



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

CANEY VALLEY & ROSBORO LOOP TRACTS

Bid Date: Friday, October 7, 2016 @ 10:00 a.m.

-Timberland Investment and Recreation Tracts in Pike County -

Kingwood Forestry Services, Inc. has been authorized to manage the sale of two (2) tracts of timberland containing 160 + 89.99 acres, more or less, in Pike 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 **Caney Valley Tract** (Listing #4544) is located one-half mile (1/2) north of Caney Valley and three (3) miles south of Glenwood. The **Rosboro Loop Tract** (Listing #4545) is located one (1) mile east of Rosboro and four (4) miles southeast of Glenwood. Both tracts are further described below. These are investment properties with timber income potential and recreational opportunities. Please visit our website at www.kingwoodforestry.com to view maps and photographs of listings #4544 & #4545.

Caney Valley Tract (#4544): SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 27; All of SW $\frac{1}{4}$ except the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 26; all located in Township 5 South, Range 24 West, containing a total of 160 acres, more or less, Pike County, Arkansas (see attached map). Access is easement on woods road from south and woods roads from northwest. Terrain is gently rolling. Merchantable timber consists of native pine and hardwood. Site index for loblolly pine averages eighty-two (82) feet (base age 50) on fine sandy loam soils. Based on owner's inventory (audited by Kingwood Forestry), timber estimates are as follows:

Pine Sawtimber:	1,642 Tons
Oak Sawtimber:	924 Tons
Gum & Misc. Sawtimber:	335 Tons
Pine Pulpwood:	223 Tons
Hardwood Pulpwood:	2,352 Tons

Due to variations in cruising methods, utilization standards and scaling practices, volumes cannot be guaranteed.

Rosboro Loop Tract (#4545): NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Part of E $\frac{1}{2}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$, Part of E $\frac{1}{2}$ of SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Part of W $\frac{1}{2}$ of SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 20; Part of N $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 29; all located in Township 5 South, Range 23 West, containing a total of 89.99 acres, more or less, Pike County, Arkansas (see attached map). Access is frontage on paved Rosboro Loop. Terrain is gently rolling. Timber primarily consists of good quality native pine. Approximately 3-acre rock quarry/gravel pit on tract. Site index for loblolly pine averages seventy-seven (77) feet (base age 50) on fine sandy loam soils. Based on owner's inventory (audited by Kingwood Forestry), timber estimates are as follows:

Pine Sawtimber:	2,805 Tons
Oak Sawtimber:	231 Tons
Gum & Misc. Sawtimber:	134 Tons
Pine Pulpwood:	352 Tons
Hardwood Pulpwood:	1,107 Tons

Method of Sale: These tracts will be sold on the basis of lump sum sealed bids. Offers may be submitted on one or both tracts. 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, October 7, 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 **"Pike 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. Offers 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.**

— Continued on back of this page —

NOTICE OF LAND SALES

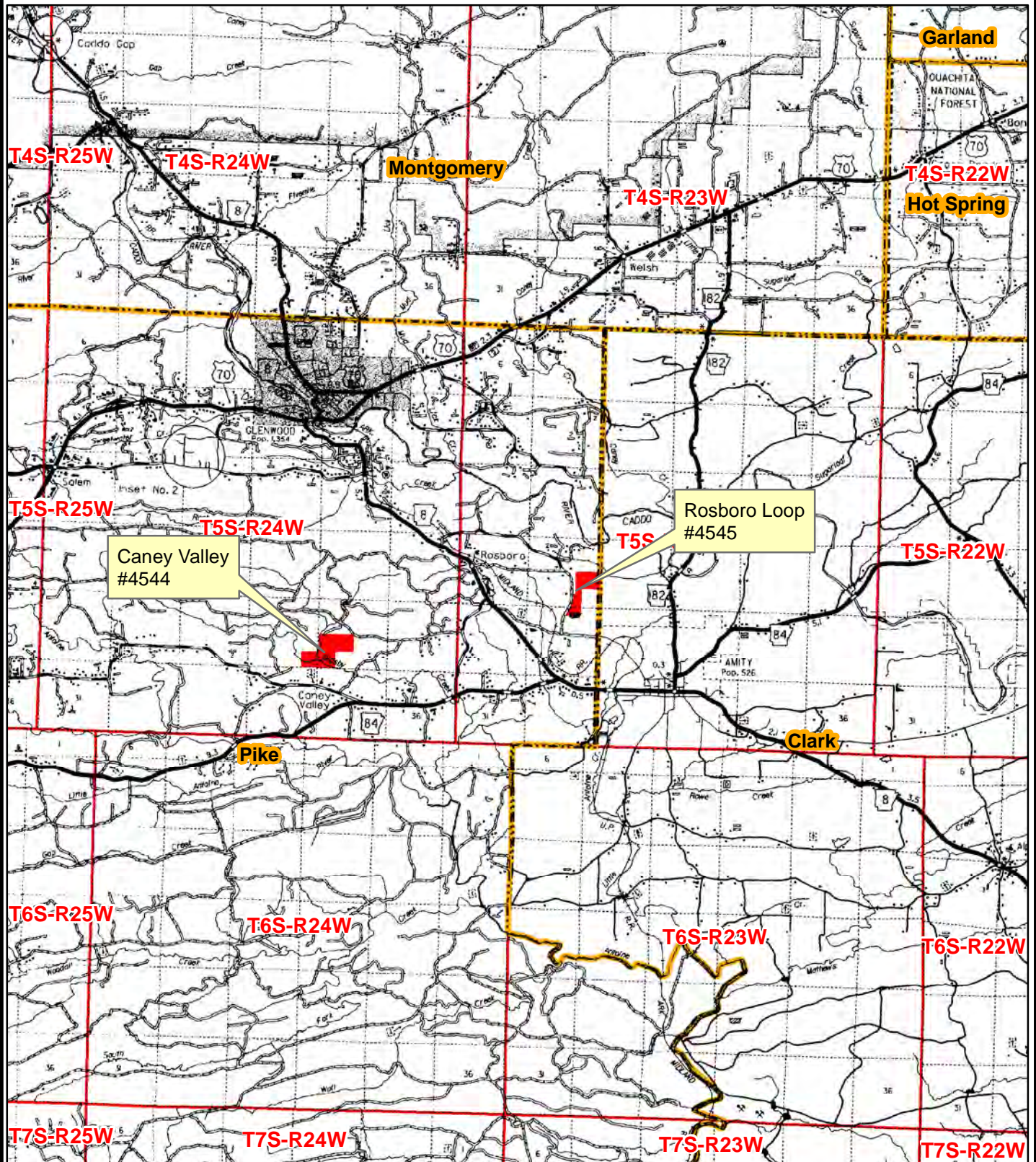
-CANEY VALLEY & ROSBORO LOOP TRACTS-

Bid Date: Friday, October 7, 2016 @ 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. Monday, October 10, 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 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 thirty (30) 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. Seller 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. Seller will convey one hundred percent (100%) of any owned mineral rights (on the property advertised in this notice) without warranty.
5. Seller will pay pro-rated 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 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 SALE - #4544 & #4545
"Caney Valley & Rosboro Loop Tracts"
Pike County, Arkansas



1 0.5 0 1 2 3
Miles



Created: July, 2016
ESRI Aerial Photography
Drawn By: BJC




NOTICE OF LAND SALE - #4544

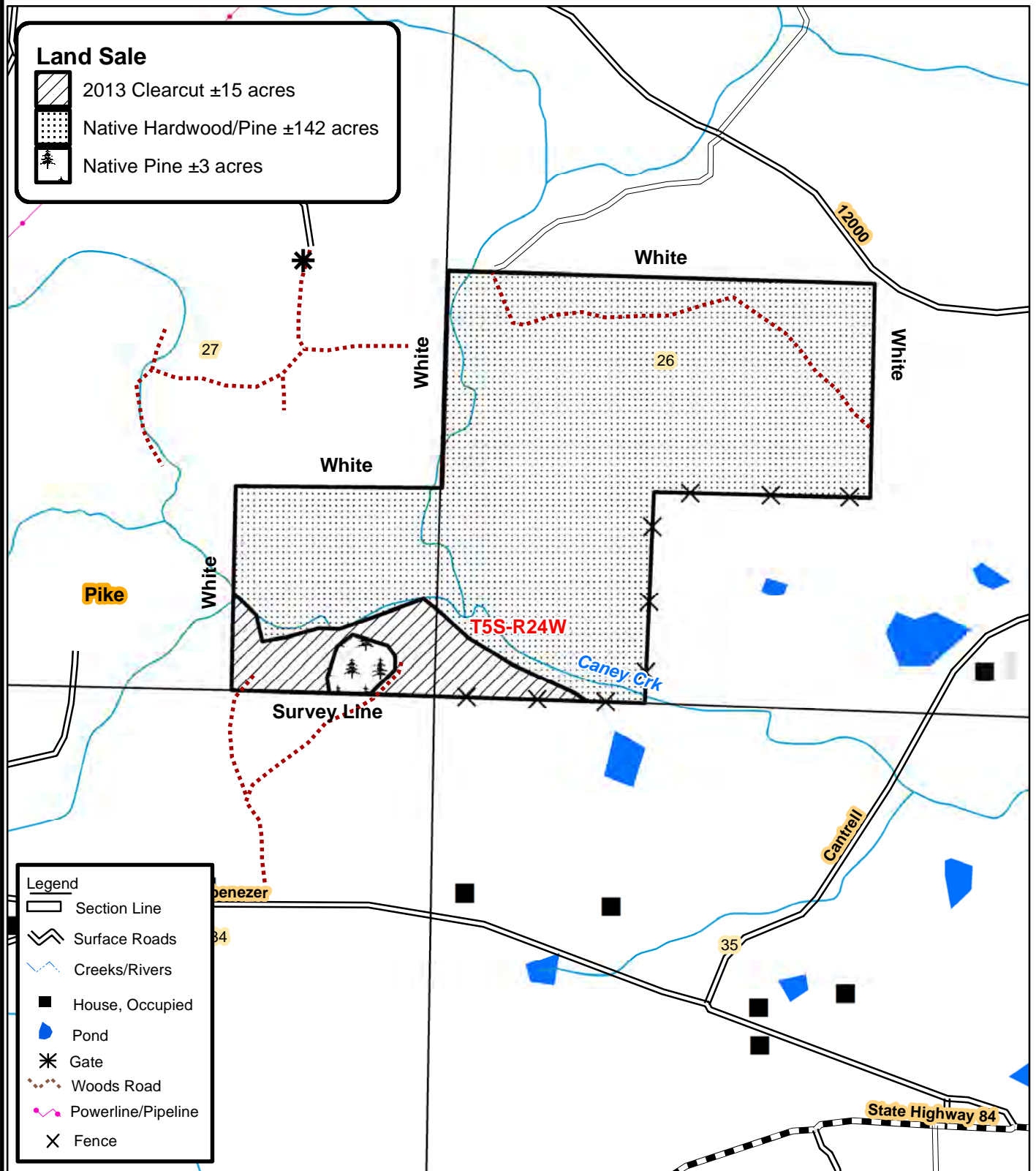
"Caney Valley Tract"

N $\frac{1}{2}$ of SW $\frac{1}{4}$, SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Sec. 26; SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Sec. 27, T5S, R24W

Pike County, Arkansas

Land Sale

-  2013 Clearcut ± 15 acres
-  Native Hardwood/Pine ± 142 acres
-  Native Pine ± 3 acres



Legend

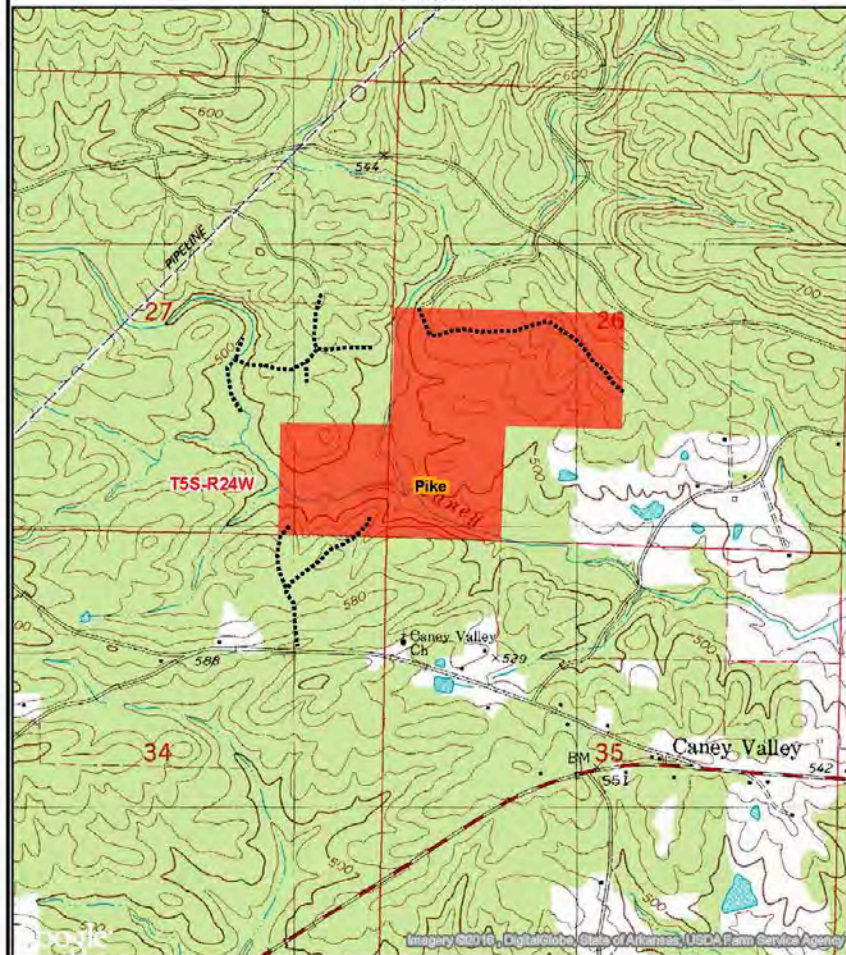
-  Section Line
-  Surface Roads
-  Creeks/Rivers
-  House, Occupied
-  Pond
-  Gate
-  Woods Road
-  Powerline/Pipeline
-  Fence

0 0.125 0.25
Miles



Created: August, 2016
By: BJC

NOTICE OF LAND SALE - #4544
 "Caney Valley Tract"
 Pt. Sec. 26 & 27, T5S, R24W
 Pike County, Arkansas

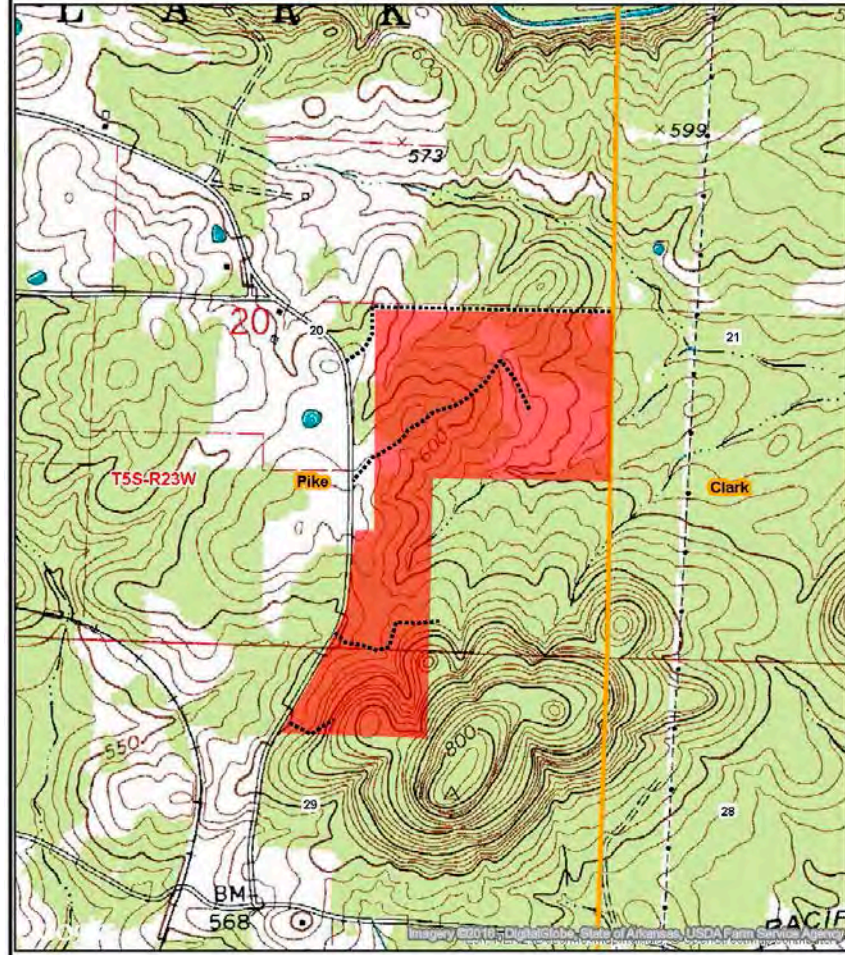


0.25 0.125 0 0.25
 Miles



Created: July, 2016
 ESRI Aerial Photography
 Drawn By: BJC

NOTICE OF LAND SALE - #4545
 "Roshoro Loop Tract"
 Pt. Sec. 20 & 29, T5S, R23W
 Pike County, Arkansas



0.25 0.125 0
 Miles



Created: July, 2016
 ESRI Aerial Photography
 Drawn By: BJC

NOTICE OF LAND SALE - #4545

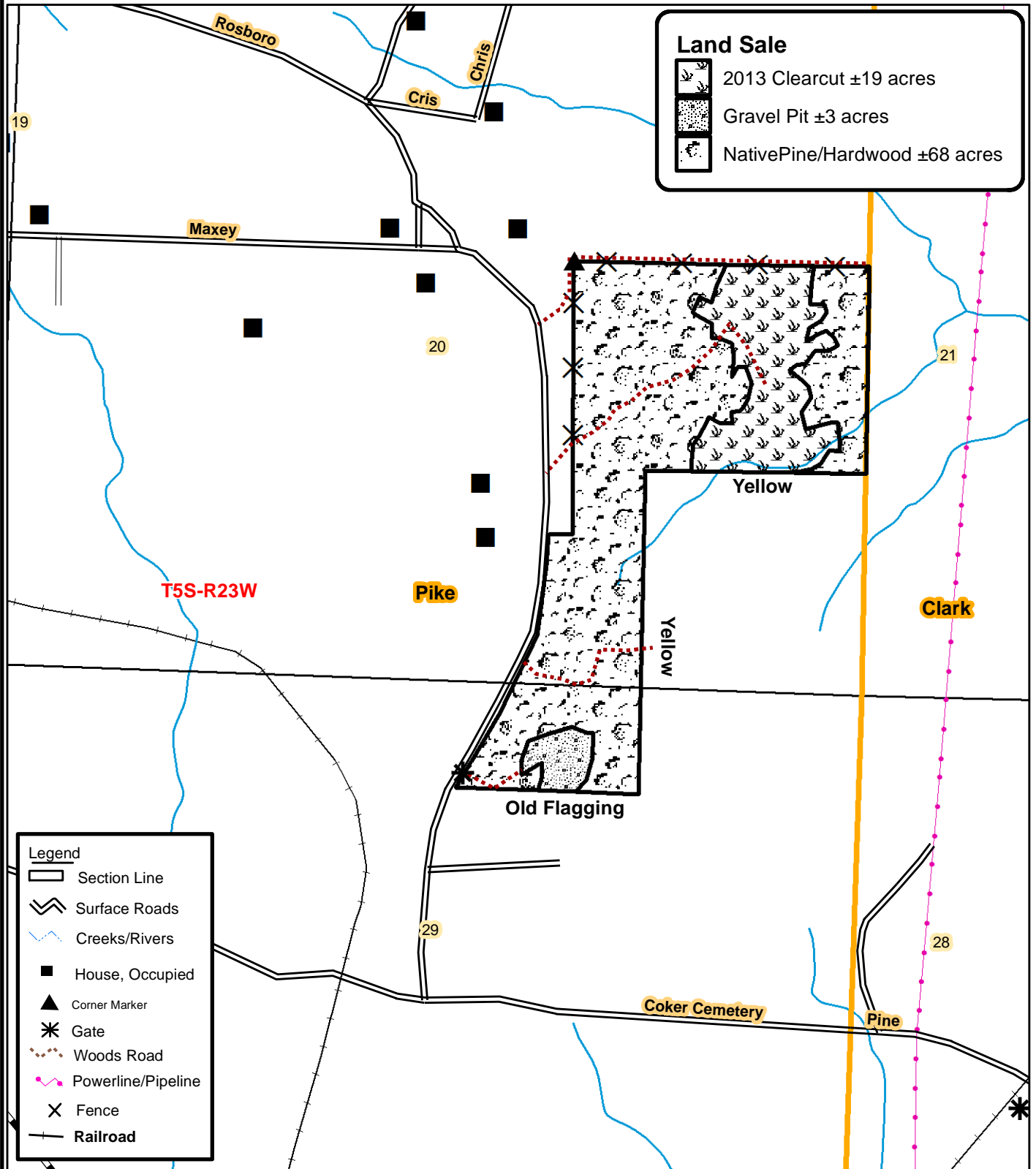
"Rosboro Loop Tract"

Pt. SE¼, Sec. 20, T5S, R23W

Pike County, Arkansas

Land Sale

- 2013 Clearcut ±19 acres
- Gravel Pit ±3 acres
- NativePine/Hardwood ±68 acres



- Legend
- Section Line
 - Surface Roads
 - Creeks/Rivers
 - House, Occupied
 - Corner Marker
 - Gate
 - Woods Road
 - Powerline/Pipeline
 - Fence
 - Railroad

0 0.125 0.25
Miles



Created: August, 2016
By: BJC

OFFER FORM

-CANEY VALLEY & ROSBORO LOOP TRACTS-

Bid Date: Friday, October 7, 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 Pike County, Arkansas and further described as (see attached maps and Conditions of Sale):

Caney Valley Tract (Listing #4544): SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 27; All of SW $\frac{1}{4}$ except the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 26; all located in Township 5 South, Range 24 West, containing a total of 160 acres, more or less, Pike County, Arkansas (see attached map).

Rosboro Loop Tract (Listing #4545): NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Part of E $\frac{1}{2}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$, Part of E $\frac{1}{2}$ of SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Part of W $\frac{1}{2}$ of SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 20; Part of N $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 29; all located in Township 5 South, Range 23 West, containing a total of 89.99 acres, more or less, Pike County, Arkansas (see attached map).

My offer will remain valid through 10:00 a.m., Monday, October 10, 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, October 7, 2016**)
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341
E-mail completed Offer Form to arkadelphia@kingwoodforestry.com

Caney Valley Tract (Listing #4544: ± 160.00 acres, more or less): \$ _____

Rosboro Loop Tract (Listing #4545: ± 89.99 acres, more or less): \$ _____

Both Tracts Combined (± 249.99 total acres, more or less): \$ _____

Date: _____

Fax No.: _____

Bidder: _____
Printed

Phone No.: _____

Bidder: _____
Signed

Company: _____
Printed

Address: _____
Street City, State, Zip

E-mail: _____

