,620.2	15.2	55.8

Gum & Miscellaneous

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	122	107	11,902	5.6	4	3.6	396.7	15.7	27.5
Pulpwood	1,542	632	0	27.9	51	21.1	0.0	9.7	36.7
Class Total	1,663	739	11,902	33.4	55	24.6	396.7	10.1	36.0
StratumTotal	3,188	3,034	282,568	115.3	106	101.1	9,418.9	13.3	38.8

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

Stratum: Carthage 30
Acres: 30
Plots: 35
Cruiser: Unknown

Cruise Date: 10/19/2021
Cruise Type: Point
Plot Size/BAF: 15.00

White oak

Product	Trees	Stratum Total		Doyle BF	BA	Trees	Per Acre		Doyle BF	Average Tree	
		Tons					Tons			DBH	Height
White Oak Spp.											
Sawtimber	581	756		89,524	32.6	19	25.2		2,984.1	17.4	33.4
Group Total	581	756		89,524	32.6	19	25.2		2,984.1	17.4	33.4
Class Total	581	756		89,524	32.6	19	25.2		2,984.1	17.4	33.4

Red oak

Product	Trees	Stratum Total		Doyle BF	BA	Trees	Per Acre		Doyle BF	Average Tree	
		Tons					Tons			DBH	Height
Red Oak Spp.											
Sawtimber	396	587		72,537	24.4	13	19.6		2,417.9	18.2	35.0
Group Total	396	587		72,537	24.4	13	19.6		2,417.9	18.2	35.0
Class Total	396	587		72,537	24.4	13	19.6		2,417.9	18.2	35.0

Pine

Product	Trees	Stratum Total		Doyle BF	BA	Trees	Per Acre		Doyle BF	Average Tree	
		Tons					Tons			DBH	Height
Natural Lob											
Sawtimber	323	583		84,727	17.6	11	19.4		2,824.2	16.7	54.6
Chip-N-Saw	39	27		2,344	0.9	1	0.9		78.1	11.0	48.5
Pulpwood	49	29		0	0.9	2	1.0		0.0	9.5	60.8
Topwood	0	99		0	0.0	0	3.3		0.0	0.0	0.0
Group Total	411	738		87,071	19.3	14	24.6		2,902.4	15.3	54.8
Shortleaf Pine											
Sawtimber	117	180		21,534	5.1	4	6.0		717.8	15.4	58.7
Pulpwood	19	14		0	0.4	1	0.5		0.0	11.0	60.9
Topwood	0	20		0	0.0	0	0.7		0.0	0.0	0.0
Group Total	137	214		21,534	5.6	5	7.1		717.8	14.8	59.0
Class Total	547	952		108,605	24.9	18	31.7		3,620.2	15.2	55.8

Gum & Miscellaneous

Product	Trees	Stratum Total		Doyle BF	BA	Trees	Per Acre		Doyle BF	Average Tree	
		Tons					Tons			DBH	Height

Timber Volume Estimates

Stratum: Carthage 30

Acres: 30

Plots: 35

Cruiser: Unknown

Cruise Date: 10/19/2021

Cruise Type: Point

Plot Size/BAF: 15.00

Gum & Miscellaneous

	Stratum Total			Per Acre				Average Tree	
Product	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Misc. Hardwood									
Sawtimber	108	92	10,072	4.7	4	3.1	335.7	15.4	27.7
Pulpwood	1,530	620	0	27.4	51	20.7	0.0	9.6	36.6
Group Total	1,637	713	10,072	32.1	55	23.8	335.7	10.0	36.0
Sweetgum									
Sawtimber	14	15	1,830	0.9	0	0.5	61.0	18.3	25.8
Pulpwood	12	12	0	0.4	0	0.4	0.0	14.0	50.4
Group Total	26	27	1,830	1.3	1	0.9	61.0	16.3	37.1
Class Total	1,663	739	11,902	33.4	55	24.6	396.7	10.1	36.0
Stratum Total	3,188	3,034	282,568	115.3	106	101.1	9,418.9	13.3	38.8

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 Estimate

Stratum: Carthage 30
Acres: 30
Plots: 35.00
Cruiser: Unknown

Cruise Date: 10/19/2021
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
	14	72	41	3,823	1,104	2.6	2	1.4	127.4	36.8	0.75	20.5
	15	94	85	8,220	2,254	3.9	3	2.8	274.0	75.1	0.76	31.6
	16	101	116	12,035	3,079	4.7	3	3.9	401.2	102.6	0.82	36.9
	17	65	85	9,422	2,269	3.4	2	2.8	314.1	75.6	0.93	37.5
	18	102	146	17,227	3,899	6.0	3	4.9	574.2	130.0	1.05	36.5
	19	33	48	5,951	1,278	2.1	1	1.6	198.4	42.6	1.20	32.5
	20	35	56	7,282	1,491	2.6	1	1.9	242.7	49.7	1.35	31.2
	21	16	36	4,768	948	1.3	1	1.2	158.9	31.6	1.37	43.2
	22	29	59	8,338	1,582	2.6	1	2.0	277.9	52.7	1.60	33.8
	23	18	40	5,806	1,073	1.7	1	1.3	193.5	35.8	1.74	34.5
	24	12	32	4,751	859	1.3	0	1.1	158.4	28.6	1.85	37.8
	29	3	11	1,900	303	0.4	0	0.4	63.3	10.1	2.67	40.5
Sawtimber Total	17.4	581	756	89,524	20,139	32.6	19	25.2	2,984.1	671.3	1.04	33.4
White Oak Spp. Total	17.4	581	756	89,524	20,139	32.6	19	25.2	2,984.1	671.3	1.04	33.4
White oak Total	17.4	581	756	89,524	20,139	32.6	19	25.2	2,984.1	671.3	1.04	33.4

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	
	14	48	31	2,915	838	1.7	2	1.0	97.2	27.9	0.71	24.5	

Timber Volume Estimate

Stratum: Carthage 30

Acres: 30

Plots: 35.00

Cruiser: Unknown

Cruise Date: 10/19/2021

Cruise Type: Point

Plot Size/BAF: 15.00

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	42	42	3,986	1,111	1.7	1	1.4	132.9	37.0	0.73	36.5
	16	37	42	4,325	1,112	1.7	1	1.4	144.2	37.1	0.83	36.5
	17	33	39	4,290	1,028	1.7	1	1.3	143.0	34.3	0.97	32.5
	18	80	117	13,628	3,113	4.7	3	3.9	454.3	103.8	1.03	37.6
	19	39	63	7,797	1,670	2.6	1	2.1	259.9	55.7	1.17	36.5
	20	41	73	9,411	1,933	3.0	1	2.4	313.7	64.4	1.30	35.9
	21	16	27	3,672	724	1.3	1	0.9	122.4	24.1	1.51	29.8
	22	29	68	9,443	1,807	2.6	1	2.3	314.8	60.2	1.53	40.5
	23	9	19	2,797	513	0.9	0	0.6	93.2	17.1	1.77	32.5
	24	8	23	3,322	602	0.9	0	0.8	110.7	20.1	1.82	40.5
	25	8	21	3,220	561	0.9	0	0.7	107.3	18.7	2.04	36.5
	26	3	11	1,798	304	0.4	0	0.4	59.9	10.1	2.15	40.5
	30	3	11	1,934	303	0.4	0	0.4	64.5	10.1	2.85	40.5
Sawtimber Total	18.2	396	587	72,537	15,619	24.4	13	19.6	2,417.9	520.6	1.13	35.0
Red Oak Spp. Total	18.2	396	587	72,537	15,619	24.4	13	19.6	2,417.9	520.6	1.13	35.0
Red oak Total	18.2	396	587	72,537	15,619	24.4	13	19.6	2,417.9	520.6	1.13	35.0

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	82	66	6,119	1,893	2.1	3	2.2	204.0	63.1	0.48	48.5
	13	42	37	3,682	1,086	1.3	1	1.2	122.7	36.2	0.57	45.8
	14	12	14	1,558	423	0.4	0	0.5	51.9	14.1	0.62	56.5
	15	10	15	1,762	448	0.4	0	0.5	58.7	14.9	0.66	64.5
	16	18	26	3,304	750	0.9	1	0.9	110.1	25.0	0.84	48.5

Timber Volume Estimate

Stratum: Carthage 30

Acres: 30

Plots: 35.00

Cruiser: Unknown

Cruise Date: 10/19/2021

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
	17	24	45	5,931	1,331	1.3	1	1.5	197.7	44.4	0.88	61.8
	18	29	67	9,033	1,969	1.7	1	2.2	301.1	65.6	0.93	72.5
	19	7	16	2,367	474	0.4	0	0.5	78.9	15.8	1.13	64.5
	20	18	45	6,823	1,323	1.3	1	1.5	227.4	44.1	1.21	61.8
	21	21	62	10,063	1,847	1.7	1	2.1	335.4	61.6	1.38	62.5
	22	24	72	12,233	2,135	2.1	1	2.4	407.8	71.2	1.60	54.9
	23	13	42	7,274	1,251	1.3	0	1.4	242.5	41.7	1.74	53.8
	24	8	25	4,540	736	0.9	0	0.8	151.3	24.5	2.02	44.5
	25	4	13	2,445	393	0.4	0	0.4	81.5	13.1	2.15	48.5
	26	3	12	2,262	345	0.4	0	0.4	75.4	11.5	2.44	40.5
	27	3	12	2,301	345	0.4	0	0.4	76.7	11.5	2.63	40.5
	30	3	15	3,030	442	0.4	0	0.5	101.0	14.7	2.99	56.5
Sawtimber Total	16.7	323	583	84,727	17,190	17.6	11	19.4	2,824.2	573.0	0.97	54.6
Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	11	39	27	2,344	762	0.9	1	0.9	78.1	25.4	0.40	48.5
Chip-N-Saw Total	11.0	39	27	2,344	762	0.9	1	0.9	78.1	25.4	0.40	48.5
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	8	37	14	0	403	0.4	1	0.5	0.0	13.4	0.00	58.2
	14	12	15	0	425	0.4	0	0.5	0.0	14.2	0.00	68.8
Pulpwood Total	9.5	49	29	0	828	0.9	2	1.0	0.0	27.6	0.00	60.8
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	99	0	3,214	0.0	0	3.3	0.0	107.1	0.00	0.0
Natural Lob Total	15.3	411	738	87,071	21,994	19.3	14	24.6	2,902.4	733.1	0.92	54.8

Shortleaf Pine

Stratum Total

Per Acre

Average Tree

Tuesday, October 19, 2021

Page 3 of 6

Timber Volume Estimate

Stratum: Carthage 30
Acres: 30
Plots: 35.00
Cruiser: Unknown

Cruise Date: 10/19/2021
Cruise Type: Point
Plot Size/BAF: 15.00

Pine

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
	13	14	15	1,449	426	0.4	0	0.5	48.3	14.2	0.54	56.5
	14	24	29	2,969	825	0.9	1	1.0	99.0	27.5	0.61	56.5
	15	21	32	3,527	917	0.9	1	1.1	117.6	30.6	0.68	64.5
	16	37	62	7,383	1,778	1.7	1	2.1	246.1	59.3	0.77	62.5
	17	8	12	1,666	341	0.4	0	0.4	55.5	11.4	1.03	40.5
	18	7	15	2,203	442	0.4	0	0.5	73.4	14.7	1.07	56.5
	20	6	15	2,336	437	0.4	0	0.5	77.9	14.6	1.31	56.5
Sawtimber Total	15.4	117	180	21,534	5,166	5.1	4	6.0	717.8	172.2	0.75	58.7
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	11	19	14	0	390	0.4	1	0.5	0.0	13.0	0.00	60.9
Pulpwood Total	11.0	19	14	0	390	0.4	1	0.5	0.0	13.0	0.00	60.9
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	20	0	639	0.0	0	0.7	0.0	21.3	0.00	0.0
Shortleaf Pine Total	14.8	137	214	21,534	6,195	5.6	5	7.1	717.8	206.5	0.75	59.0
Pine Total	15.2	547	952	108,605	28,190	24.9	18	31.7	3,620.2	939.7	0.88	55.8

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	36	19	1,820	527	1.3	1	0.6	60.7	17.6	0.76	19.2
	15	31	24	2,445	672	1.3	1	0.8	81.5	22.4	0.79	27.2
	16	28	29	3,165	813	1.3	1	1.0	105.5	27.1	0.84	35.2
	18	7	11	1,343	303	0.4	0	0.4	44.8	10.1	1.03	40.5

Timber Volume Estimate

Stratum: Carthage 30

Acres: 30

Plots: 35.00

Cruiser: Unknown

Cruise Date: 10/19/2021

Cruise Type: Point

Plot Size/BAF: 15.00

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
	21	5	9	1,299	257	0.4	0	0.3	43.3	8.6	1.48	32.5
Sawtimber Total	15.4	108	92	10,072	2,572	4.7	4	3.1	335.7	85.7	0.86	27.7
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	6	196	20	0	591	1.3	7	0.7	0.0	19.7	0.00	22.4
	7	96	15	0	446	0.9	3	0.5	0.0	14.9	0.00	26.8
	8	258	62	0	1,855	3.0	9	2.1	0.0	61.8	0.00	34.6
	9	233	76	0	2,277	3.4	8	2.5	0.0	75.9	0.00	38.9
	10	212	84	0	2,512	3.9	7	2.8	0.0	83.7	0.00	37.5
	11	78	38	0	1,147	1.7	3	1.3	0.0	38.2	0.00	38.6
	12	229	147	0	4,374	6.0	8	4.9	0.0	145.8	0.00	44.0
	13	195	147	0	4,374	6.0	7	4.9	0.0	145.8	0.00	44.0
	14	12	10	0	295	0.4	0	0.3	0.0	9.8	0.00	39.9
	15	10	10	0	296	0.4	0	0.3	0.0	9.9	0.00	39.9
	16	9	12	0	347	0.4	0	0.4	0.0	11.6	0.00	50.4
Pulpwood Total	9.6	1,530	620	0	18,515	27.4	51	20.7	0.0	617.2	0.00	36.6
Misc. Hardwood Total	10.0	1,637	713	10,072	21,087	32.1	55	23.8	335.7	702.9	0.86	36.0

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
	17	8	9	1,073	257	0.4	0	0.3	35.8	8.6	0.97	32.5
	20	6	6	757	159	0.4	0	0.2	25.2	5.3	1.63	16.5
Sawtimber Total	18.3	14	15	1,830	416	0.9	0	0.5	61.0	13.9	1.15	25.8
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	14	12	12	0	344	0.4	0	0.4	0.0	11.5	0.00	50.4
Pulpwood Total	14.0	12	12	0	344	0.4	0	0.4	0.0	11.5	0.00	50.4

Timber Volume Estimate

Stratum: Carthage 30

Acres: 30

Plots: 35.00

Cruiser: Unknown

Cruise Date: 10/19/2021

Cruise Type: Point

Plot Size/BAF: 15.00

Gum & Miscellaneous

Sweetgum Total	16.3	26	27	1,830	760	1.3	1	0.9	61.0	25.3	1.15	37.1
Gum & Miscellaneous	10.1	1,663	739	11,902	21,847	33.4	55	24.6	396.7	728.2	0.89	36.0
Stratum Total	13.3	3,188	3,034	282,568	85,795	115.3	106	101.1	9,418.9	2,859.8	0.98	38.8

OFFER FORM

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

CARTHAGE 30 TRACT—±30 ACRES—LISTING #4885—DALLAS 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 Carthage 30 Tract located in Dallas County, Arkansas and further described within the attached Notice of Land Sale (see attached maps and Conditions of Sale).

My offer will remain valid through 10:00 a.m., Wednesday, November 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 ten (10) 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, November 19, 2021**)
P.O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341
E-mail completed Offer Form to Arkadelphia@kingwoodforestry.com

Carthage 30 Tract (Listing #4885— ±30 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

