

**KINGWOOD FORESTRY SERVICES, INC.  
NOTICE OF LAND SALES**

**-Two (2) Tracts in Ouachita County -**

These tracts are located about two (2) miles northeast of Stephens, Arkansas.

**Stephens West Tract—\$52,500.00**  
**±40 Acres **SOLED!** Listing #4828**

**Stephens East Tract—\$125,000.00**  
**±80 Acres Listing #4829**

The **Stephens West Tract (Listing #4828)** is described as SW¼ of SE¼, Section 34, Township 14 South, Range 19 West, containing 40 acres, more or less, Ouachita County, Arkansas. Access from County Road 118 that turns into a woods road from the east. Site index for loblolly pine (base age 50) averages eighty-two (82) feet on fine sandy loam soils. Timber consists of ±40 acres of native pine and hardwood. Based on inventory of merchantable timber on ±40 acres conducted by Kingwood Forestry in May, 2021, estimated tree counts and timber volumes are as follows:



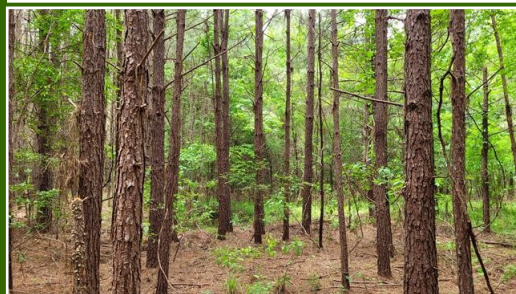
Pine Sawtimber:	60 Trees	5,789 Board Feet	393 Tons
Pine Chip n' Saw:	7 Trees	19,799 Board Feet	239 Tons
Pine Pulpwood:	5,530 Trees	—	1,604 Tons
Pine Topwood:	—	—	262 Tons
Red Oak Sawtimber:	63 Trees	5,059 Board Feet	46 Tons
Hardwood Pulpwood:	2,443 Trees	—	512 Tons

*Due to variations in cruising methods, utilization standards, and scaling practices, tree counts and volume estimates cannot be guaranteed. Volume report in Tons and Board Feet attached; additional timber volume reports with tree counts by species, diameter, and height are available on our website:  
<http://www.kingwoodforestry.com/real-estate.html>*

The **Stephens East Tract (Listing #4829)** is described as E½ of NE¼, Section 12, Township 15 South, Range 19 West, containing a total of 80 acres, more or less, Ouachita County, Arkansas (see attached maps). Property has gravel County Road 101 frontage. Site index for loblolly pine averages eighty-eight (88) feet (base age 50) on loamy sand, silt, and fine sandy loam soils. Timber consists of ±30 acres of ±2004 pine plantation, ±41 acres of ±2007 pine plantation, and ±9 acres of SMZ and ROW. Property offers a good timberland investment and recreation. Based on inventory of merchantable timber on ±30 acres conducted by Kingwood Forestry in May, 2021, estimated tree counts and timber volumes are as follows:

Pine Sawtimber:	530 Trees	14,091 Board Feet	176 Tons
Pine Chip n' Saw:	1,032 Trees	23,756 Board Feet	291 Tons
Pine Pulpwood:	10,893 Trees	—	2,087 Tons
Pine Topwood:	—	—	180 Tons
Red Oak Sawtimber:	16 Trees	3,680 Board Feet	26 Tons
Hardwood Pulpwood:	919 Trees	—	156 Tons

*Due to variations in cruising methods, utilization standards, and scaling practices, tree counts and volume estimates cannot be guaranteed. Volume report in Tons and Board Feet attached; additional timber volume reports with tree counts by species, diameter, and height are available on our website:  
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**[www.kingwoodforestry.com](http://www.kingwoodforestry.com)**

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



See Method and  
Conditions of Sale  
Within this Notice

# NOTICE OF LAND SALES OUACHITY COUNTY, ARKANSAS

Stephens West Tract—\$51,500.00  
±40 Acres **OLD** Listing #4828

Stephens East Tract—\$125,000.00  
±80 Acres Listing #4829

## METHOD OF SALE

These tracts are offered for sale at the prices advertised within this Notice of Land Sale. Offers may be submitted using the attached Offer Form and may be delivered by e-mail to [Arkadelphia@kingwoodforestry.com](mailto: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 successful bidder(s) 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 parcels are being sold in their entirety for single sum(s) and not on a per-acre basis. Advertised acreage is believed to be correct but is not guaranteed. Offer price is for entire tract(s) regardless of acreage. The attached maps are thought to be accurate but should not be considered survey plats. Seller will not provide survey.
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 reserve 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. Local title company will conduct the closing with buyer and seller each paying one-half (½) of settlement 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 sales agents Brian Clark or broker Phil Wright, of Kingwood Forestry Services at 870-246-5757 or by e-mail at [Arkadelphia@kingwoodforestry.com](mailto:Arkadelphia@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.

[www.kingwoodforestry.com](http://www.kingwoodforestry.com)



**SOLD**

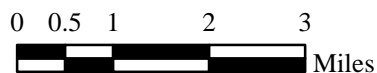
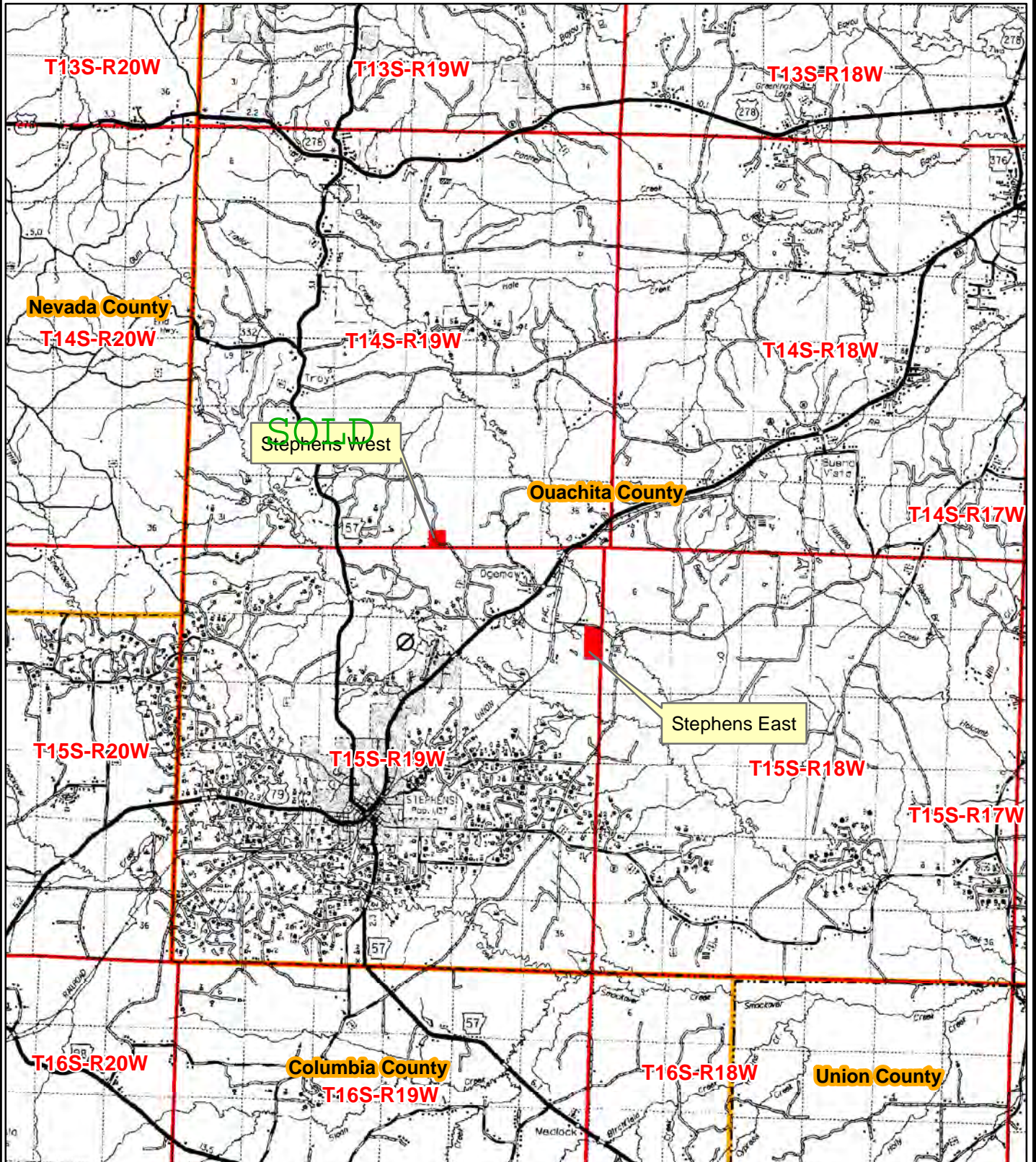
**NOTICE OF LAND SALES**

NOTICE OF LAND SALE - Listing #4828  
"Stephen West Tract"

SW¼ of SE¼, Sec. 34, T14S, R19W, Ouachita County, Arkansas  
40 acres, more or less

NOTICE OF LAND SALE - Listing #4829  
"Stephen East Tract"

E½ of NE¼, Sec. 12, T15S, R19W, Ouachita County, Arkansas  
80 acres, more or less



Date: 8/16/2021  
Drawn By: BJC





**SOLD**

**NOTICE OF LAND SALES**

NOTICE OF LAND SALE - Listing #4828

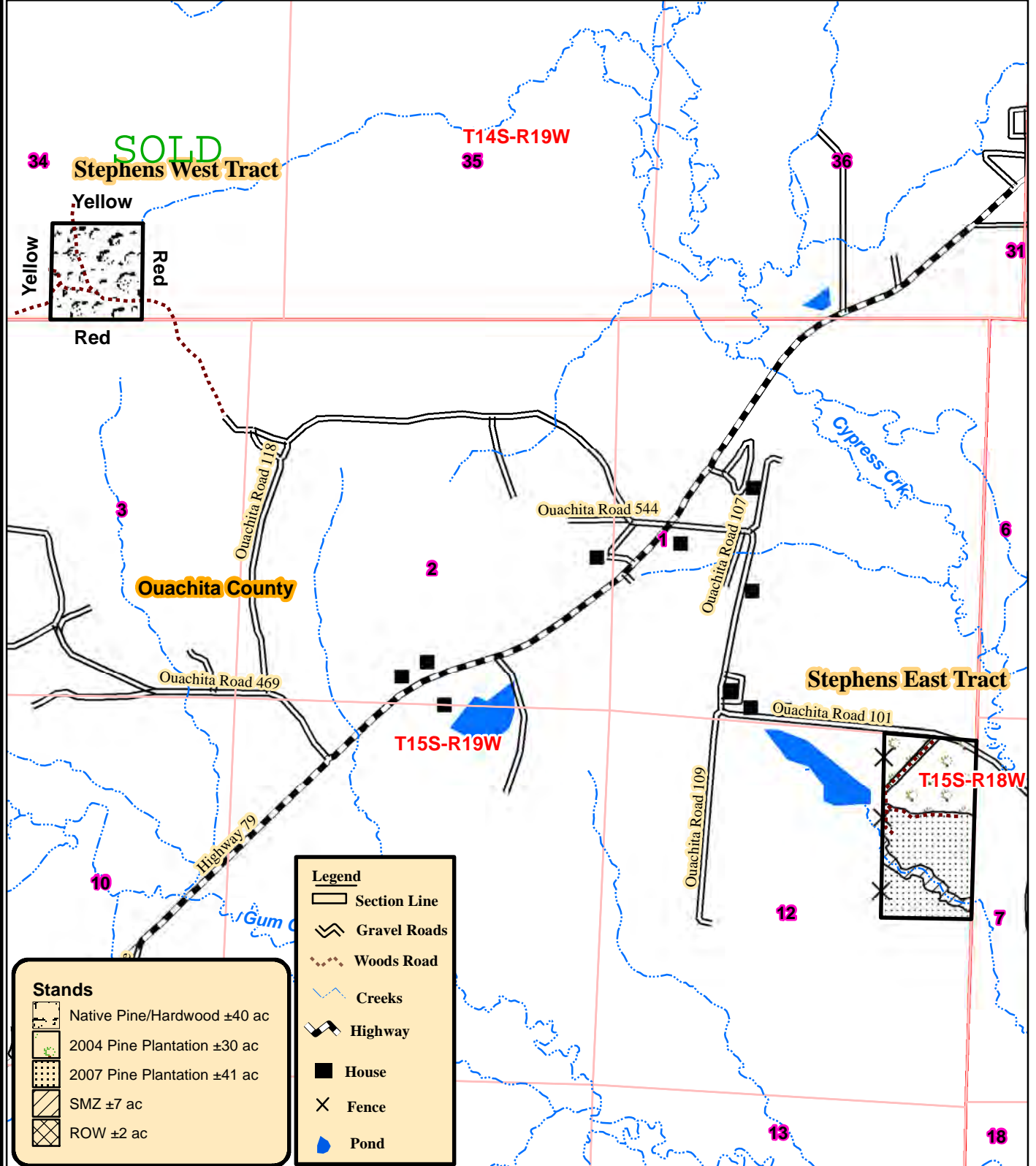
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E½ of NE¼, Sec. 12, T15S, R19W, Ouachita County, Arkansas  
80 acres, more or less



Date: 8/16/2021  
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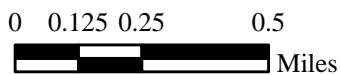
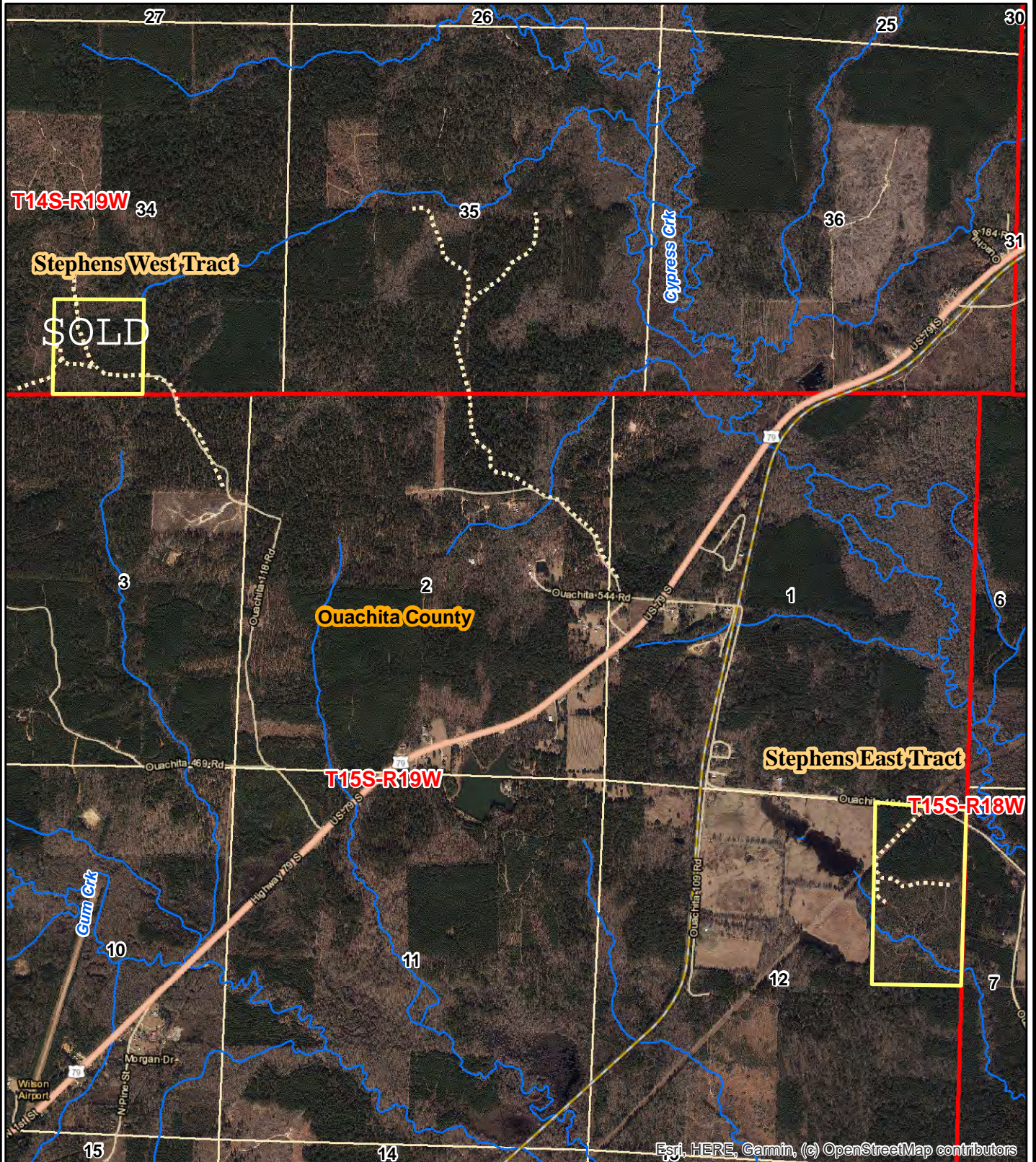
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E½ of NE¼, Sec. 12, T15S, R19W, Ouachita County, Arkansas  
80 acres, more or less



Date: 8/16/2021  
ESRI Aerial Photography  
Drawn By: BJC





**SOLD**

**NOTICE OF LAND SALES**

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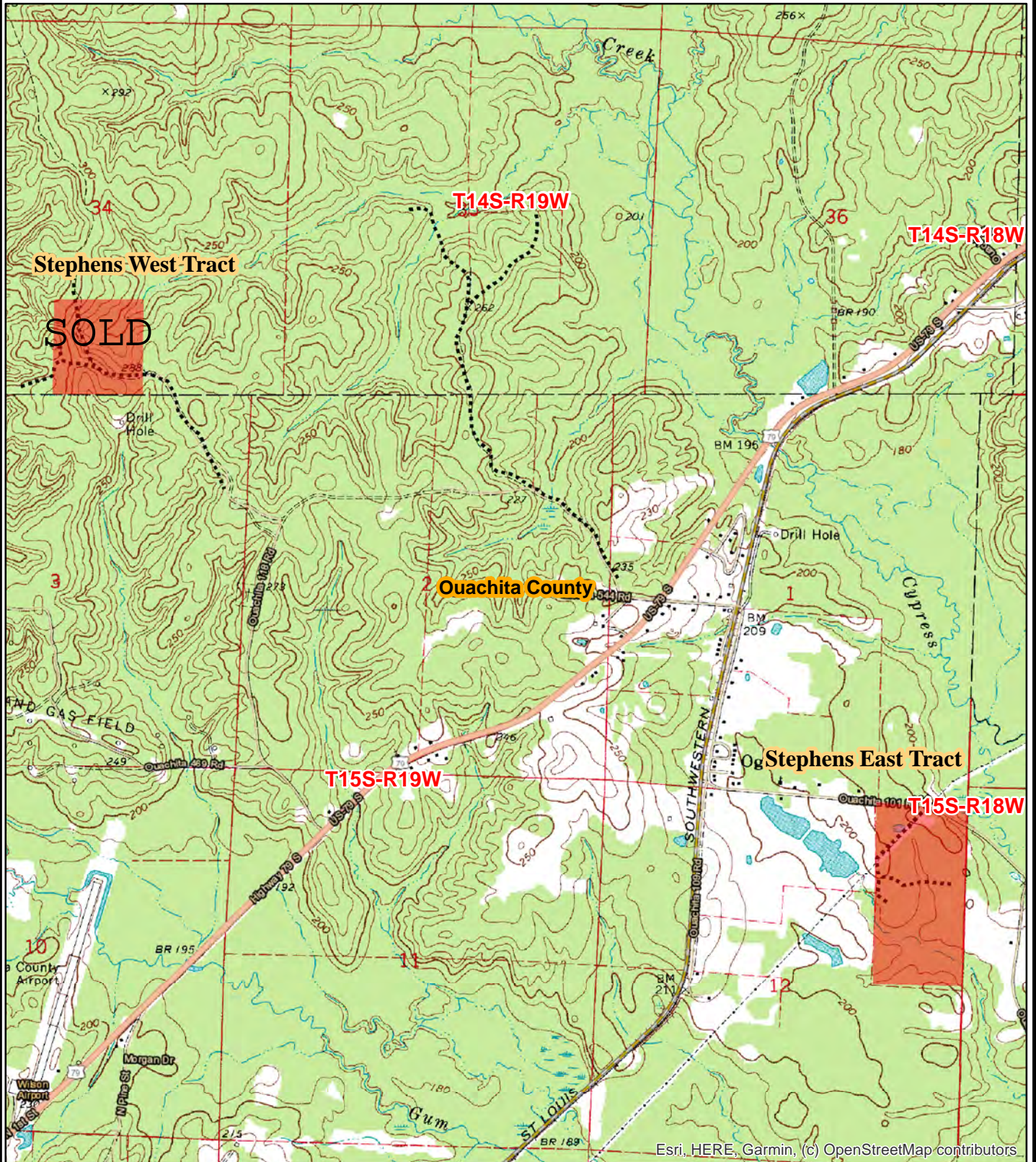
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NOTICE OF LAND SALE - Listing #4829

"Stephen East Tract"

E½ of NE¼, Sec. 12, T15S, R19W, Ouachita County, Arkansas  
80 acres, more or less



0 0.125 0.25 0.5  
Miles



Date: 8/16/2021  
Drawn By: BJC





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 PO Box 65  
 Arkadelphia, AR 71923

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 Website: kingwoodforestry.com

## Timber Volumes Estimates

**Stratum:** Stephens West  
**Acres:** 40  
**Plots:** 20  
**Cruiser:** BJC

**Cruise Date:** 06/09/2021  
**Cruise Type:** Point  
**Plot Size/BAF:** 15.00

### Red oak

Product	Stratum Total				Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height	
Sawtimber	63	46	5,000	2.3	1	1.2	126.5	16.2	18.7	
<b>Class Total</b>	<b>63</b>	<b>46</b>	<b>5,000</b>	<b>2.3</b>	<b>1</b>	<b>1.2</b>	<b>126.5</b>	<b>16.2</b>	<b>18.7</b>	

SOLD!

Product	Stratum Total				Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height	
Sawtimber	622	393	46,789	15.8	16	9.8	1,169.7	13.5	25.5	
Chip-N-Saw	713	239	19,799	10.5	18	6.0	495.0	10.4	22.8	
Pulpwood	5,539	1,604	0	48.8	138	40.1	0.0	7.9	38.8	
Topwood	0	262	0	0.0	0	6.6	0.0	0.0	0.0	
<b>Class Total</b>	<b>6,874</b>	<b>2,499</b>	<b>66,587</b>	<b>75.0</b>	<b>172</b>	<b>62.5</b>	<b>1,664.7</b>	<b>8.6</b>	<b>35.9</b>	

### Hardwood

Product	Stratum Total				Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height	
Pulpwood	2,443	512	0	21.0	61	12.8	0.0	7.7	27.1	
<b>Class Total</b>	<b>2,443</b>	<b>512</b>	<b>0</b>	<b>21.0</b>	<b>61</b>	<b>12.8</b>	<b>0.0</b>	<b>7.7</b>	<b>27.1</b>	
<b>StratumTotal</b>	<b>9,380</b>	<b>3,057</b>	<b>71,646</b>	<b>98.3</b>	<b>234</b>	<b>76.4</b>	<b>1,791.2</b>	<b>8.5</b>	<b>33.5</b>	

**Stratum:** Stephens East  
**Acres:** 30  
**Plots:** 14  
**Cruiser:** BJC

**Cruise Date:** 06/09/2021  
**Cruise Type:** Point  
**Plot Size/BAF:** 20.00

### Red oak

Product	Stratum Total				Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height	
Sawtimber	16	26	3,680	1.4	1	0.9	122.7	22.0	24.5	
<b>Class Total</b>	<b>16</b>	<b>26</b>	<b>3,680</b>	<b>1.4</b>	<b>1</b>	<b>0.9</b>	<b>122.7</b>	<b>22.0</b>	<b>24.5</b>	

### Pine

Product	Stratum Total				Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height	
Sawtimber	530	176	14,091	14.3	18	5.9	469.7	12.2	18.9	
Chip-N-Saw	1,032	291	23,756	20.0	34	9.7	791.9	10.3	23.4	
Pulpwood	10,893	2,087	0	114.3	363	69.6	0.0	7.4	35.6	
Topwood	0	180	0	0.0	0	6.0	0.0	0.0	0.0	
<b>Class Total</b>	<b>12,454</b>	<b>2,734</b>	<b>37,847</b>	<b>148.6</b>	<b>415</b>	<b>91.1</b>	<b>1,261.6</b>	<b>7.9</b>	<b>33.8</b>	

### Hardwood

Product	Stratum Total				Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height	
Pulpwood	919	156	0	8.6	31	5.2	0.0	7.1	28.0	
<b>Class Total</b>	<b>919</b>	<b>156</b>	<b>0</b>	<b>8.6</b>	<b>31</b>	<b>5.2</b>	<b>0.0</b>	<b>7.1</b>	<b>28.0</b>	
<b>StratumTotal</b>	<b>13,390</b>	<b>2,916</b>	<b>41,527</b>	<b>158.6</b>	<b>446</b>	<b>97.2</b>	<b>1,384.2</b>	<b>7.8</b>	<b>33.4</b>	

# **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:** Stephens East

**Acres:** 30

**Plots:** 14

**Cruiser:** BJC

**Cruise Date:** 06/09/2021

**Cruise Type:** Point

**Plot Size/BAF:** 20.00

### Red oak

Product	Stratum Total				Per Acre			Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
<b>Red Oak Spp.</b>									
Sawtimber	16	26	3,680	1.4	1	0.9	122.7	22.0	24.5
<b>Group Total</b>	16	26	3,680	1.4	1	0.9	122.7	22.0	24.5
<b>Class Total</b>	16	26	3,680	1.4	1	0.9	122.7	22.0	24.5

### Pine

Product	Stratum Total				Per Acre			Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
<b>Planted Lob</b>									
Sawtimber	530	176	14,091	14.3	18	5.9	469.7	12.2	18.9
Chip-N-Saw	1,032	291	23,756	20.0	34	9.7	791.9	10.3	23.4
Pulpwood	10,893	2,087	0	114.3	363	69.6	0.0	7.4	35.6
Topwood	0	180	0	0.0	0	6.0	0.0	0.0	0.0
<b>Group Total</b>	12,454	2,734	37,847	148.6	415	91.1	1,261.6	7.9	33.8
<b>Class Total</b>	12,454	2,734	37,847	148.6	415	91.1	1,261.6	7.9	33.8

### Hardwood

Product	Stratum Total				Per Acre			Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
<b>Misc. Hardwood</b>									
Pulpwood	919	156	0	8.6	31	5.2	0.0	7.1	28.0
<b>Group Total</b>	919	156	0	8.6	31	5.2	0.0	7.1	28.0
<b>Class Total</b>	919	156	0	8.6	31	5.2	0.0	7.1	28.0
<b>Stratum Total</b>	13,390	2,916	41,527	158.6	446	97.2	1,384.2	7.8	33.4



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## Timber Volume Estimates

**Stratum:** Stephens East  
**Acres:** 30  
**Plots:** 14.00  
**Cruiser:** BJC

**Cruise Date:** 06/09/2021  
**Cruise Type:** Point  
**Plot Size/BAF:** 20.00

### 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	
	22	16	26	3,680	697	1.4	1	0.9	122.7	23.2	1.75	24.5	
Sawtimber Total	22.0	16	26	3,680	697	1.4	1	0.9	122.7	23.2	1.75	24.5	
Red Oak Spp. Total	22.0	16	26	3,680	697	1.4	1	0.9	122.7	23.2	1.75	24.5	
Red oak Total	22.0	16	26	3,680	697	1.4	1	0.9	122.7	23.2	1.75	24.5	

### Pine

Planted 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	437	139	10,934	4,151	11.4	15	4.6	364.5	138.4	0.51	18.5	
	13	93	37	3,157	1,105	2.9	3	1.2	105.2	36.8	0.58	20.5	
Sawtimber Total	12.2	530	176	14,091	5,255	14.3	18	5.9	469.7	175.2	0.53	18.9	
Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	
	10	707	189	16,344	5,564	12.9	24	6.3	544.8	185.5	0.33	23.6	
	11	325	102	7,412	3,022	7.1	11	3.4	247.1	100.7	0.41	22.9	
Chip-N-Saw Total	10.3	1,032	291	23,756	8,585	20.0	34	9.7	791.9	286.2	0.36	23.4	
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	
	5	1,572	113	0	3,069	7.1	52	3.8	0.0	102.3	0.00	25.7	
	6	1,746	204	0	5,690	11.4	58	6.8	0.0	189.7	0.00	32.3	



# Timber Volume Estimates

Stratum: **Stephens East**

Acres: 30

Plots: 14.00

Cruiser: BJC

Cruise Date: 06/09/2021

Cruise Type: Point

Plot Size/BAF: 20.00

## Pine

Planted Lob			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	
	7	2,566	414	0	11,829	22.9	86	13.8	0.0	394.3	0.00	35.1	
	8	2,456	532	0	15,483	28.6	82	17.7	0.0	516.1	0.00	38.3	
	9	1,358	369	0	10,927	20.0	45	12.3	0.0	364.2	0.00	40.6	
	10	707	240	0	7,186	12.9	24	8.0	0.0	239.5	0.00	42.2	
	11	325	137	0	4,151	7.1	11	4.6	0.0	138.4	0.00	44.1	
	12	164	78	0	2,388	4.3	5	2.6	0.0	79.6	0.00	43.4	
Pulpwood Total	7.4	10,893	2,087	0	60,723	114.3	363	69.6	0.0	2,024.1	0.00	35.6	
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	180	0	6,213	0.0	0	6.0	0.0	207.1	0.00	0.0	
Planted Lob Total	7.9	12,454	2,734	37,847	80,777	148.6	415	91.1	1,261.6	2,692.6	0.41	33.8	
Pine Total	7.9	12,454	2,734	37,847	80,777	148.6	415	91.1	1,261.6	2,692.6	0.41	33.8	

## 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	
	6	218	23	0	694	1.4	7	0.8	0.0	23.1	0.00	24.1	
	7	481	79	0	2,371	4.3	16	2.6	0.0	79.0	0.00	29.4	
	8	123	23	0	692	1.4	4	0.8	0.0	23.1	0.00	24.1	
	9	97	30	0	888	1.4	3	1.0	0.0	29.6	0.00	34.6	
Pulpwood Total	7.1	919	156	0	4,646	8.6	31	5.2	0.0	154.9	0.00	28.0	
Misc. Hardwood Total	7.1	919	156	0	4,646	8.6	31	5.2	0.0	154.9	0.00	28.0	

# Timber Volume Estimates

**Stratum:** **Stephens East**

**Acres:** 30

**Plots:** 14.00

**Cruiser:** BJC

**Cruise Date:** 06/09/2021

**Cruise Type:** Point

**Plot Size/BAF:** 20.00

Hardwood Total	7.1	919	156	0	4,646	8.6	31	5.2	0.0	154.9	0.00	28.0
<b>Stratum Total</b>	<b>7.8</b>	<b>13,390</b>	<b>2,916</b>	<b>41,527</b>	<b>86,119</b>	<b>158.6</b>	<b>446</b>	<b>97.2</b>	<b>1,384.2</b>	<b>2,870.6</b>	<b>0.42</b>	<b>33.4</b>



# OFFER FORM

**Stephens West Tract—\$52,500.00**  
**±40 Acres Listing #4828**

**Stephens East Tract—\$125,000.00**  
**±80 Acres Listing #4829**

**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](mailto:arkadelphia@kingwoodforestry.com)

In reference to the attached Kingwood Forestry Services, Inc. Notice of Land Sales, I submit the following as offer(s) for the purchase of tract(s) located in Ouachita County, Arkansas and further described within the attached Notice of Land Sales (see attached maps and Conditions of Sale).

My offer(s) will remain valid for five (5) business days. If any of my offers are accepted, I am ready, willing, able, and obligated to execute a Contract of Sale within ten (10) 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 in 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](mailto:arkadelphia@kingwoodforestry.com)

**Stephens West Tract (Listing #4828—40 Acres, more or less):** \$ \_\_\_\_\_

**Stephens East Tract (Listing #4829—80 Acres, more or less):** \$ \_\_\_\_\_

**Both Tracts Combined (±120 total 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

