



**Listing
 #4459**

NOTICE OF LAND SALE

-MILLER COUNTY HIGHWAY 71 TRACT-

Bid Date: Friday, October 31, 2014 @ 3:00 P. M.

— Hardwood and Pine Sawtimber with Highway Frontage —

Kingwood Forestry Services, Inc. has been authorized to manage the sale of 91.127 acres, more or less, in Miller County, Arkansas (see attached maps).

Location: The Miller County Highway 71 tract is located approximately one and one half (1.5) miles south of Doddridge near junction with Interstate 49 and is described as pt. W $\frac{1}{2}$ of SW $\frac{1}{4}$, Section 27; pt. NW $\frac{1}{4}$ of NW $\frac{1}{4}$, pt. SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 34, all located in Township 19 South, Range 27 West; containing a total of 91.127 acres, more or less, Miller County, Arkansas. Please visit our website at www.kingwoodforestry.com to view maps and photographs of listing #4459. Complete legal description on back of offer form.

Tract Description: Nearly one mile frontage on Arkansas Highway 71. Good quality native pine and hardwood on about 78 acres. Loblolly pine site index averages 80 feet (base age 50 years) on fine sandy loam soils. Excellent hunting and recreational tract with some waterfowl potential; Kelly Bayou crosses tract. Former International Paper land.

Merchantable Timber: Kingwood Forestry Services conducted a variable radius (10 BAF prism) inventory of merchantable timber (one point / acre) with cruise lines running east and west. Based on inventory conducted by Kingwood Forestry Services in September, 2014 on 78 timbered acres, estimated tree counts and timber volumes are as follows:

| | | | |
|----------------------------------|--------------------|------------------------|-------------------|
| White Oak Sawtimber | 203 Trees | 48,804 Bd. Ft | 319 Tons |
| Red Oak Sawtimber | 698 Trees | 164,119 Bd. Ft. | 1,152 Tons |
| Pine Sawtimber | 337 Trees | 86,055 Bd. Ft. | 541 Tons |
| Pine Chip N' Saw | 195 Trees | 6,300 Bd. Ft. | 62 Tons |
| Pine Pulpwood | 305 Trees | 33 Cords | 82 Tons |
| Gum & Misc. Sawtimber | 612 Trees | 136,204 Bd. Ft. | 929 Tons |
| Cypress Sawtimber | 195 Trees | 82,459 Bd. Ft. | 573 Tons |
| Hardwood Pulpwood | 7,078 Trees | 766 Cords | 2,453 Tons |

Due to variations in cruising methods, utilization standards and scaling practices, tree counts and volume estimates cannot be guaranteed. Volume summary attached; stand tables available on website. Red Oak Sawtimber averages approximately 19" dbh and 235 Board Feet / Tree.

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, October 31, 2014.** Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Miller County Highway 71 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.

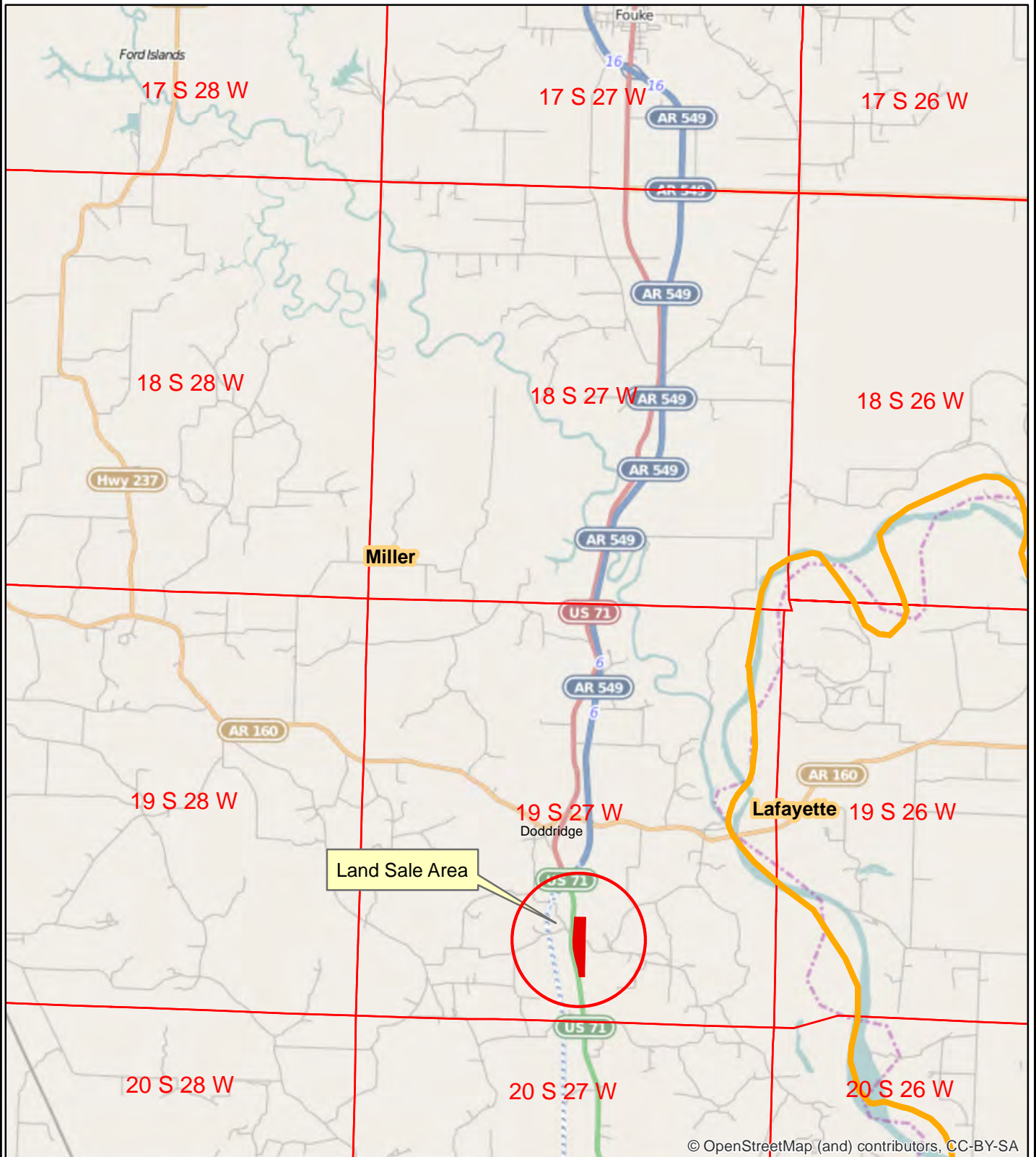
-Continued on back of this page-

NOTICE OF LAND SALE
-Miller County Highway 71 Tract-
Bid Date: Friday, October 31, 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., Monday, November 3, 2014. 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. Mineral rights are thought to be reserved by prior owner, but current 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
"Miller County Highway 71 Tract"
Pt. Sec. 27 & 34, T19S, R27W, Miller County, Arkansas



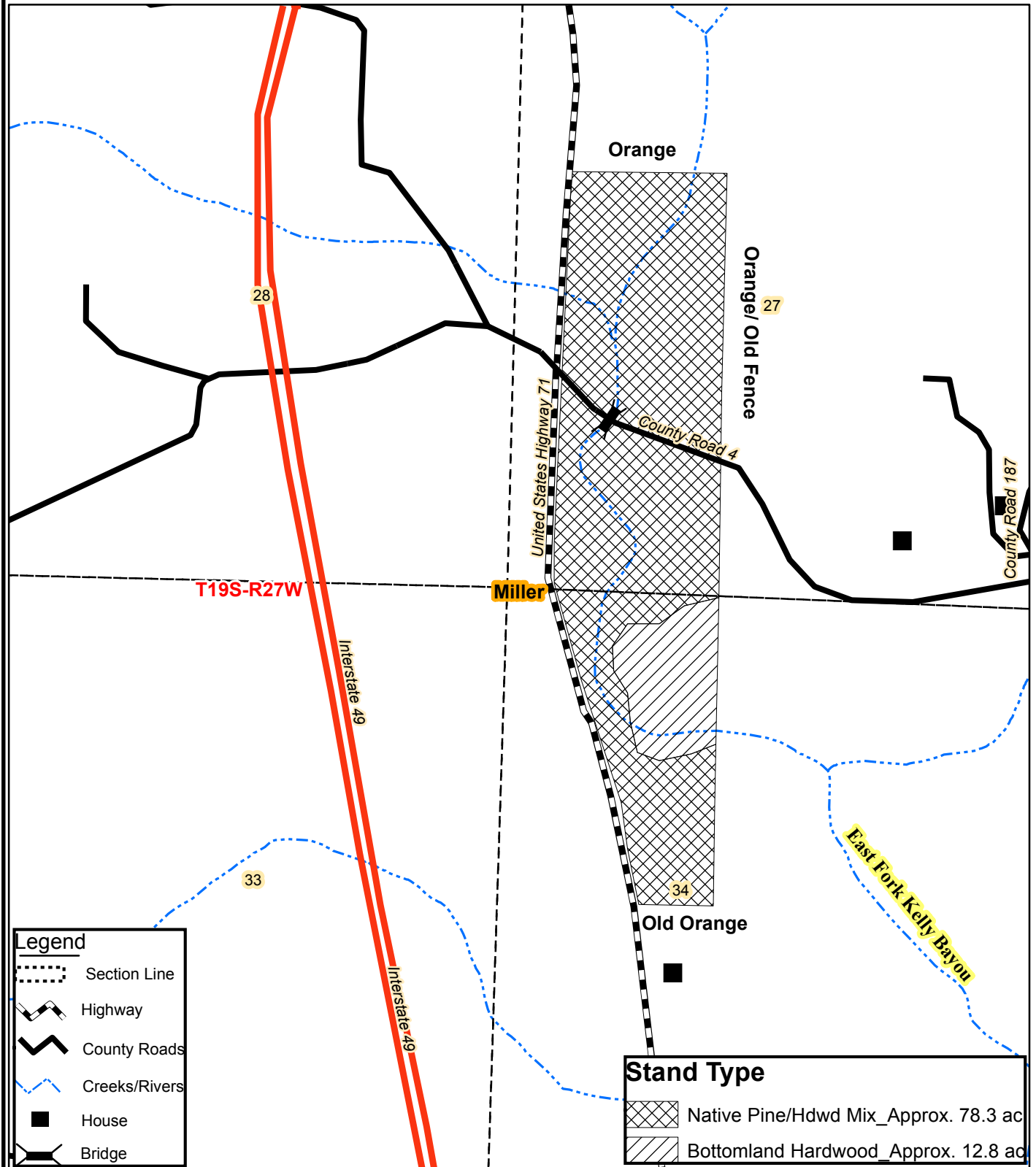
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0 0.5 1 2 3
Miles



Created: September, 2014
Drawn By: JDT

NOTICE OF LAND SALE
"Miller County Highway 71 Tract"
 Pt. Sec. 27 & 34, T19S, R27W, Miller County, Arkansas



Created: September, 2014
 By: JBK

NOTICE OF LAND SALE
"Miller County Highway 71 Tract"
Pt. Sec. 27 & 34, T19S, R27W, Miller County, Arkansas

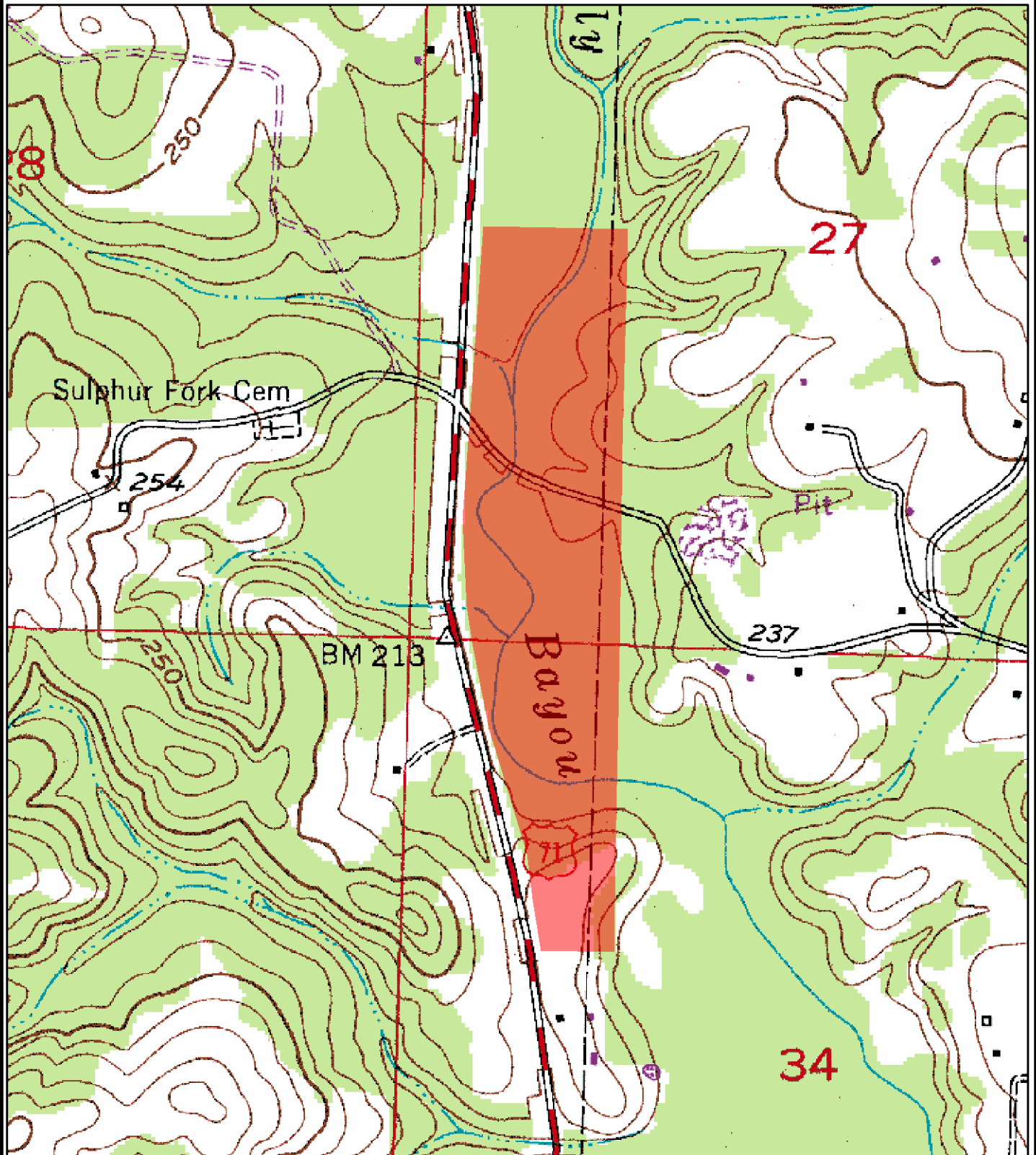


0 0.125 0.25
Miles



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

NOTICE OF LAND SALE
"Miller County Highway 71 Tract"
Pt. Sec. 27 & 34, T19S, R27W, Miller County, Arkansas



0 0.125 0.25
Miles



Created: September, 2014
Drawn By: JDT



**Kingwood Forestry Services,
Inc. 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 MILLER COUNTY HIGHWAY 71 TRACT

**Stratum: 1
Acres: 78.30
Plots: 75
Cruiser: PWright**

**Cruise Date: 09/23/14
Cruise Type: Point
Plot Size/BAF: 10.00**

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> |
| Sawtimber | 203 | 319 | 48,804 | 5.7 | 3 | 4.1 | 623.3 | 20.8 | 31.1 |
| Pulpwood | 451 | 196 | 0 | 2.8 | 6 | 2.5 | 0.0 | 8.9 | 45.0 |
| Class Total | 654 | 515 | 48,804 | 8.5 | 9 | 6.6 | 623.3 | 29.7 | 76.1 |

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 | 698 | 1,152 | 164,119 | 19.2 | 9 | 14.7 | 2,095.9 | 19.4 | 36.3 |
| Pulpwood | 1,310 | 414 | 0 | 5.6 | 17 | 5.3 | 0.0 | 7.4 | 53.5 |
| Class Total | 2,008 | 1,566 | 164,119 | 24.8 | 26 | 20.0 | 2,095.9 | 26.8 | 89.8 |

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 | 337 | 541 | 86,055 | 8.1 | 4 | 6.9 | 1,099.0 | 17.6 | 43.5 |
| Chip-N-Saw | 195 | 62 | 6,300 | 1.2 | 2 | 0.8 | 80.5 | 9.3 | 30.5 |
| Pulpwood | 305 | 82 | 0 | 1.5 | 4 | 1.1 | 0.0 | 7.9 | 34.5 |
| Class Total | 837 | 685 | 92,355 | 10.8 | 10 | 8.8 | 1,179.5 | 34.8 | 108.5 |

Gum & Misc

| <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 | 612 | 929 | 136,204 | 15.6 | 8 | 11.9 | 1,753.9 | 18.0 | 36.7 |
| Pulpwood | 4,576 | 1,689 | 0 | 24.0 | 58 | 21.6 | 0.0 | 8.2 | 48.6 |
| Class Total | 5,169 | 2,618 | 136,204 | 39.2 | 66 | 33.5 | 17,539.9 | 26.9 | 85.3 |

Cypress

| <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 | 195 | 573 | 82,459 | 6.9 | 2 | 7.4 | 1,053.1 | 21.8 | 48.7 |
| Pulpwood | 741 | 154 | 0 | 2.5 | 9 | 2.0 | 0.0 | 6.7 | 45.0 |
| Class Total | 936 | 727 | 82,459 | 9.4 | 11 | 9.4 | 1,053.1 | 28.5 | 93.7 |

Monday, September 29, 2014

OFFER FORM

MILLER COUNTY HIGHWAY 71 TRACT

Bid Date: Friday, October 31, 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. **Miller County Highway 71 Tract Land Sale Notice**. I submit the following as offer for the purchase of the following tract described as pt. W $\frac{1}{2}$ of SW $\frac{1}{4}$, Section 27; pt. NW $\frac{1}{4}$ of NW $\frac{1}{4}$, pt. SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 34, all located in Township 19 South, Range 27 West; containing a total of 91.127 acres, more or less, Miller County, Arkansas. (Complete legal on back of this form.)

My offer will remain valid through 3:00 P.M., Monday, November 3, 2014. 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, October 31, 2014)**
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

Miller County Highway 71 Tract (Listing #4459, \pm 91.127 Acres): \$ _____

Date: _____ Fax No.: _____

Bidder: _____ Phone No.: _____
Printed

Bidder: _____ Company: _____
Signed Printed

Address: _____
Street City, State, Zip

Email: _____



LEGAL DESCRIPTION

(From Deed)

ALL THAT PART OF THE W 1/2 OF THE SW 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 WEST, LYING EAST OF THE WEST LINE OF THE T. S. & N. (TEXAS AND PACIFIC) RAILWAY RIGHT-OF-WAY LESS A CERTAIN TRACT OF LAND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SW CORNER OF THE NW1/4 OF SW1/4 OF SECTION 27, AND RUNNING EAST 305 FEET TO THE INTERSECTION OF THE EAST BOUNDARY LINE OF HIGHWAY NO. 71, 210 FEET, THENCE SOUTH 45 DEGREES ALONG SAID LINE 210 FEET TO POINT OF BEGINNING SAID HALF ACRE BEING IN THE NW1/4 OF SW1/4 OF SECTION 27;

AND:

ALL THAT PART OF THE NW1/4 OF NW1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 27 WEST, LYING EAST OF THE WEST LINE OF THE T. S. & N. (TEXAS AND PACIFIC) RAILWAY RIGHT-OF-WAY;

AND:

ALL THAT PART OF THE SW1/4 OF NW1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 27 WEST, DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF SW1/4 OF NW1/4 OF SECTION 34 AND RUN THENCE SOUTH 210 YARDS ALONG FORTY LINE, THENCE WEST TO HIGHWAY NO. 71, THENCE NORTHERLY ALONG SAID HIGHWAY NO. 71 TO FORTY LINE, THENCE EAST TO BEGINNING.