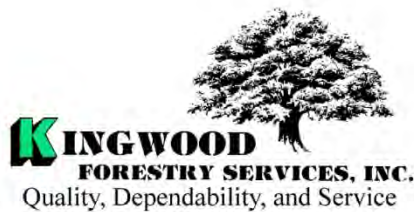


P.O. Box 65  
No. 4 Executive Circle  
Arkadelphia, AR 71923  
(870) 246-5757  
FAX 1-870-246-3341  
E-mail: [arkadelphia@kingwoodforestry.com](mailto:arkadelphia@kingwoodforestry.com)



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

## NOTICE OF LAND SALE

**Listing  
#4511**

### McCLURE 60 TRACT – NEVADA COUNTY

**Bid Date: Friday, October 23, 2015 @ 3:00 P. M.**

#### **- 2000 Pine Plantation (Ready to Thin) with Paved Highway Frontage -**

Kingwood Forestry Services, Inc. has been authorized to manage the sale of 60 acres, more or less, of high quality timberland in Nevada County, Arkansas.

**Location:** McClure 60 tract is described as SE $\frac{1}{4}$  of SW $\frac{1}{4}$ , W $\frac{1}{2}$  of SW $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 30, Township 12 South, Range 21 West, containing a total of 60 acres, more or less, Nevada County, Arkansas. Please visit our website at [www.kingwoodforestry.com](http://www.kingwoodforestry.com) to view maps and photographs of listing #4511.

**Tract Description:** Tract is located approximately twelve (12) miles southeast of Prescott and six (6) miles north of Rosston. Access is frontage on paved Highway 372 with multiple woods roads within the tract. Industrial grade pine plantation established by Plum Creek in 2000. Pine averages 8" dbh and 46' tall; plantation is ready for initial pulpwood thinning. Fine sandy loam soils with pine site index averaging 92 feet (base age 50). Terrain is gently rolling. This is an excellent timberland investment property with paved frontage and opportunities for wet-weather logging.

**Merchantable Timber:** Based on Kingwood's September, 2015 inventory (cruise lines running north and south with one point / two acres), estimated tree counts and timber volumes are as follows:

<b>Pine Pulpwood</b>	<b>26,796 Trees</b>	<b>3,859 Tons</b>
<b>Hardwood Pulpwood</b>	<b>597 Trees</b>	<b>54 Tons</b>

*Due to variations in cruising methods, utilization standards and scaling practices, tree counts and volume estimates cannot be guaranteed. Volume tables in Tons and Board Feet are available on our website at [www.kingwoodforestry.com/real-estate.html](http://www.kingwoodforestry.com/real-estate.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 **"McClure 60 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, October 23, 2015**. 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. 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 —

**McClure 60 Tract (Listing #4511)**  
**Bid Date: Friday, October 23, 2015 @ 3:00 P.M.**

**Conditions of Sale:**

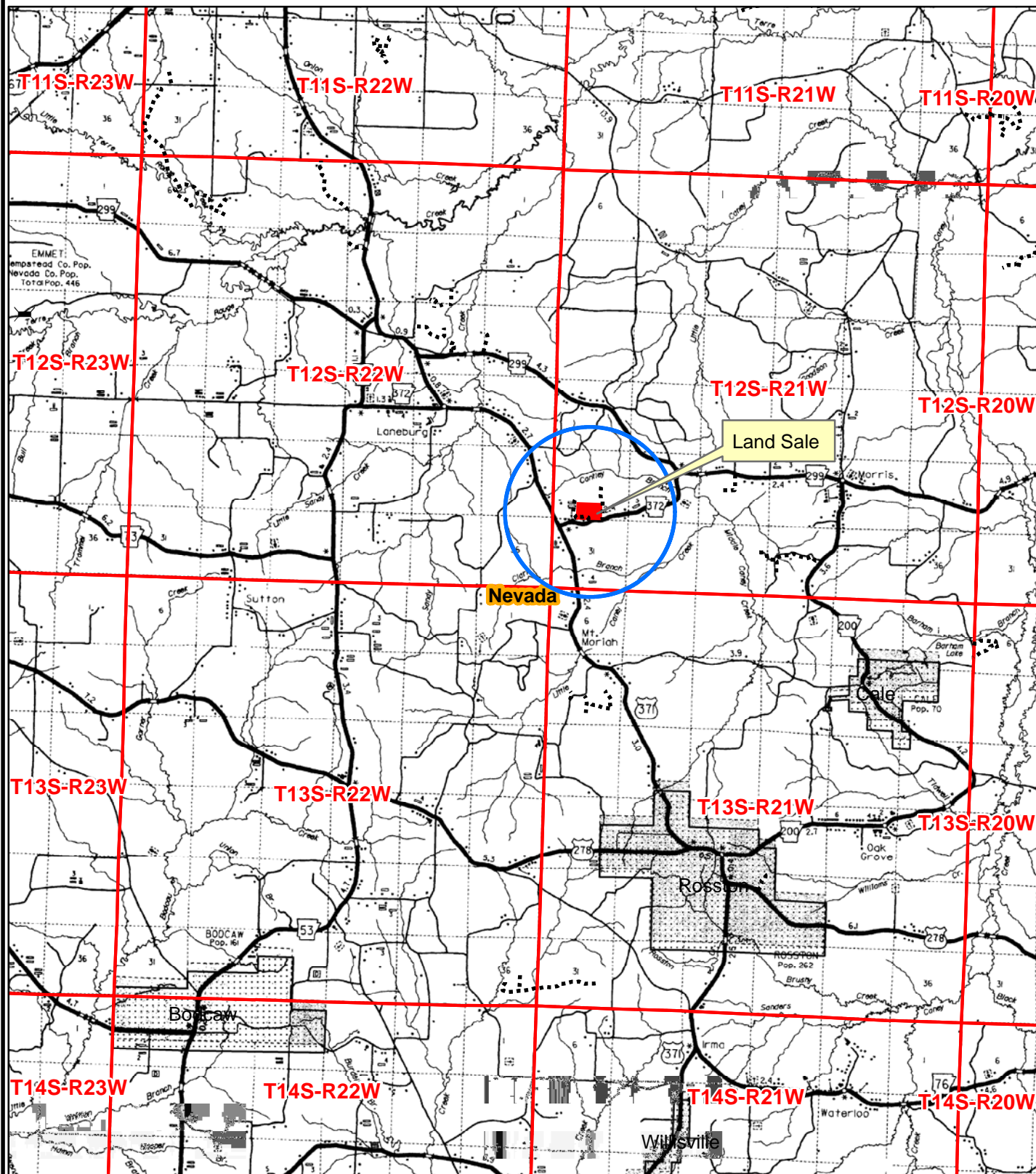
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid through 3:00 P.M., Wednesday, October 28, 2015. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer a formal 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 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; it is thought that prior owner, Georgia-Pacific, may own mineral rights.
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. 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 #4511

## "McClure 60 Tract"

SE $\frac{1}{4}$  of SW $\frac{1}{4}$ , W $\frac{1}{2}$  of SW $\frac{1}{4}$  of SE $\frac{1}{4}$ , Sec. 30, T12S, R21W

Nevada County, Arkansas



0 0.5 1 2 3  
Miles



Created: September, 2015  
ESRI Aerial Photography  
Drawn By: BJC

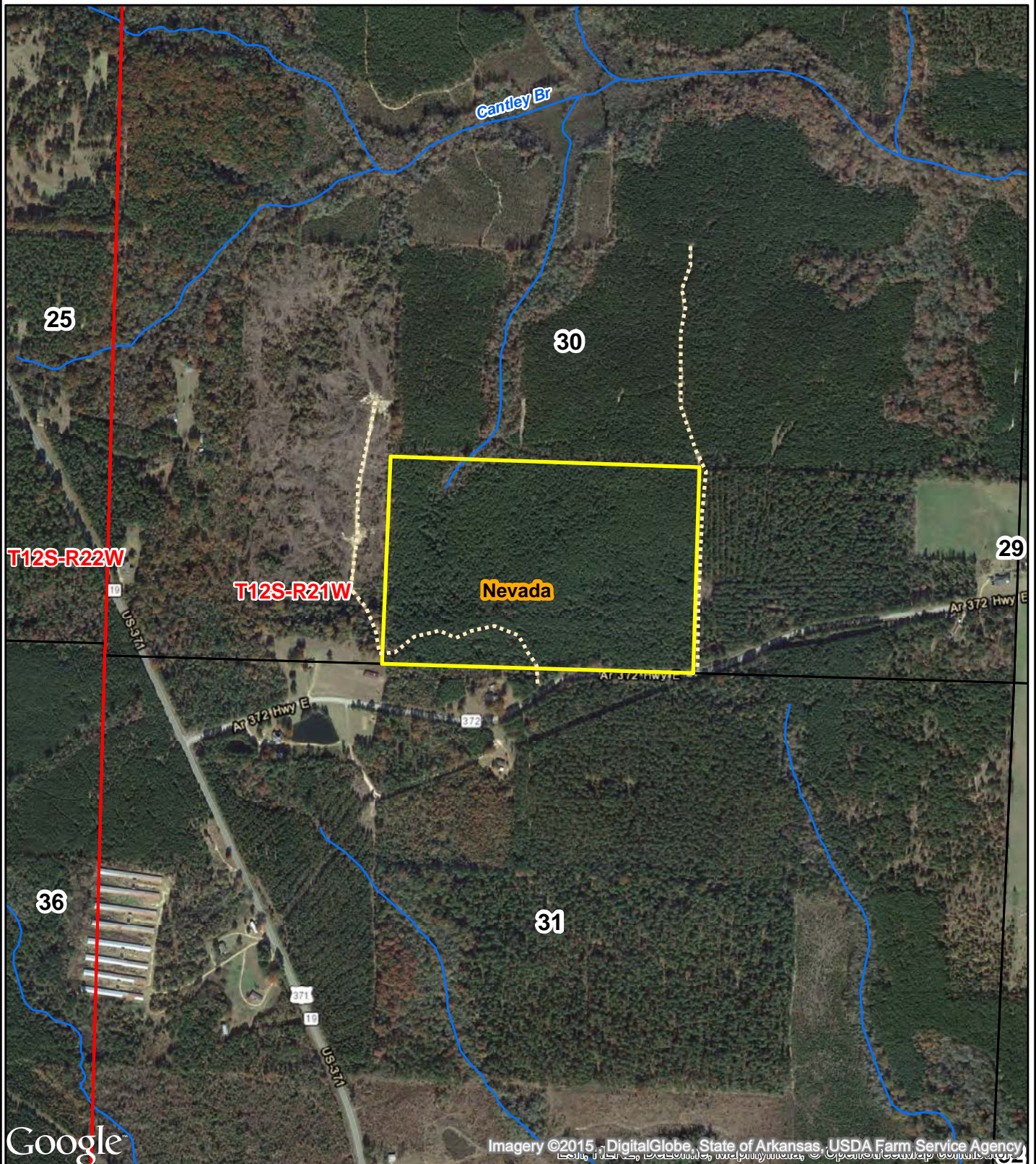
This map illustrates a land sale area of approximately 60 acres, shaded in gray, located in Nevada. The sale area is bounded by a Yellow/Orange Line to the north, a Yellow Line to the west, and a White/Blue Line to the east. The southern boundary is defined by the Yellow Line, which runs along the border with California. The map includes several geographical features: Cantley Br. (Cantley Branch) to the north, Clark Br. (Clark Branch) to the south, and a pond labeled 'Pond'. The map also shows various roads: State Highway 372 to the east, United States Highway 371 to the south, and a network of section lines and highways. The map is divided into sections, with section numbers 25, 30, 31, and 36 visible. The map includes a legend with symbols for Section Line, Highway, County Roads, Gravel, Woods Road, Creeks/Rivers, House, Occupied, Chicken House, Land Sale ±60 acres, Pond, and Corner Marker. The map also shows the border between Nevada and California, with the Yellow Line running along the border.



**Created: September, 2015**  
**By: BJC**



NOTICE OF LAND SALE #4511  
"McClure 60 Tract"  
SE¼ of SW¼, W½ of SW¼ of SE¼, Sec. 30, T12S, R21W  
Nevada County, Arkansas



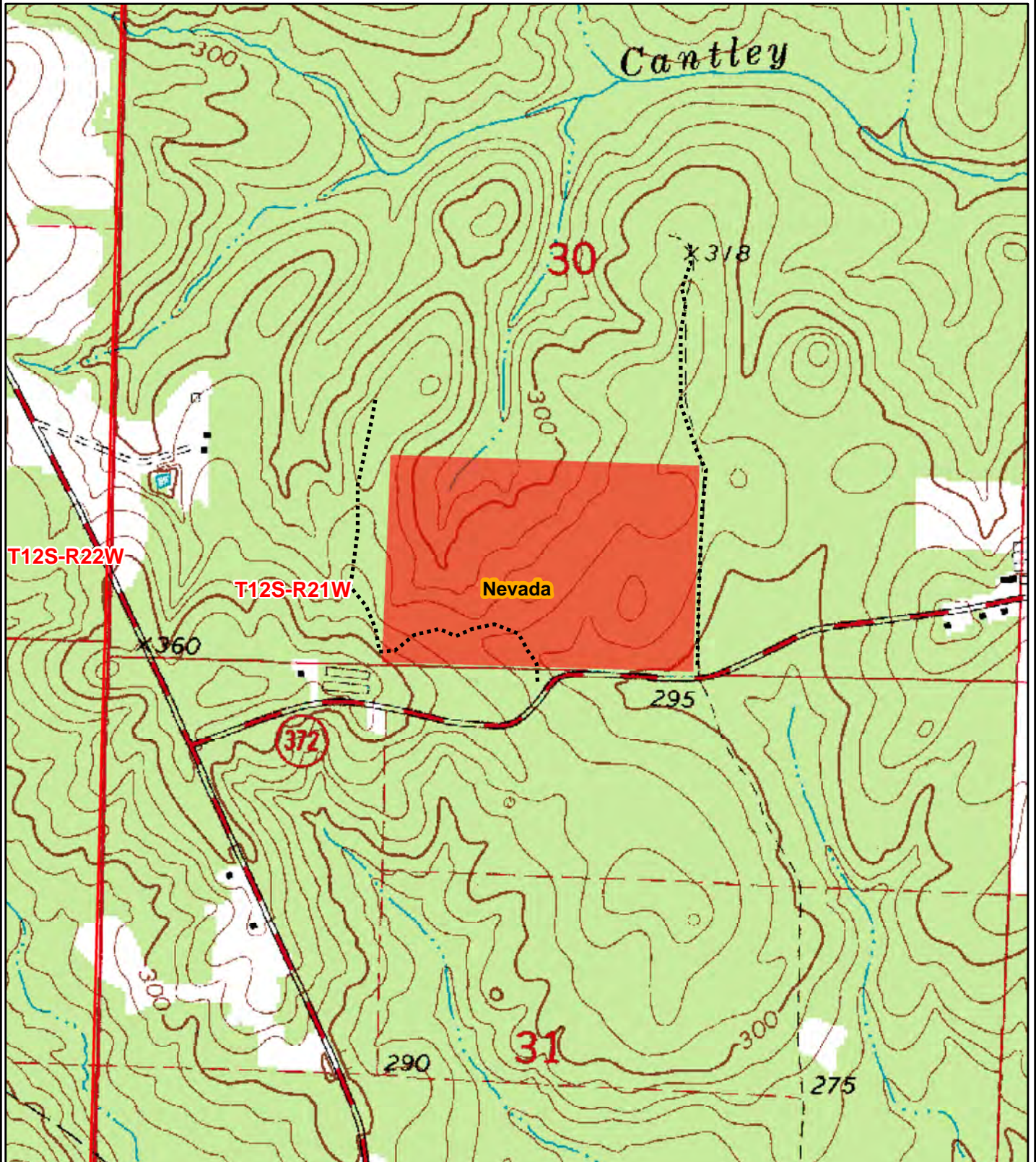
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Miles



Created: September, 2015  
ESRI Aerial Photography  
Drawn By: BJC



NOTICE OF LAND SALE #4511  
"McClure 60 Tract"  
SE¼ of SW¼, W½ of SW¼ of SE¼, Sec. 30, T12S, R21W  
Nevada County, Arkansas



0 0.125 0.25  
Miles



Created: September, 2015  
ESRI Aerial Photography  
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: kingwoodforestry.com

## Timber Volume Estimates - McClure 60 Tract

**Stratum:** McClure

**Acres:** 60

**Plots:** 28

**Cruiser:** BClark

**Cruise Date:** 09/24/2015

**Cruise Type:** Point

**Plot Size/BAF:** 20.00

### Pine

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Cords	BA	Trees	Tons	Cords	DBH	Height
Sawtimber	55	13	5	0.7	1	0.2	0.1	12.0	16.5
Chip-N-Saw	157	27	10	1.4	3	0.5	0.2	10.0	16.5
Pulpwood	26,584	3,819	1,401	147.1	443	63.6	23.4	7.6	29.4
Topwood	0	16	6	0.0	0	0.3	0.1	0.0	0.0
<b>Class Total</b>	26,796	3,876	1,422	149.3	447	64.6	23.7	7.7	29.3

### Miscellaneous

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Cords	BA	Trees	Tons	Cords	DBH	Height
Pulpwood	597	54	20	2.1	10	0.9	0.3	6.3	18.9
<b>Class Total</b>	597	54	20	2.1	10	0.9	0.3	6.3	18.9
<b>StratumTotal</b>	27,393	3,930	1,442	151.4	457	65.5	24.0	7.6	29.1

## OFFER FORM

### McCLURE 60 TRACT

**Bid Date: Friday, October 23, 2015 @ 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 attached Kingwood Forestry Services, Inc. **Notice of Land Sale**. I submit the following offer for the purchase of the tract further described as:

**McClure 60 Tract:** SE¼ of SW¼, W½ of SW¼ of SE¼, Section 30, Township 12 South, Range 21 West, containing a total of 60 acres, more or less, Nevada County, Arkansas.

My offer will remain valid through 3:00 p.m., Wednesday, October 28, 2015. 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, October 23, 2015)**  
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

**McClure 60 Tract (Listing #4511: 60 acres, more or less):** \$ \_\_\_\_\_

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

Bidder: \_\_\_\_\_ Printed  
Phone No.: \_\_\_\_\_

Bidder: \_\_\_\_\_ Signed  
Company: \_\_\_\_\_ Printed

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

E-mail: \_\_\_\_\_

