



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 SALE

TEXVILLE TRACT

Listing #4529

Bid Date: Friday, April 8, 2016 @ 3:00 p.m.

— 1986 Pine Plantation west of Arkadelphia —

Kingwood Forestry Services, Inc. has been authorized to manage the sale of former International Paper timberland containing 40 acres, more or less, in Clark County, Arkansas.

Location: The Texville Tract is located four (4) miles west of Arkadelphia and is further described as NW¼ of NE¼, Section 16, Township 7 South, Range 20 West, containing 40 acres, more or less, Clark County, Arkansas. Please visit our website at www.kingwoodforestry.com to view maps and photographs of listing #4529.

Tract Description: Approximately 38 acres of 1986 pine plantation that has been 1st thinned. Residual acreage in Streamside Management Zone. Nature Trail is not a county road but has been historical access to this property. Additional logging access may be available from southeast and northwest. The terrain is flat. Loblolly pine site index averages 80 feet (base 50 years) on fine sandy loam soils. This tract offers recreational opportunities, with immediate timber income potential.

Merchantable Timber: Kingwood performed a variable radius line point cruise (one point / acre) of merchantable timber with four cruise lines running east to west. Based on the inventory conducted in February, 2016, estimated tree counts and volumes are as follows:

Pine Sawtimber	4,259 Trees	393,819 Board Feet	3,369 Tons
Pine Chip'n Saw	940 Trees	34,022 Board Feet	370 Tons
Oak Sawtimber	80 Trees	8,455 Board Feet	72 Tons
Gum & Misc. Sawtimber	26 Trees	2,368 Board Feet	23 Tons
Pine Pulpwood	767 Trees		235 Tons
Pine Topwood			678 Tons
Hardwood Pulpwood	337 Trees		123 Tons

Due to variations in cruising methods, utilization standards and scaling practices, tree counts and volumes cannot be guaranteed. Volume report in Tons and Board Feet is included. Additional timber volume reports (tree counts by species, diameter, height) are available on our website at www.kingwoodforestry.com/land-sales.html.

Method of Sale: The tract will be sold on the basis of lump sum sealed bids. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **"Texville Land Sale"** clearly marked in the lower left corner of the envelope to protect security of the offer. An offer form is attached. Bids will be opened at the Kingwood Forestry office at #4 Executive Circle, Arkadelphia, Arkansas at **3:00 p.m., Friday, April 8, 2016.** On mailed offers please call our office prior to bid opening to confirm receipt of offer. Buyers submitting offers are welcome to attend the bid opening. Offers may 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. 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.

— Continued on back of this page —

NOTICE OF LAND SALE

- TEXVILLE TRACT -

Bid Date: Friday, April 8, 2016 @ 3:00 p.m.

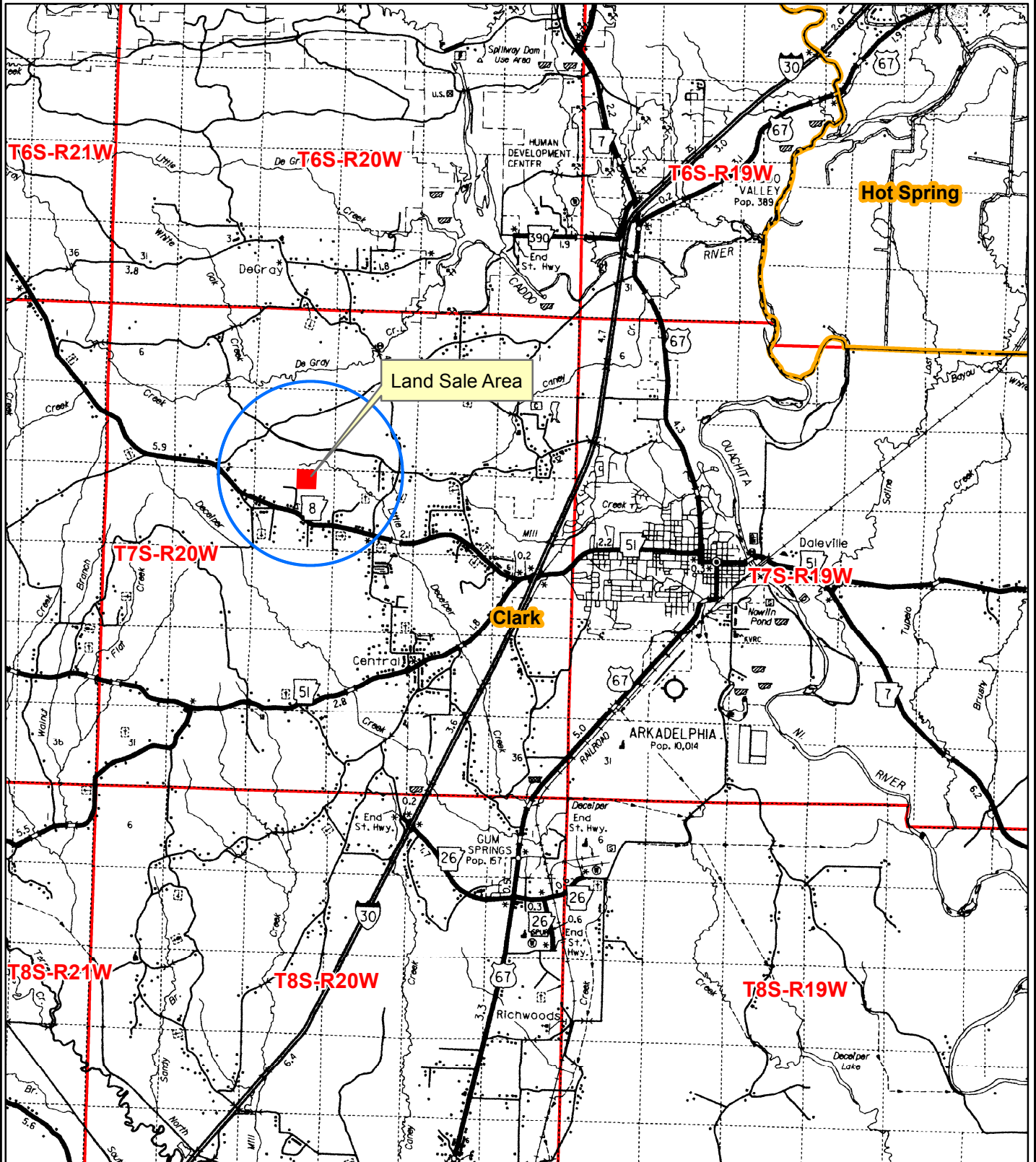
Conditions of Sale:

1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted April 8, 2016, will remain valid through 3:00 p.m. Monday, April 11, 2016. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer a more formal Contract of Sale, with earnest money in the amount of 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 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. Seller will not provide survey. 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. Mineral rights are thought to be reserved by prior owner, but seller will convey 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 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 Jimmy Don Thomas or Brian Clark of Kingwood Forestry Services at 870-246-5757.

NOTICE OF LAND SALE - Listing #4529

"Texville Tract"

**NW¼ of NE¼, Sec. 16, T7S, R20W, Clark County, Arkansas
containing 40 acres, more or less**



0 0.5 1 2 3
Miles



Created: March
ESRI Aerial Photography
Drawn By: BJC



NOTICE OF LAND SALE - Listing #4529

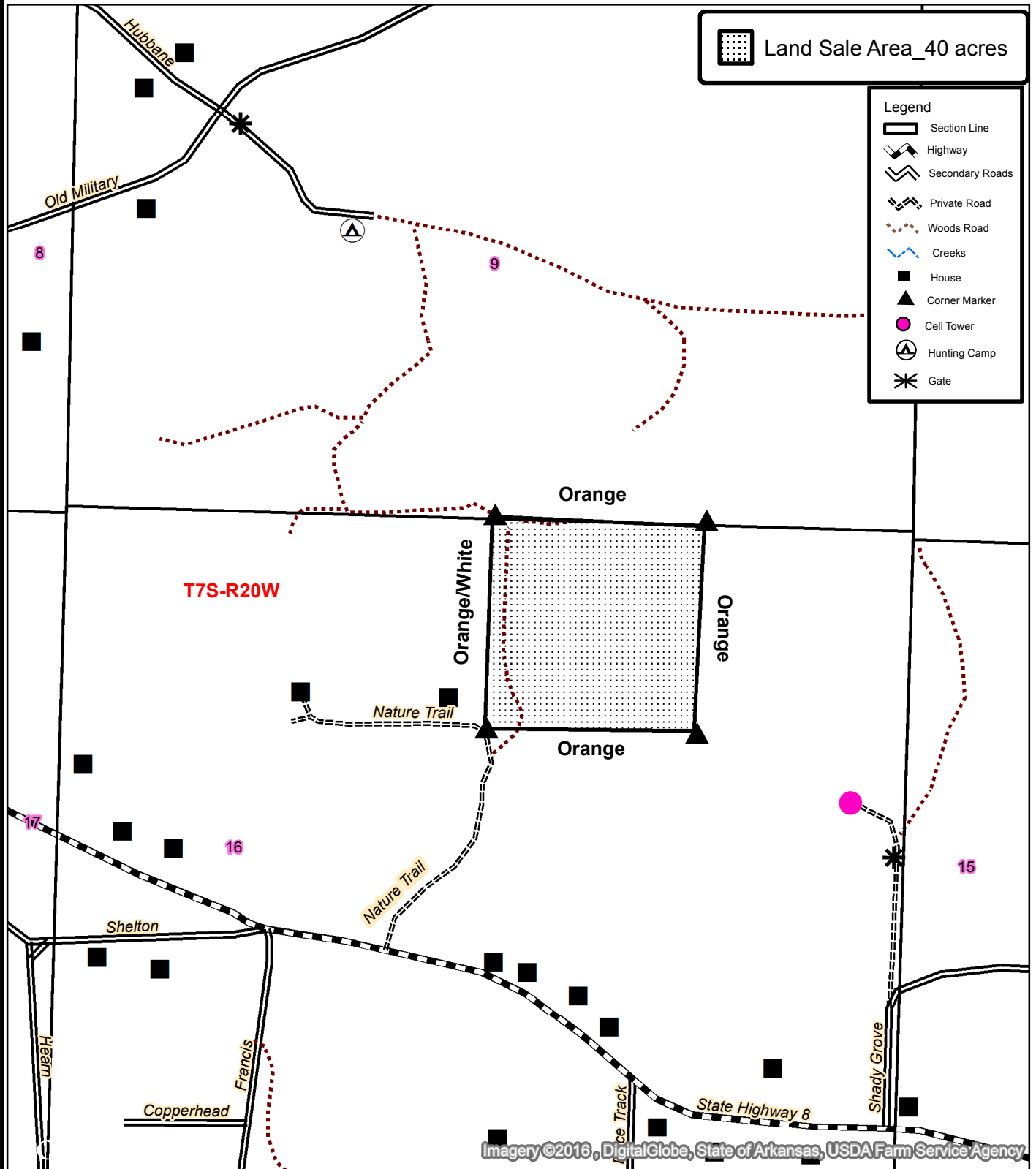
"Texville Tract"

NW¼ of NE¼, Sec. 16, T7S, R20W, Clark County, Arkansas
containing 40 acres, more or less

 Land Sale Area_40 acres

Legend

-  Section Line
-  Highway
-  Secondary Roads
-  Private Road
-  Woods Road
-  Creeks
-  House
-  Corner Marker
-  Cell Tower
-  Hunting Camp
-  Gate



Imagery ©2016, DigitalGlobe, State of Arkansas, USDA Farm Service Agency

0 0.125 0.25
Miles

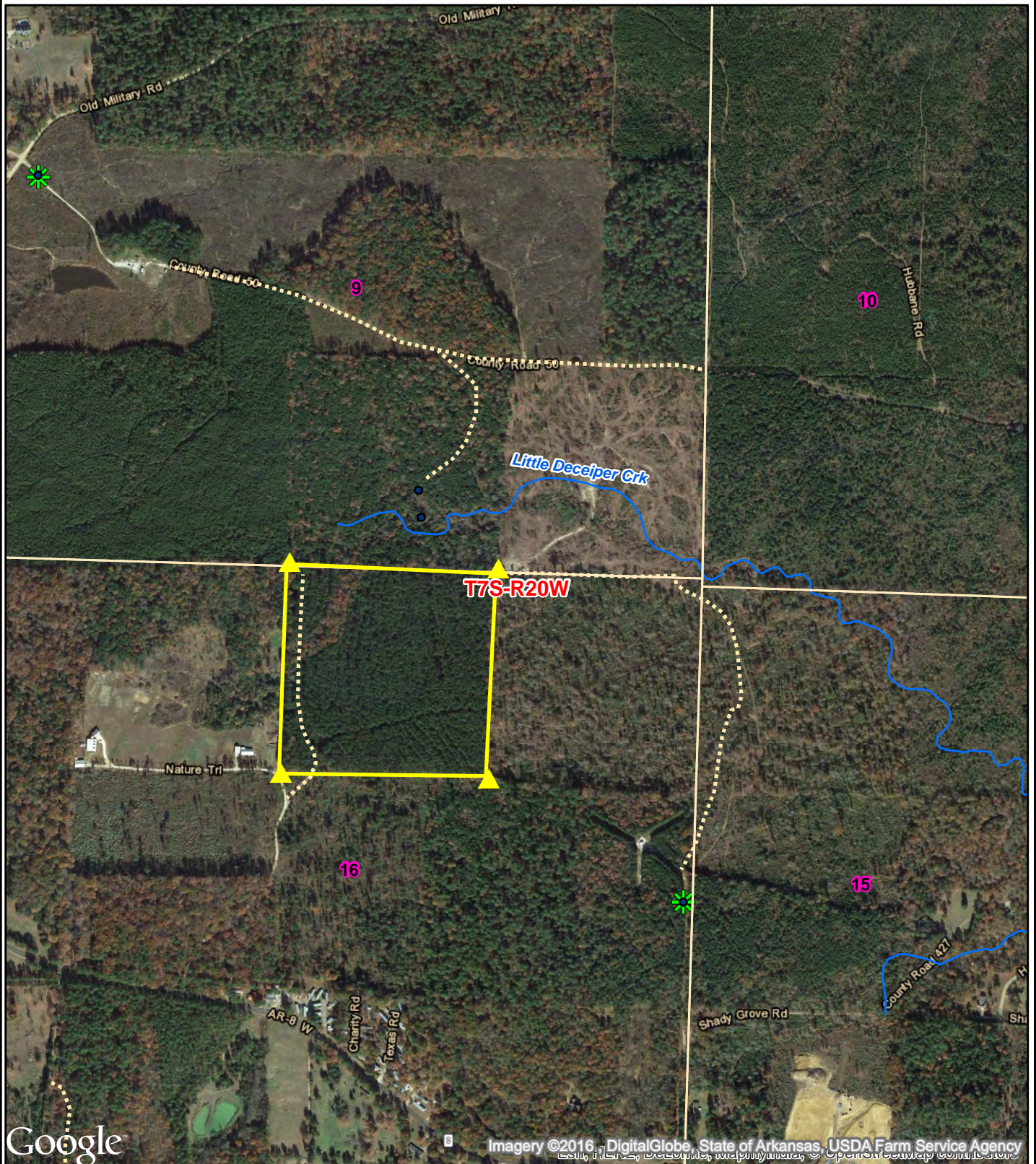


Created: March, 2016
By: JDT

NOTICE OF LAND SALE - Listing #4529

"Texville Tract"

NW¼ of NE¼, Sec. 16, T7S, R20W, Clark County, Arkansas
containing 40 acres, more or less



0 0.125 0.25
Miles

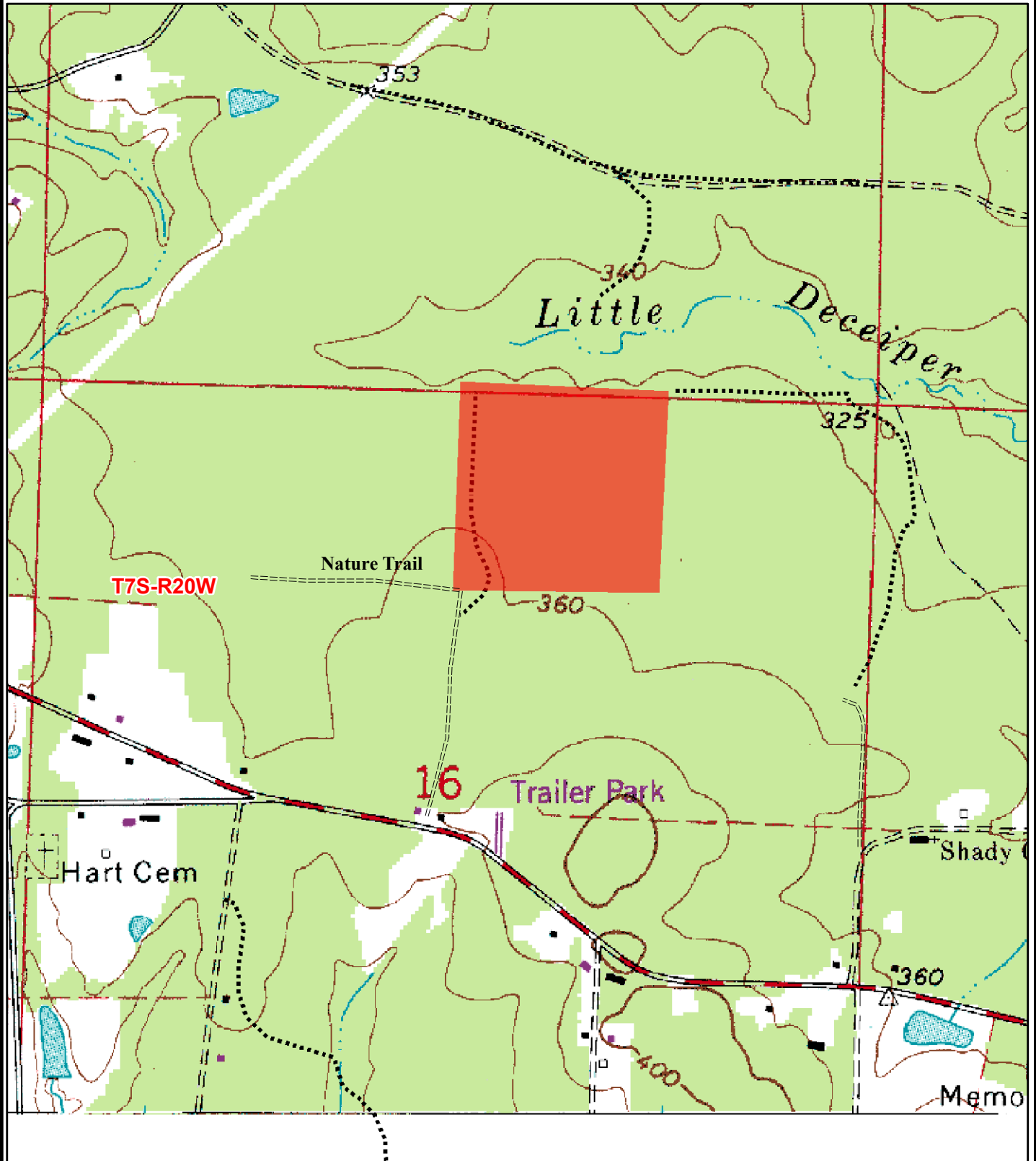


Created: February, 2016
ESRI Aerial Photography
Drawn By: BJC

NOTICE OF LAND SALE - Listing #4529

"Texville Tract"

NW¼ of NE¼, Sec. 16, T7S, R20W, Clark County, Arkansas
containing 40 acres, more or less



0 0.125 0.25
Miles



Created: February, 2016
Drawn By: BJC



Kingwood Forestry Services, Inc.
PO Box 65
Arkadelphia, AR 71923

Phone: (870)246-5757
Fax: (870)246-3341
Email: arkadelphia@kingwoodforestry.com
Website: www.kingwoodforestry.com

Timber Volume Estimates

Stratum: Texville
Acres: 40
Plots: 40
Cruiser: JDThomas

Cruise Date: 02/25/2016
Cruise Type: Point
Plot Size/BAF: 15.00

White oak

Product	Stratum Total				Per Acre			Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	60	51	5,988	2.3	2	1.3	149.7	16.5	24.8
Class Total	60	51	5,988	2.3	2	1.3	149.7	16.5	24.8

Sweetgum

Product	Stratum Total				Per Acre			Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	12	10	1,087	0.4	0	0.3	27.2	15.0	32.5
Class Total	12	10	1,087	0.4	0	0.3	27.2	15.0	32.5

Red oak

Product	Stratum Total				Per Acre			Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	20	21	2,467	0.8	0	0.5	61.7	16.5	32.5
Class Total	20	21	2,467	0.8	0	0.5	61.7	16.5	32.5

Pine

Product	Stratum Total				Per Acre			Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	4,259	3,369	393,819	114.0	106	84.2	9,845.5	13.9	41.3
Chip-N-Saw	940	370	34,022	14.3	24	9.2	850.6	10.5	33.1
Pulpwood	767	235	0	7.5	19	5.9	0.0	8.3	51.0
Topwood	0	678	0	0.0	0	17.0	0.0	0.0	0.0
Class Total	5,966	4,652	427,841	135.8	149	116.3	10,696.0	12.7	41.2

Miscellaneous

Product	Stratum Total				Per Acre			Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	14	13	1,281	0.4	0	0.3	32.0	14.0	48.5
Pulpwood	337	123	0	4.5	8	3.1	0.0	9.5	34.4
Class Total	351	137	1,281	4.9	9	3.4	32.0	9.7	34.9
StratumTotal	6,410	4,870	438,664	144.0	160	121.8	10,966.6	12.6	40.7

OFFER FORM

- TEXVILLE TRACT -

Bid Date: Friday, April 8, 2016 @ 3:00 p.m.

— Please fax offer to 870-246-3341 or mail to P. O. Box 65, Arkadelphia, AR 71923 —

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 located in Clark County, Arkansas and further described as:

TEXVILLE TRACT (Listing #4529): NW¼ of NE¼, Section 16, Township 7 South, Range 20 West, containing 40 acres, more or less, Clark County, Arkansas (see attached maps).

My offer will remain valid through 3:00 p.m., Monday, April 11, 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 3:00 p.m., Friday, April 8, 2016**)
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341
E-mail completed Offer Form to arkadelphia@kingwoodforestry.com

TEXVILLE TRACT (Listing #4529: 40 acres, more or less): \$ _____

Date: _____ Fax No.: _____

Bidder: _____ Phone No.: _____
Printed

Bidder: _____ Company: _____
Signed Printed

Address: _____
Street City, State, Zip

E-mail: _____



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: www.kingwoodforestry.com

Timber Volume Estimates

Stratum: Texville
Acres: 40
Plots: 40
Cruiser: JDThomas

Cruise Date: 02/25/2016
Cruise Type: Point
Plot Size/BAF: 15.00

White oak

	Stratum Total			Per Acre				Average Tree	
Product	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
White Oak Spp.									
Sawtimber	60	51	5,988	2.3	2	1.3	149.7	16.5	24.8
Group Total	60	51	5,988	2.3	2	1.3	149.7	16.5	24.8
Class Total	60	51	5,988	2.3	2	1.3	149.7	16.5	24.8

Sweetgum

	Stratum Total			Per Acre				Average Tree	
Product	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sweetgum									
Sawtimber	12	10	1,087	0.4	0	0.3	27.2	15.0	32.5
Group Total	12	10	1,087	0.4	0	0.3	27.2	15.0	32.5
Class Total	12	10	1,087	0.4	0	0.3	27.2	15.0	32.5

Red oak

	Stratum Total			Per Acre				Average Tree	
Product	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Red Oak Spp.									
Sawtimber	20	21	2,467	0.8	0	0.5	61.7	16.5	32.5
Group Total	20	21	2,467	0.8	0	0.5	61.7	16.5	32.5
Class Total	20	21	2,467	0.8	0	0.5	61.7	16.5	32.5

Pine

	Stratum Total			Per Acre				Average Tree	
Product	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Planted Lob									
Sawtimber	4,259	3,369	393,819	114.0	106	84.2	9,845.5	13.9	41.3
Chip-N-Saw	940	370	34,022	14.3	24	9.2	850.6	10.5	33.1
Pulpwood	767	235	0	7.5	19	5.9	0.0	8.3	51.0
Topwood	0	678	0	0.0	0	17.0	0.0	0.0	0.0
Group Total	5,966	4,652	427,841	135.8	149	116.3	10,696.0	12.7	41.2

Timber Volume Estimates

Stratum: Texville
Acres: 40
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Class Total	5,966	4,652	427,841	135.8	149	116.3	10,696.0	12.7	41.2
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Miscellaneous

Product	Stratum Total				Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height	

Misc. Hardwood

Sawtimber	14	13	1,281	0.4	0	0.3	32.0	14.0	48.5	
Pulpwood	337	123	0	4.5	8	3.1	0.0	9.5	34.4	
Group Total	351	137	1,281	4.9	9	3.4	32.0	9.7	34.9	

Class Total	351	137	1,281	4.9	9	3.4	32.0	9.7	34.9	
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Stratum Total	6,410	4,870	438,664	144.0	160	121.8	10,966.6	12.6	40.7	
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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
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Timber Volume Estimates

Stratum: Texville
Acres: 40
Plots: 40.00
Cruiser: JDThomas

Cruise Date: 02/25/2016
Cruise Type: Point
Plot Size/BAF: 15.00

White oak

White 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	
	15	24	17	1,849	452	0.8	1	0.4	46.2	11.3	0.75	24.5	
	17	19	21	2,508	560	0.8	0	0.5	62.7	14.0	0.91	32.5	
	18	17	13	1,631	336	0.8	0	0.3	40.8	8.4	1.20	16.5	
Sawtimber Total	16.5	60	51	5,988	1,347	2.3	2	1.3	149.7	33.7	0.90	24.8	
White Oak Spp. Total	16.5	60	51	5,988	1,347	2.3	2	1.3	149.7	33.7	0.90	24.8	
White oak Total	16.5	60	51	5,988	1,347	2.3	2	1.3	149.7	33.7	0.90	24.8	

Sweetgum

Sweetgum		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	
	15	12	10	1,087	280	0.4	0	0.3	27.2	7.0	0.70	32.5	
Sawtimber Total	15.0	12	10	1,087	280	0.4	0	0.3	27.2	7.0	0.70	32.5	
Sweetgum Total	15.0	12	10	1,087	280	0.4	0	0.3	27.2	7.0	0.70	32.5	
Sweetgum Total	15.0	12	10	1,087	280	0.4	0	0.3	27.2	7.0	0.70	32.5	

Red oak

Red Oak Spp.	<i>Stratum Total</i>	<i>Per Acre</i>		<i>Average Tree</i>
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Thursday, February 25, 2016

Page 1 of 4

Timber Volume Estimates

Stratum: Texville
Acres: 40
Plots: 40.00
Cruiser: JDThomas

Cruise Date: 02/25/2016
Cruise Type: Point
Plot Size/BAF: 15.00

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
	15	12	10	1,077	278	0.4	0	0.3	26.9	7.0	0.70	32.5
	19	8	10	1,390	279	0.4	0	0.3	34.7	7.0	1.13	32.5
Sawtimber Total	16.5	20	21	2,467	557	0.8	0	0.5	61.7	13.9	0.86	32.5
Red Oak Spp. Total	16.5	20	21	2,467	557	0.8	0	0.5	61.7	13.9	0.86	32.5
Red oak Total	16.5	20	21	2,467	557	0.8	0	0.5	61.7	13.9	0.86	32.5

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	898	501	47,279	15,143	17.6	22	12.5	1,182.0	378.6	0.44	37.9	
	13	1,025	681	70,872	20,807	23.6	26	17.0	1,771.8	520.2	0.52	39.1	
	14	982	776	89,934	23,963	26.3	25	19.4	2,248.4	599.1	0.58	41.8	
	15	623	573	70,445	17,848	19.1	16	14.3	1,761.1	446.2	0.66	43.2	
	16	462	485	64,316	15,249	16.1	12	12.1	1,607.9	381.2	0.74	44.4	
	17	162	198	27,495	6,279	6.4	4	4.9	687.4	157.0	0.79	49.0	
	18	85	118	17,799	3,780	3.8	2	3.0	445.0	94.5	0.90	49.3	
	19	15	25	3,870	797	0.8	0	0.6	96.7	19.9	1.00	52.5	
	20	7	12	1,808	379	0.4	0	0.3	45.2	9.5	0.98	56.5	
Sawtimber Total	13.9	4,259	3,369	393,819	104,244	114.0	106	84.2	9,845.5	2,606.1	0.59	41.3	
Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	
	10	440	148	13,072	4,357	6.0	11	3.7	326.8	108.9	0.32	30.5	
	11	500	222	20,950	6,637	8.3	13	5.6	523.8	165.9	0.37	35.4	
Chip-N-Saw Total	10.5	940	370	34,022	10,993	14.3	24	9.2	850.6	274.8	0.35	33.1	

Timber Volume Estimates

Stratum: Texville
 Acres: 40
 Plots: 40.00
 Cruiser: JDThomas

Cruise Date: 02/25/2016
 Cruise Type: Point
 Plot Size/BAF: 15.00

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	
	6	153	19	0	526	0.8	4	0.5	0.0	13.1	0.00	37.2	
	7	56	10	0	285	0.4	1	0.2	0.0	7.1	0.00	42.5	
	8	172	46	0	1,340	1.5	4	1.1	0.0	33.5	0.00	51.0	
	9	272	99	0	2,922	3.0	7	2.5	0.0	73.1	0.00	56.6	
	10	55	26	0	768	0.8	1	0.6	0.0	19.2	0.00	60.9	
	11	45	23	0	709	0.8	1	0.6	0.0	17.7	0.00	56.9	
	14	14	13	0	400	0.4	0	0.3	0.0	10.0	0.00	66.1	
Pulpwood Total	8.3	767	235	0	6,950	7.5	19	5.9	0.0	173.7	0.00	51.0	
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	678	0	24,577	0.0	0	17.0	0.0	614.4	0.00	0.0	
Planted Lob Total	12.7	5,966	4,652	427,841	146,765	135.8	149	116.3	10,696.0	3,669.1	0.56	41.2	
Pine Total	12.7	5,966	4,652	427,841	146,765	135.8	149	116.3	10,696.0	3,669.1	0.56	41.2	

Miscellaneous

Misc. Hardwood			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
	14	14	13	1,281	375	0.4	0	0.3	32.0	9.4	0.55	48.5
Sawtimber Total	14.0	14	13	1,281	375	0.4	0	0.3	32.0	9.4	0.55	48.5
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	6	76	6	0	188	0.4	2	0.2	0.0	4.7	0.00	18.9
	7	56	9	0	270	0.4	1	0.2	0.0	6.8	0.00	32.0
	9	34	9	0	257	0.4	1	0.2	0.0	6.4	0.00	29.4
	10	28	12	0	362	0.4	1	0.3	0.0	9.1	0.00	50.4

Timber Volume Estimates

Stratum: Texville
Acres: 40
Plots: 40.00
Cruiser: JDThomas

Cruise Date: 02/25/2016
Cruise Type: Point
Plot Size/BAF: 15.00

Miscellaneous

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
	11	45	22	0	648	0.8	1	0.5	0.0	16.2	0.00	41.2
	12	38	21	0	639	0.8	1	0.5	0.0	16.0	0.00	39.9
	13	49	36	0	1,066	1.1	1	0.9	0.0	26.6	0.00	46.9
	16	11	8	0	242	0.4	0	0.2	0.0	6.1	0.00	26.7
Pulpwood Total	9.5	337	123	0	3,673	4.5	8	3.1	0.0	91.8	0.00	34.4
Misc. Hardwood Total	9.7	351	137	1,281	4,047	4.9	9	3.4	32.0	101.2	0.55	34.9
Miscellaneous Total	9.7	351	137	1,281	4,047	4.9	9	3.4	32.0	101.2	0.55	34.9
Stratum Total	12.6	6,410	4,870	438,664	152,997	144.0	160	121.8	10,966.6	3,824.9	0.56	40.7