

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
#4475**

NOTICE OF LAND SALE

-PACE 20 TRACT-

Bid Date: Friday, February 13, 2015 @ 3:00 P. M.

— 2011 Pine Plantation with County Road Frontage —

Kingwood Forestry Services, Inc. has been authorized to manage the sale of 20 acres, more or less, in Columbia County, Arkansas (see attached maps).

Location: The Pace 20 Tract is located approximately four (4) miles southwest of Stephens and is described as the E $\frac{1}{2}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 12, Township 16 South, Range 20 West, containing a total of 20 acres, more or less, Columbia County, Arkansas. Please visit our website at www.kingwoodforestry.com to view maps and photographs of listing #4475.

Tract Description: One-eighth ($\frac{1}{8}$) mile frontage on County Road 75 on the south. Access is from the north via good woods road beneath powerline. Well-stocked 2011 pine plantation with some native pine and hardwood pulpwood on the east side of the tract. Loblolly pine site index averages 80 feet (base age 50 years) on fine sandy loam soils. Terrain is gently rolling. Excellent timberland investment with potential for rural 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 #4 Executive Circle, Arkadelphia, Arkansas at **3:00 P.M, Friday, February 13, 2015.** Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **"Pace 20 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-

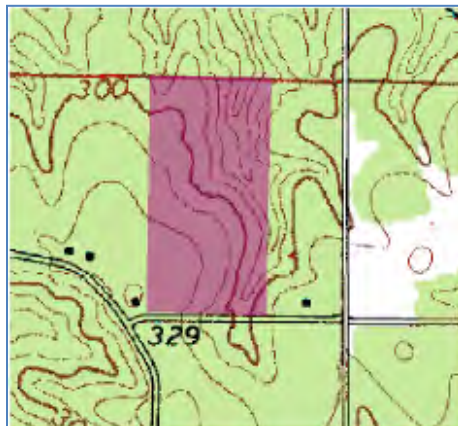
NOTICE OF LAND SALE

-Pace 20 Tract-

Bid Date: Friday, February 13, 2015 @ 3:00 P. M.

Conditions of Sale:

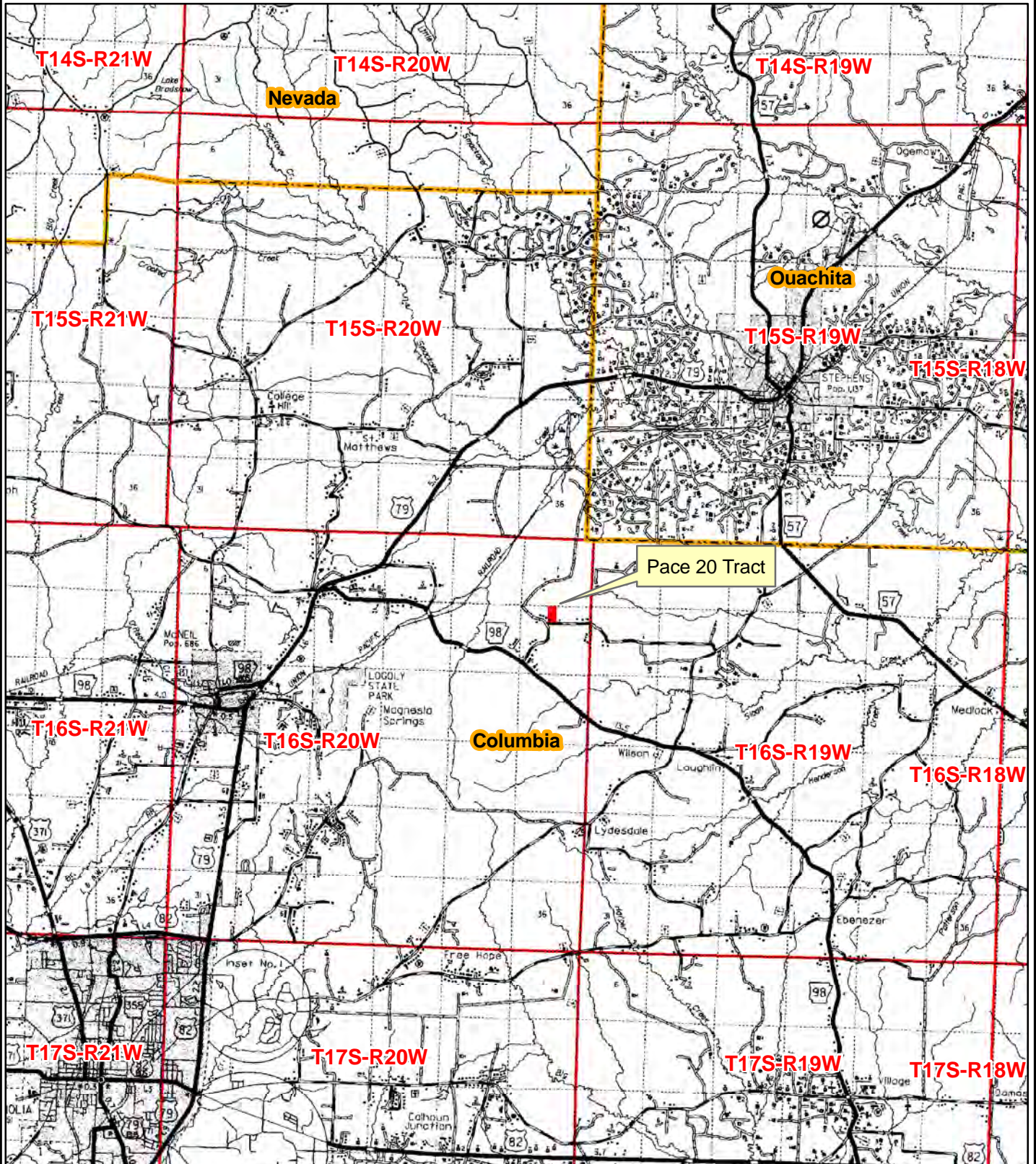
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid through 3:00 P.M., Monday, February 16, 2015. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer a formal Contract 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 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 of Kingwood Forestry Services at 870-246-5757.



NOTICE OF LAND SALE

"Pace 20 Tract"

E¼ of NE¼ of NW¼, Sec. 12, T16S, R20W, Columbia County, Arkansas
Containing 20 acres, more or less

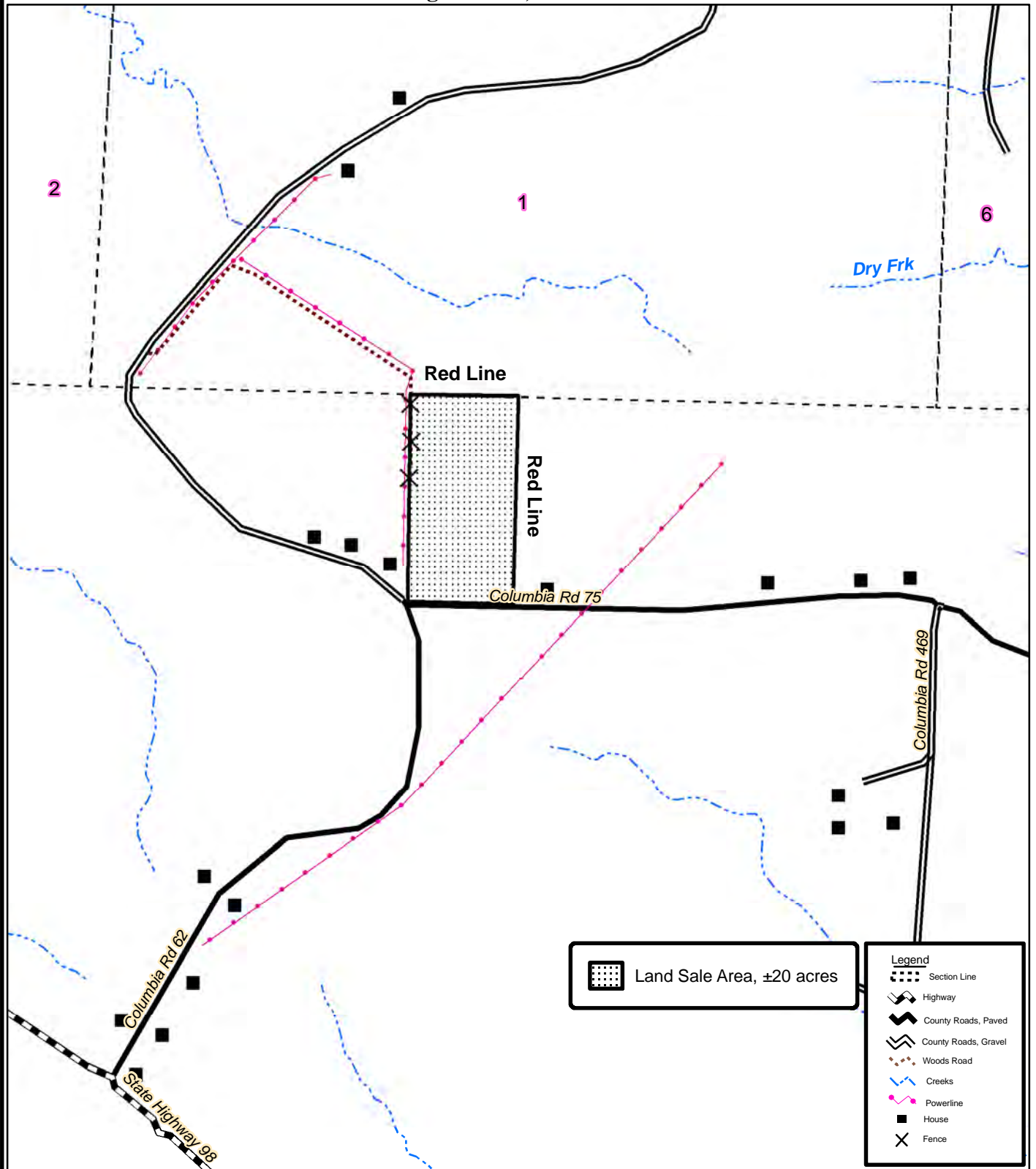


0 0.5 1 2 3 4
Miles



Created: December, 2014
Drawn By: JDT

NOTICE OF LAND SALE
"Pace 20 Tract"
E¹/₄ of NE¹/₄ of NW¹/₄, Sec. 12, T16S, R20W, Columbia County, Arkansas
Containing 20 acres, more or less



0 0.125 0.25
 Miles



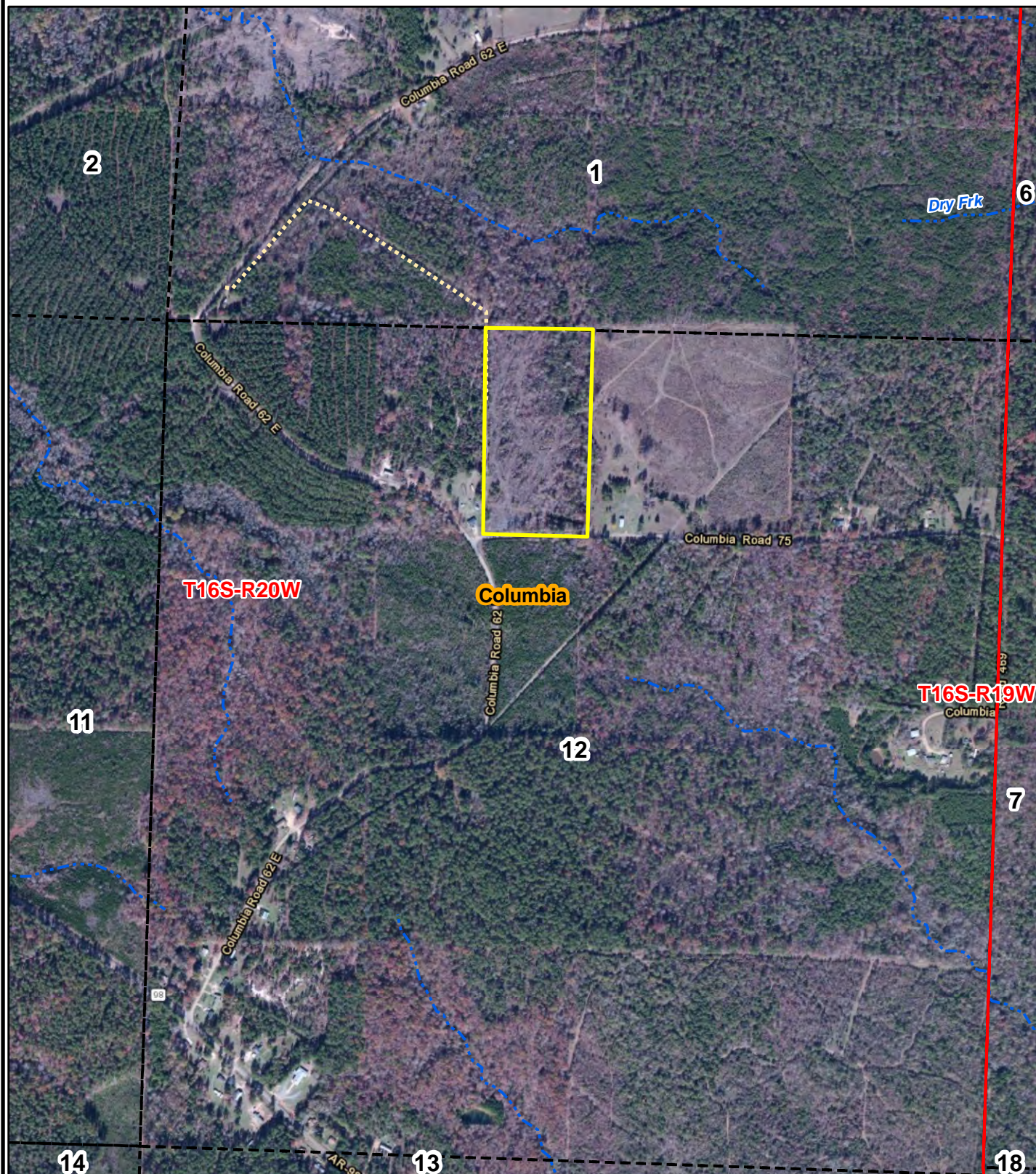
Created: December, 2014
By: JDT

NOTICE OF LAND SALE

"Pace 20 Tract"

E¹/₄ of NE¹/₄ of NW¹/₄, Sec. 12, T16S, R20W, Columbia County, Arkansas

Containing 20 acres, more or less



0 0.125 0.25
Miles



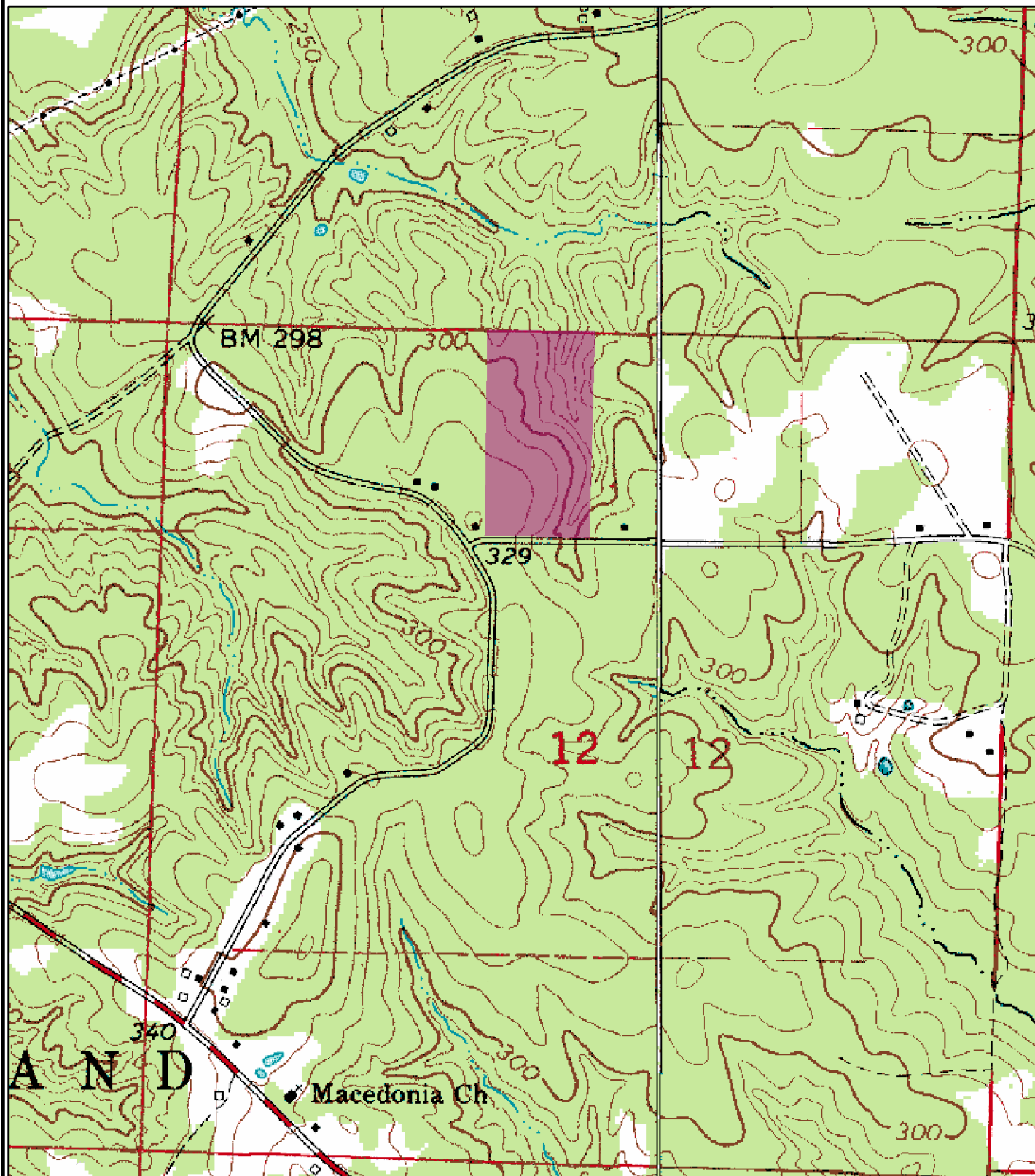
Created: December, 2014
ESRI Aerial Photography
Drawn By: JDT

NOTICE OF LAND SALE

"Pace 20 Tract"

E¹/₄ of NE¹/₄ of NW¹/₄, Sec. 12, T16S, R20W, Columbia County, Arkansas

Containing 20 acres, more or less



0 0.125 0.25
Miles



Created: December, 2014
Drawn By: JDT

OFFER FORM

PACE 20 TRACT

Bid Date: Friday, February 13, 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. **Pace 20 Tract Land Sale Notice**. I submit the following as offer for the purchase of the following tract described as the E½ of NE¼ of NW¼, Section 12, Township 16 South, Range 20 West, containing a total of 20 acres, more or less, Columbia County, Arkansas.

My offer will remain valid through 3:00 P.M., Monday, February 16, 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, February 13, 2015**)
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

Pace 20 Tract (Listing #4475, ±20 Acres): \$ _____

Date: _____ Fax No.: _____

Bidder: _____
Printed

Phone No.: _____

Bidder: _____
Signed

Company: _____
Printed

Address: _____
Street City, State, Zip

Email: _____

