

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

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

Listings
#4441
#4450

NOTICE OF LAND SALE

-BUENA VISTA WEST & EAST TRACTS-

Bid Date: Friday, October 17, 2014 @ 3:00 P. M.

— Pine Plantations with County Road Frontage in Ouachita County —

Kingwood Forestry Services, Inc. has been authorized to manage the sale of two (2) adjoining tracts of timberland in Ouachita 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 Buena Vista West (Listing #4441) and Buena Vista East (Listing #4450) tracts are former International Paper land located approximately four (4) miles northeast of Stephens and eight (8) miles southwest of Camden, and are further described below. Excellent hunting/timber investment.

Buena Vista West Tract (#4441): NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 25, Township 14 South, Range 19 West; part of NW $\frac{1}{4}$ of NW $\frac{1}{4}$, lying west of Ouachita Road #87, Section 30, Township 14 South, Range 18 West, containing a total of 51.8 acres, more or less. Access is excellent with frontage on Ouachita County Road #87. 2009 improved loblolly plantation with pines averaging 8 – 16 feet tall, plus SMZ (estimated volume of 250 tons of hardwood in the 4-acre SMZ). Site index for loblolly pine averages 86 feet (base age 50) on sandy loam and fine sandy loam soils. Electricity is available at county road.

Buena Vista East Tract (#4450): Part of NW $\frac{1}{4}$ of NW $\frac{1}{4}$, lying east of Ouachita Road #87, Section 30, Township 14 South, Range 18 West, containing 24.7 acres, more or less. Access is excellent with frontage on Ouachita County Road #87. 2009 plantation with pines averaging 8 – 16 feet tall, plus SMZ (estimated volume of 120 tons of hardwood in the 2-acre SMZ). Site index for loblolly pine averages 86 feet (base age 50) on sandy loam and fine sandy loam soils. Electricity is available at county road.

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 **“Buena Vista Tracts 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, October 17, 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

-BUENA VISTA WEST & EAST TRACTS-

Bid Date: Friday, October 17, 2014 @ 3:00 P. M.

Conditions of Sale:

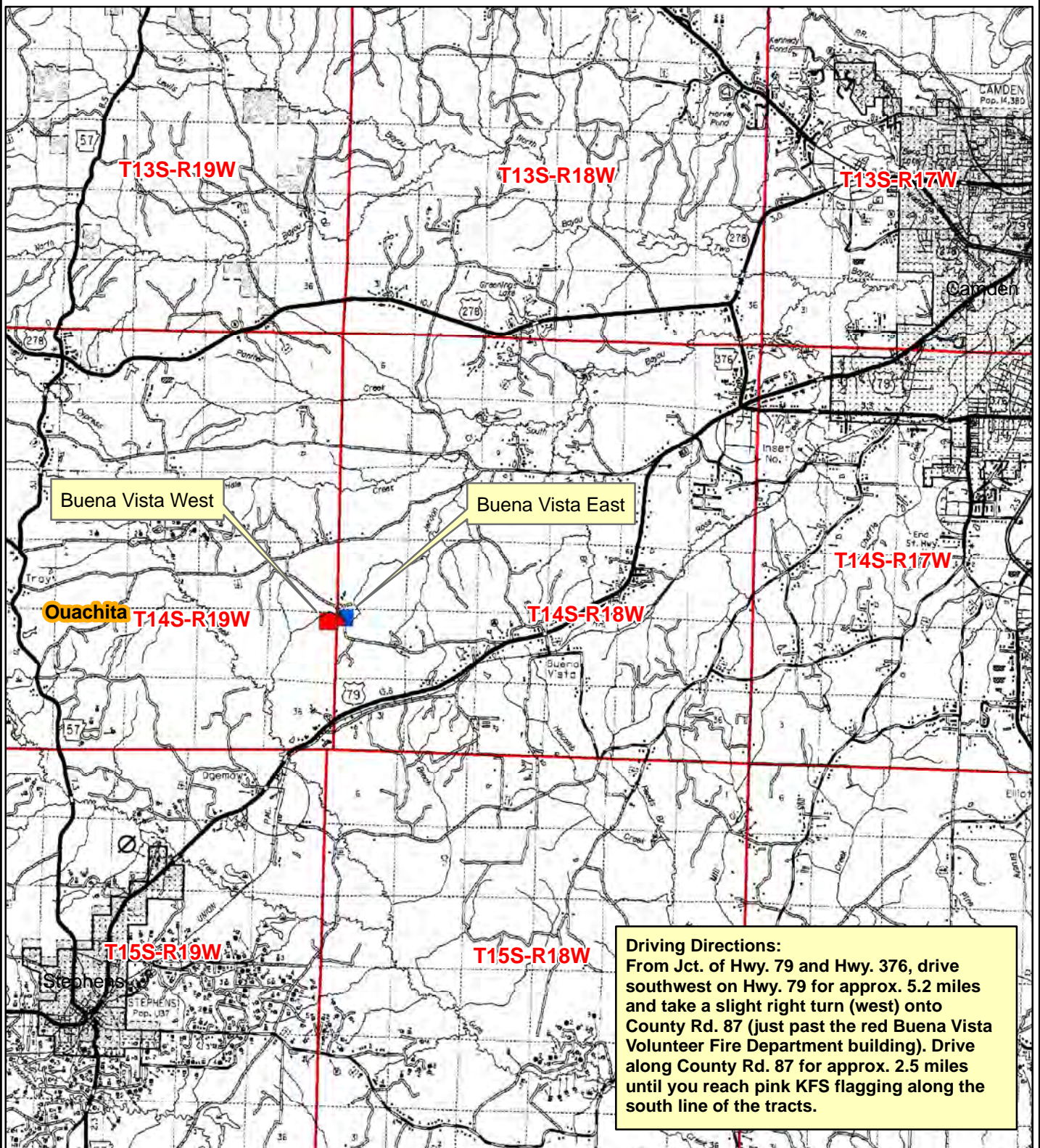
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid through 3:00 P.M., Wednesday, October 22, 2014. Successful bidder(s) will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer, a Contract 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 Special 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. Seller will pay title insurance premium (owner's policy), but buyer will be responsible for title search fee. No environmental inspection or representation has been or will be made by seller. Mineral rights are previously reserved.
5. Seller will pay prorated property taxes (to date of closing), deed preparation, and one-half (1/2) of deed stamps. Buyer will pay recording fees and one-half (1/2) of deed stamps.
6. A local title company will conduct the closing with buyer and seller each paying one-half (1/2) 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.



"Buena Vista West Tract" - Listing #4441
 NE¼ of NE¼, Sec. 25, T14S, R19W;
 Pt. NW¼ of NW¼, Sec. 30, T14S, R18W
 Ouachita County, Arkansas
 Containing 51.8 acres, more or less

NOTICE OF LAND SALES

"Buena Vista East Tract" - Listing #4450
 Pt. NW¼ of NW¼, Sec. 30, T14S, R18W
 Ouachita County, Arkansas
 Containing 24.7 acres, more or less



0 0.5 1 2 3 4
 Miles

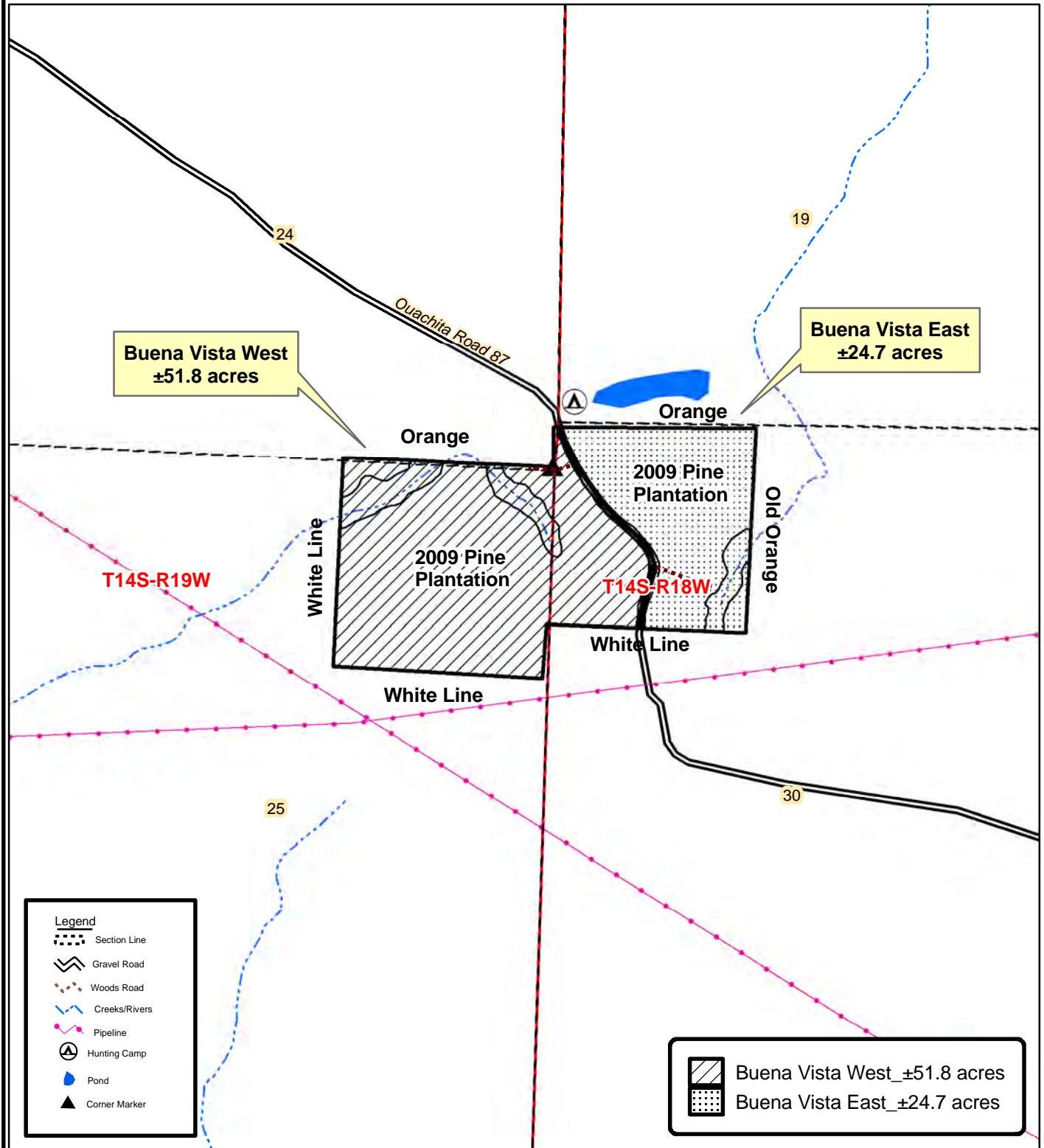


Created: June, 2014
 Drawn By: JDT

"Buena Vista West Tract" - Listing #4441
 NE¼ of NE¼, Sec. 25, T14S, R19W;
 Pt. NW¼ of NW¼, Sec. 30, T14S, R18W
 Ouachita County, Arkansas
 Containing 51.8 acres, more or less

NOTICE OF LAND SALES

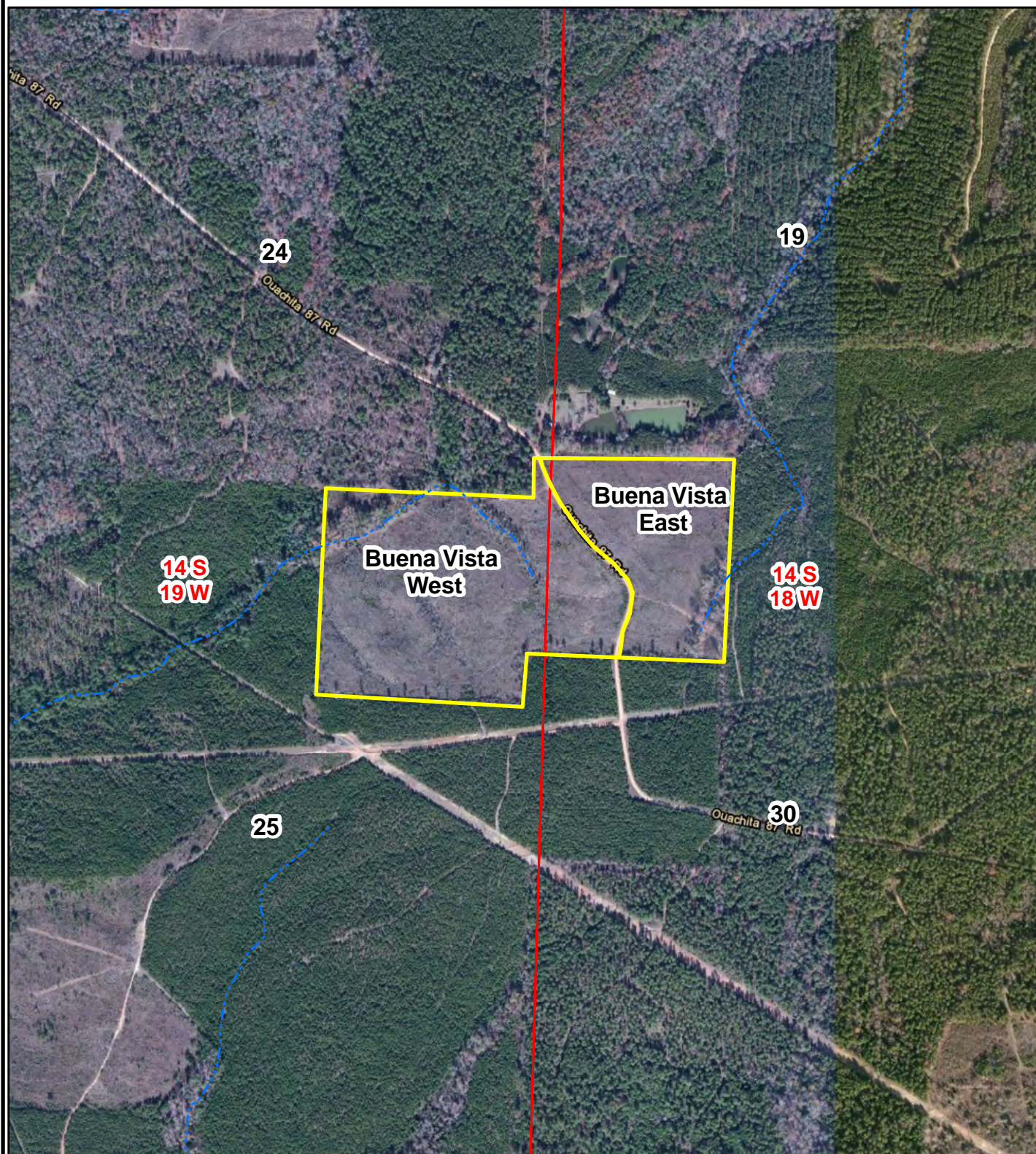
"Buena Vista East Tract" - Listing #4450
 Pt. NW¼ of NW¼, Sec. 30, T14S, R18W
 Ouachita County, Arkansas
 Containing 24.7 acres, more or less



"Buena Vista West Tract" - Listing #4441
NE¼ of NE¼, Sec. 25, T14S, R19W;
Pt. NW¼ of NW¼, Sec. 30, T14S, R18W
Ouachita County, Arkansas
Containing 51.8 acres, more or less

NOTICE OF LAND SALES

"Buena Vista East Tract" - Listing #4450
Pt. NW¼ of NW¼, Sec. 30, T14S, R18W
Ouachita County, Arkansas
Containing 24.7 acres, more or less



0 0.125 0.25
Miles

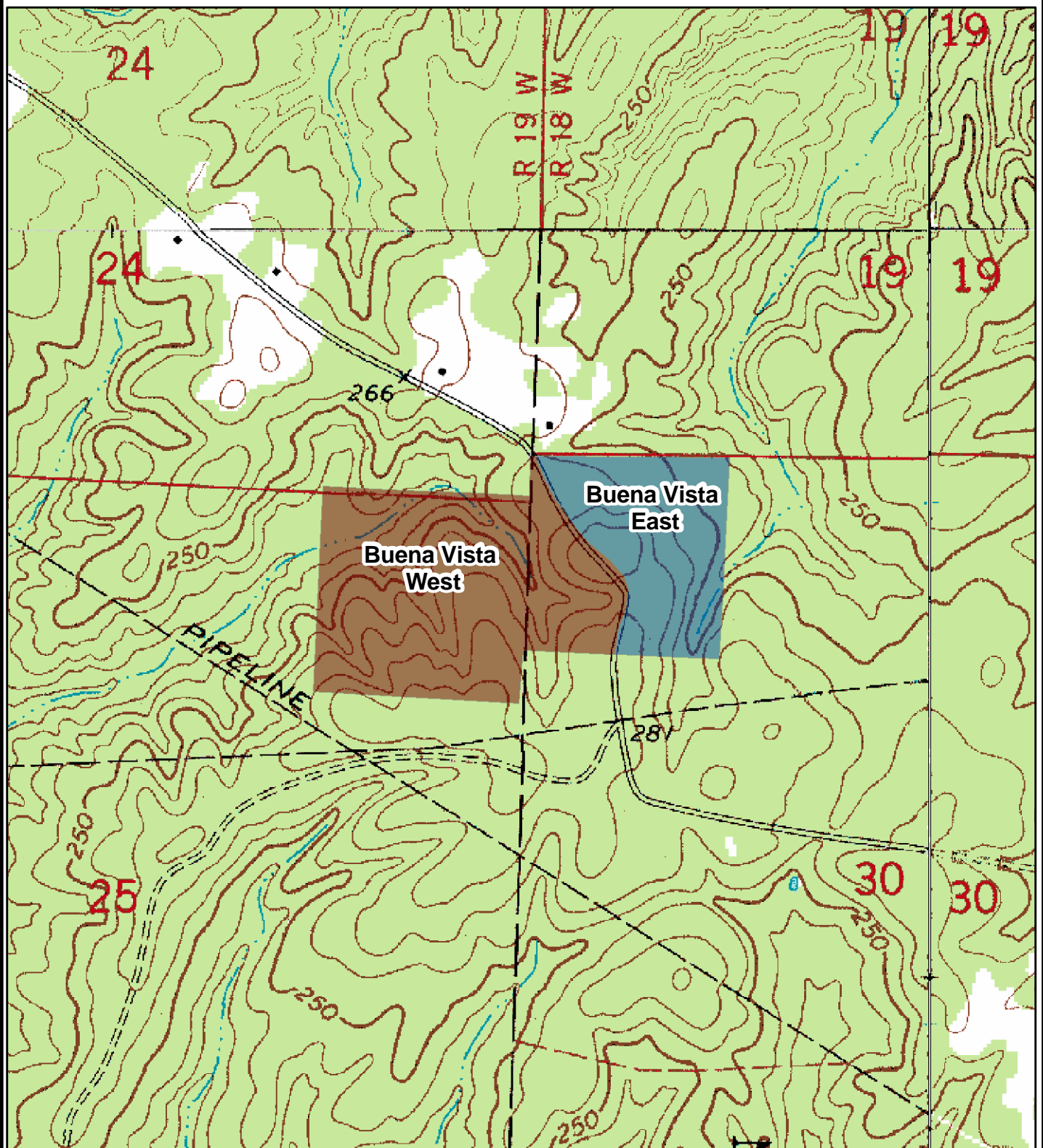


Created: May, 2014
Flown: 2011
Drawn By: JDT

"Buena Vista West Tract" - Listing #4441
NE¼ of NE¼, Sec. 25, T14S, R19W;
Pt. NW¼ of NW¼, Sec. 30, T14S, R18W
Ouachita County, Arkansas
Containing 51.8 acres, more or less

NOTICE OF LAND SALES

"Buena Vista East Tract" - Listing #4450
Pt. NW¼ of NW¼, Sec. 30, T14S, R18W
Ouachita County, Arkansas
Containing 24.7 acres, more or less



0 0.125 0.25
Miles



Created: May, 2014
Drawn By: JDT

OFFER FORM

BUENA VISTA WEST & EAST TRACTS

Listing #4441 & #4450

Bid Date: Friday, October 17, 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. **Buena Vista Tracts Land Sale Notice**. I submit the following as offer(s) for the purchase of the following tracts further described as:

Buena Vista West (#4441): NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 25, Township 14 South, Range 19 West; part of NW $\frac{1}{4}$ of NW $\frac{1}{4}$, lying west of Ouachita Road #87, Section 30, Township 14 South, Range 18 West, containing a total of 51.8 acres, more or less, Ouachita County, Arkansas (see attached maps).

Buena Vista East (#4450): Part of NW $\frac{1}{4}$ of NW $\frac{1}{4}$, lying east of Ouachita Road #87, Section 30, Township 14 South, Range 18 West, containing 24.7 acres, more or less, Ouachita County, Arkansas (see attached maps).

My offer will remain valid through 3:00 P.M., Wednesday, October 22, 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, October 17, 2014)**
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

BUENA VISTA WEST (Listing #4441: 51.8 acres, more or less): \$ _____

BUENA VISTA EAST (Listing #4450: 24.7 acres, more or less): \$ _____

BOTH TRACTS COMBINED (76.5 total acres, more or less): \$ _____

Date: _____

Bidder: _____
Printed

Bidder: _____
Signed

Company Name: _____

Fax No.: _____

Phone No.: _____

Address: _____
Street City, State, Zip

E-mail: _____

