



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

BODDIE 81 TRACT – POLK COUNTY, ARKANSAS

**Listing
 #4773**

Bid Date: Friday, July 24, 2020 @ 10:00 a.m.

- Timberland Investment Tract with Hunting Opportunities -

Kingwood Forestry Services, Inc. has been authorized to manage the sale of 81.02 acres, more or less, in Polk County, Arkansas. Please visit our website at www.kingwoodforestry.com to view maps and photographs.

Location: The **Boddie 81 Tract** (listing #4773) is located two (2) miles northwest of Bogg Springs and eight (8) miles northwest of Wickes and is described as Frl. SW¼ of NE¼, NW¼ of SE¼, Section 5, Township 5 South, Range 32 West, containing a total of 81.02 acres, more or less, Polk County, Arkansas.

Tract Description: Access is via gated woods roads from Polk County Road #16. Gate opens with combination of 5-7-5-7. Timber primarily consists of pine and hardwood pulpwood with some pine CNS and sawtimber. Site index for loblolly pine averages seventy-five (75) feet (base age 50) on predominantly Sherless-Littlefir soils. Gently rolling terrain with small creek branch. Property offers a balance of timberland investment with outdoor recreation opportunities.

Merchantable Timber: Kingwood Forestry conducted an inventory of merchantable timber (one point / two acres with four cruise lines running north and south) in May 2020. Based on the inventory, estimated tree counts and timber volumes are as follows:

Pine Sawtimber:	1,237 Trees	74,261 Board Feet	707 Tons
Pine Chip n' Saw:	750 Trees	19,625 Board Feet	245 Tons
Pine Pulpwood:	8,767 Trees	-----	1,965 Tons
Pine Topwood:	-----	-----	325 Tons
Misc. Hardwood Sawtimber:	48 Trees	2,955 Board Feet	28 Tons
Hardwood Pulpwood:	8,571 Trees	-----	1,239 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 timber volume reports with tree counts by species, diameter, and height are available on our website at: <http://www.kingwoodforestry.com/real-estate.html>.

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, July 24, 2020**. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Boddie 81 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 or e-mailed to arkadelphia@kingwoodforestry.com. 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.

NOTICE OF LAND SALE

- BODDIE 81 TRACT-

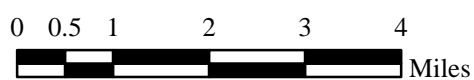
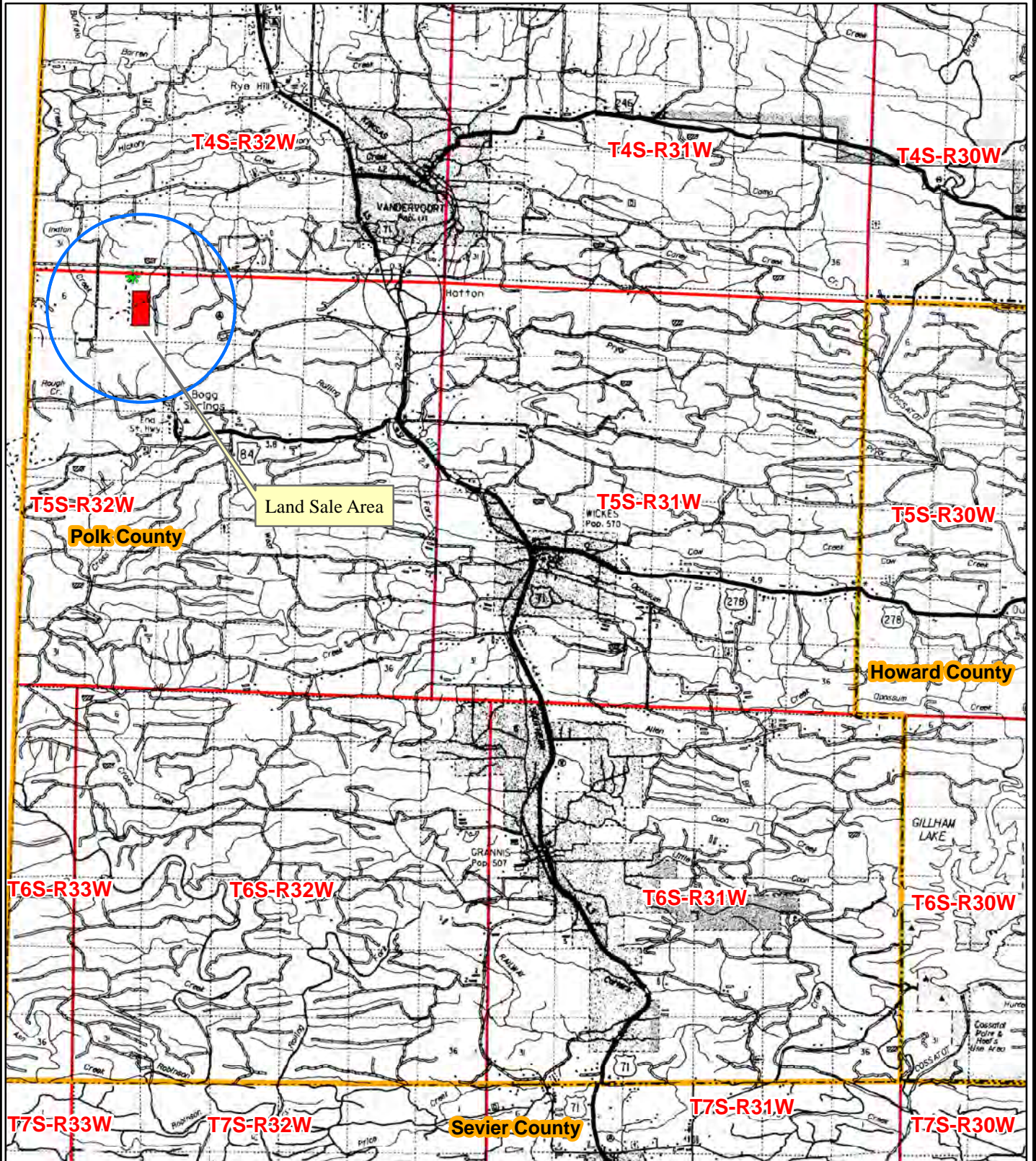
Bid Date: Friday, July 24, 2020 @ 10:00 a.m.

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, July 29, 2020. 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. 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 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. Gate must be closed and locked after inspection.
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 sales agent Brian Clark or broker Phil Wright of Kingwood Forestry Services at 870-246-5757 or by e-mail to arkadelphia@kingwoodforestry.com

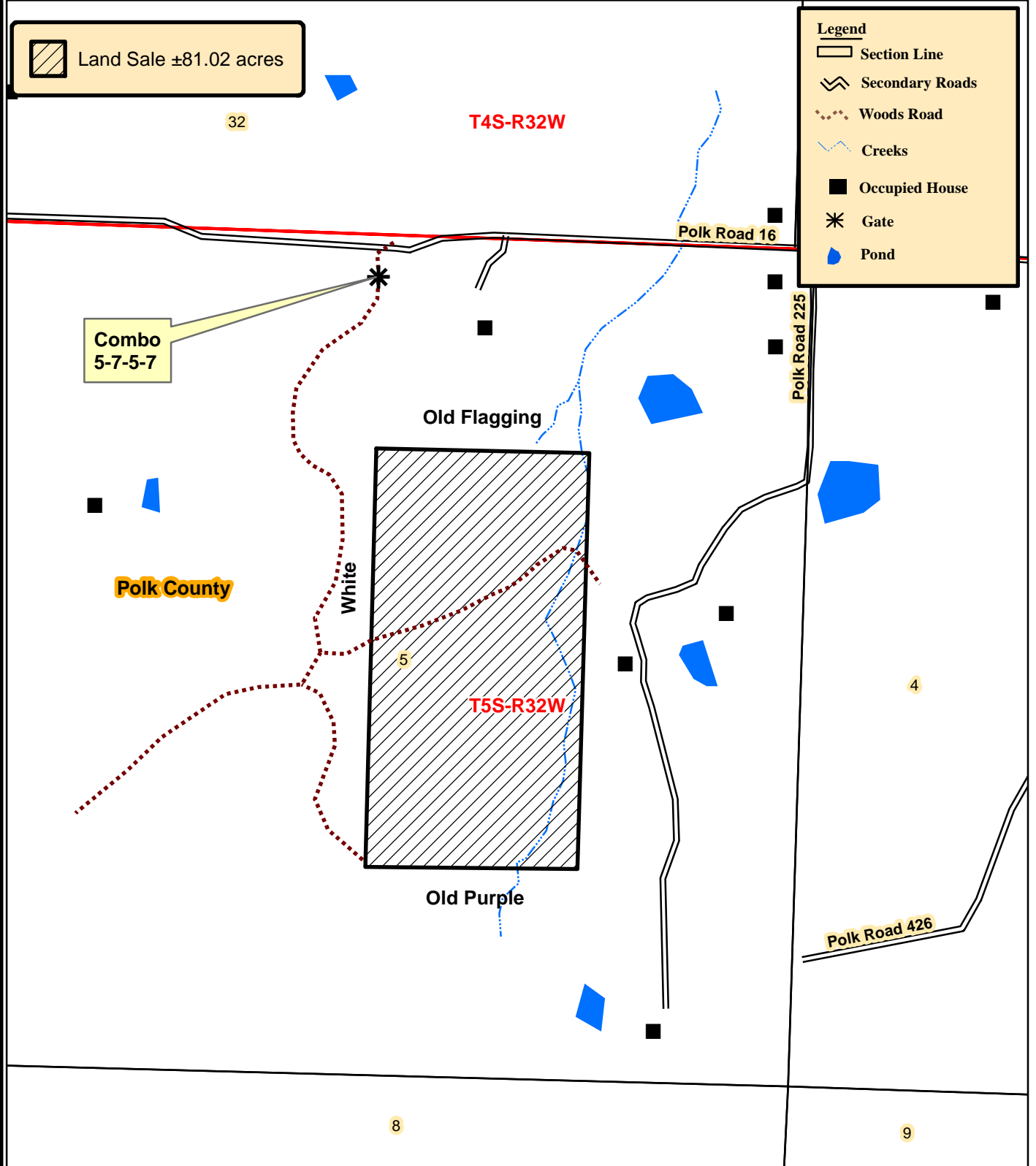


NOTICE OF LAND SALE
Boddie 81 Tract - Listing #4773
Erl. SW¹/₄ of NE¹/₄, NW¹/₄ of SE¹/₄, Sec. 5, T5S, R32W, Polk County, Arkansas
Containing 81.02 acres, more or less



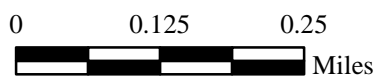
Date: 5/15/2020
Drawn By: JDT

NOTICE OF LAND SALE
Boddie 81 Tract - Listing #4773
 Frl. SW¹/₄ of NE¹/₄, NW¹/₄ of SE¹/₄, Sec. 5, T5S, R32W, Polk County, Arkansas
 Containing 81.02 acres, more or less



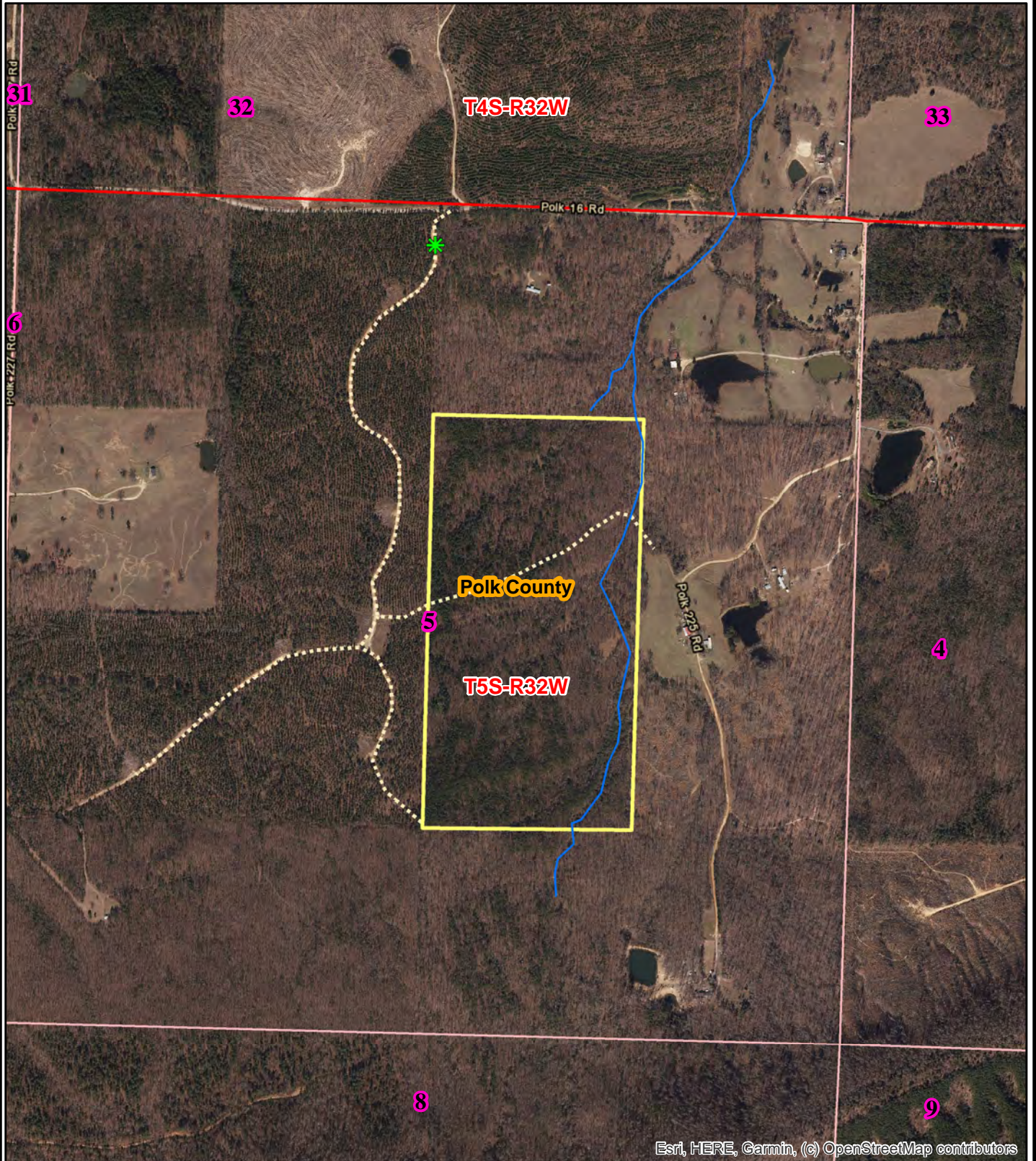
Legend

- Section Line
- Secondary Roads
- Woods Road
- Creeks
- Occupied House
- Gate
- Pond

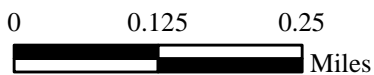


Date: 5/15/2020
 Drawn By: BJC

NOTICE OF LAND SALE
Boddie 81 Tract - Listing #4773
Fr. 1/4 of NE 1/4, NW 1/4 of SE 1/4, Sec. 5, T5S, R32W, Polk County, Arkansas
Containing 81.02 acres, more or less

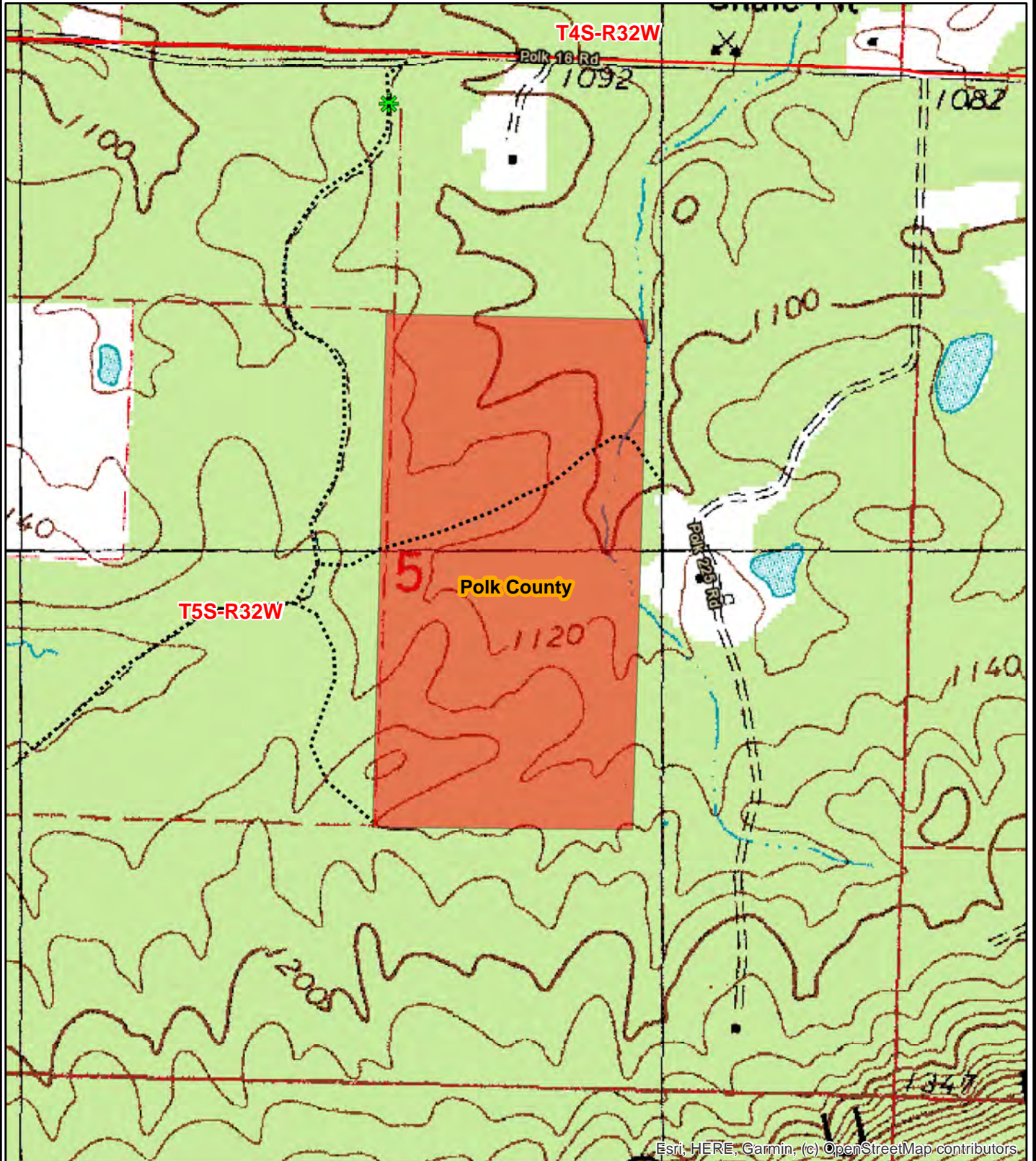


Esri, HERE, Garmin, (c) OpenStreetMap contributors

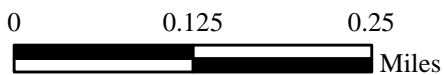


Date: 5/15/2020
ESRI Aerial Photography
Drawn By: JDT

NOTICE OF LAND SALE
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Containing 81.02 acres, more or less



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Date: 5/15/2020
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Website: kingwoodforestry.com

Timber Volume Estimates

Stratum: Boddie 81
Acres: 81.02
Plots: 39
Cruiser: BJC

Cruise Date: 05/15/2020
Cruise Type: Point
Plot Size/BAF: 15.00

Pine

<i>Product</i>	<i>Stratum Total</i>			<i>Per Acre</i>				<i>Average Tree</i>	
	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>BA</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>DBH</i>	<i>Height</i>
Sawtimber	1,237	707	74,261	14.6	15	8.7	916.6	13.2	26.1
Chip-N-Saw	750	245	19,625	5.4	9	3.0	242.2	10.3	23.4
Pulpwood	8,767	1,965	0	31.5	108	24.2	0.0	7.1	36.1
Topwood	0	325	0	0.0	0	4.0	0.0	0.0	0.0
Class Total	10,754	3,241	93,886	51.5	133	40.0	1,158.8	8.0	34.0

Hardwood

<i>Product</i>	<i>Stratum Total</i>			<i>Per Acre</i>				<i>Average Tree</i>	
	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>BA</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>DBH</i>	<i>Height</i>
Sawtimber	48	28	2,955	0.8	1	0.3	36.5	15.5	16.5
Pulpwood	8,571	1,239	0	28.8	106	15.3	0.0	6.9	22.1
Class Total	8,619	1,267	2,955	29.6	106	15.6	36.5	6.9	22.0
StratumTotal	19,373	4,508	96,841	81.2	239	55.6	1,195.3	7.5	28.7

ADDITIONAL TIMBER VOLUME REPORT



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Cruiser: BJC

Cruise Date: 05/15/2020
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	1,237	707	74,261	14.6	15	8.7	916.6	13.2	26.1
Chip-N-Saw	750	245	19,625	5.4	9	3.0	242.2	10.3	23.4
Pulpwood	8,767	1,965	0	31.5	108	24.2	0.0	7.1	36.1
Topwood	0	325	0	0.0	0	4.0	0.0	0.0	0.0
Group Total	10,754	3,241	93,886	51.5	133	40.0	1,158.8	8.0	34.0
Class Total	10,754	3,241	93,886	51.5	133	40.0	1,158.8	8.0	34.0

Hardwood

Product	Stratum Total			BA	Per Acre			Average Tree	
	Trees	Tons	Doyle BF		Trees	Tons	Doyle BF	DBH	Height
Misc. Hardwood									
Sawtimber	48	28	2,955	0.8	1	0.3	36.5	15.5	16.5
Pulpwood	8,571	1,239	0	28.8	106	15.3	0.0	6.9	22.1
Group Total	8,619	1,267	2,955	29.6	106	15.6	36.5	6.9	22.0
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Cruise Date: 05/15/2020
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Plot Size/BAF: 15.00

Pine

Natural Lob		Stratum Total					Per Acre					Average Tree	
	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	
Sawtimber													
	12	516	256	22,875	7,262	5.0	6	3.2	282.3	89.6	0.51	27.6	
	13	338	175	17,956	4,969	3.8	4	2.2	221.6	61.3	0.62	23.7	
	14	175	111	12,591	3,171	2.3	2	1.4	155.4	39.1	0.70	25.8	
	15	102	85	9,806	2,471	1.5	1	1.1	121.0	30.5	0.75	32.5	
	16	67	49	6,624	1,412	1.2	1	0.6	81.8	17.4	0.97	21.8	
	17	40	31	4,409	890	0.8	0	0.4	54.4	11.0	1.10	20.5	
Sawtimber Total	13.2	1,237	707	74,261	20,174	14.6	15	8.7	916.6	249.0	0.62	26.1	
Chip-N-Saw													
	10	514	159	12,403	4,422	3.5	6	2.0	153.1	54.6	0.36	23.6	
	11	236	86	7,222	2,408	1.9	3	1.1	89.1	29.7	0.45	22.9	
Chip-N-Saw Total	10.3	750	245	19,625	6,830	5.4	9	3.0	242.2	84.3	0.39	23.4	
Pulpwood													
	5	1,371	147	0	3,794	2.3	17	1.8	0.0	46.8	0.00	32.0	
	6	2,222	336	0	8,941	5.4	27	4.1	0.0	110.4	0.00	34.4	
	7	1,632	337	0	9,183	5.4	20	4.2	0.0	113.3	0.00	36.7	
	8	1,964	524	0	14,493	8.5	24	6.5	0.0	178.9	0.00	37.5	
	9	1,058	356	0	9,984	5.8	13	4.4	0.0	123.2	0.00	38.3	
	10	286	123	0	3,472	1.9	4	1.5	0.0	42.9	0.00	42.0	
	11	142	73	0	2,085	1.2	2	0.9	0.0	25.7	0.00	42.5	
	13	34	24	0	693	0.4	0	0.3	0.0	8.6	0.00	42.5	
	14	58	45	0	1,286	0.8	1	0.5	0.0	15.9	0.00	38.6	

Timber Volume Estimates

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Acres: 81.02
Plots: 39.00
Cruiser: BJC

Cruise Date: 05/15/2020
Cruise Type: Point
Plot Size/BAF: 15.00

Pine

Natural Lob		Stratum Total						Per Acre				Average Tree	
Pulpwood Total	7.1	8,767	1,965	0	53,932	31.5	108	24.2	0.0	665.7	0.00	36.1	
Topwood	<i>DBH</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>Cu. Ft. IB</i>	<i>BA</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>Cu. Ft. IB</i>	<i>SL CFT/Ft</i>	<i>Height</i>	
Topwood Total	0.0	0	325	0	10,393	0.0	0	4.0	0.0	128.3	0.00	0.0	
Natural Lob Total	8.0	10,754	3,241	93,886	91,329	51.5	133	40.0	1,158.8	1,127.2	0.54	34.0	
Pine Total	8.0	10,754	3,241	93,886	91,329	51.5	133	40.0	1,158.8	1,127.2	0.54	34.0	

Hardwood

Misc. Hardwood		Stratum Total						Per Acre				Average Tree	
Sawtimber	<i>DBH</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>Cu. Ft. IB</i>	<i>BA</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>Cu. Ft. IB</i>	<i>SL CFT/Ft</i>	<i>Height</i>	
	15	25	14	1,429	384	0.4	0	0.2	17.6	4.7	0.92	16.5	
	16	22	14	1,526	384	0.4	0	0.2	18.8	4.7	1.04	16.5	
Sawtimber Total	15.5	48	28	2,955	769	0.8	1	0.3	36.5	9.5	0.98	16.5	
Pulpwood	<i>DBH</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>Cu. Ft. IB</i>	<i>BA</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>Cu. Ft. IB</i>	<i>SL CFT/Ft</i>	<i>Height</i>	
	5	1,143	71	0	2,122	1.9	14	0.9	0.0	26.2	0.00	18.9	
	6	3,650	335	0	9,989	8.8	45	4.1	0.0	123.3	0.00	19.6	
	7	1,632	231	0	6,888	5.4	20	2.8	0.0	85.0	0.00	23.4	
	8	982	199	0	5,940	4.2	12	2.5	0.0	73.3	0.00	27.0	
	9	353	91	0	2,725	1.9	4	1.1	0.0	33.6	0.00	27.3	
	10	343	98	0	2,924	2.3	4	1.2	0.0	36.1	0.00	23.2	
	11	236	94	0	2,796	1.9	3	1.2	0.0	34.5	0.00	28.3	
	12	198	104	0	3,093	1.9	2	1.3	0.0	38.2	0.00	32.5	
	13	34	17	0	502	0.4	0	0.2	0.0	6.2	0.00	24.1	
Pulpwood Total	6.9	8,571	1,239	0	36,979	28.8	106	15.3	0.0	456.4	0.00	22.1	
Misc. Hardwood Total	6.9	8,619	1,267	2,955	37,748	29.6	106	15.6	36.5	465.9	0.98	22.0	

Timber Volume Estimates

Stratum: Boddie 81
Acres: 81.02
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Cruiser: BJC

Cruise Date: 05/15/2020
Cruise Type: Point
Plot Size/BAF: 15.00

Hardwood

Hardwood Total	6.9	8,619	1,267	2,955	37,748	29.6	106	15.6	36.5	465.9	0.98	22.0
<i>Stratum Total</i>	7.5	19,373	4,508	96,841	129,077	81.2	239	55.6	1,195.3	1,593.1	0.55	28.7

