

**Kingwood Forestry Services, Inc.**

**Bid Sale - Listing # 7362**

## LAND FOR SALE

Bid Date: Friday, September 22, 10:00 am

Cabe and Mother Tract

- 250 ACRES
- CLARK COUNTY, ARKANSAS
- TIMBERLAND INVESTMENT
- FULLY STOCKED PLANTATIONS
- IMMEDIATE THINNING AVAILABLE
- GRAVEL ROAD FRONTAGE
- EXCELLENT SITE INDEX



### Bid time and date:

Friday, September 22, 2023

10:00 am



#### *Premium timberland investment.*

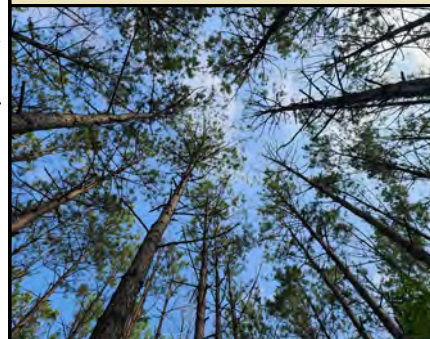
This is an excellent timberland and recreational investment opportunity. Site index averages 93 (base age 50). Both plantations were bedded and consist of +/- 189 acres planted in 2001 and +/- 52 acres planted in 2003. There is also a small, +/- 9 acre stand of native timber at the entrance. Plantations are fully stocked and ready to be thinned immediately. It has gravel county road access and internal woods roads. Bring your ATV/UTV to tour this property.

You are welcome to view the property on your own, or you can contact listing broker Carl Herberg for a showing.

Phone: (903) 831-5200

[texarkana@kingwoodforestry.com](mailto:texarkana@kingwoodforestry.com)

*See this listing and more at:  
[www.kingwoodforestry.com](http://www.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.

Cabe and Mother Tract  
Clark County, Arkansas

KFS Listing#: 7362  
**Bid Date: Friday, September 22, 10:00 am**

This tract will be sold on the basis of a **lump sum sealed bid**. All offers must be submitted on the attached offer form. Offers will be opened at Kingwood's Texarkana office at 4414 Galleria Oaks Dr., Texarkana, Texas, on **Friday, September 22, 2023 at 10:00 a.m.** No phone/verbal offers will be accepted. Please submit offers by e-mail, fax, US mail, or hand deliver. E-mail offers to [texarkana@kingwoodforestry.com](mailto:texarkana@kingwoodforestry.com). Fax offers to 903-831-9988. Mail offers to Kingwood Forestry Services, Inc., P.O. Box 5887 Texarkana, TX 75505. Hand deliver to 4414 Galleria Oaks Dr. Texarkana, TX 75503. Please call our office to confirm receipt of e-mailed, mailed, or faxed offers at (903) 831-5200.

**Conditions of Sale:**

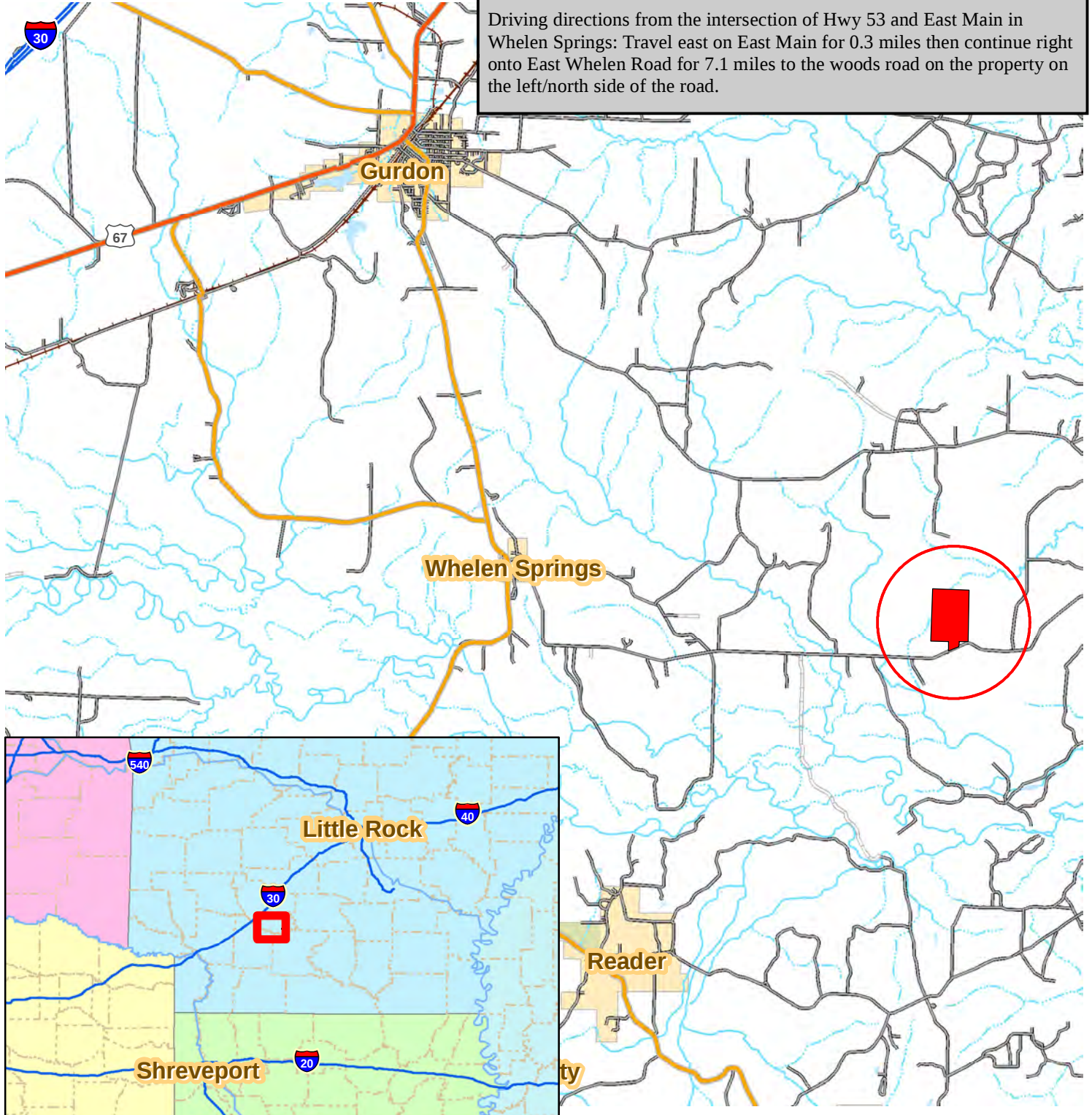
1. The Seller reserves the right to accept or reject any offer, or to reject all offers.
2. Offers submitted should remain valid for five (5) business days. Upon acceptance of an offer, a Contract of Sale will be executed within five (5) business days along with earnest money in the amount of five percent (5%) of purchase price. A sample Real Estate Sales Contract may be provided upon request. Closing is expected within 45 days of contract execution.
3. Only offers for a specific amount will be considered. The parcel is being sold in its entirety and not for per acre price. Advertised acreage is believed to be correct, but is not guaranteed. The attached maps are thought to be accurate but should not be considered a survey plat.
4. Conveyance will be by General 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 and affect the property. No environmental inspection or representation has been or will be made by seller. Seller will not convey any mineral rights.
5. Seller will pay for deed preparation, title insurance policy, pro-rated property taxes to date of closing, and real estate commission to Kingwood.
6. Buyer is responsible for recording costs, all closing costs, and a survey if needed. A title company selected by Seller will conduct the closing unless the Buyer requests otherwise. Should Buyer be required by a lender to purchase a lender's title insurance policy, the Buyer will pay any fees for such policy.
7. It is understood that the property is being sold "As is, where is, and with all faults" condition. Seller makes no representations or warranties of any kind with respect to the condition or value of the Property or its fitness, suitability or acceptability for any particular use or purpose.
8. Property inspections shall be done in daylight hours. Seller and Kingwood Forestry Services, Inc. in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.
9. 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.
10. Kingwood Forestry is the real estate firm acting as the 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.
11. Questions regarding the land sale should be directed to licensed broker Carl Herberg of Kingwood Forestry Services at 903-831-5200.

**For more information, call (903) 831-5200 or visit our website at:  
[www.kingwoodforestry.com](http://www.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

**LAND FOR SALE**  
**Cabe & Mother Tract**  
**+/- 250 Acres**  
**Clark County, Arkansas**

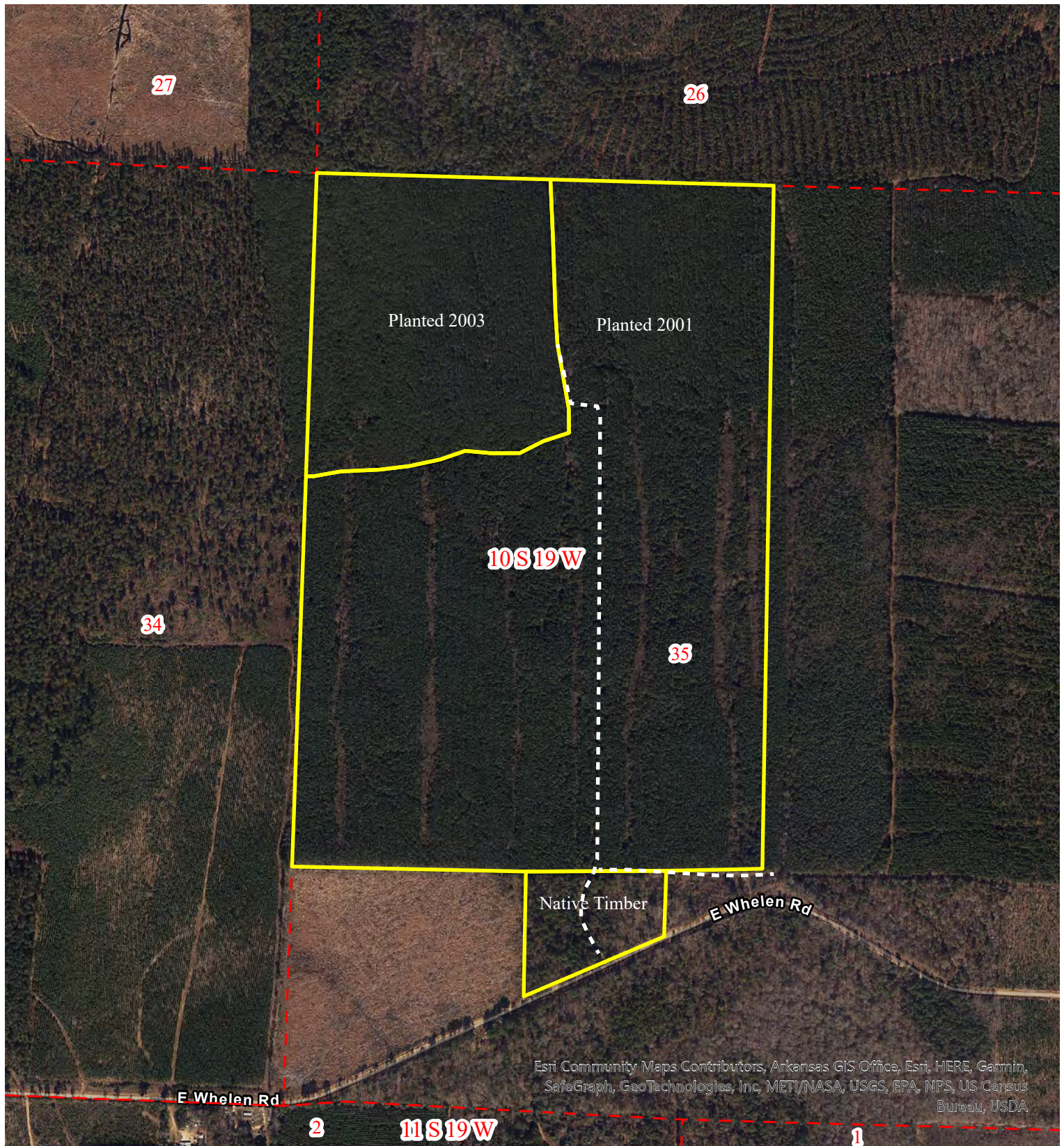
Driving directions from the intersection of Hwy 53 and East Main in Whelen Springs: Travel east on East Main for 0.3 miles then continue right onto East Whelen Road for 7.1 miles to the woods road on the property on the left/north side of the road.



0 2.5  
Miles



**LAND SALE NOTICE**  
**Cabe & Mother Tract**  
**+/- 250 Acres**  
**Clark County, Arkansas**



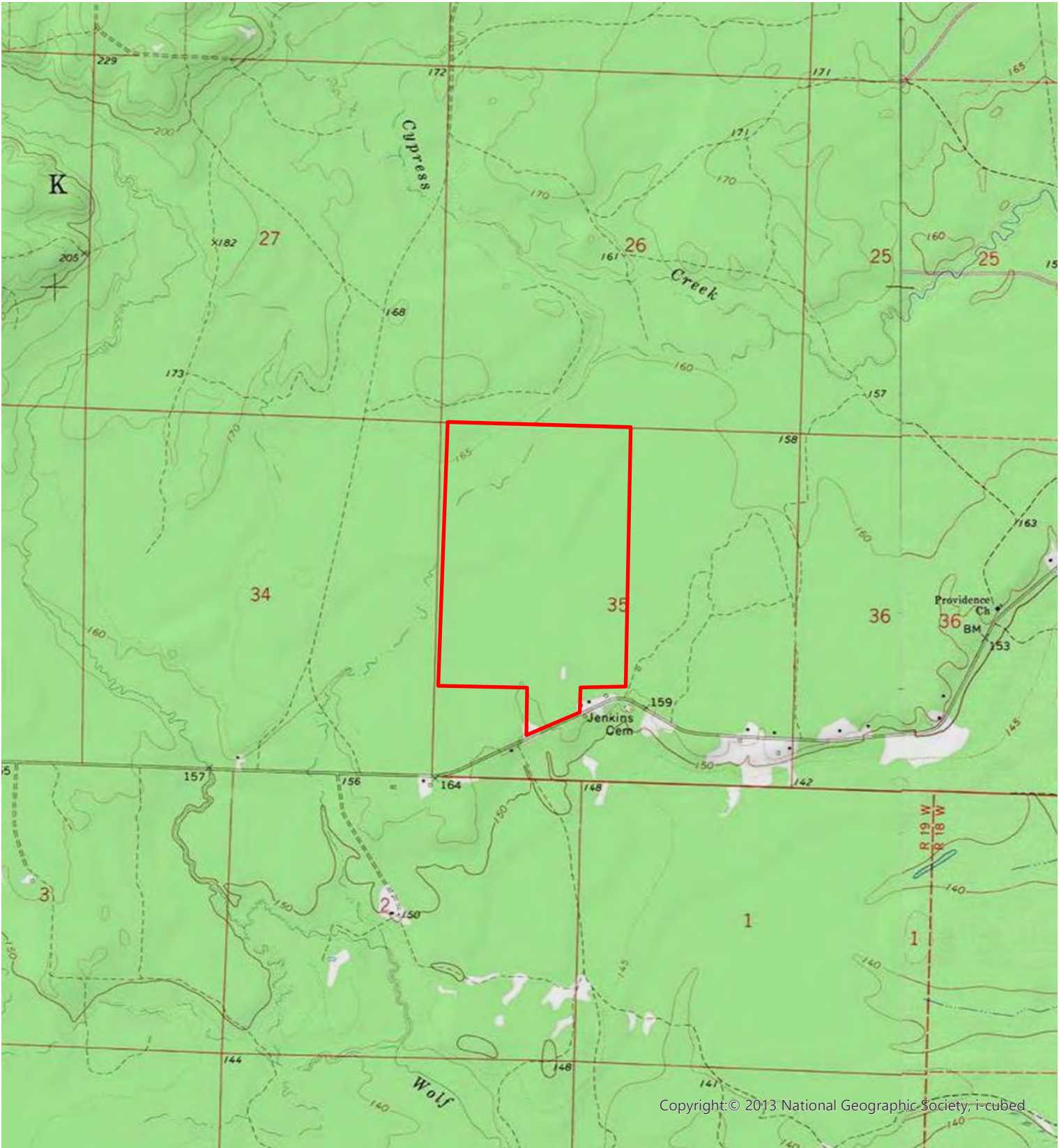
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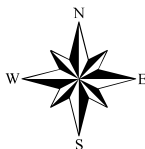
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**NOTICE OF LAND SALE**  
**Cabe & Mother Tract**  
**+/- 250 Acres**  
**Clark County, Arkansas**



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Miles



Printed By: CBH

## Stand Summary by Group, Product and DBH

|                  |           |
|------------------|-----------|
| Sampling Method: | Point     |
| BAF / Plot Size: | 20        |
| # Plots/points:  | 64        |
| Stand Acres:     | 189       |
| Cruiser:         | RJH & DJS |
| Template:        | GENERIC   |

|                   |                 |
|-------------------|-----------------|
| Tract Name:       | Cabe & Mother   |
| Stand ID:         | 2001 Plantation |
| Location:         | Clark Co, AR    |
| Date Cruised:     | 8/18/2023       |
| Sawlog Vol Units: | Doyle           |



### Pine

| 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   | 7,471.9         | 660.3           |                 |                | 5.39          | 39.5         | 3.49         |              |                | 0.088        |               |              | 31.8        | 57.1        |
|                        | 6   | 6,091.3         | 886.8           |                 |                | 6.33          | 32.2         | 4.69         |              |                | 0.146        |               |              | 40.3        | 61.8        |
|                        | 7   | 8,674.2         | 1,845.1         |                 |                | 12.27         | 45.9         | 9.76         |              |                | 0.213        |               |              | 46.5        | 65.3        |
|                        | 8   | 7,275.7         | 2,053.3         |                 |                | 13.44         | 38.5         | 10.86        |              |                | 0.282        |               |              | 49.6        | 67.1        |
|                        | 9   | 5,882.4         | 2,132.8         |                 |                | 13.75         | 31.1         | 11.28        |              |                | 0.363        |               |              | 53.2        | 68.5        |
|                        | 10  | 1,326.5         | 595.7           |                 |                | 3.83          | 7.0          | 3.15         |              |                | 0.449        |               |              | 55.5        | 67.8        |
|                        | 11  | 895.0           | 502.6           |                 |                | 3.12          | 4.7          | 2.66         |              |                | 0.562        |               |              | 59.1        | 70.3        |
|                        | 12  | 451.2           | 304.1           |                 |                | 1.87          | 2.4          | 1.61         |              |                | 0.674        |               |              | 61.1        | 71.3        |
|                        | 13  | 640.8           | 520.0           |                 |                | 3.12          | 3.4          | 2.75         |              |                | 0.811        |               |              | 64.1        | 73.5        |
|                        | 14  | 207.2           | 180.6           |                 |                | 1.17          | 1.1          | 0.96         |              |                | 0.872        |               |              | 60.8        | 69.0        |
|                        | 15  | 96.3            | 101.8           |                 |                | 0.62          | 0.5          | 0.54         |              |                | 1.057        |               |              | 65.1        | 73.0        |
|                        | 16  | 74.0            | 85.6            |                 |                | 0.55          | 0.4          | 0.45         |              |                | 1.156        |               |              | 63.8        | 70.8        |
| <b>Pulpwood Total</b>  |     | <b>39,086.3</b> | <b>9,868.7</b>  |                 |                | <b>65.47</b>  | <b>206.8</b> | <b>52.22</b> |              |                | <b>0.324</b> |               |              | <b>45.5</b> | <b>64.4</b> |
| Sawtimber              | 10  | 8,230.0         | 671.1           | 3,064.7         | 268.9          | 23.75         | 43.5         | 3.55         | 16.22        | 1422.75        | 0.372        | 32.673        | 35.1         | 55.7        | 69.4        |
|                        | 11  | 8,770.5         | 805.8           | 4,123.8         | 376.8          | 30.62         | 46.4         | 4.26         | 21.82        | 1993.51        | 0.470        | 42.959        | 39.3         | 58.6        | 71.1        |
|                        | 12  | 5,640.1         | 634.0           | 3,206.9         | 294.6          | 23.44         | 29.8         | 3.35         | 16.97        | 1558.70        | 0.569        | 52.233        | 41.9         | 61.0        | 72.6        |
|                        | 13  | 4,036.8         | 352.5           | 2,909.7         | 284.7          | 19.69         | 21.4         | 1.87         | 15.40        | 1506.25        | 0.721        | 70.521        | 46.0         | 63.2        | 73.5        |
|                        | 14  | 1,187.9         | 180.0           | 904.0           | 94.2           | 6.72          | 6.3          | 0.95         | 4.78         | 498.62         | 0.761        | 79.334        | 43.8         | 63.1        | 72.4        |
|                        | 15  | 385.0           | 69.6            | 344.1           | 38.6           | 2.50          | 2.0          | 0.37         | 1.82         | 204.12         | 0.894        | 100.196       | 47.3         | 65.5        | 74.5        |
|                        | 16  | 169.2           | 73.4            | 140.5           | 17.4           | 1.25          | 0.9          | 0.39         | 0.74         | 91.97          | 0.830        | 102.730       | 37.5         | 68.5        | 77.5        |
|                        | 17  | 112.4           | 4.3             | 158.3           | 20.0           | 0.94          | 0.6          | 0.02         | 0.84         | 106.05         | 1.408        | 178.299       | 59.2         | 70.5        | 78.5        |
|                        | 18  | 33.4            | 0.9             | 43.2            | 5.4            | 0.31          | 0.2          | 0.00         | 0.23         | 28.53          | 1.293        | 161.331       | 50.5         | 58.5        | 65.5        |
|                        | 19  | 30.0            | 1.0             | 51.8            | 7.2            | 0.31          | 0.2          | 0.01         | 0.27         | 38.09          | 1.726        | 239.967       | 60.5         | 70.5        | 77.5        |
| <b>Sawtimber Total</b> |     | <b>28,595.3</b> | <b>2,792.8</b>  | <b>14,946.9</b> | <b>1,407.8</b> | <b>109.53</b> | <b>151.3</b> | <b>14.78</b> | <b>79.08</b> | <b>7448.57</b> | <b>0.523</b> | <b>49.231</b> | <b>39.9</b>  | <b>59.3</b> | <b>71.4</b> |
| <b>Group Total</b>     |     | <b>67,681.6</b> | <b>12,661.4</b> | <b>14,946.9</b> | <b>1,407.8</b> | <b>175.00</b> | <b>358.1</b> | <b>66.99</b> | <b>79.08</b> | <b>7448.57</b> | <b>0.367</b> | <b>20.800</b> | <b>39.5</b>  | <b>51.3</b> | <b>67.4</b> |

|                 |
|-----------------|
| <b>Hardwood</b> |
|-----------------|

| 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   | 1,732.6 | 120.6   |          |     | 1.25     | 9.2   | 0.64    |          |    | 0.070     |         |              | 18.5 | 20.8 |
|                | 6   | 1,504.0 | 177.2   |          |     | 1.56     | 8.0   | 0.94    |          |    | 0.118     |         |              | 22.9 | 27.5 |
|                | 7   | 1,049.7 | 175.7   |          |     | 1.48     | 5.6   | 0.93    |          |    | 0.167     |         |              | 24.5 | 27.8 |
|                | 8   | 338.4   | 83.1    |          |     | 0.62     | 1.8   | 0.44    |          |    | 0.246     |         |              | 28.5 | 32.5 |
| Pulpwood Total |     | 4,624.8 | 556.6   |          |     | 4.92     | 24.5  | 2.95    |          |    | 0.120     |         |              | 22.0 | 25.4 |

# Stand Summary by Group, Product and DBH

|                  |           |
|------------------|-----------|
| Sampling Method: | Point     |
| BAF / Plot Size: | 20        |
| # Plots/points:  | 15        |
| Stand Acres:     | 52        |
| Cruiser:         | RJH & DJS |
| Template:        | GENERIC   |

|                   |                 |
|-------------------|-----------------|
| Tract Name:       | Cabe & Mother   |
| Stand ID:         | 2003 Plantation |
| Location:         | Clark Co, AR    |
| Date Cruised:     | 8/18/2023       |
| Sawlog Vol Units: | Doyle           |



## Pine

| 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   | 3,686.5  | 290.7   |          |       | 9.67     | 70.9  | 5.59    |          |         | 0.079     |         |              | 28.6 | 51.5 |
|                 | 6   | 1,147.6  | 160.8   |          |       | 4.33     | 22.1  | 3.09    |          |         | 0.140     |         |              | 38.9 | 59.7 |
|                 | 7   | 2,918.6  | 604.9   |          |       | 15.00    | 56.1  | 11.63   |          |         | 0.207     |         |              | 45.5 | 63.6 |
|                 | 8   | 2,234.5  | 624.4   |          |       | 15.00    | 43.0  | 12.01   |          |         | 0.279     |         |              | 49.7 | 65.4 |
|                 | 9   | 2,864.1  | 1,025.6 |          |       | 24.33    | 55.1  | 19.72   |          |         | 0.358     |         |              | 52.7 | 66.4 |
|                 | 10  | 381.4    | 171.4   |          |       | 4.00     | 7.3   | 3.30    |          |         | 0.449     |         |              | 55.6 | 67.8 |
|                 | 11  | 105.1    | 50.9    |          |       | 1.33     | 2.0   | 0.98    |          |         | 0.484     |         |              | 51.5 | 61.5 |
|                 | 12  | 441.4    | 278.1   |          |       | 6.67     | 8.5   | 5.35    |          |         | 0.630     |         |              | 57.4 | 67.1 |
|                 | 13  | 75.2     | 58.3    |          |       | 1.33     | 1.4   | 1.12    |          |         | 0.775     |         |              | 61.5 | 70.5 |
|                 | 14  | 64.9     | 55.2    |          |       | 1.33     | 1.2   | 1.06    |          |         | 0.850     |         |              | 59.4 | 67.5 |
| Pulpwood Total  |     | 13,919.2 | 3,320.1 |          |       | 83.00    | 267.7 | 63.85   |          |         | 0.275     |         |              | 43.5 | 61.2 |
| Sawtimber       | 10  | 2,542.4  | 188.2   | 928.5    | 81.5  | 26.67    | 48.9  | 3.62    | 17.86    | 1566.51 | 0.365     | 32.040  | 34.6         | 54.0 | 67.3 |
|                 | 11  | 1,654.7  | 150.1   | 771.8    | 70.6  | 21.00    | 31.8  | 2.89    | 14.84    | 1357.34 | 0.466     | 42.656  | 39.3         | 58.2 | 70.4 |
|                 | 12  | 1,346.2  | 102.3   | 729.3    | 66.2  | 20.33    | 25.9  | 1.97    | 14.02    | 1273.67 | 0.542     | 49.197  | 39.8         | 55.6 | 66.4 |
|                 | 13  | 451.3    | 34.7    | 310.0    | 29.8  | 8.00     | 8.7   | 0.67    | 5.96     | 572.80  | 0.687     | 65.997  | 42.8         | 60.2 | 70.2 |
|                 | 14  | 178.4    | 9.2     | 145.8    | 14.9  | 3.67     | 3.4   | 0.18    | 2.80     | 285.76  | 0.818     | 83.314  | 45.8         | 59.2 | 65.3 |
|                 | 15  | 169.5    | 6.3     | 162.7    | 17.9  | 4.00     | 3.3   | 0.12    | 3.13     | 343.53  | 0.960     | 105.394 | 49.8         | 61.2 | 69.5 |
|                 | 16  | 198.6    | 11.1    | 217.8    | 25.2  | 5.33     | 3.8   | 0.21    | 4.19     | 484.32  | 1.097     | 126.795 | 49.5         | 63.0 | 71.0 |
| Sawtimber Total |     | 6,541.1  | 501.9   | 3,265.8  | 306.0 | 89.00    | 125.8 | 9.65    | 62.80    | 5883.93 | 0.499     | 46.776  | 38.6         | 56.4 | 68.2 |
| Group Total     |     | 20,460.3 | 3,822.0 | 3,265.8  | 306.0 | 172.00   | 393.5 | 73.50   | 62.80    | 5883.93 | 0.322     | 14.954  | 38.6         | 47.6 | 63.5 |

# Stand Summary by Group, Product and DBH

|                  |           |
|------------------|-----------|
| Sampling Method: | Point     |
| BAF / Plot Size: | 20        |
| # Plots/points:  | 5         |
| Stand Acres:     | 9         |
| Cruiser:         | RJH & DJS |
| Template:        | GENERIC   |

|                   |               |
|-------------------|---------------|
| Tract Name:       | Cabe & Mother |
| Stand ID:         | Hardwood      |
| Location:         | Clark Co, AR  |
| Date Cruised:     | 8/18/2023     |
| Sawlog Vol Units: | Doyle         |



## Pine

| 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   | 134.7 | 30.7    |          |      | 4.00     | 15.0  | 3.41    |          |         | 0.228     |          |              | 42.3 | 53.5  |
|                 | 8   | 103.1 | 25.0    |          |      | 4.00     | 11.5  | 2.77    |          |         | 0.242     |          |              | 33.9 | 40.5  |
|                 | 10  | 66.0  | 30.1    |          |      | 4.00     | 7.3   | 3.34    |          |         | 0.456     |          |              | 46.5 | 54.5  |
|                 | 24  | 11.5  | 28.5    |          |      | 4.00     | 1.3   | 3.17    |          |         | 2.486     |          |              | 44.5 | 97.5  |
|                 | 26  | 9.8   | 36.8    |          |      | 4.00     | 1.1   | 4.09    |          |         | 3.773     |          |              | 97.7 | 105.5 |
| Pulpwood Total  |     | 325.1 | 151.1   |          |      | 20.00    | 36.1  | 16.79   |          |         | 0.952     |          |              | 42.2 | 52.7  |
| Sawtimber       | 13  | 39.1  | 18.4    | 24.6     | 2.7  | 4.00     | 4.3   | 2.05    | 2.73     | 294.67  | 0.630     | 67.902   | 29.0         | 80.5 | 93.5  |
|                 | 17  | 17.1  | 11.9    | 18.1     | 2.6  | 3.00     | 1.9   | 1.32    | 2.01     | 286.44  | 1.057     | 150.500  | 28.5         | 76.5 | 86.5  |
|                 | 19  | 32.0  | 6.0     | 69.7     | 9.8  | 7.00     | 3.6   | 0.67    | 7.75     | 1088.96 | 2.179     | 306.301  | 62.5         | 82.8 | 93.4  |
|                 | 20  | 12.4  | 13.8    | 22.2     | 3.6  | 3.00     | 1.4   | 1.54    | 2.46     | 401.26  | 1.791     | 291.803  | 37.0         | 98.5 | 109.5 |
|                 | 21  | 11.2  | 0.3     | 32.8     | 4.8  | 3.00     | 1.2   | 0.03    | 3.65     | 532.83  | 2.925     | 427.204  | 78.5         | 86.5 | 95.5  |
|                 | 22  | 23.9  | 51.3    | 26.3     | 4.3  | 7.00     | 2.7   | 5.70    | 2.92     | 474.87  | 1.102     | 179.079  | 34.5         | 87.1 | 96.8  |
|                 | 24  | 25.8  | 18.4    | 78.5     | 13.7 | 9.00     | 2.9   | 2.05    | 8.72     | 1519.44 | 3.044     | 530.383  | 48.7         | 85.8 | 94.8  |
|                 | 25  | 10.6  | 6.1     | 39.1     | 7.0  | 4.00     | 1.2   | 0.68    | 4.35     | 777.63  | 3.706     | 662.705  | 56.5         | 92.5 | 100.5 |
|                 | 26  | 7.3   | 12.2    | 18.9     | 3.6  | 3.00     | 0.8   | 1.36    | 2.10     | 394.62  | 2.580     | 484.984  | 30.5         | 84.5 | 92.5  |
|                 | 27  | 18.1  | 13.7    | 77.6     | 14.6 | 8.00     | 2.0   | 1.52    | 8.62     | 1617.80 | 4.283     | 804.064  | 55.5         | 93.5 | 102.0 |
|                 | 30  | 7.3   | 6.3     | 39.0     | 7.7  | 4.00     | 0.8   | 0.70    | 4.34     | 854.75  | 5.320     | 1048.934 | 56.5         | 94.5 | 101.5 |
| Sawtimber Total |     | 204.8 | 158.5   | 446.8    | 74.2 | 55.00    | 22.8  | 17.61   | 49.64    | 8243.25 | 2.182     | 362.327  | 45.3         | 85.8 | 95.9  |
| Group Total     |     | 529.8 | 309.6   | 446.8    | 74.2 | 75.00    | 58.9  | 34.40   | 49.64    | 8243.25 | 1.129     | 140.027  | 45.2         | 59.1 | 69.4  |

## Hardwood

| 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   | 198.0   | 12.7    |          |      | 3.00     | 22.0  | 1.41    |          |         | 0.064     |         |              | 16.5 | 18.5 |
|                 | 6   | 320.9   | 29.6    |          |      | 7.00     | 35.7  | 3.29    |          |         | 0.092     |         |              | 16.5 | 20.2 |
|                 | 7   | 202.1   | 25.4    |          |      | 6.00     | 22.5  | 2.82    |          |         | 0.125     |         |              | 16.5 | 20.0 |
|                 | 9   | 81.5    | 22.6    |          |      | 4.00     | 9.1   | 2.51    |          |         | 0.278     |         |              | 24.5 | 26.5 |
|                 | 11  | 54.5    | 27.8    |          |      | 4.00     | 6.1   | 3.09    |          |         | 0.510     |         |              | 32.5 | 35.5 |
|                 | 12  | 34.4    | 12.7    |          |      | 3.00     | 3.8   | 1.41    |          |         | 0.369     |         |              | 16.5 | 18.5 |
|                 | 15  | 51.3    | 54.5    |          |      | 7.00     | 5.7   | 6.06    |          |         | 1.062     |         |              | 38.2 | 43.9 |
|                 | 26  | 9.8     | 0.0     |          |      | 4.00     | 1.1   | 0.00    |          |         | 0.000     |         |              | 24.5 | 24.5 |
| Pulpwood Total  |     | 952.4   | 185.3   |          |      | 38.00    | 105.8 | 20.58   |          |         | 0.195     |         |              | 19.4 | 22.5 |
| Sawtimber       | 14  | 67.4    | 0.0     | 45.1     | 4.4  | 8.00     | 7.5   | 0.00    | 5.01     | 492.62  | 0.670     | 65.827  | 24.5         | 24.5 | 24.5 |
|                 | 15  | 22.0    | 0.0     | 12.7     | 1.3  | 3.00     | 2.4   | 0.00    | 1.41     | 148.35  | 0.576     | 60.686  | 16.5         | 16.5 | 20.5 |
|                 | 21  | 15.0    | 0.0     | 16.9     | 2.3  | 4.00     | 1.7   | 0.00    | 1.88     | 260.10  | 1.129     | 156.405 | 16.5         | 16.5 | 18.5 |
|                 | 23  | 9.4     | 0.0     | 16.9     | 2.6  | 3.00     | 1.0   | 0.00    | 1.88     | 283.98  | 1.807     | 273.116 | 24.5         | 24.5 | 28.5 |
| Sawtimber Total |     | 113.7   | 0.0     | 91.6     | 10.7 | 18.00    | 12.6  | 0.00    | 10.18    | 1185.05 | 0.806     | 93.822  | 21.9         | 21.9 | 23.3 |
| Group Total     |     | 1,066.1 | 185.3   | 91.6     | 10.7 | 56.00    | 118.5 | 20.58   | 10.18    | 1185.05 | 0.260     | 10.004  | 21.9         | 19.6 | 22.6 |

## Land Sale Bid Form

**Bid Date: Friday, September 22, 2023 @ 10:00 a.m.**

**Cabe and Mother Tract +/- 250 Acres Clark County, Arkansas**

Completed Offer Forms must be received prior to 10:00 a.m. on Friday, September 22 at 10:00 a.m.

Please submit bids by:

E-mail: [texarkana@kingwoodforestry.com](mailto:texarkana@kingwoodforestry.com)

Hand Deliver: 4414 Galleria Oaks Dr. Texarkana, TX 75503

Mail: P.O. Box 5887, Texarkana, TX 75505

Fax: 903-831-9988

**(Call to confirm receipt after submitting offer (903) 831-5200)**

I submit the following offer for the purchase of the property below. I have read, understand, and agree to the Conditions of Sale section in this notice. If my offer is accepted, I am ready, willing, able, and obligated to execute a Real Estate Sales Contract with earnest money in the amount of five percent (5%) of purchase price. Closing is to occur within forty five (45) days of contract execution.

**Tract Name:**

**Cabe and Mother**

**Advertised Acreage:**

**+/- 250 Acres**

**Amount of Offer:**

**\$ \_\_\_\_\_**

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

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Printed

Fax Number: \_\_\_\_\_

Signed

Phone Number: \_\_\_\_\_

Address: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Date: \_\_\_\_\_

**AREA BELOW FOR KINGWOOD USE ONLY**

**Offer Acknowledged by Agent/ Broker: \_\_\_\_\_**

**Name**

**Date**

