



Listings
#4464
#4463

NOTICE OF LAND SALES

-COLUMBUS & McNAB TRACTS-

Bid Date: Friday, December 5, 2014 @ 3:00 P. M.

— 1992 Pine Plantations in Hempstead County —

Kingwood Forestry Services, Inc. has been authorized to manage the sale of two tracts of former Weyerhaeuser timberland in Hempstead County, Arkansas. Bids may be submitted for either or both tracts (see attached maps). Please visit our website at www.kingwoodforestry.com to view maps and photographs.

Location: The Columbus tract (Listing #4464) is located approximately four (4) miles southeast of Columbus, twelve (12) miles northwest of Hope. The McNab tract (Listing #4463) is located approximately four (4) miles northeast of McNab and within six (6) miles north of Fulton and Interstate 30. Both tracts offer excellent hunting/timber investment with winter logging potential.

Columbus Tract (#4464): N½ of NW¼, Section 34, Township 11 South, Range 26 West, containing a total of 80 acres, more or less, Hempstead County, Arkansas. Access is via woods road along powerline from Arkansas Highway 73. Timber consists of ±22 year old pine plantation which has been commercially thinned twice. Site index for loblolly pine averages 80 feet (base age 50) on fine sandy loam soils. A powerline bisects tract. Kingwood Forestry Services conducted a variable radius (10 BAF prism) inventory of merchantable timber (one point / 4 acres) on 75 timbered acres in October, 2014. Tree counts and volumes are estimated as follows:

Pine Sawtimber	3,251 Trees	217,860 Board Feet	2,028 Tons
Pine Chip-N-Saw	2,083 Trees	62,084 Board Feet	674 Tons
Hardwood Sawtimber	84 Trees	7,293 Board Feet	61 Tons
Pine Pulpwood	403 Trees		166 Tons
Hardwood Pulpwood	1,416 Trees		215 Tons

McNab Tract (#4463): Part of NE¼ of SE¼, Section 21, Township 12 South, Range 26 West, containing 37 acres, more or less, Hempstead County, Arkansas. Access is excellent with approximately 660 feet of gravel County Road 13 frontage. Timber consists of ±22 year old pine plantation which has been commercially thinned twice. Site index for loblolly pine averages 81 feet (base age 50) on Sacul and Ora fine sandy loam soils. Kingwood Forestry Services conducted a variable radius (10 BAF prism) inventory of merchantable timber (one point / 4 acres) in October, 2014. Tree counts and volumes are estimated as follows:

Pine Sawtimber	1,741 Trees	110,408 Board Feet	1,037 Tons
Pine Chip-N-Saw	387 Trees	12,742 Board Feet	140 Tons
Pine Pulpwood	432 Trees		199 Tons

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 tracts will be sold on the basis of lump sum sealed bids. Bids may be submitted for either or both tracts. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **"Columbus/McNab 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 Services office located at #4 Executive Circle, Arkadelphia, Arkansas at **3:00 P.M., Friday, December 5, 2014.** 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 properties will be provided with a summary of bid results.

— Continued on back of this page —

NOTICE OF LAND SALE

-COLUMBUS & McNAB TRACTS-

Bid Date: Friday, December 5, 2014 @ 3:00 P. M.

Conditions of Sale:

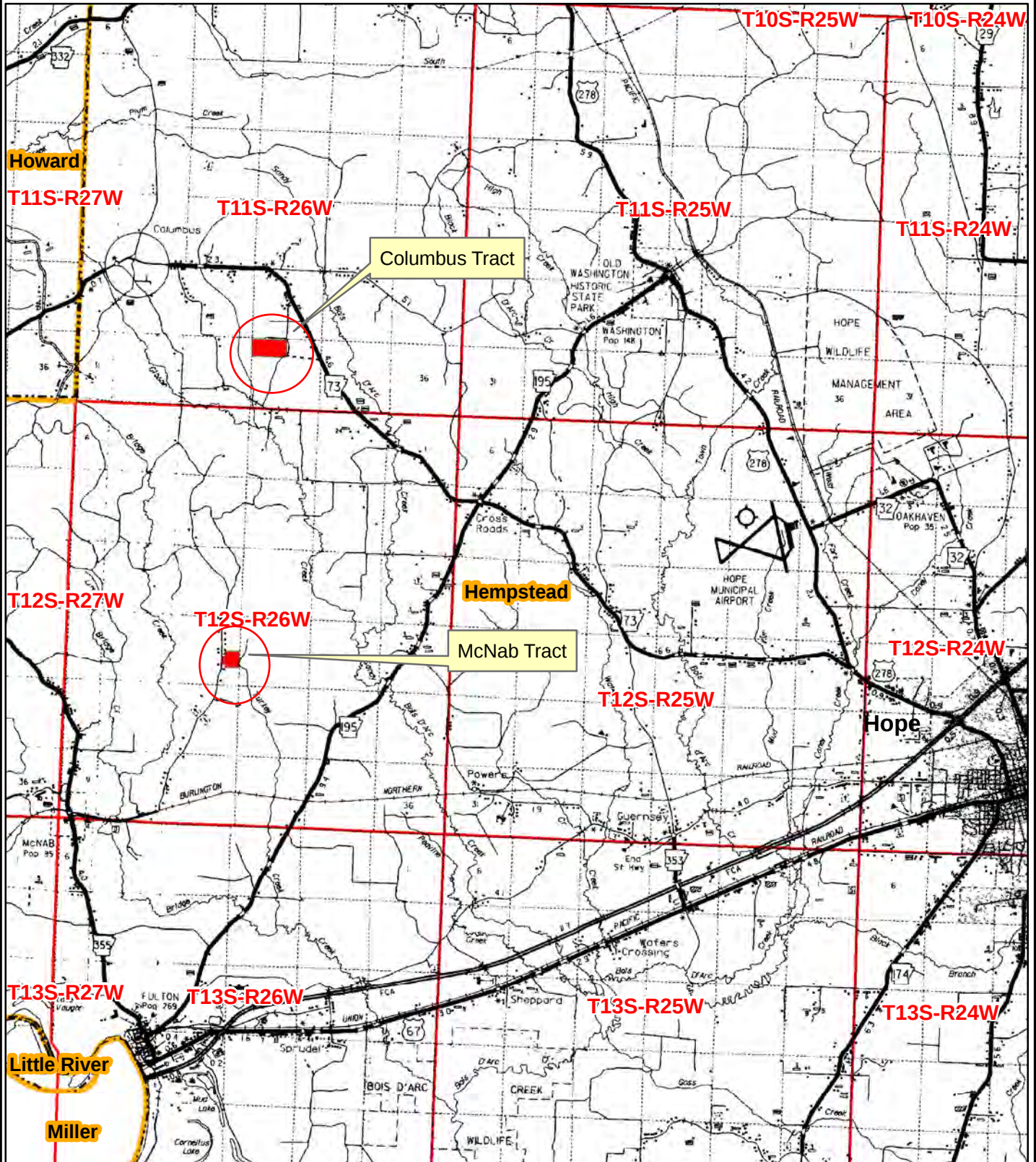
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid through 3:00 P.M., Wednesday, December 10, 2014. Successful bidder(s) will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer, a Contract 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 parcels are being sold in their entirety for single sum(s) and not on a per acre basis. Advertised acreage is believed to be correct, but is not guaranteed. Offer price is for entire tract or tracts, 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.
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 SALES

"Columbus Tract"
N½ of NW¼, Sec. 34, T11S, R26W
Hempstead County, Arkansas
containing 80 acres, more or less

"McNab Tract"
Pt. NE¼ of SE¼, Sec. 21, T12S, R26W
Hempstead County, Arkansas
containing 37 acres, more or less



0 0.5 1 2 3 4
Miles

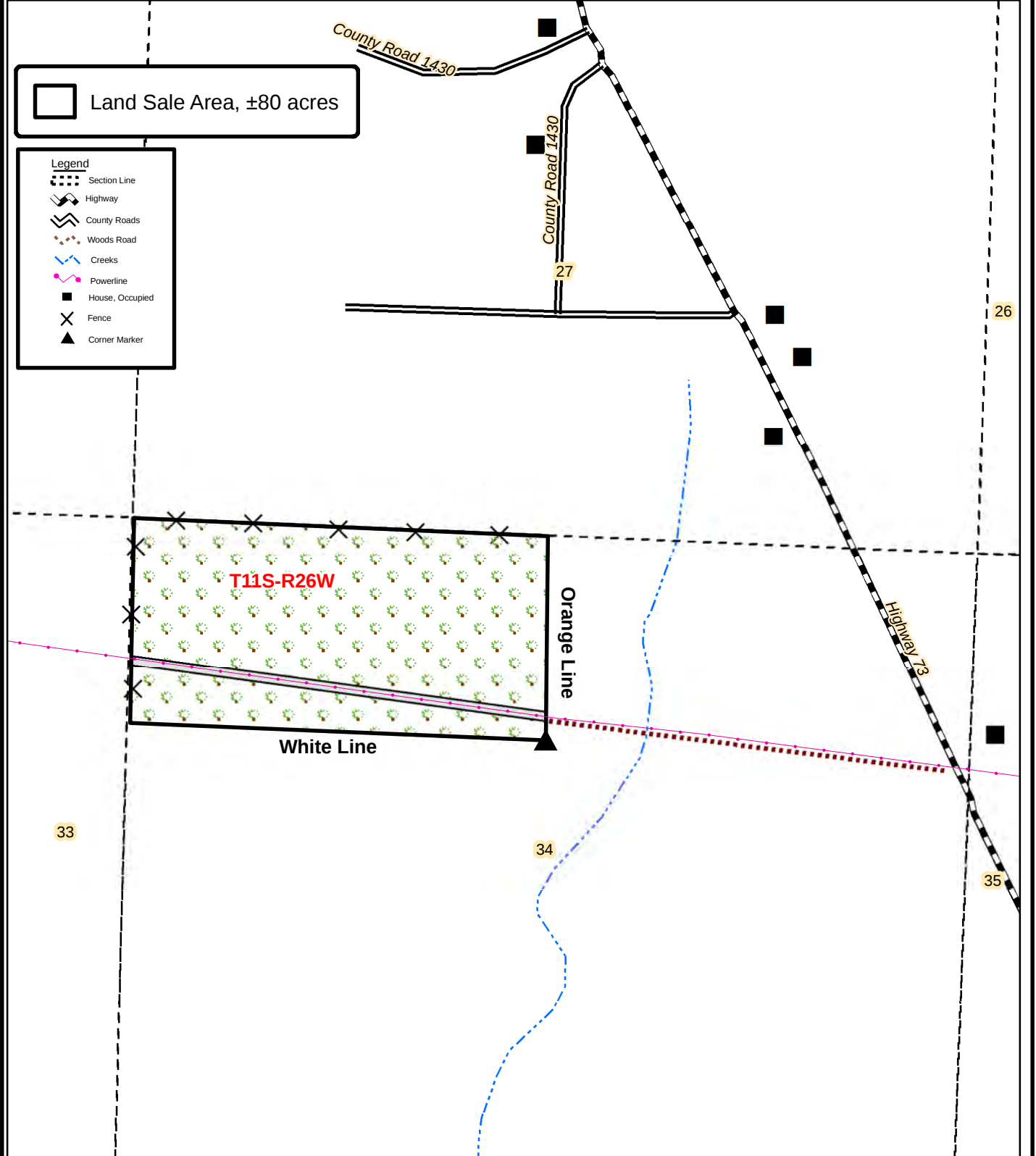


Created: May, 2014
Drawn By: JDT

NOTICE OF LAND SALE

"Columbus Tract"

N½ of NW¼, Sec. 34, T11S, R26W, Hempstead County, Arkansas
containing 80 acres, more or less



Land Sale Area, ±80 acres

- Legend
- Section Line
 - Highway
 - County Roads
 - Woods Road
 - Creeks
 - Powerline
 - House, Occupied
 - Fence
 - Corner Marker

T11S-R26W

Orange Line

White Line

0 0.125 0.25
Miles

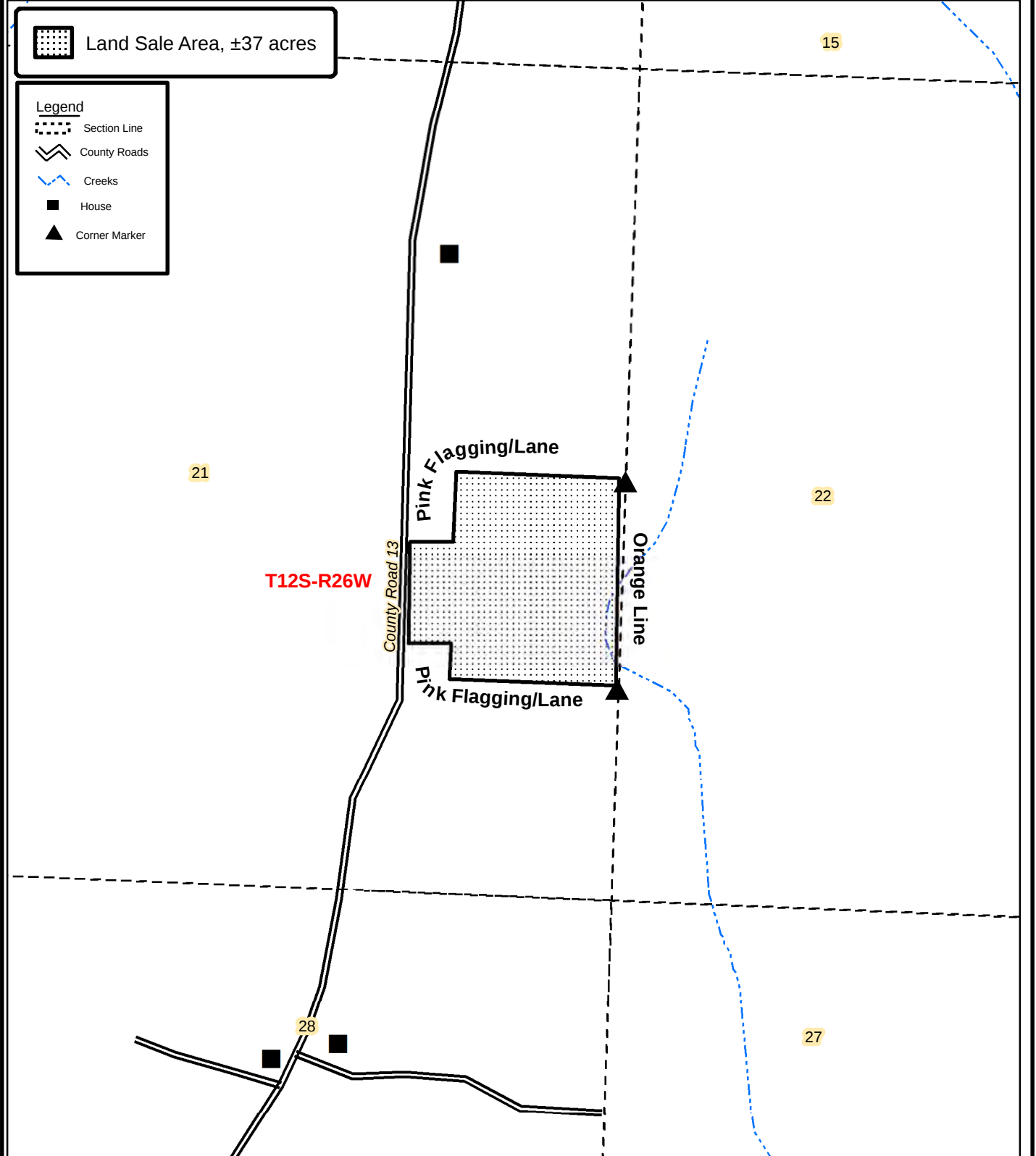


Created: October, 2014
By: JDT

NOTICE OF LAND SALE

"McNab Tract"

Pt. NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Sec. 21, T12S, R26W, Hempstead County, Arkansas
containing 37 acres, more or less



0 0.125 0.25
Miles

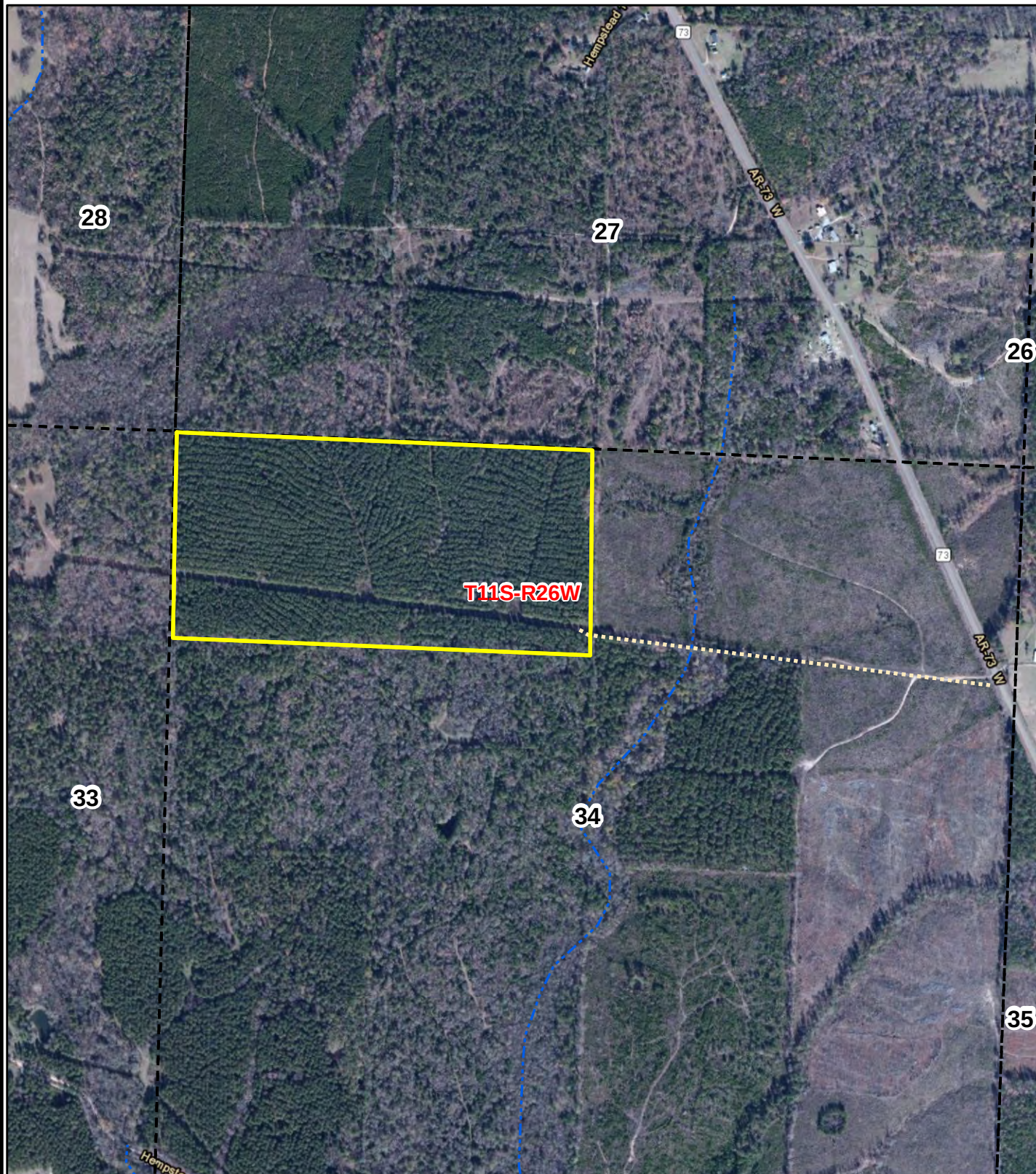


Created: October, 2014
By: JDT

NOTICE OF LAND SALE

"Columbus Tract"

N½ of NW¼, Sec. 34, T11S, R26W, Hempstead County, Arkansas
containing 80 acres, more or less



0 0.125 0.25
Miles



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

NOTICE OF LAND SALE

"McNab Tract"

Pt. NE¼ of SE¼, Sec. 21, T12S, R26W, Hempstead County, Arkansas
containing 37 acres, more or less



0 0.125 0.25
Miles

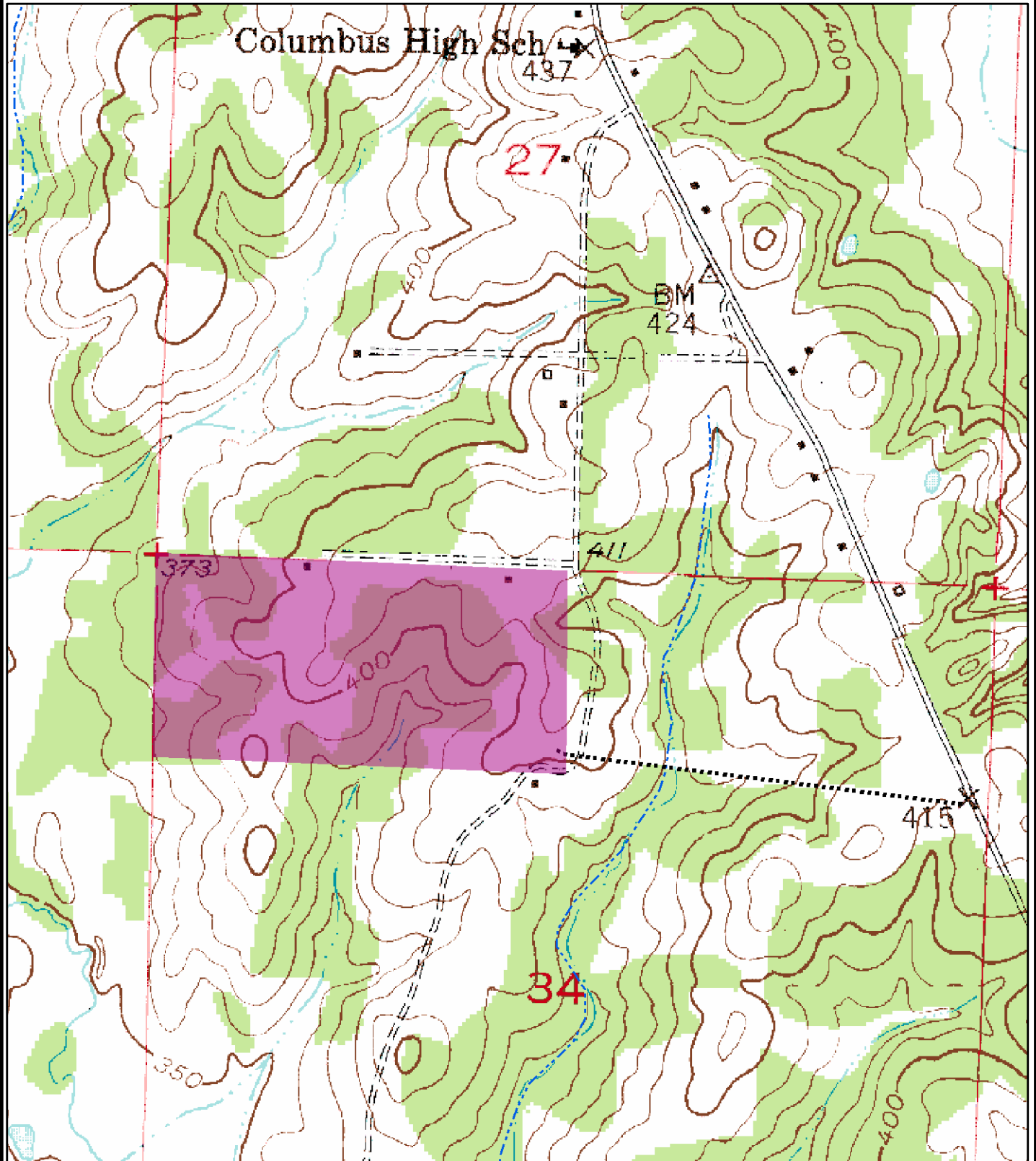


Created: October, 2014
Flown: 2011
Drawn By: JDT

NOTICE OF LAND SALE

"Columbus Tract"

N½ of NW¼, Sec. 34, T11S, R26W, Hempstead County, Arkansas
containing 80 acres, more or less



0 0.125 0.25
Miles

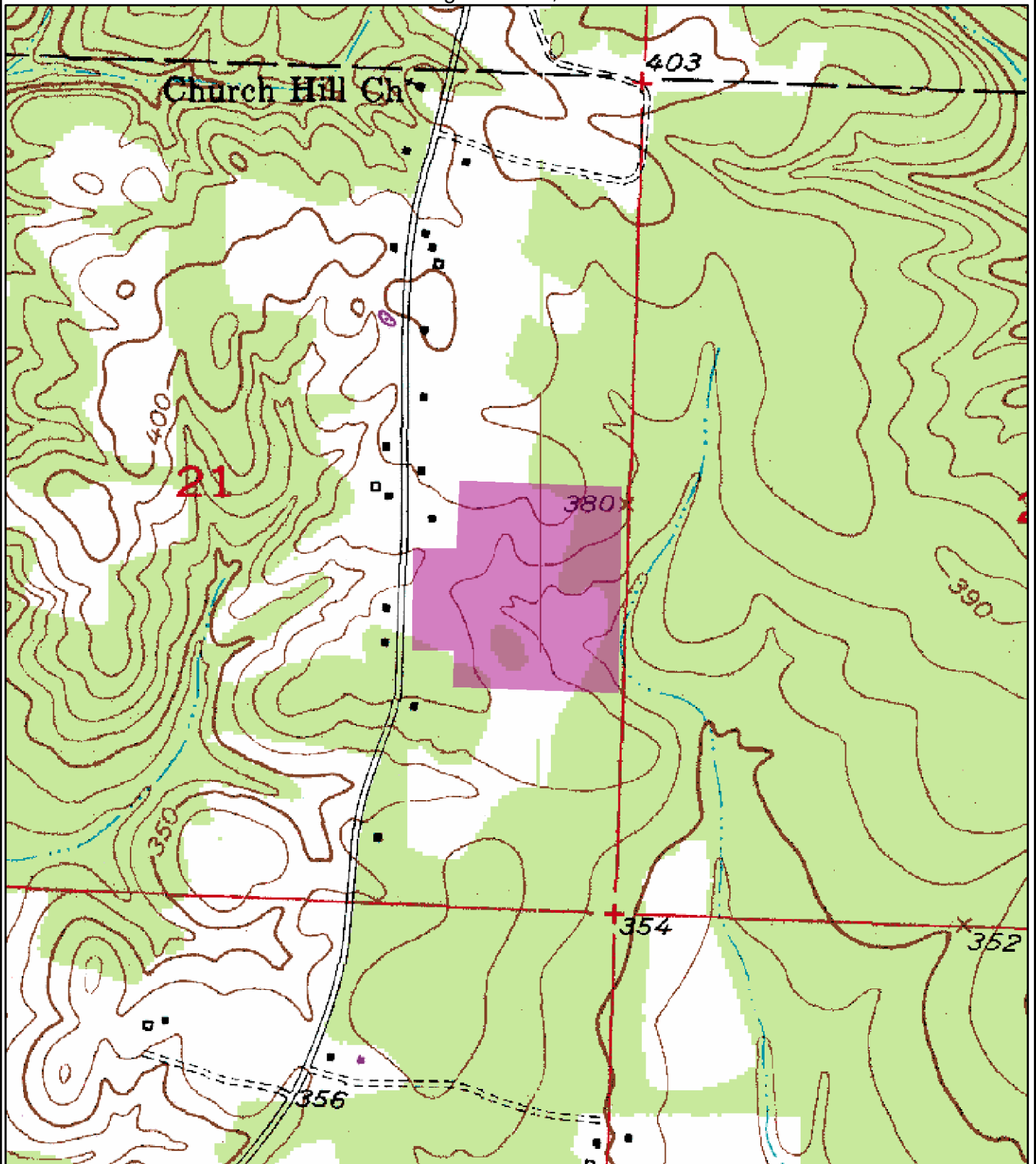


Created: October, 2014
Drawn By: JDT

NOTICE OF LAND SALE

"McNab NE 37 Tract"

Pt. NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Sec. 21, T12S, R26W, Hempstead County, Arkansas
containing 37 acres, more or less



0 0.125 0.25
Miles



Created: October, 2014
Drawn By: JDT



Kingwood Forestry Services
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: Columbus
Acres: 75
Plots: 19
Cruiser: JDThomas

Cruise Date: 10/15/2014
Cruise Type: Point
Plot Size/BAF: 10.00

Pine									
Stratum Total				Per Acre				Average Tree	
Product	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	3,251	2,028	217,860	42.6	43	27.0	2,904.8	13.4	35.9
Chip-N-Saw	2,083	674	62,084	15.8	28	9.0	827.8	10.2	29.7
Pulpwood	403	166	0	3.2	5	2.2	0.0	10.2	51.3
Topwood	0	505	0	0.0	0	6.7	0.0	0.0	0.0
Class Total	5,737	3,374	279,944	61.6	76	45.0	3,732.6	12.0	34.7

Misc. Hardwood

Stratum Total				Per Acre				Average Tree	
Product	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	84	61	7,293	1.6	1	0.8	97.2	16.0	21.5
Pulpwood	1,416	215	0	5.3	19	2.9	0.0	6.9	23.6
Class Total	1,501	277	7,293	6.8	20	3.7	97.2	7.4	23.5

Stratum: McNab 37
Acres: 37
Plots: 9
Cruiser: JDThomas

Cruise Date: 10/15/2014
Cruise Type: Point
Plot Size/BAF: 10.00

Pine									
Stratum Total				Per Acre				Average Tree	
Product	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sawtimber	1,741	1,037	110,408	46.7	47	28.0	2,984.0	13.4	34.3
Chip-N-Saw	387	140	12,742	6.7	10	3.8	344.4	10.8	31.2
Pulpwood	432	199	0	7.8	12	5.4	0.0	11.0	52.4
Topwood	0	196	0	0.0	0	5.3	0.0	0.0	0.0
Class Total	2,560	1,572	123,150	61.1	69	42.5	3,328.4	12.6	36.9

Friday, October 17, 2014

OFFER FORM

COLUMBUS & McNAB TRACTS

Listing #4464 & #4463

Bid Date: Friday, December 5, 2014 @ 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. **Columbus/McNab Land Sale Notice**. I submit the following as offer(s) for the purchase of the following tracts further described as:

Columbus Tract (#4464): N½ of NW¼, Section 34, Township 11 South, Range 26 West, containing a total of 80 acres, more or less, Hempstead County, Arkansas (see attached maps).

McNab Tract (#4463): Part of NE¼ of SE¼, Section 21, Township 12 South, Range 26 West, containing 37 acres, more or less, Hempstead County, Arkansas (see attached maps).

My offer will remain valid through 3:00 P.M., Wednesday, December 10, 2014. Successful bidder(s) 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, December 5, 2014)**
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

COLUMBUS TRACT (Listing #4464: 80 acres, more or less): \$ _____

McNAB TRACT (Listing #4463: 37 acres, more or less): \$ _____

BOTH TRACTS COMBINED (117 total acres, more or less): \$ _____

Date: _____

Bidder: _____ Bidder: _____
Printed Signed

Company Name: _____

Fax No.: _____ Phone No.: _____

Address: _____
Street City, State, Zip

E-mail: _____

