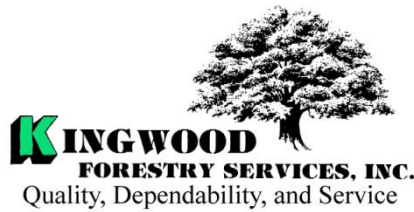




P.O. Box 65
No. 4 Executive Circle
Arkadelphia, AR 71923
(870) 246-5757
FAX 1-870-246-3341
E-mail: arkadelphia@kingwoodforestry.com



Other Kingwood Locations:
P.O. Box 1290
145 Greenfield Drive
Monticello, AR 71657
(870) 367-8567
FAX 1-870-367-8424

P.O. Box 5887
4414 Galleria Oaks
Texarkana, TX 75505
(903) 831-5200
FAX 1-903-831-9988

NOTICE OF LAND SALE

DAILY 60 TRACT – CLARK COUNTY, ARKANSAS

**Listing
#5059**

Bid Date: Friday, September 29, 2023 @ 10:00 a.m.

- Mature Pine / Hardwood -

Kingwood Forestry Services, Inc. has been authorized to manage the sale of 60 acres, more or less, in Clark County, Arkansas. Please visit our website at www.kingwoodforestry.com to view maps and photographs.

Location: The **Daily 60 Tract** (listing #5059) is located six (6) miles southeast of Arkadelphia and is described as NW¼ of SE¼, W½ of SW¼ of NE¼, Section 32, Township 7 South, Range 18 West, containing a total of 60 acres, more or less, Clark County, Arkansas.

Tract Description: Access is via ATV trail through adjoining landowners from Manchester Road. Timber consists of mature native bottomland pine and hardwood. Terrain is flat with two (2) creeks. Site index for loblolly pine averages ninety (90) feet (base age 50) on fine sandy and silt loam soils. Property offers timber income potential plus hunting / recreation.

Merchantable Timber: Kingwood Forestry conducted an inventory of merchantable timber (one point / acre with four cruise lines running north and south) in September 2023. Based on the inventory, estimated tree counts and timber volumes are as follows:

Pine Sawtimber:	826 Trees	169,300 Board Feet	1,252 Tons
Pine Chip n' Saw:	125 Trees	6,100 Board Feet	71 Tons
Pine Pulpwood:	140 Trees	-----	57 Tons
Pine Topwood:	-----	-----	217 Tons
Red Oak Sawtimber:	180 Trees	23,800 Board Feet	197 Tons
White Oak Sawtimber:	300 Trees	45,400 Board Feet	347 Tons
Sweetgum Sawtimber:	180 Trees	30,900 Board Feet	245 Tons
Hickory Sawtimber:	120 Trees	15,500 Board Feet	125 Tons
Misc. Hardwood Sawtimber:	81 Trees	6,700 Board Feet	60 Tons
Hardwood Pulpwood:	4,472 Trees	-----	1,611 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 attached. **Based on our estimates, pine sawtimber averages 17.1" dbh and 205 board feet / tree.**

Method of Sale: This tract will be sold on the basis of lump sum sealed bid. 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, September 29, 2023.** Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Daily 60 Land Sale**" clearly marked in the lower left corner of the envelope to protect security of the offer. On mailed offers, please call our office prior to bid opening to confirm receipt of offer. Completed offer forms 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 offers will be accepted. Buyers submitting offers are welcome to attend the bid opening. Anyone submitting an offer for the purchase of the property will be provided with a summary of bid results.

— Continued on back of this page —

NOTICE OF LAND SALE

- DAILY 60 TRACT-

Bid Date: Friday, September 29, 2023@ 10:00 a.m.

Conditions of Sale

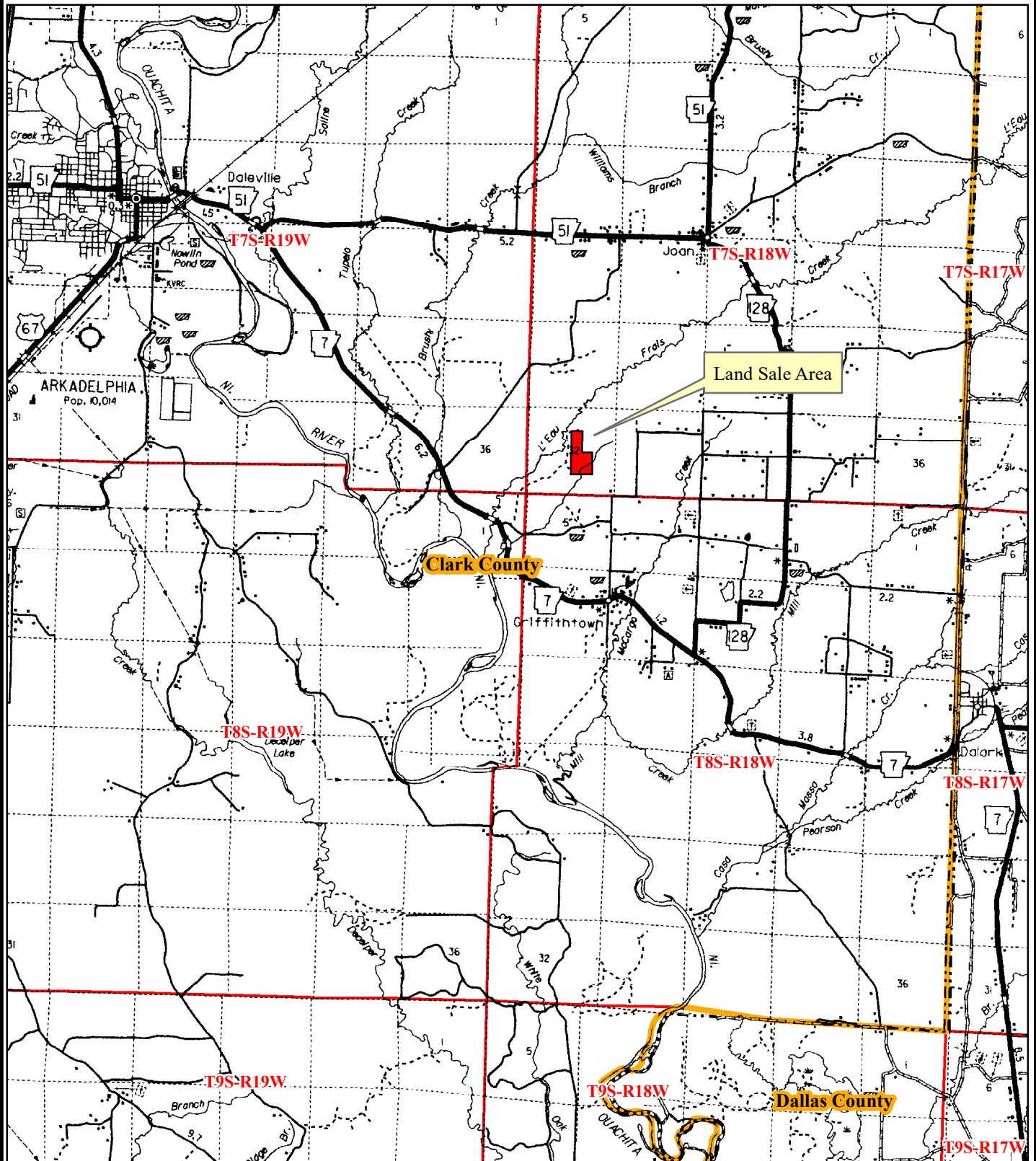
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid through 10:00 a.m. Wednesday, October 4, 2023. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer, a formal 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 single sum and not on a per-acre basis. Advertised acreage is believed to be correct, but is not guaranteed. Seller will not provide a survey. Offer price is for entire tract, regardless of acreage. 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. Should Buyer be required by a lender to purchase a lender's title policy, the Buyer will pay any fees for such policy. Property is being sold "As is, where is, with all faults." No environmental inspection or representation has been or will be made by seller. Owner 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 (1/2) of deed stamps. Buyer will pay recording fees and one-half (1/2) of deed stamps.
6. A local title company will conduct the closing with buyer and seller each paying one-half (1/2) 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 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. Any existing hunting lease will terminate at closing.
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 including, but not limited to, acreage, timber, and access.
10. Questions regarding the land sale should be directed to licensed sales agents Jimmy Don Thomas or Brian Clark, or broker Phil Wright, of Kingwood Forestry Services at 870-246-5757 or by e-mail to arkadelphia@kingwoodforestry.com



NOTICE OF LAND SALE

"Daily 60 Tract" - Listing #5059

NW¼ of SE¼, W½ of SW¼ of NE¼, Sec. 32, T7S, R18W, Clark County, Arkansas
Containing 60 acres, more or less

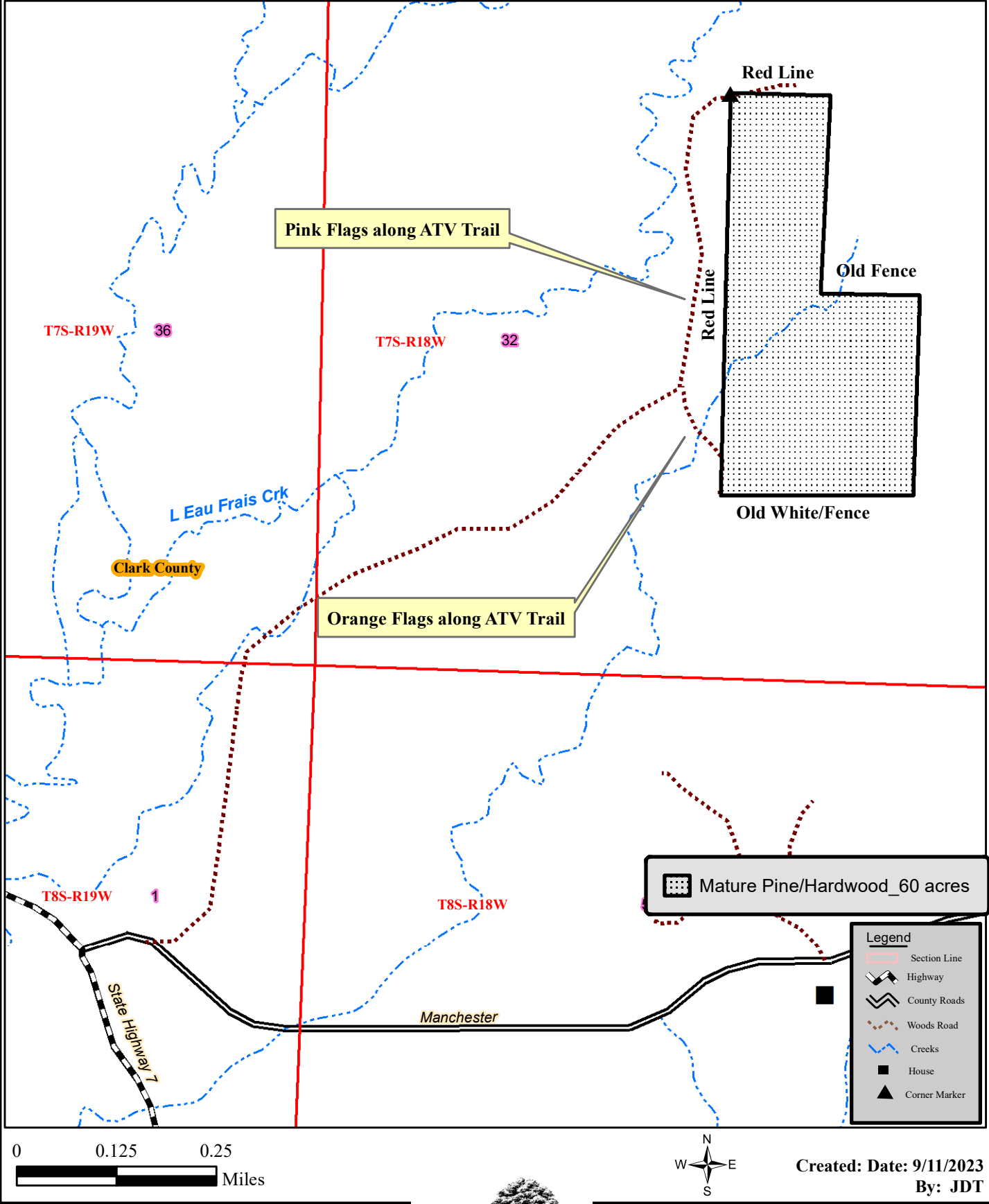


0 0.5 1 2
Miles



Date: 9/11/2023
Drawn By: JDT

NOTICE OF LAND SALE
"Daily 60 Tract" - Listing #5059
NW¼ of SE¼, W½ of SW¼ of NE¼, Sec. 32, T7S, R18W, Clark County, Arkansas
Containing 60 acres, more or less

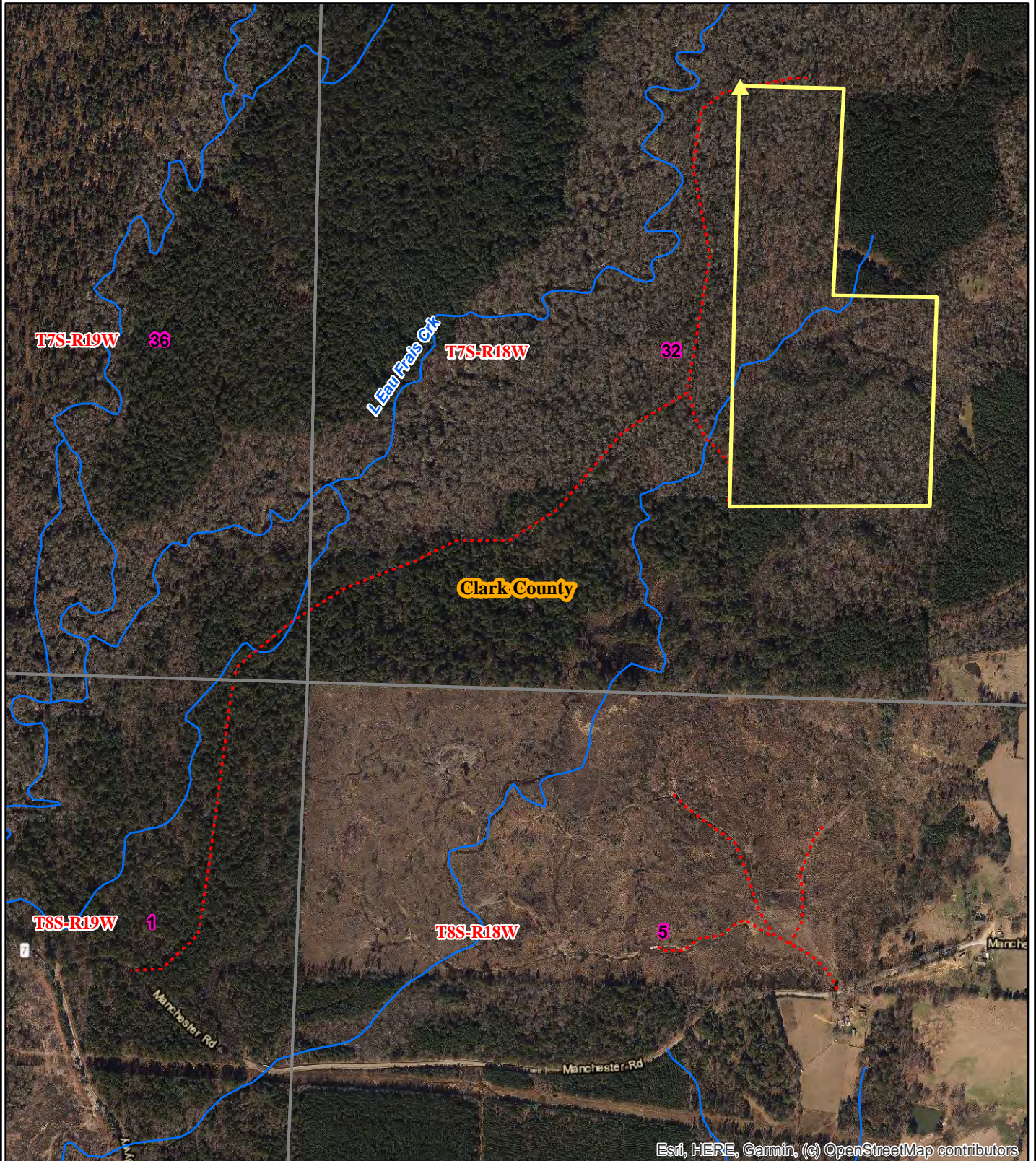


NOTICE OF LAND SALE

"Daily 60 Tract" - Listing #5059

NW¼ of SE¼, W½ of SW¼ of NE¼, Sec. 32, T7S, R18W, Clark County, Arkansas

Containing 60 acres, more or less



Esri, HERE, Garmin, (c) OpenStreetMap contributors

0 0.125 0.25
Miles



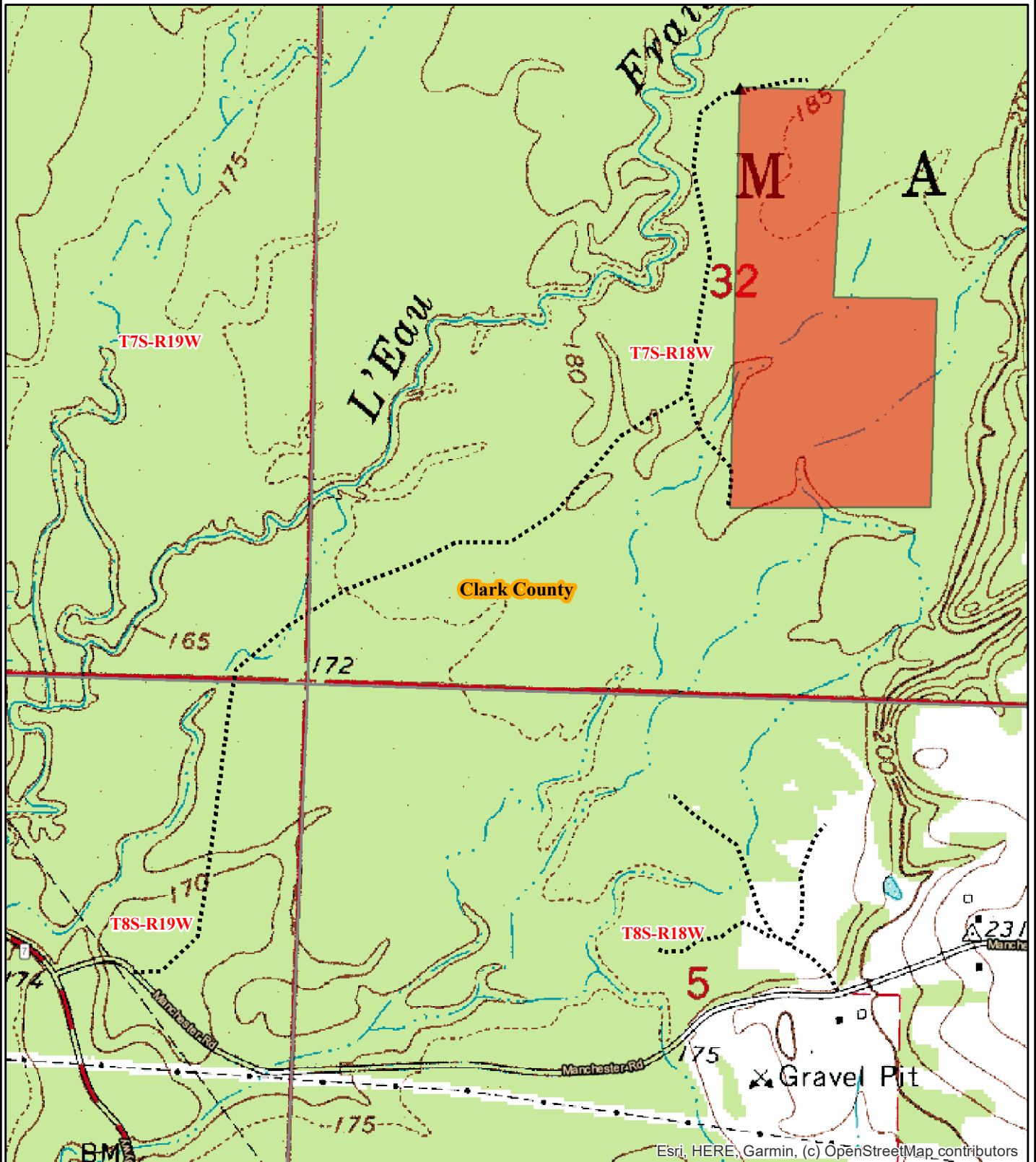
Date: 9/11/2023
ESRI Aerial Photography
Drawn By: JDT

NOTICE OF LAND SALE

"Daily 60 Tract" - Listing #5059

NW¼ of SE¼, W½ of SW¼ of NE¼, Sec. 32, T7S, R18W, Clark County, Arkansas

Containing 60 acres, more or less



0 0.125 0.25
Miles



Date: 9/11/2023
Drawn By: JDT

Stand Summary by Group, Product and DBH

Sampling Method:	Plot
BAF / Plot Size:	0.1
# Plots/points:	60
Stand Acres:	60.0
Cruiser:	JDT
Template:	GENERIC

Tract Name:	Daily 60
Stand ID:	MatureHP
Location:	Clark County AR
Date Cruised:	9/11/2023
Sawlog Vol Units:	Doyle

Site Index Species:	Planted Loblolly
Base Age:	25
Site Index:	0.0
# SI Samples:	0
Avg Age:	0
Avg Ht:	0.0



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	6	10.0	1.6			0.03	0.2	0.03			0.159			36.9	48.5	
	7	20.0	5.0			0.09	0.3	0.08			0.252			48.0	61.5	
	8	30.0	9.5			0.17	0.5	0.16			0.317			48.2	59.5	
	9	60.0	24.7			0.44	1.0	0.41			0.412			51.3	62.7	
	11	10.0	5.9			0.11	0.2	0.10			0.590			51.6	60.5	
	14	10.0	10.6			0.18	0.2	0.18			1.056			62.0	70.5	
Pulpwood Total		140.0	57.3			1.03	2.3	0.96			0.409			49.9	61.2	
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm	
Chip-N-Saw	10	30.0	1.2	14.8	1.3	0.27	0.5	0.02	0.25	22.35	0.495	44.692	44.1	57.2	68.5	
	11	95.5	6.4	56.3	4.8	1.05	1.6	0.11	0.94	79.20	0.589	49.780	44.1	59.7	70.5	
Chip-N-Saw Total		125.5	7.6	71.1	6.1	1.32	2.1	0.13	1.18	101.54	0.567	48.563	44.1	59.1	70.0	
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm	
Sawtimber	12	97.3	11.8	68.8	6.1	1.27	1.6	0.20	1.15	101.54	0.707	62.619	42.5	64.8	77.3	
	13	78.8	16.5	61.8	6.1	1.21	1.3	0.28	1.03	101.46	0.784	77.232	39.9	68.4	80.4	
	14	88.1	20.8	80.5	8.8	1.57	1.5	0.35	1.34	146.43	0.914	99.765	40.8	69.3	80.7	
	15	64.4	10.2	72.4	8.3	1.32	1.1	0.17	1.21	138.08	1.123	128.551	46.8	67.9	77.6	
	16	73.0	9.2	99.8	12.0	1.70	1.2	0.15	1.66	200.35	1.368	164.735	51.6	70.3	80.1	
	17	58.5	12.8	98.5	12.5	1.54	1.0	0.21	1.64	208.60	1.682	213.769	57.6	82.1	93.5	
	18	137.0	48.4	229.0	31.6	4.03	2.3	0.81	3.82	527.38	1.672	231.009	48.3	78.4	88.5	
	19	62.9	18.4	127.0	18.1	2.06	1.0	0.31	2.12	301.46	2.020	287.766	54.3	80.9	90.9	
	20	50.6	13.9	116.4	17.2	1.84	0.8	0.23	1.94	286.08	2.300	339.044	56.9	81.6	91.7	
	21	56.2	19.8	122.9	18.8	2.25	0.9	0.33	2.05	313.29	2.186	334.257	48.1	72.1	79.9	
	22	10.0	3.4	26.0	4.1	0.44	0.2	0.06	0.43	69.14	2.597	414.862	50.5	76.5	85.5	
	23	30.0	14.3	82.2	13.6	1.44	0.5	0.24	1.37	227.15	2.739	454.296	48.7	77.8	86.2	
	24	4.8	1.5	16.7	2.8	0.25	0.1	0.03	0.28	46.93	3.492	589.756	60.5	86.5	95.5	
	25	4.4	3.0	11.2	2.0	0.25	0.1	0.05	0.19	33.07	2.548	450.968	35.0	64.5	70.5	
	27	10.0	6.4	39.4	7.2	0.66	0.2	0.11	0.66	120.71	3.940	724.238	50.5	82.5	90.5	
Sawtimber Total		826.0	210.3	1,252.5	169.3	21.85	13.8	3.51	20.88	2821.66	1.516	204.960	47.9	73.5	84.0	
Group Total		1,091.5	275.2	1,323.6	175.4	24.19	18.2	4.59	22.06	2923.21	1.265	160.693	47.4	68.8	79.4	

Red Oak																
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	
Large ST	15	42.2	0.0	30.1	3.2	0.86	0.7	0.00	0.50	53.30	0.713	75.737	22.2	22.2	24.1	
	16	30.0	0.0	32.3	3.6	0.70	0.5	0.00	0.54	59.54	1.077	119.071	32.5	32.5	35.5	
	17	40.0	0.0	39.1	4.6	1.05	0.7	0.00	0.65	77.11	0.977	115.664	24.5	24.5	28.0	
	18	30.0	0.0	27.7	3.5	0.88	0.5	0.00	0.46	57.72	0.922	115.435	19.2	19.2	22.2	
	19	27.6	0.0	47.7	6.2	0.91	0.5	0.00	0.79	103.21	1.726	224.212	38.3	38.3	42.7	
	20	10.0	0.0	20.0	2.7	0.36	0.2	0.00	0.33	45.27	1.999	271.638	40.5	40.5	45.5	
Large ST Total		179.8	0.0	196.8	23.8	4.77	3.0	0.00	3.28	396.14	1.094	132.163	27.4	27.4	30.6	
Group Total		179.8	0.0	196.8	23.8	4.77	3.0	0.00	3.28	396.14	1.094	132.163	27.4	27.4	30.6	

White Oak															
Large ST	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
	15	40.0	0.0	26.8	2.8	0.82	0.7	0.00	0.45	46.41	0.669	69.621	20.5	20.5	24.3
	16	30.0	0.0	21.9	2.5	0.70	0.5	0.00	0.36	41.12	0.729	82.239	19.2	19.2	22.2
	17	29.5	0.0	21.8	2.6	0.78	0.5	0.00	0.36	43.12	0.740	87.650	16.5	16.5	20.5
	18	70.0	0.0	71.6	8.9	2.06	1.2	0.00	1.19	148.31	1.023	127.122	22.2	22.2	25.5
	19	30.0	0.0	45.7	5.9	0.98	0.5	0.00	0.76	98.70	1.524	197.406	32.5	32.5	35.5
	20	30.0	0.0	34.1	4.6	1.09	0.5	0.00	0.57	77.12	1.138	154.247	19.2	19.2	22.2
	21	10.0	0.0	18.6	2.6	0.40	0.2	0.00	0.31	43.56	1.862	261.379	32.5	32.5	35.5
	22	60.0	0.0	106.8	15.5	2.64	1.0	0.00	1.78	258.70	1.779	258.704	27.2	27.2	29.7
Large ST Total		299.5	0.0	347.3	45.4	9.47	5.0	0.00	5.79	757.05	1.160	151.655	23.2	23.2	26.3
Group Total		299.5	0.0	347.3	45.4	9.47	5.0	0.00	5.79	757.05	1.160	151.655	23.2	23.2	26.3

Sweetgum															
	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
Large ST	16	60.0	0.0	56.4	6.2	1.40	1.0	0.00	0.94	103.51	0.939	103.515	27.2	27.2	31.0
	17	30.0	0.0	34.3	4.0	0.79	0.5	0.00	0.57	67.32	1.142	134.649	29.8	29.8	32.2
	18	60.0	0.0	86.9	10.8	1.77	1.0	0.00	1.45	179.63	1.449	179.632	35.2	35.2	38.8
	19	10.0	0.0	20.5	2.6	0.33	0.2	0.00	0.34	42.54	2.046	255.253	48.5	48.5	50.5
	22	10.0	0.0	24.2	3.5	0.44	0.2	0.00	0.40	59.05	2.421	354.328	40.5	40.5	45.5
	26	10.0	0.0	23.1	3.7	0.61	0.2	0.00	0.38	62.14	2.306	372.859	24.5	24.5	25.5
Large ST Total		180.0	0.0	245.3	30.9	5.33	3.0	0.00	4.09	514.21	1.363	171.404	32.1	32.1	35.4
Group Total		180.0	0.0	245.3	30.9	5.33	3.0	0.00	4.09	514.21	1.363	171.404	32.1	32.1	35.4

Misc. 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	220.0	14.7			0.50	3.7	0.25			0.067			17.6	22.0
	6	669.2	76.7			2.19	11.2	1.28			0.115			22.2	26.1
	7	746.8	131.4			3.33	12.4	2.19			0.176			26.3	30.4
	8	691.9	158.9			4.03	11.5	2.65			0.230			26.2	30.2
	9	267.9	79.5			1.97	4.5	1.33			0.297			27.0	31.1
	10	402.5	157.4			3.66	6.7	2.62			0.391			29.8	34.1
	11	390.9	188.7			4.30	6.5	3.14			0.483			30.4	34.3
	12	327.3	205.9			4.28	5.5	3.43			0.629			34.7	38.3
	13	358.8	242.4			5.51	6.0	4.04			0.675			30.6	34.6
	14	266.1	219.2			4.74	4.4	3.65			0.824			32.7	37.0
	15	72.2	63.6			1.48	1.2	1.06			0.880			29.7	34.9
	16	10.0	10.9			0.23	0.2	0.18			1.086			32.5	39.5
	17	19.5	25.3			0.51	0.3	0.42			1.297			36.2	36.2
	18	8.5	11.6			0.25	0.1	0.19			1.368			32.5	35.5
	19	20.0	24.7			0.66	0.3	0.41			1.235			24.5	29.5
Pulpwood Total		4,471.6	1,610.8			37.64	74.5	26.85			0.360			27.4	31.5
Large ST	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
	15	30.0	0.0	17.3	1.8	0.61	0.5	0.00	0.29	30.34	0.576	60.686	16.5	16.5	20.5
	16	40.7	0.0	33.1	3.7	0.95	0.7	0.00	0.55	61.75	0.814	90.932	22.4	22.4	25.4
	19	10.0	0.0	9.2	1.2	0.33	0.2	0.00	0.15	19.93	0.924	119.556	16.5	16.5	20.5
Large ST Total		80.7	0.0	59.7	6.7	1.89	1.3	0.00	0.99	112.02	0.739	83.239	19.5	19.5	23.0
Group Total		4,552.4	1,610.8	59.7	6.7	39.53	75.9	26.85	0.99	112.02	0.367	1.476	19.5	27.3	31.3

Hickory															
	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
Large ST	15	30.0	0.0	17.3	1.8	0.61	0.5	0.00	0.29	30.34	0.576	60.686	16.5	16.5	20.5
	16	10.0	0.0	10.8	1.2	0.23	0.2	0.00	0.18	19.72	1.080	118.301	32.5	32.5	35.5
	17	20.0	0.0	19.6	2.3	0.53	0.3	0.00	0.33	38.35	0.980	115.036	24.5	24.5	28.0
	18	20.0	0.0	16.6	2.1	0.59	0.3	0.00	0.28	34.33	0.830	102.985	16.5	16.5	20.5
	19	20.0	0.0	30.5	3.9	0.66	0.3	0.00	0.51	65.80	1.524	197.406	32.5	32.5	35.5
	20	20.0	0.0	30.5	4.2	0.73	0.3	0.00	0.51	69.38	1.527	208.142	28.5	28.5	30.5
Large ST Total		120.0	0.0	125.3	15.5	3.34	2.0	0.00	2.09	257.92	1.044	128.958	23.8	23.8	27.2
Group Total		120.0	0.0	125.3	15.5	3.34	2.0	0.00	2.09	257.92	1.044	128.958	23.8	23.8	27.2

OFFER FORM

Bid Date: Friday, September 29, 2023 @ 10:00 a.m.

DAILY 60 TRACT – 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 is made to the attached Kingwood Forestry Services, Inc. Notice of Land Sale. the following offer is submitted for the purchase of the tract known as the Daily 60 Tract and further described within this Notice (see attached maps and Conditions of Sale).

My offer will remain valid through 10:00 a.m., Wednesday, October 4, 2023. 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 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, understand, **and agree to** the Method of Sale and Conditions of Sale sections in this notice. Any contingencies must be in writing and accompany this completed Offer Form.

Send offer form to: Kingwood Forestry Services, Inc. (**Before 10:00 a.m., Friday, September 29, 2023**)

P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

E-mail completed offer form to: arkadelphia@kingwoodforestry.com

Daily 60 Tract (Listing #5059 – 60± Acres): \$ _____

Date: _____ Fax No.: _____

Company: _____
Printed

Phone No.: _____

Bidder: _____
Printed

Bidder: _____
Signed

Address: _____
Street City, State, Zip

E-mail: _____

-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

