

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

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

**Listing
#4496**

NOTICE OF LAND SALE

-COPELAND RIDGE TRACT-

Bid Date: Friday, July 24, 2015 @ 3:00 P. M.

— Open Field with Paved Road Frontage —

Kingwood Forestry Services, Inc. has been authorized to manage the sale of ± 31 acres, more or less, in Clark County, Arkansas (see attached maps). Please visit our website at www.kingwoodforestry.com to view maps and photographs of listing #4496.

Location: The Copeland Ridge Tract is located approximately five and one-half (5.5) miles south of Arkadelphia and about seven and one-half (7.5) miles from Interstate 30. The tract is described as Part of the N $\frac{3}{4}$ of S $\frac{1}{2}$ of SE $\frac{1}{4}$, lying East of county road, Section 9, Township 8 South, Range 19 West, containing 30.997 acres, more or less, Clark County, Arkansas (Copeland Ridge Tract – see attached maps).

Tract Description: The tract has approximately 650 feet of frontage on Copeland Ridge Road and is currently used for pasture and / or hay production, but could easily become a future site for a country homestead or converted to timber production. Scattered large hardwoods near road. Loblolly pine site index averages 87 feet (base age 50 years) on predominantly silt loam soils. Soils also suitable for hardwood species including oak. Tract offers hunting opportunities (hardwoods border along the north and east), hay production, agricultural use, or residential development. Electricity available at road right-of-way.

Method of Sale: The tract will be sold on the basis of lump sum sealed bids. Bids will be opened at the Kingwood Forestry office at **3:00 P.M, Friday, July 24, 2015**, at #4 Executive Circle, Arkadelphia, Arkansas. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **"Copeland Ridge 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 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-

NOTICE OF LAND SALE

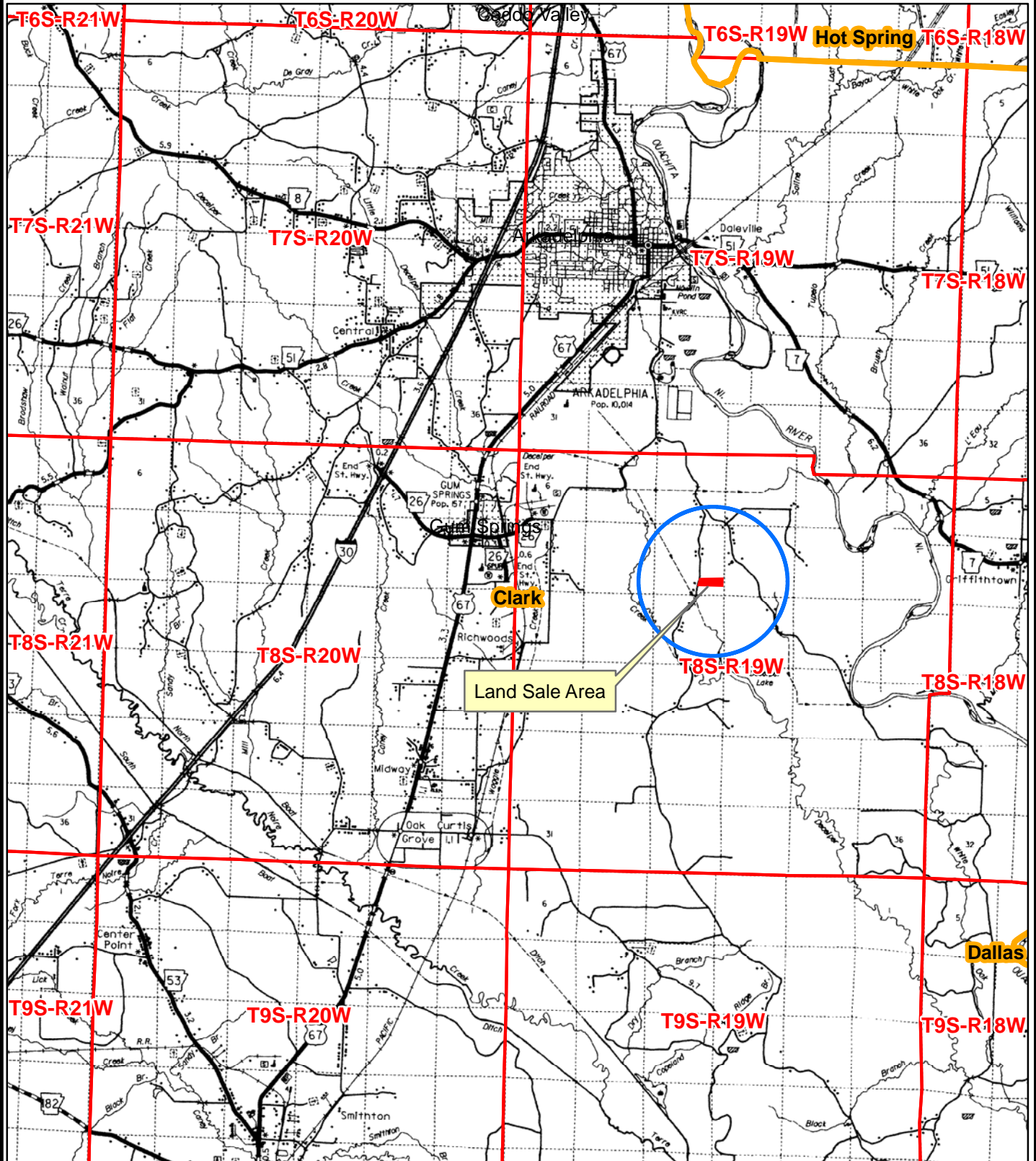
-Copeland Ridge Tract-

Bid Date: Friday, July 24, 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, July 29, 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 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.
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 #4496
"Copeland Ridge Tract"
Pt. N $\frac{3}{4}$ of S $\frac{1}{2}$ of SE $\frac{1}{4}$, Sec. 9, T8S, R19W
Clark County, Arkansas

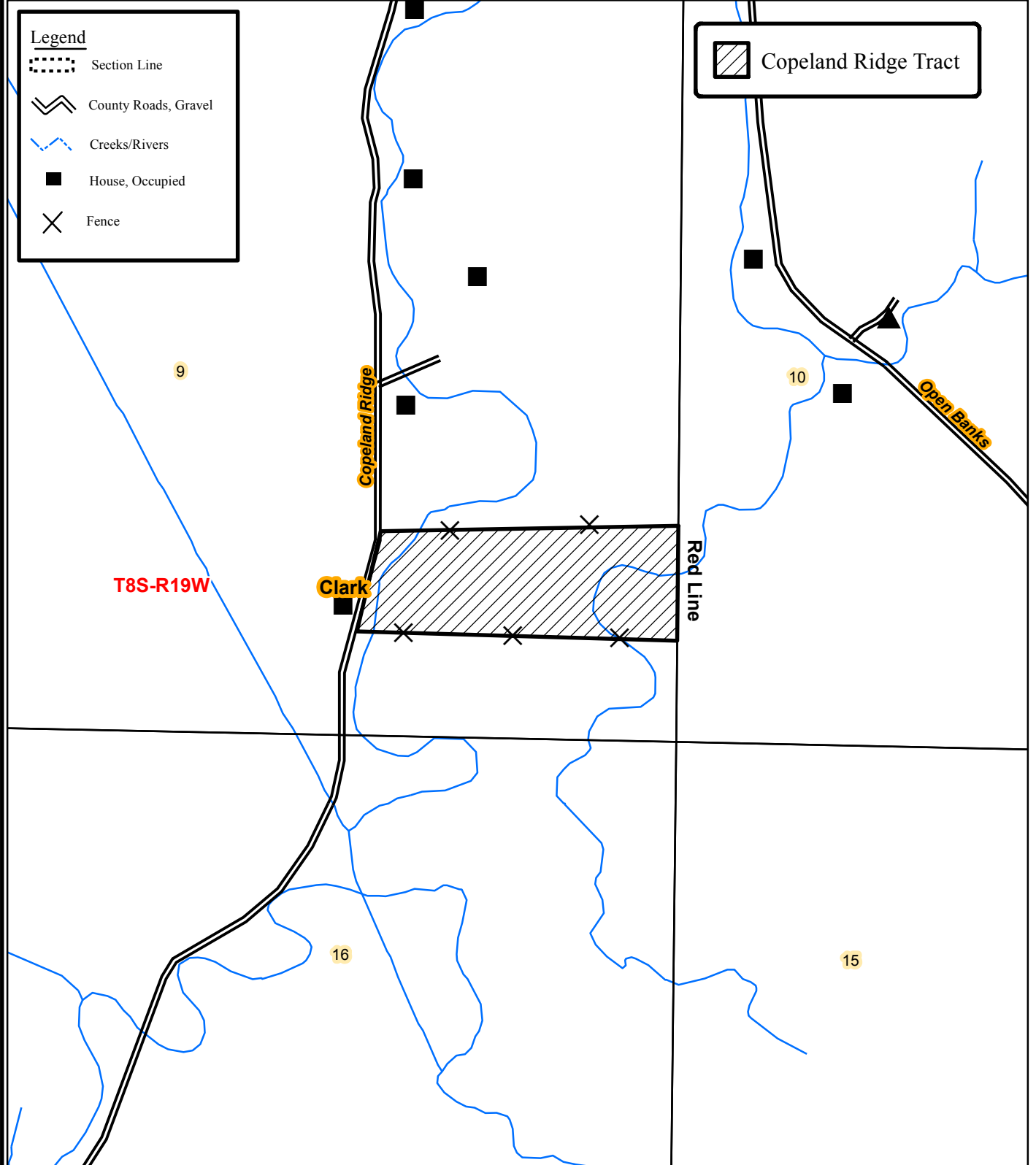


0 0.5 1 2 3
Miles



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

NOTICE OF LAND SALE #4496
"Copeland Ridge Tract"
Pt. N³/₄ of S¹/₂ of SE¹/₄, Sec. 9, T8S, R19W
Clark County, Arkansas

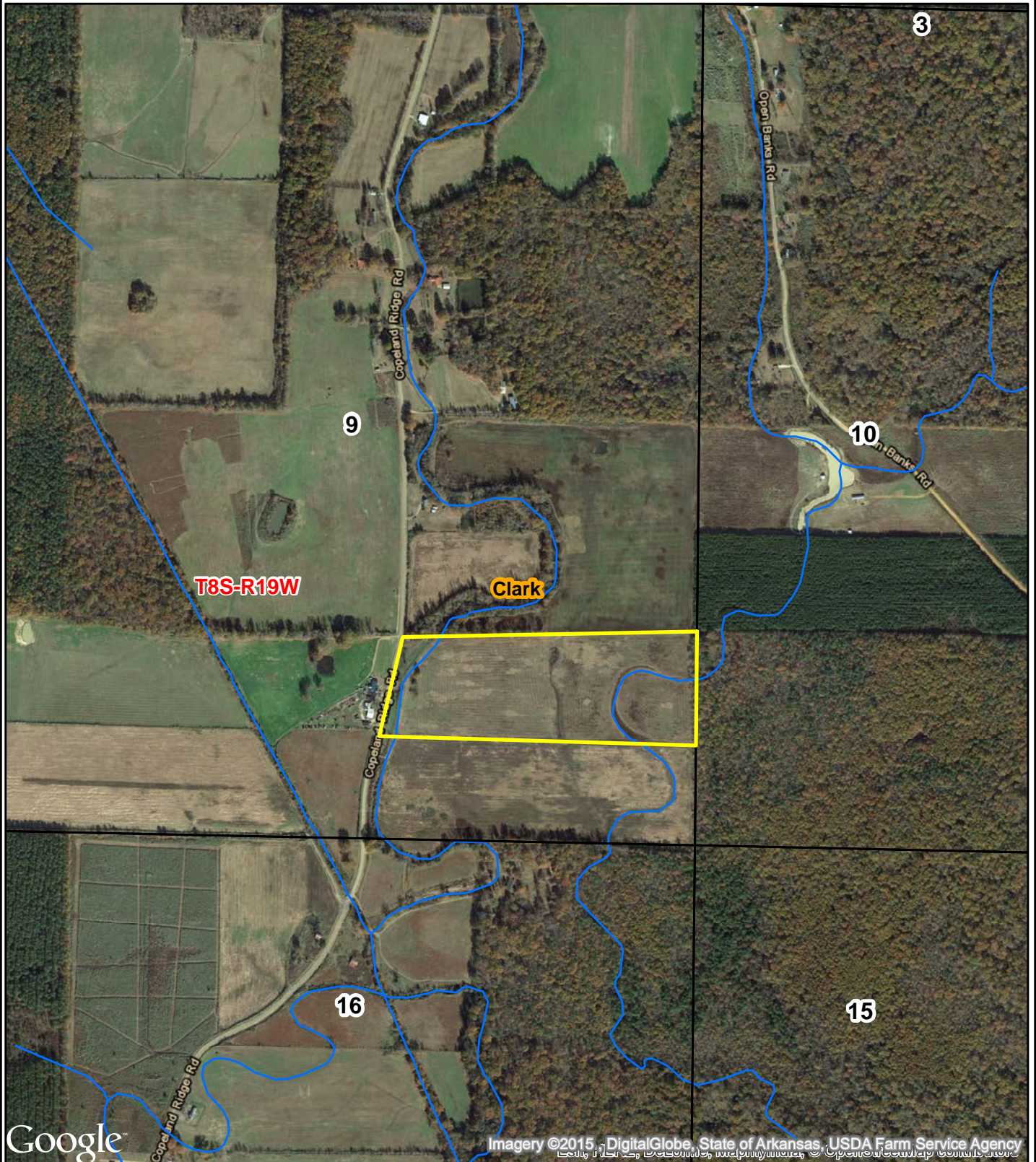


0 0.125 0.25
Miles



Created: June, 2015
By: BJC

NOTICE OF LAND SALE #4496
"Copeland Ridge Tract"
Pt. N $\frac{3}{4}$ of S $\frac{1}{2}$ of SE $\frac{1}{4}$, Sec. 9, T8S, R19W
Clark County, Arkansas

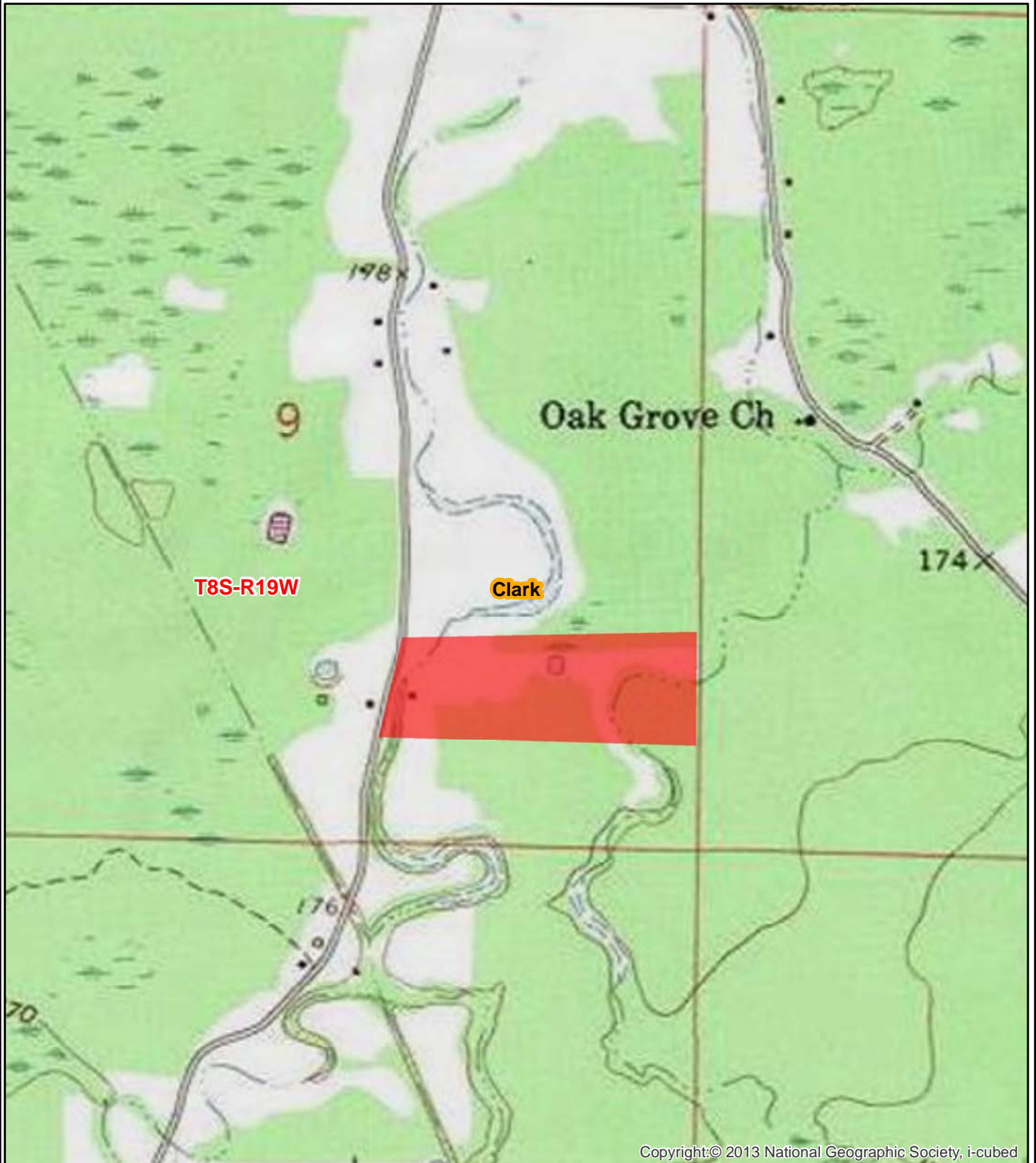


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Miles



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NOTICE OF LAND SALE #4496
"Copeland Ridge Tract"
Pt. N $\frac{3}{4}$ of S $\frac{1}{2}$ of SE $\frac{1}{4}$, Sec. 9, T8S, R19W
Clark County, Arkansas



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0 0.125 0.25
Miles



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

OFFER FORM

COPELAND RIDGE TRACT

Bid Date: Friday, July 24, 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 Kingwood Forestry Services, Inc. **Copeland Ridge Tract Land Sale Notice**. I submit the following as offer for the purchase of the following tract described as: Part of the N³/₄ of S¹/₂ of SE¹/₄, lying East of county road, Section 9, Township 8 South, Range 19 West, containing 30.997 acres, more or less, Clark County, Arkansas.

My offer will remain valid through 3:00 P.M., Wednesday, July 29, 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 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, July 24, 2015)**
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

Copeland Ridge Tract (Listing #4496, ±31 Acres): \$ _____

Date: _____ Fax No.: _____

Bidder: _____ Phone No.: _____
Printed

Bidder: _____ Company: _____
Signed Printed

Address: _____
Street City, State, Zip

Email: _____

