



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

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

NOTICE OF LAND SALES

“Denton” and “County Road 209” Tracts

Bid Date: Friday, October 21, 2016 @ 10:00 a.m.

Listings

#4532 & #4550

-Timberland Investment Tracts with Excellent Access in Dallas County -

Kingwood Forestry Services, Inc. has been authorized to manage the sale of two (2) tracts of timberland containing 207.77 + 31 acres, more or less, in Dallas County, Arkansas. Bids may be submitted for either or both tracts. Please visit our website at www.kingwoodforestry.com to view maps and photographs.

Location: The **Denton Tract** (Listing #4532) is located two (2) miles west of Manning on Highway 8. The **County Road 209 Tract** (Listing #4550) is also located two (2) miles west of Manning on a gravel road. Both tracts are further described below. These are investment properties with recreational opportunities. Both tracts also have utilities available with sandy hills. Please visit our website at www.kingwoodforestry.com to view maps and photographs of listings #4532 & #4550.

Denton Tract (#4532): Part of E $\frac{1}{2}$ of NW $\frac{1}{4}$, Part of E $\frac{1}{2}$ of SW $\frac{1}{4}$, S $\frac{1}{2}$ of SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Part of SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 15, Township 8 South, Range 17 West, containing a total of 207.77 acres, more or less, Dallas County, Arkansas. Access is excellent with nearly one-half ($\frac{1}{2}$) mile frontage on State Highway 8 and County Road 209. Utilities are available. Approximately one hundred and fifty (150) acres were harvested in 2009-10 and later site prep sprayed (not planted); this area could be control-burned and re-planted this year. Balance of timbered acreage includes thirty-four (34) acres of heavily-stocked cypress break and twelve (12) acres of native timber around SMZs. Ocular estimates suggest over 100 tons per acre in the cypress area. Terrain ranges from flat to gently rolling. Site index for loblolly pine averages eighty-three (83) feet (base age 50) on loamy fine sand and fine sandy loam soils.

County Road 209 Tract (#4550): NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$, E $\frac{1}{2}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 22, Township 8 South, Range 17 West, containing a total of 31 acres, more or less, Dallas County, Arkansas. Access is excellent with over one-quarter ($\frac{1}{4}$) mile of gravel County Road 209 frontage. Tract was harvested in 2009-10 and later site prep sprayed (not planted); this area could be control-burned and re-planted this year. Terrain is gently rolling. Site index for loblolly pine averages eighty (80) feet (base age 50) on fine sandy loam soils.

Method of Sale: The tracts will be sold on the basis of lump sum sealed bids. An offer form is attached. Offers may be submitted on one or both tracts. Bids will be opened at the Kingwood Forestry office at #4 Executive Circle, Arkadelphia, Arkansas at **10:00 a.m., Friday, October 21, 2016.** Buyers submitting offers are welcome to attend the bid opening. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **“Dallas County Land Sales”** 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 be delivered by fax to 870-246-3341 or by e-mail 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. Anyone submitting an offer for the purchase of the property will be provided with a summary of bid results.

NOTICE OF LAND SALES

-Denton & County Road 209 Tracts-

Bid Date: Friday, October 21, 2016 @ 10:00 a.m.

Conditions of Sale:

1. The landowners reserve 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 26, 2016. 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 ten percent (10%) of purchase price, will be executed between the successful bidder and landowners 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 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. Sellers will not provide survey. The attached tract maps are thought to be accurate but should not be considered survey plats.
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. Sellers will convey one hundred percent (100%) of any owned mineral rights (on the property advertised in this notice) without warranty.
5. Sellers will pay pro-rated property taxes (to date of closing), deed preparation, and one-half of deed stamps. Buyer will pay recording fees and one-half (1/2) of deed stamps.
6. Local title company will conduct the closing with buyer and seller each paying one-half of fees associated with closing services.
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 broker Pete Prutzman or licensed agents Brian Clark or Jimmy Don Thomas of Kingwood Forestry Services at 870-246-5757.

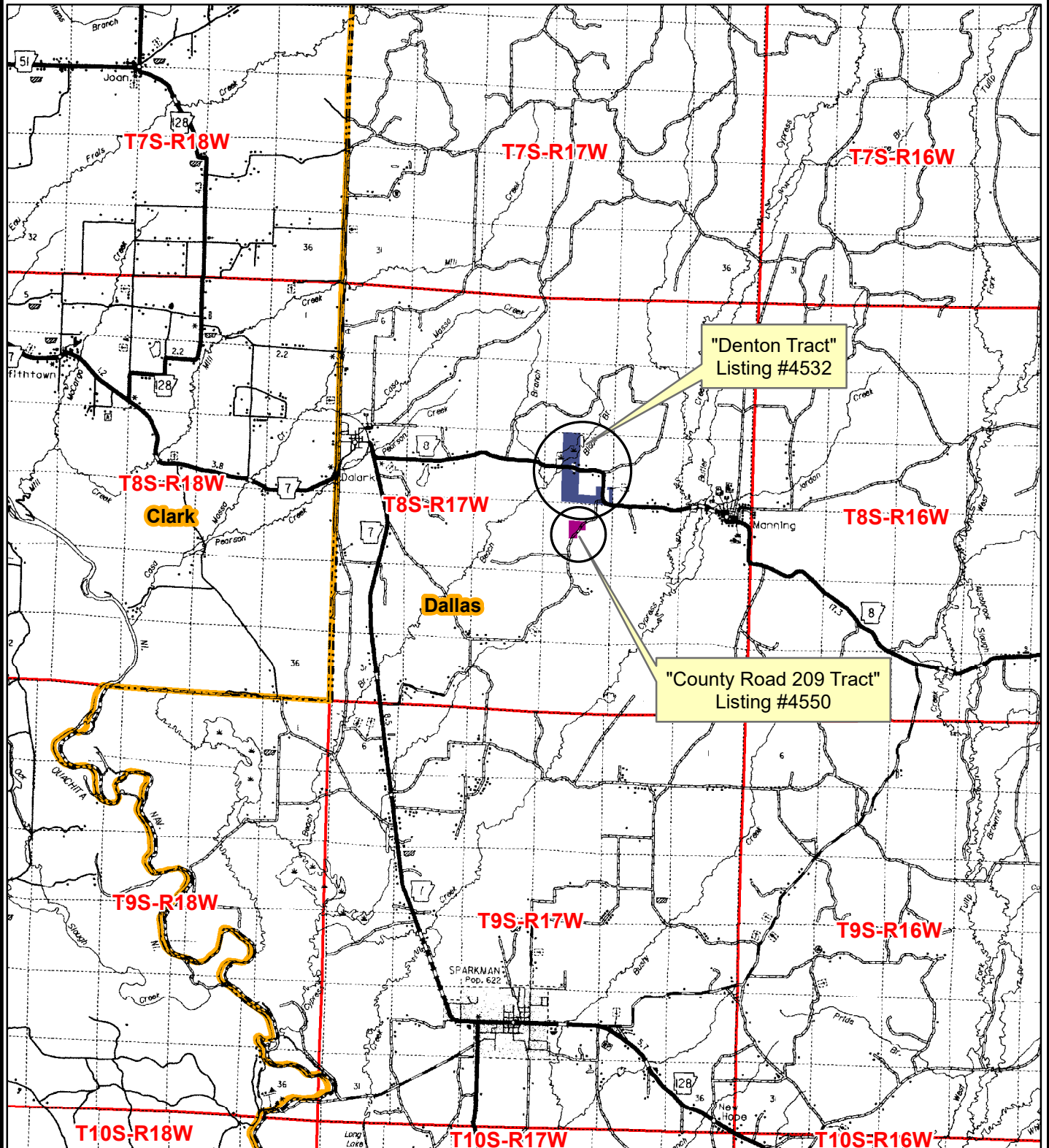
NOTICE OF LAND SALES

"Denton Tract" - Listing # 4532

Pt. Section 15, T8S, R17W, Dallas County, Arkansas
containing 207.77 acres, more or less

"County Road 209 Tract" - Listing # 4550

Pt. Section 22, T8S, R17W, Dallas County, Arkansas
containing 31 acres, more or less



0 0.5 1 2 3 4
Miles



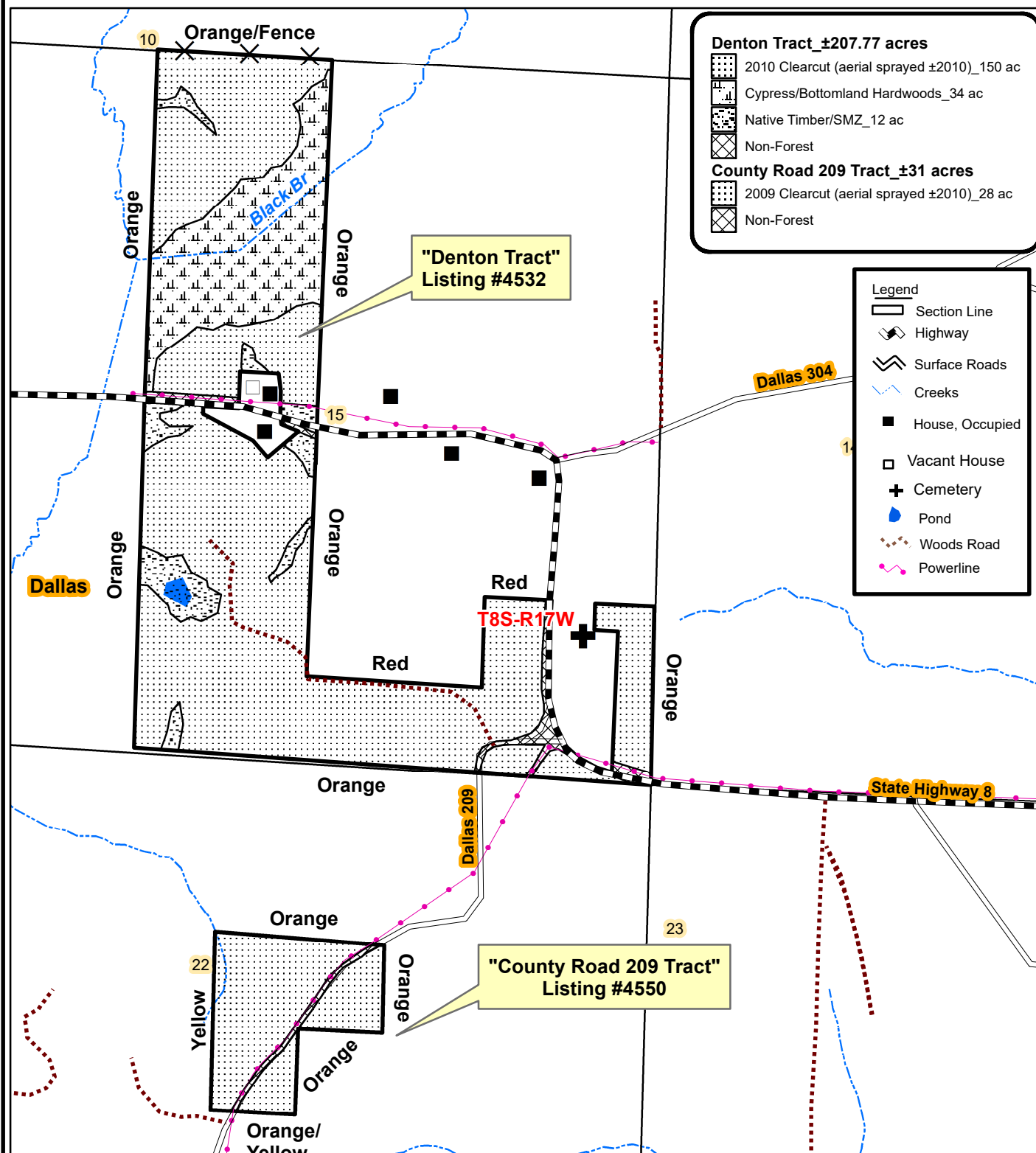
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**Pt. Section 22, T8S, R17W, Dallas County, Arkansas
containing 31 acres, more or less**

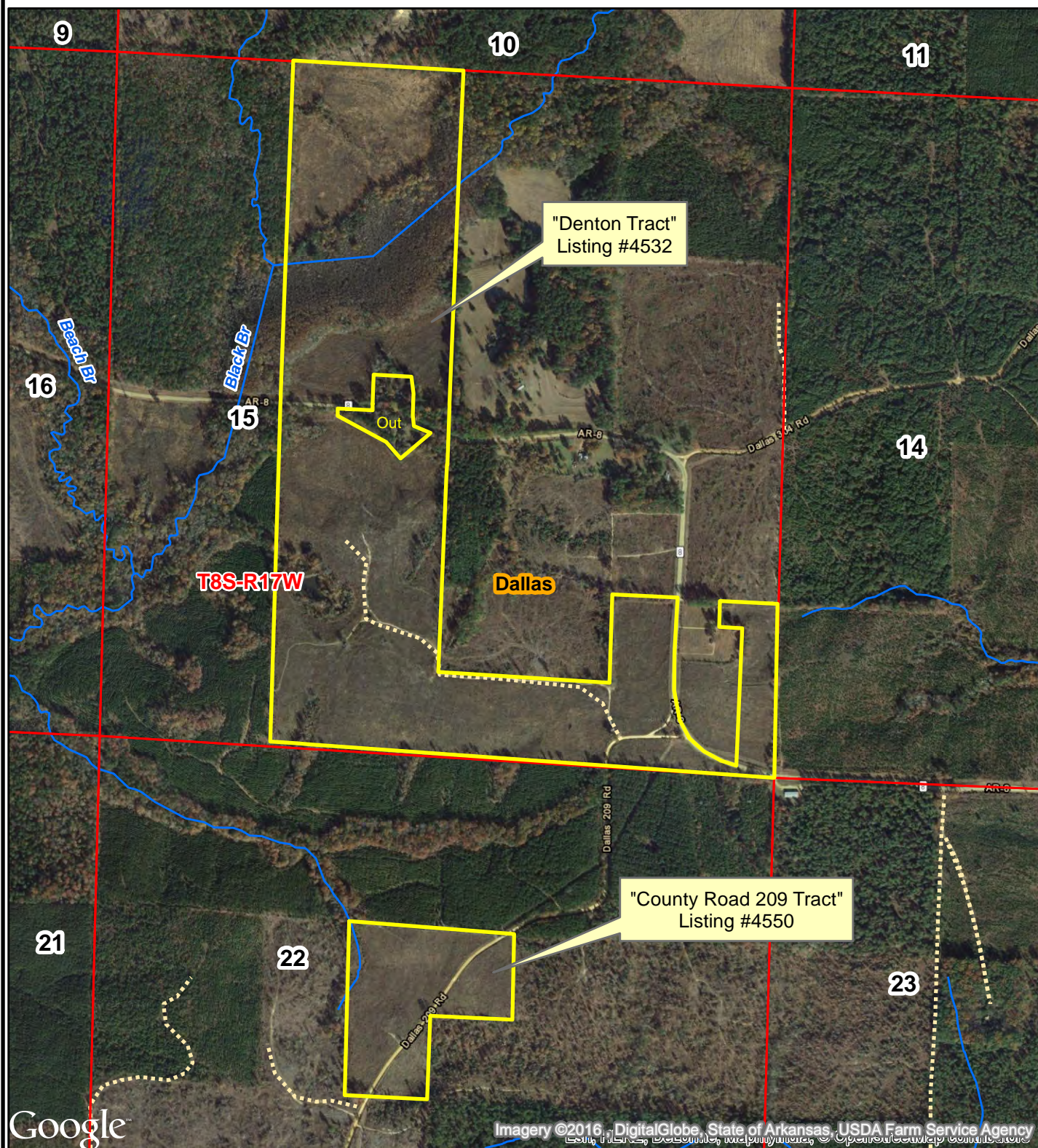


Created: September, 2016
By: BJC

NOTICE OF LAND SALES

"Denton Tract" - Listing # 4532
Pt. Section 15, T8S, R17W, Dallas County, Arkansas
containing 207.77 acres, more or less

"County Road 209 Tract" - Listing # 4550
Pt. Section 22, T8S, R17W, Dallas County, Arkansas
containing 31 acres, more or less



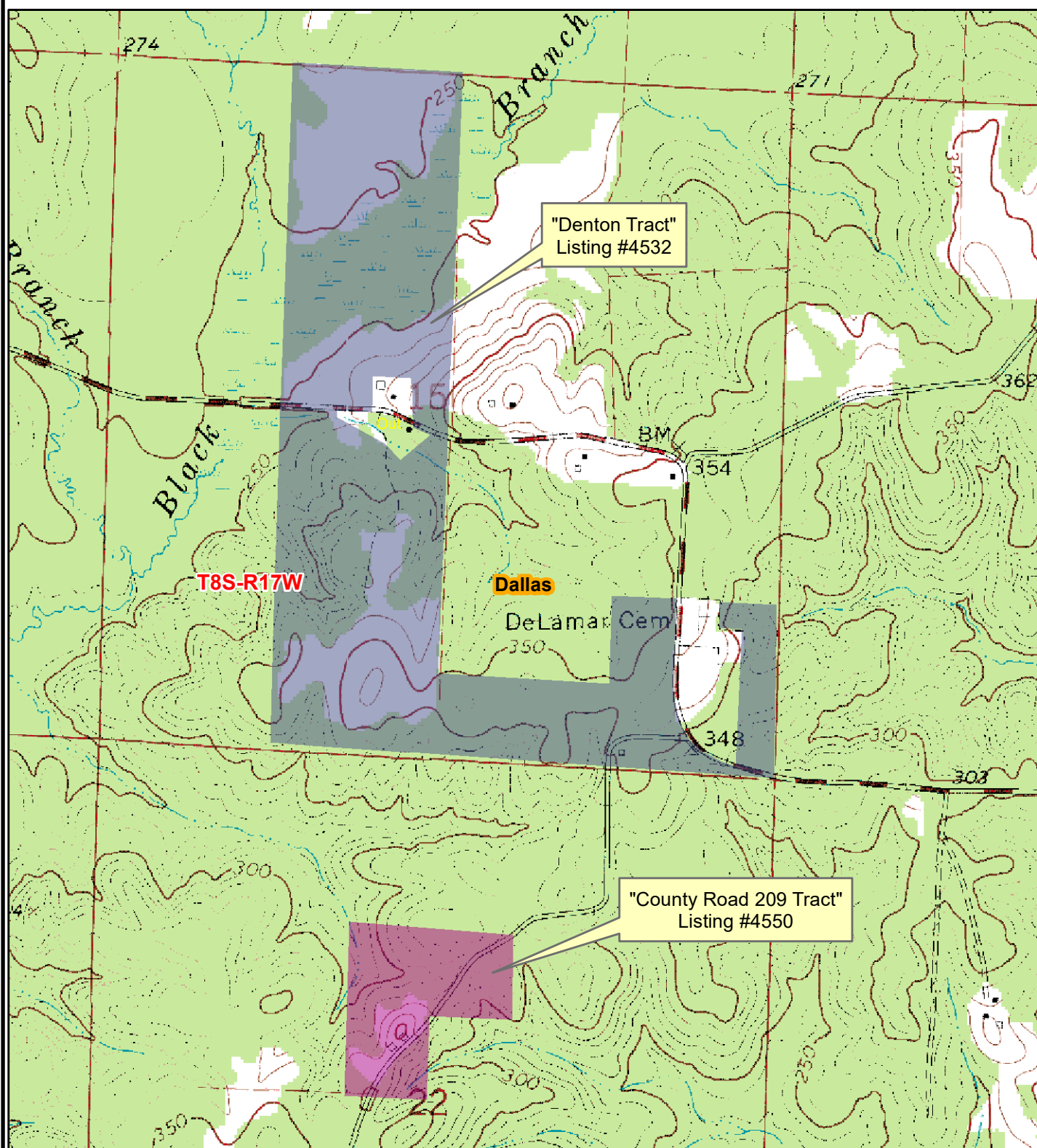
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Pt. Section 22, T8S, R17W, Dallas County, Arkansas
containing 31 acres, more or less



0 0.125 0.25
Miles



Created: September, 2016
Drawn By: JDT

OFFER FORM

-Denton & County Road 209 Tracts-

Bid Date: Friday, October 21, 2016 @ 10:00 a.m.

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

Reference is made to the Kingwood Forestry Services, Inc. **Notice of Land Sale**. I submit the following as offer for the purchase of the following tract(s) located in Dallas County, Arkansas and further described as (see attached maps and Conditions of Sale):

Denton Tract (Listing #4532): Part of E $\frac{1}{2}$ of NW $\frac{1}{4}$, Part of E $\frac{1}{2}$ of SW $\frac{1}{4}$, S $\frac{1}{2}$ of SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Part of SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 15, Township 8 South, Range 17 West, containing a total of 207.77 acres, more or less, Dallas County, Arkansas Dallas County, Arkansas.

County Road 209 Tract (Listing #4550): NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$, E $\frac{1}{2}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 22, Township 8 South, Range 17 West, containing a total of 31 acres, more or less, Dallas County, Arkansas Dallas County, Arkansas.

My offer will remain valid through 10:00 a.m., Wednesday, October 26, 2016. 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 ten percent (10%) of purchase price. Closing is expected to be held within thirty (30) 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. (**Before 10:00 a.m., Friday, Oct. 21, 2016**)
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341
E-mail completed Offer Form to arkadelphia@kingwoodforestry.com

Denton Tract (Listing #4532: 207.77 acres, more or less): \$ _____

County Road 209 Tract (Listing #4550: 31 acres, more or less): \$ _____

Both Tracts Combined (238.77 total acres, more or less): \$ _____

Date: _____ Fax No.: _____

Bidder: _____
Printed

Phone No.: _____

Bidder: _____
Signed

Company: _____
Printed

Address: _____
Street City, State, Zip

E-mail: _____

