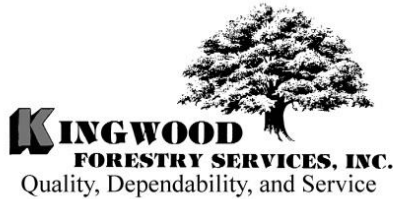




P.O. Box 65  
 No. 4 Executive Circle  
**Arkadelphia, AR 71923**  
 (870) 246-5757  
 FAX 1-870-246-3341  
 E-mail: [arkadelphia@kingwoodforestry.com](mailto:arkadelphia@kingwoodforestry.com)



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

**Listings**  
**#4534**  
**#4535**

## NOTICE OF LAND SALES

— Bland Tracts —

### Well-Stocked Pine Regeneration

Kingwood Forestry Services, Inc. has been authorized to manage the sale of two (2) timberland tracts in Grant County, Arkansas, each containing 40 acres, more or less (see attached maps). Offers may be submitted for either or both tracts. Please visit our website at [www.kingwoodforestry.com](http://www.kingwoodforestry.com) to view maps and photographs.

**Location:** The **Pipeline Tract** (Listing #4534) is described as the SW $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 4, Township 4 South, Range 15 West, and is located approximately two (2) miles southeast of Traskwood and five (5) miles north of Poyen on Highway 229. The **Poyen City Limits Tract** (Listing #4535) is described as SW $\frac{1}{4}$  of NW $\frac{1}{4}$ , Section 5, Township 5 South, Range 15 West, and adjoins the western city limits of Poyen.

**Tract Description:** **Pipeline Tract** (Listing #4534) has one-quarter-mile of paved frontage on Highway 229. A pipeline passes through the property. An old cemetery is located in the southwest corner of the tract. Utilities available at Highway 229. According to owner, tract was planted in 2009 with second (2<sup>nd</sup>) generation improved Weyerhaeuser loblolly seedlings. Soils are fine sandy loams with loblolly pine site index of 85 feet (base age 50 years). This tract is listed for sale at **\$80,000.00**.

**Poyen City Limits Tract** (Listing #4535) is accessed via woods road at the end of Sixth Street in Poyen. Big Creek crosses the southwest corner of the property. According to owner, tract was planted in 2009 with second (2<sup>nd</sup>) generation improved Weyerhaeuser loblolly seedlings. Soils are silt loams with loblolly pine site index of 90 feet (base age 50 years). This tract is listed for sale at **\$79,000.00**.

**Method of Sale:** Offers may be submitted for either or both tracts. **The Pipeline tract is offered for sale at \$80,000.00. The Poyen City Limits tract is offered for sale at \$79,000.00.** Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with “**Bland Land Sale**” clearly marked in the lower left corner of the envelope to protect security of the offer. An offer form is attached. On mailed offers, please call our office to confirm receipt of offer. Offers may also be delivered by fax to 870-246-3341. All faxed offers will be immediately acknowledged. Please await confirmation that your faxed offer has been received. Completed offer forms may be e-mailed to [arkadelphia@kingwoodforestry.com](mailto:arkadelphia@kingwoodforestry.com).

-Continued on back of page -

# NOTICE OF LAND SALES

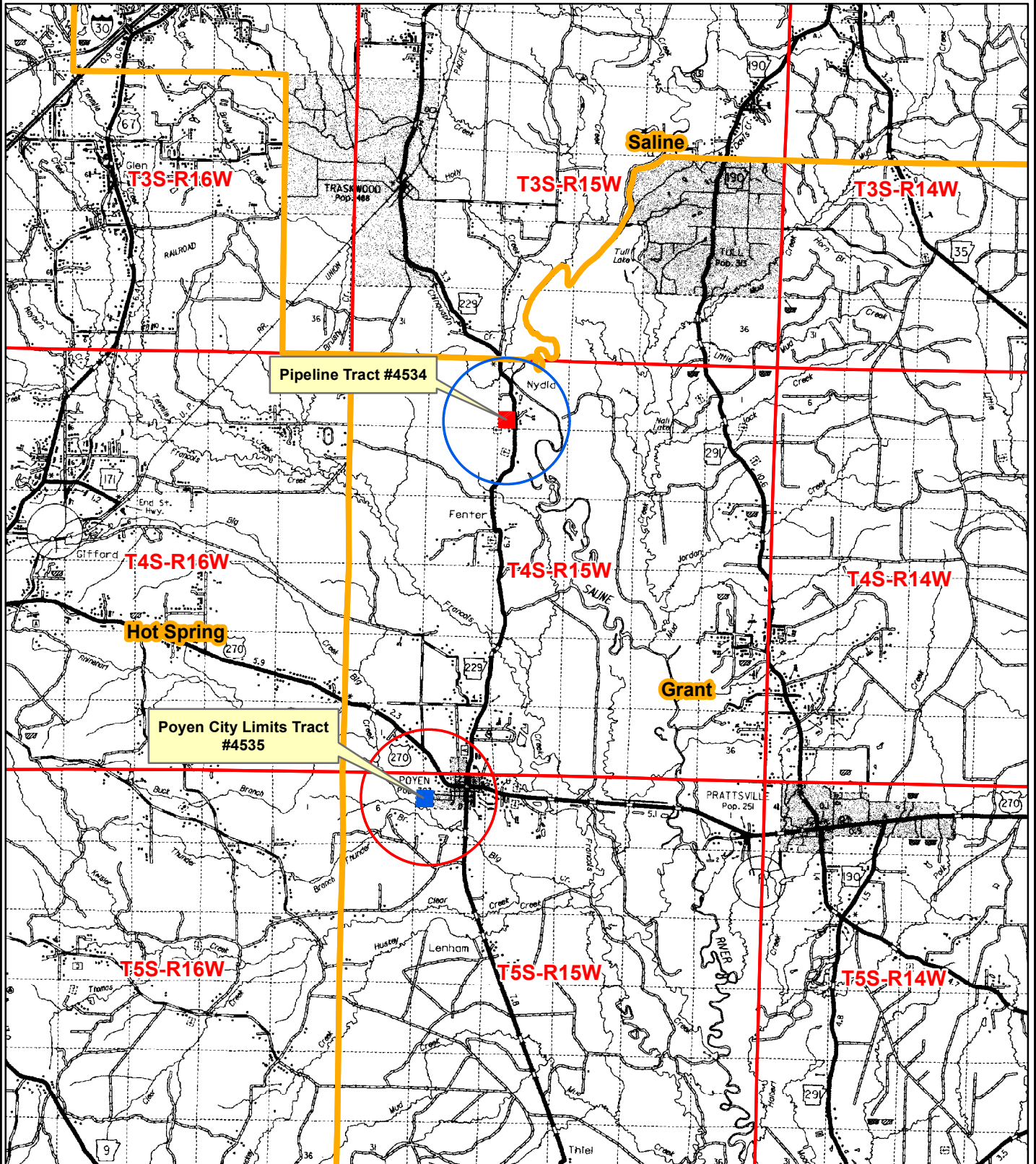
—Bland Land Sales —

Grant County, Arkansas

## **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 ten percent (10%) of purchase price, will be executed between the buyer 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 parcel is being sold in its entirety for a single sum and not on a per acre basis. Advertised acreage is believed to be correct, but is not guaranteed. 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 this property.
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. A 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 sales agents Brian Clark and Jimmy Don Thomas of Kingwood Forestry Services at 870-246-5757.

**NOTICE OF LAND SALE**  
**Bland Land Sale**  
**"Pipeline Tract #4534 & Poyen City Limits Tract #4535"**  
**Grant County, Arkansas**

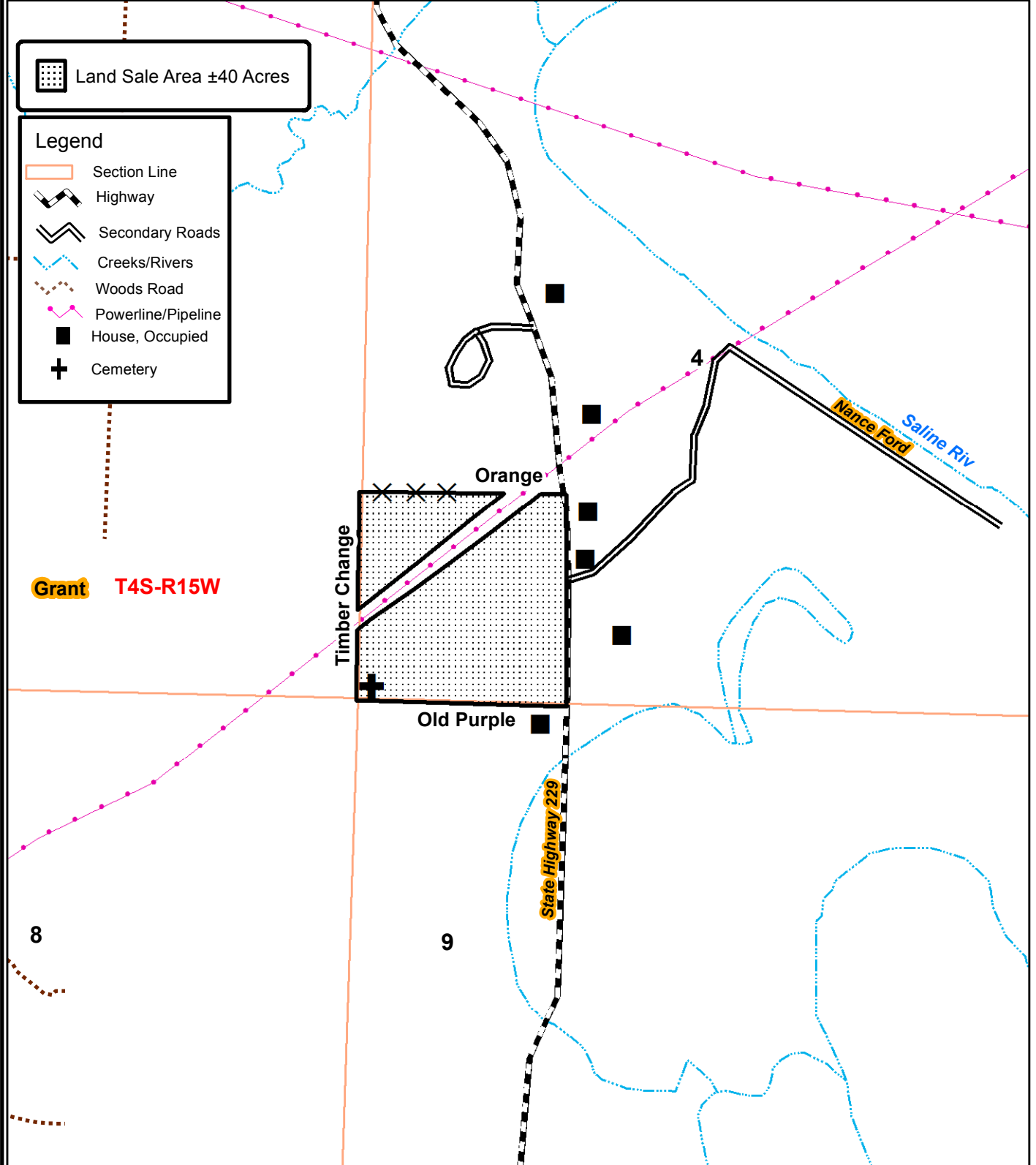


0 0.5 1 2 3 4  
Miles



Created: April, 2016  
Drawn By: ATG

**NOTICE OF LAND SALE**  
**"Pipeline Tract" - Listing #4534**  
**SW<sup>1</sup>/<sub>4</sub> of SW<sup>1</sup>/<sub>4</sub>, Sec. 4, T4S, R15W, Grant County, Arkansas**  
**Containing 40 acres, more or less**



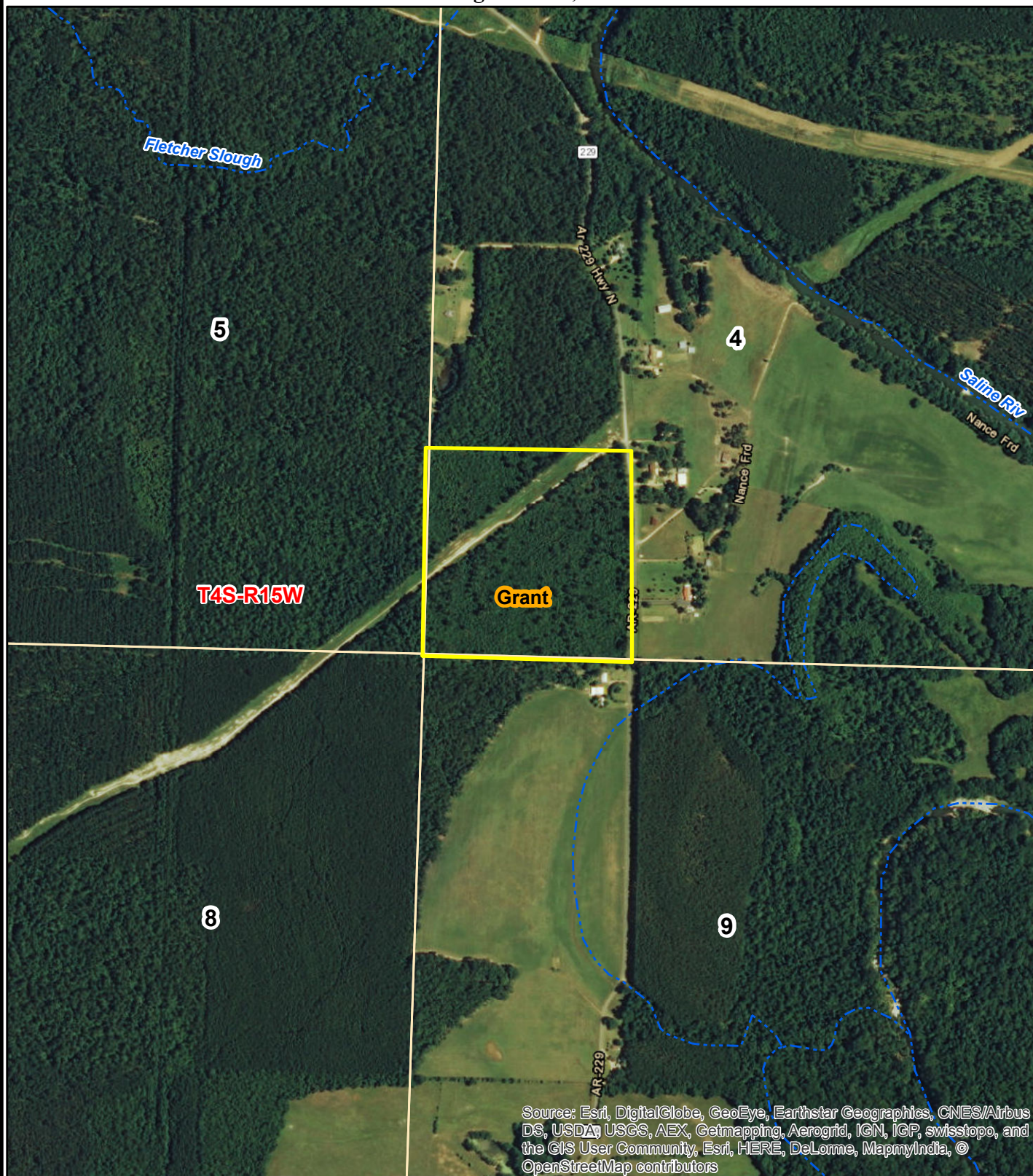
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Miles



Created: January, 2016  
By: ATG



NOTICE OF LAND SALE  
"Pipeline Tract" - Listing #4534  
SW¼ of SW¼, Sec. 4, T4S, R15W, Grant County, Arkansas  
Containing 40 acres, more or less



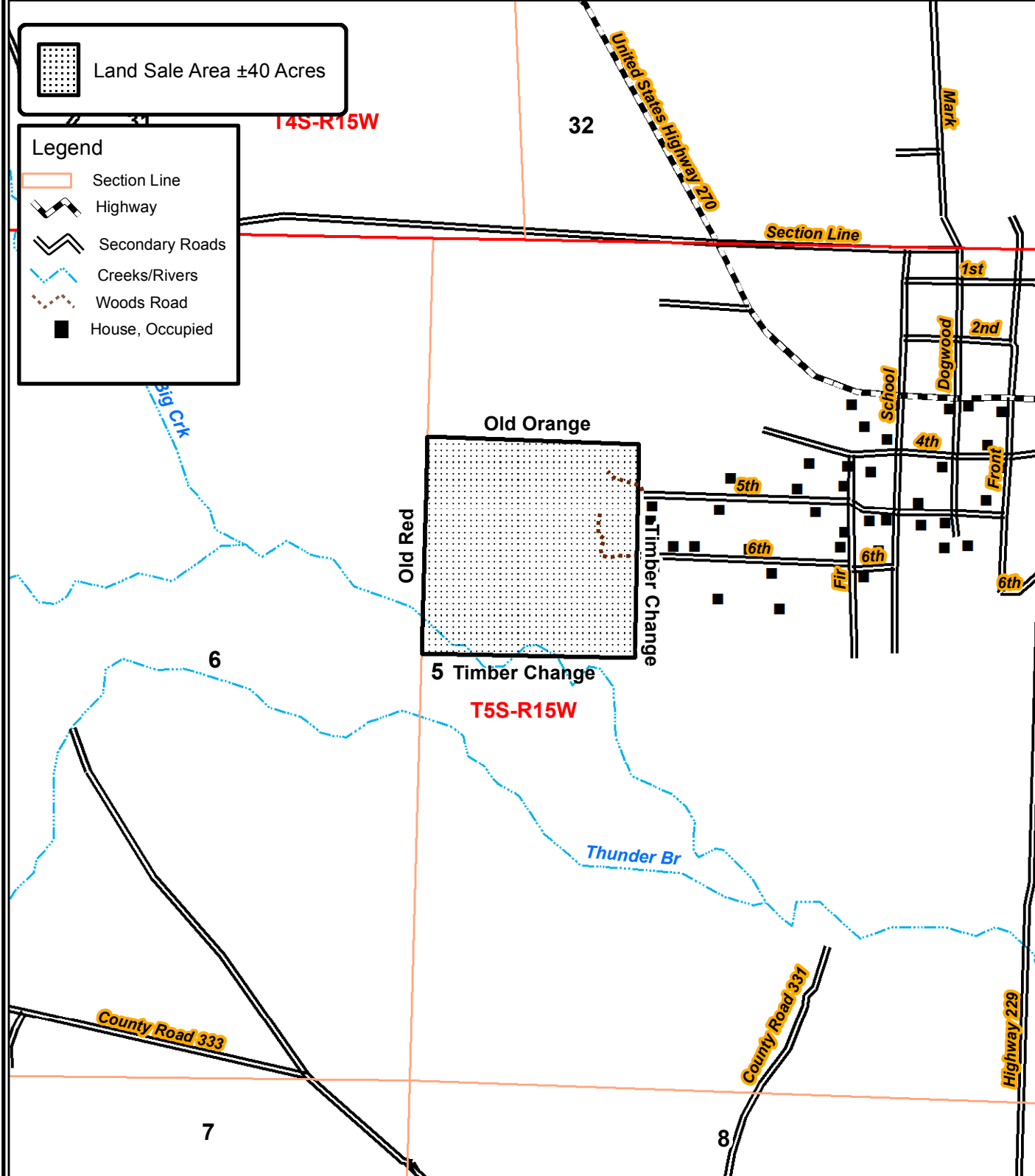
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors

0 0.125 0.25  
Miles



Created: April, 2016  
ESERI Aerial Photography  
Drawn By: ATG

NOTICE OF LAND SALE  
"Poyen City Limits Tract" - Listing #4535  
SW¼ of NW¼, Sec. 5, T5S, R15W, Grant County, Arkansas  
Containing 40 acres, more or less

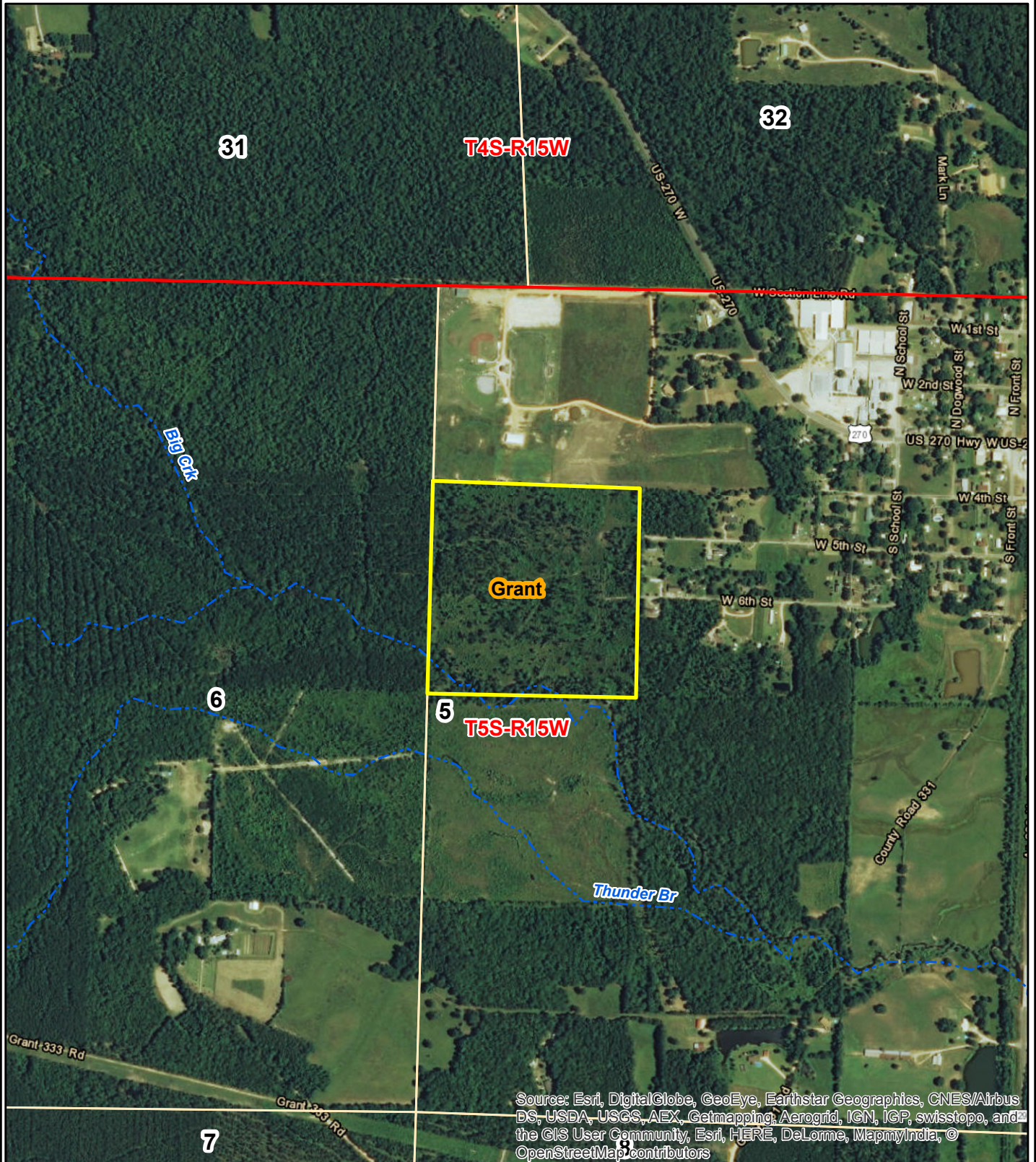


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**NOTICE OF LAND SALE**  
**"Poyen City Limits Tract" - Listing #4535**  
**SW¼ of NW¼, Sec. 5, T5S, R15W, Grant County, Arkansas**  
**Containing 40 acres, more or less**



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors

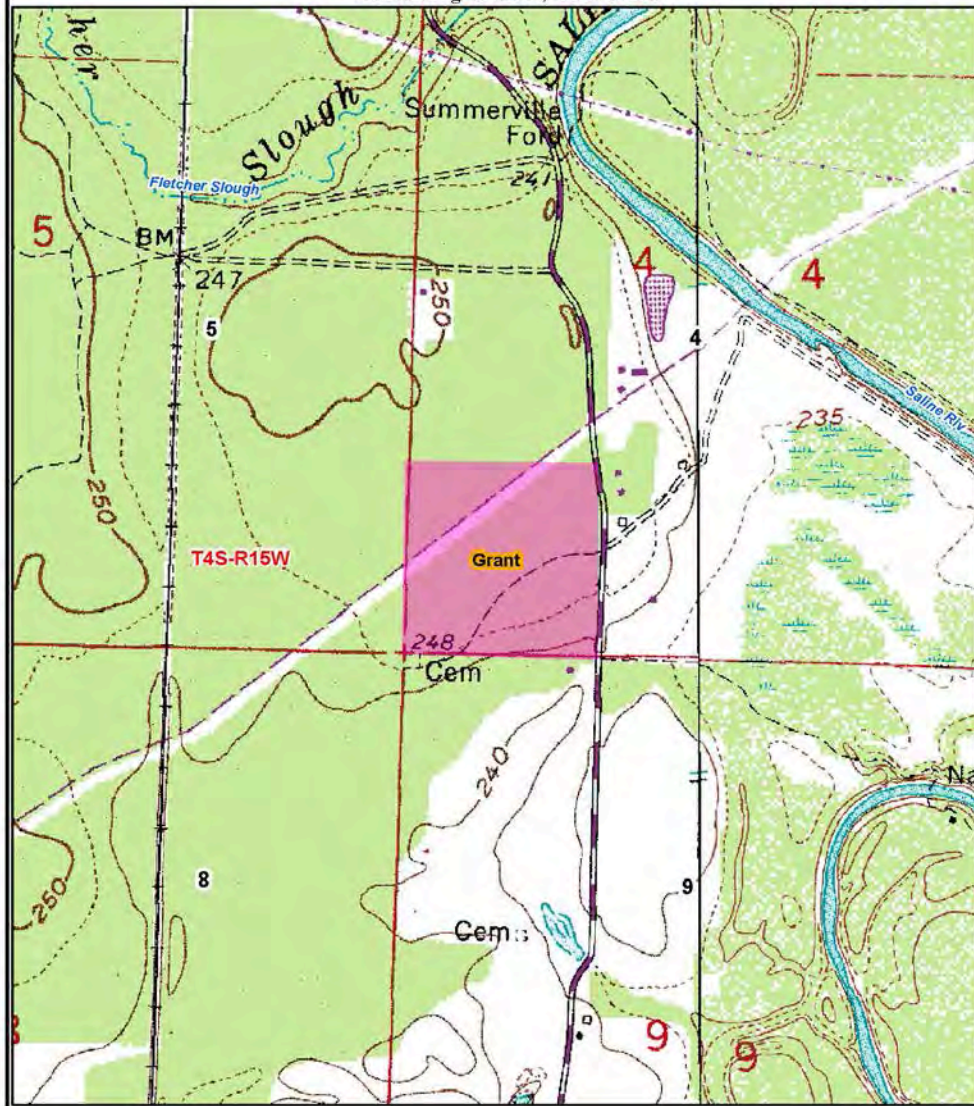
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 Miles



**Created: April, 2016**  
**ESERI Aerial Photography**  
**Drawn By: ATG**



**NOTICE OF LAND SALE**  
**"Pipeline Tract" - Listing #4534**  
 SW¼ of SW¼, Sec. 4, T4S, R15W, Grant County, Arkansas  
 Containing 40 acres, more or less



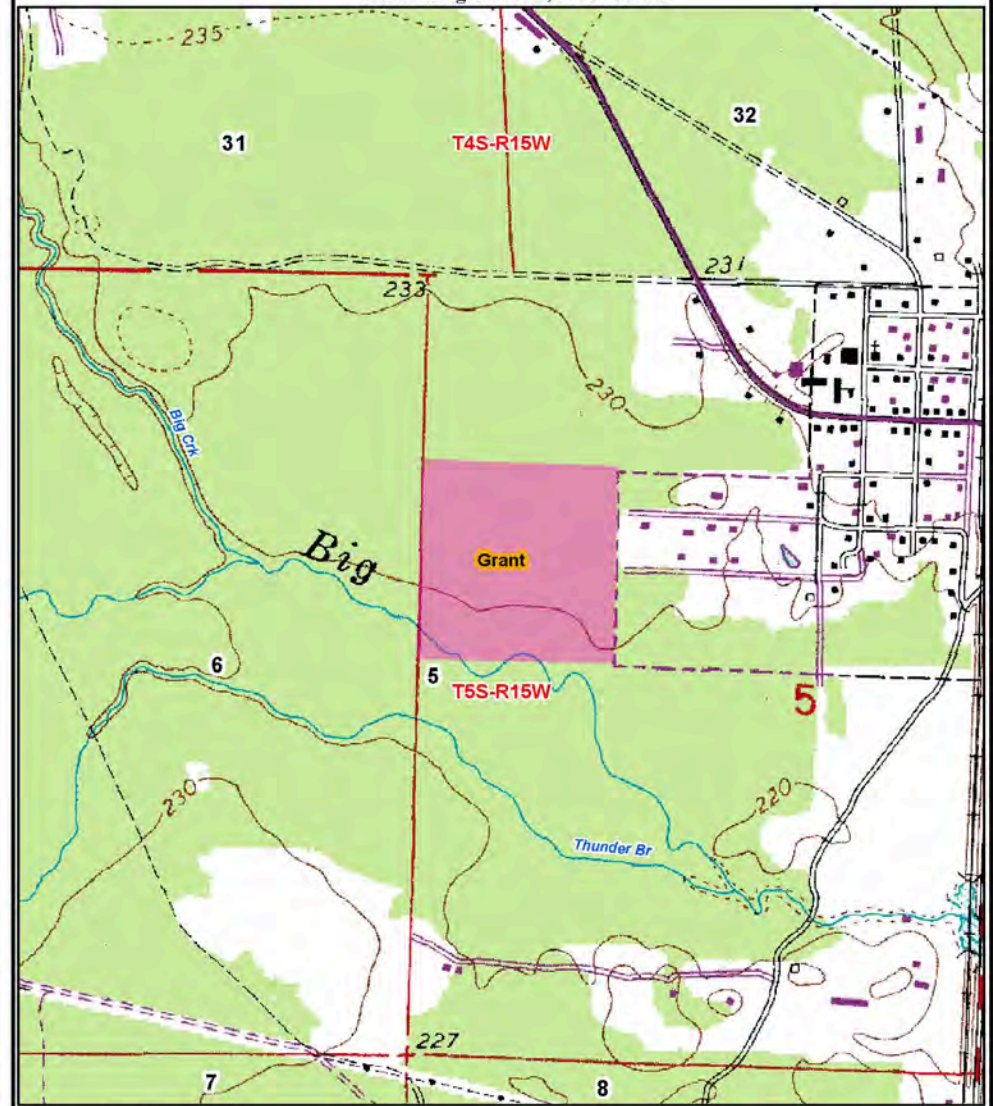
0 0.125 0.25  
 Miles



Created: April, 2016  
 Drawn By: ATG



**NOTICE OF LAND SALE**  
**"Poyen City Limits Tract" - Listing #4535**  
 SW¼ of NW¼, Sec. 5, T5S, R15W, Grant County, Arkansas  
 Containing 40 acres, more or less



0 0.125 0.25  
 Miles



Created: April, 2016  
 Drawn By: ATG





## OFFER FORM

### — BLAND LAND SALES —

**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)

Reference is made to the Kingwood Forestry Services, Inc. **Bland Land Sale Notice**. I submit the following as offer for the purchase of the following tract(s) described as:

**Pipeline Tract (#4534):** SW $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 4, Township 4 South, Range 15 West, containing a total of 40 acres, more or less, Grant County, Arkansas (see attached map). Tract is offered for sale at \$80,000.00.

**Poyen City Limits Tract (#4535):** SW $\frac{1}{4}$  of NW $\frac{1}{4}$ , Sec. 5, Township 5 South, Range 15 West, containing a total of 40 acres, more or less, Grant County, Arkansas (see attached map). Tract is offered for sale at \$79,000.00.

My offer will remain valid for five (5) business days from this date. 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.

**PIPELINE TRACT (Listing #4534,  $\pm$ 40 Acres):** \$ \_\_\_\_\_

**POYEN CITY LIMITS TRACT (Listing #4535,  $\pm$ 40 Acres):** \$ \_\_\_\_\_

Date: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Bidder: \_\_\_\_\_  
Printed

Phone No.: \_\_\_\_\_

Bidder: \_\_\_\_\_  
Signed

Company: \_\_\_\_\_  
Printed

Address: \_\_\_\_\_  
Street City, State, Zip

Email: \_\_\_\_\_

\*Buyer acknowledges that Kingwood Forestry Services, Inc. is the agent of seller in this land sale transaction.\*

