

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

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

**Listing  
#4484**

## NOTICE OF LAND SALE

### -JONES FARM SOUTH TRACT-

**Bid Date: Friday, February 6, 2015, @ 3:00 P. M.**

#### — Merchantable & Premerchantable Pine Plantations with Highway Frontage —

Kingwood Forestry Services, Inc. has been authorized to manage the sale of 162 acres, more or less, in Hempstead County, Arkansas (see attached maps). Please visit our website at [www.kingwoodforestry.com](http://www.kingwoodforestry.com) to view maps and photographs of listing #4484.

**Location:** The Jones Farm South Tract is located approximately three (3) miles east of Patmos, and eleven (11) miles southeast of Hope and is described as W½ of SE¼, pt. NW¼ of SW¼, E½ of SW¼, Section 20, Township 14 South, Range 23 West, containing a total of 162 acres, more or less, Hempstead County, Arkansas.

**Tract Description:** Highway 355 is north boundary of the Jones Farm South Tract. Timber consists of merchantable pine plantations established in 1988, 1992, and 2001, which have been thinned. Premerchantable 2005 loblolly pine plantation on 33 acres has good stocking. Several food plots, native pine / hardwood timber in Streamside Management Zones, and road / powerline right-of-ways comprise balance of tract. Loblolly pine site index averages eighty-five (85) feet (base age 50 years) on fine sandy loam soils. Terrain is gently rolling. Electricity available at highway right-of-way.

**Merchantable Timber:** Based on Kingwood Forestry's November, 2014 inventory on 114 acres of merchantable timber (four cruise lines running east and west with one point / 3.5 acres), estimated tree counts and timber volumes are as follows:

<b>Pine Sawtimber</b>	<b>4,597 Trees</b>	<b>345,103 Board Feet</b>	<b>2,946 Tons</b>
<b>Pine Chip n' Saw</b>	<b>2,188 Trees</b>	<b>51,908 Board Feet</b>	<b>578 Tons</b>
<b>Red Oak Sawtimber</b>	<b>229 Trees</b>	<b>30,496 Board Feet</b>	<b>231 Tons</b>
<b>Gum &amp; Misc. Sawtimber</b>	<b>580 Trees</b>	<b>71,362 Board Feet</b>	<b>571 Tons</b>
<b>Pine Pulpwood</b>	<b>2,934 Trees</b>		<b>597 Tons</b>
<b>Hardwood Pulpwood</b>	<b>3,901 Trees</b>		<b>1,116 Tons</b>

*Due to variations in cruising methods, utilization standards and scaling practices, tree counts and volume estimates cannot be guaranteed. Volume tables are attached.*

**Method of Sale:** The tract will be sold on the basis of lump sum sealed bids. Bids will be opened at the Kingwood Forestry Services office located at #4 Executive Circle, Arkadelphia, Arkansas at **3:00 P.M., Friday, February 6, 2015**. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **"Jones Farm South 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**

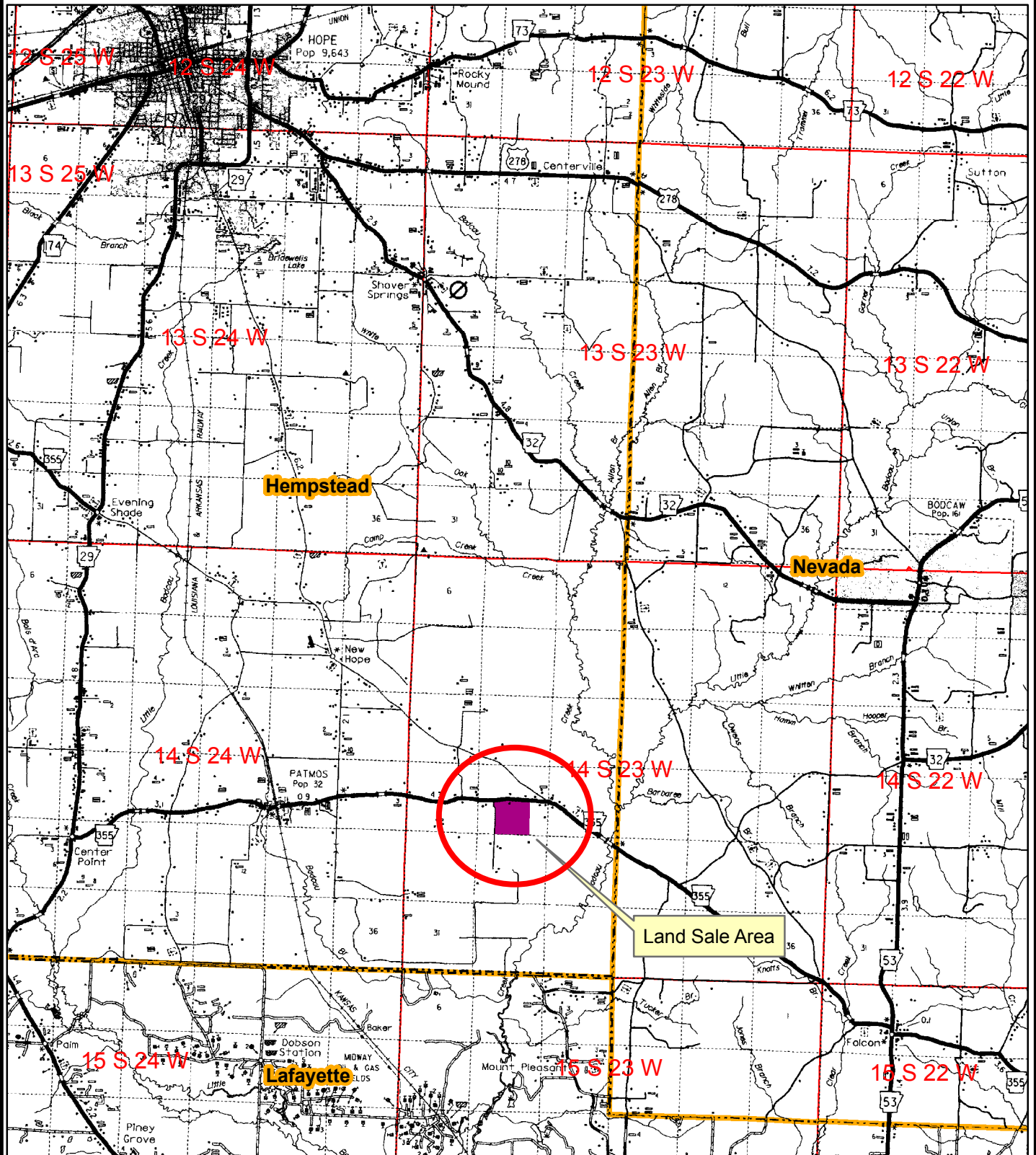
## **-JONES FARM SOUTH TRACT-**

**Bid Date: Friday, February 6, 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, February 11, 2015. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. 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 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 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. Seller 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. Property inspections shall be done in daylight hours prior to the bid date stated in this notice. Seller and Kingwood Forestry Services, Inc. in no way warrant the conditions of the property, including access routes, and all persons entering upon the property do so at their own risk and accept said property in its existing condition during such inspection(s). All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend and hold harmless Seller, its managers, agents and employees, from and against any and all claims, demands, causes of action and damages resulting from any accident, incident or occurrence arising out of, incidental to or in any way resulting from his or her inspection or the property or his or her exposure to the conditions of 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  
"Jones Farm South Tract" - Listing #4484  
Pt. Sec. 20, T14S, R23W, Hempstead County, Arkansas  
containing 162 acres, more or less

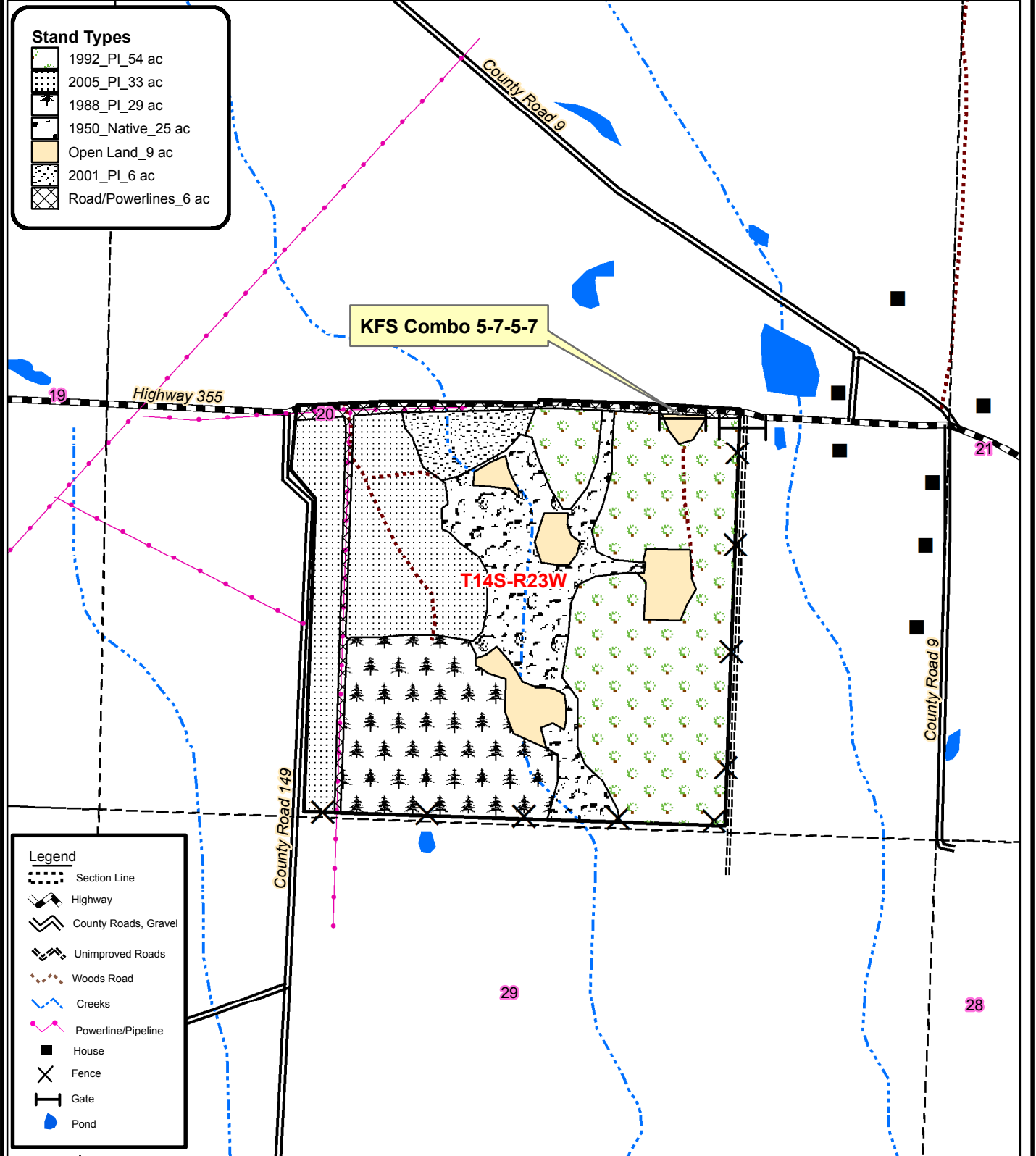


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Miles



Created: January, 2015  
Drawn By: JDT

**NOTICE OF LAND SALE**  
**"Jones Farm South Tract" - Listing #4484**  
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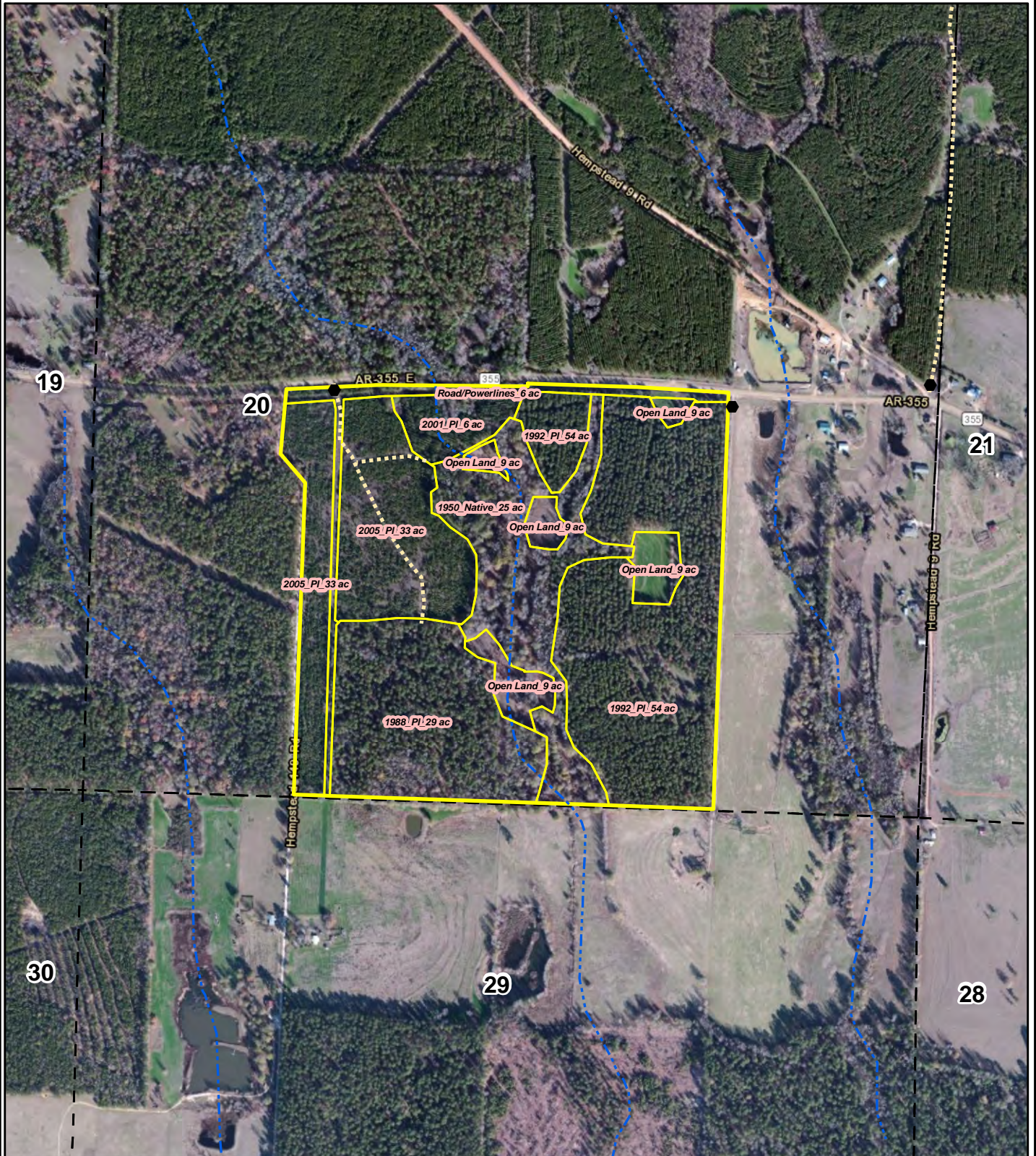
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 Miles



**Created: January, 2015**  
**By: JDT**



NOTICE OF LAND SALE  
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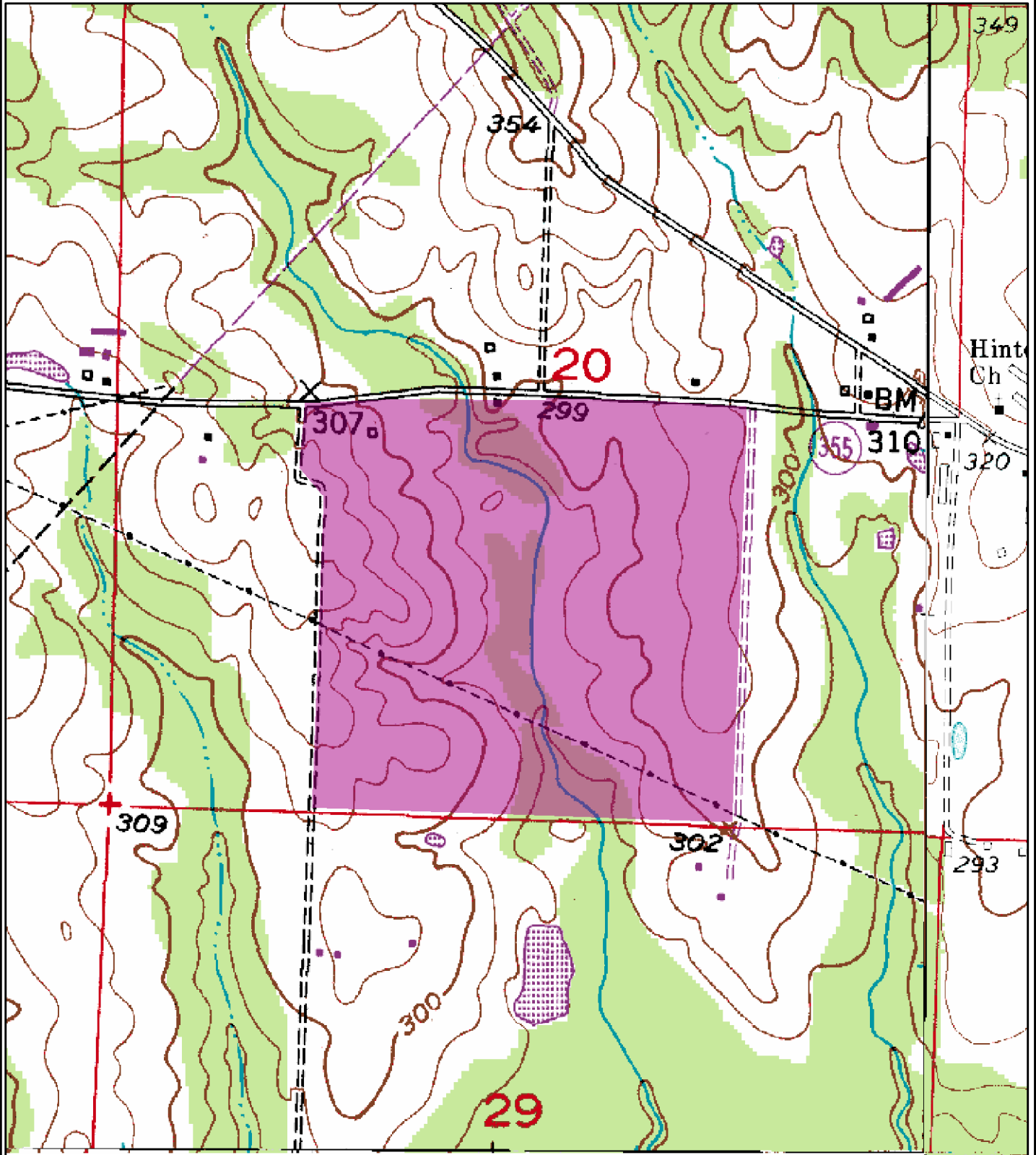
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Created: January, 2015  
Flown: 2011  
Drawn By: JDT



NOTICE OF LAND SALE  
"Jones Farm South Tract" - Listing #4484  
Pt. Sec. 20, T14S, R23W, Hempstead County, Arkansas  
containing 162 acres, more or less



0 0.125 0.25  
Miles



Created: January, 2015  
Drawn By: JDT



**Kingwood Forestry Services, Inc.**  
**No. 4 Executive Circle**  
**Arkadelphia, AR 71923**

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

## ***NOTICE OF LAND SALE***

**Stratum:** Jones Farm South  
**Acres:** 114  
**Plots:** 32  
**Cruiser:** JDThomas

**Cruise Date:** 11/2014  
**Cruise Type:** Point  
**Plot Size/BAF:** 20.00

### **White Oak**

<i>Stratum Total</i>				<i>Per Acre</i>				<i>Average Tree</i>	
<i>Product</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>BA</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>DBH</i>	<i>Height</i>
Pulpwood	36	6	0	0.1	0	0.1	0.0	7.0	30.5
<b>Class Total</b>	36	6	0	0.1	0	0.1	0.0	7.0	30.5

### **Red Oak**

<i>Stratum Total</i>				<i>Per Acre</i>				<i>Average Tree</i>	
<i>Product</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>BA</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>DBH</i>	<i>Height</i>
Sawtimber	229	231	30,496	3.8	2	2.0	267.5	18.2	24.5
Pulpwood	708	116	0	3.3	6	1.0	0.0	9.6	22.0
<b>Class Total</b>	938	346	30,496	7.1	8	3.0	267.5	11.7	22.6

### **Pine**

<i>Stratum Total</i>				<i>Per Acre</i>				<i>Average Tree</i>	
<i>Product</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>BA</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>DBH</i>	<i>Height</i>
Sawtimber	4,597	2,946	345,103	47.1	40	25.8	3,027.2	14.5	31.8
Chip-N-Saw	2,188	578	51,908	10.6	19	5.1	455.3	10.1	24.8
Pulpwood	2,934	597	0	9.2	26	5.2	0.0	7.9	35.5
Topwood	0	733	0	0.0	0	6.4	0.0	0.0	0.0
<b>Class Total</b>	9,719	4,853	397,011	66.9	85	42.6	3,482.6	11.5	31.3

### **Gum & Misc. Hardwood**

<i>Stratum Total</i>				<i>Per Acre</i>				<i>Average Tree</i>	
<i>Product</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>BA</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>DBH</i>	<i>Height</i>
Sawtimber	580	571	71,362	7.8	5	5.0	626.0	16.6	32.0
Pulpwood	3,157	994	0	14.3	28	8.7	0.0	9.3	30.8
<b>Class Total</b>	3,737	1,565	71,362	22.1	33	13.7	626.0	10.4	31.0
<b>StratumTotal</b>	14,429	6,771	498,869	96.2	127	59.4	4,376.0	11.2	30.7

*Thursday, January 8, 2015*

## OFFER FORM

### JONES FARM SOUTH TRACT

Listing #4484

**Bid Date: Friday, February 6, 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. **Jones Farm South Land Sale Notice**. I submit the following as offer for the purchase of the following tract further described as W $\frac{1}{2}$  of SE $\frac{1}{4}$ , pt. NW $\frac{1}{4}$  of SW $\frac{1}{4}$ , E $\frac{1}{2}$  of SW $\frac{1}{4}$ , Section 20, Township 14 South, Range 23 West, containing a total of 162 acres, more or less, Hempstead County, Arkansas.

My offer will remain valid through 3:00 P.M., Wednesday, February 11, 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.

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**Send offer form to:** Kingwood Forestry Services, Inc. (Before 3:00 p.m., Friday, February 6, 2015)  
P. O. Box 65  
Arkadelphia, AR 71923  
or fax to 870-246-3341

**JONES FARM SOUTH TRACT (Listing #4484,  $\pm$ 162 acres):** \$ \_\_\_\_\_

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

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

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

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

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

