



Listings
#4443
#4444

NOTICE OF LAND SALE

-EAGLE TRAM WEST & EAST TRACTS-

Bid Date: Friday, July 18, 2014 @ 3:00 P. M.

— Pine Plantations near Princeton, Arkansas —

Kingwood Forestry Services, Inc. has been authorized to manage the sale of two (2) tracts of timberland in Dallas County, Arkansas, each containing 40 acres, more or less. 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 Eagle Tram West (Listing #4443) and Eagle Tram East (Listing #4444) tracts are located approximately five (5) miles south of Princeton and twelve (12) miles northwest of Fordyce, and are further described below.

Eagle Tram West Tract (#4443): SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 26, Township 9 South, Range 15 West, containing 40 acres, more or less. Well-stocked 2008 loblolly pine plantation on about 35 acres with native timber in SMZ. Pines average 12 – 15 feet tall. Site index for loblolly pine averages 87 feet (base age 50) on Guyton, Sacul fine sandy loam, and Sawyer silt loam soils. Access is via woods roads from Eagle Tram Road through Plum Creek timberland.

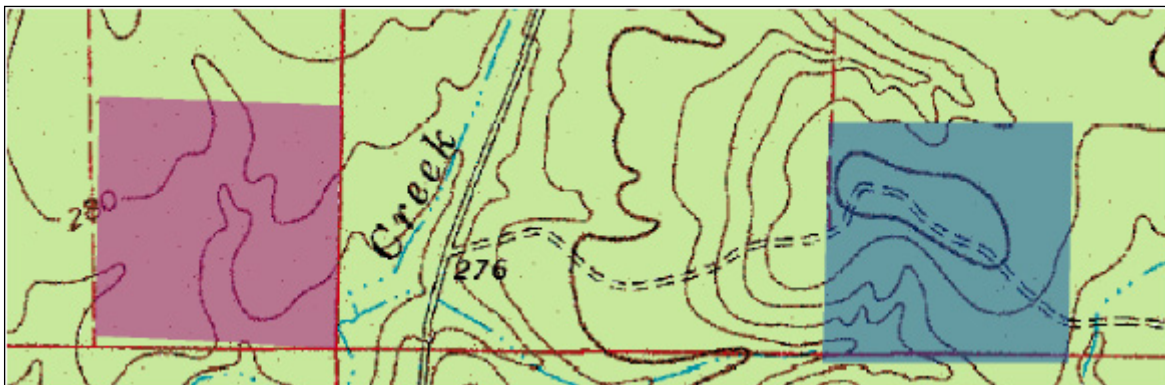
Eagle Tram East Tract (#4444): SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 25, Township 9 South, Range 15 West, containing 40 acres, more or less. Well-stocked 2006 loblolly pine plantation. Pines average 20 – 25 feet tall. Site index for loblolly pine averages 85 feet (base age 50) on sandy and silt loam soils. Access is Plum Creek road from Eagle Tram.

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 **“Eagle Tram 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 office at #4 Executive Circle, Arkadelphia, Arkansas at **3:00 P.M., Friday, July 18, 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.

NOTICE OF LAND SALE
-EAGLE TRAM WEST & EAST TRACTS-
Bid Date: Friday, July 18, 2014 @ 3:00 P. M.

Conditions of Sale:

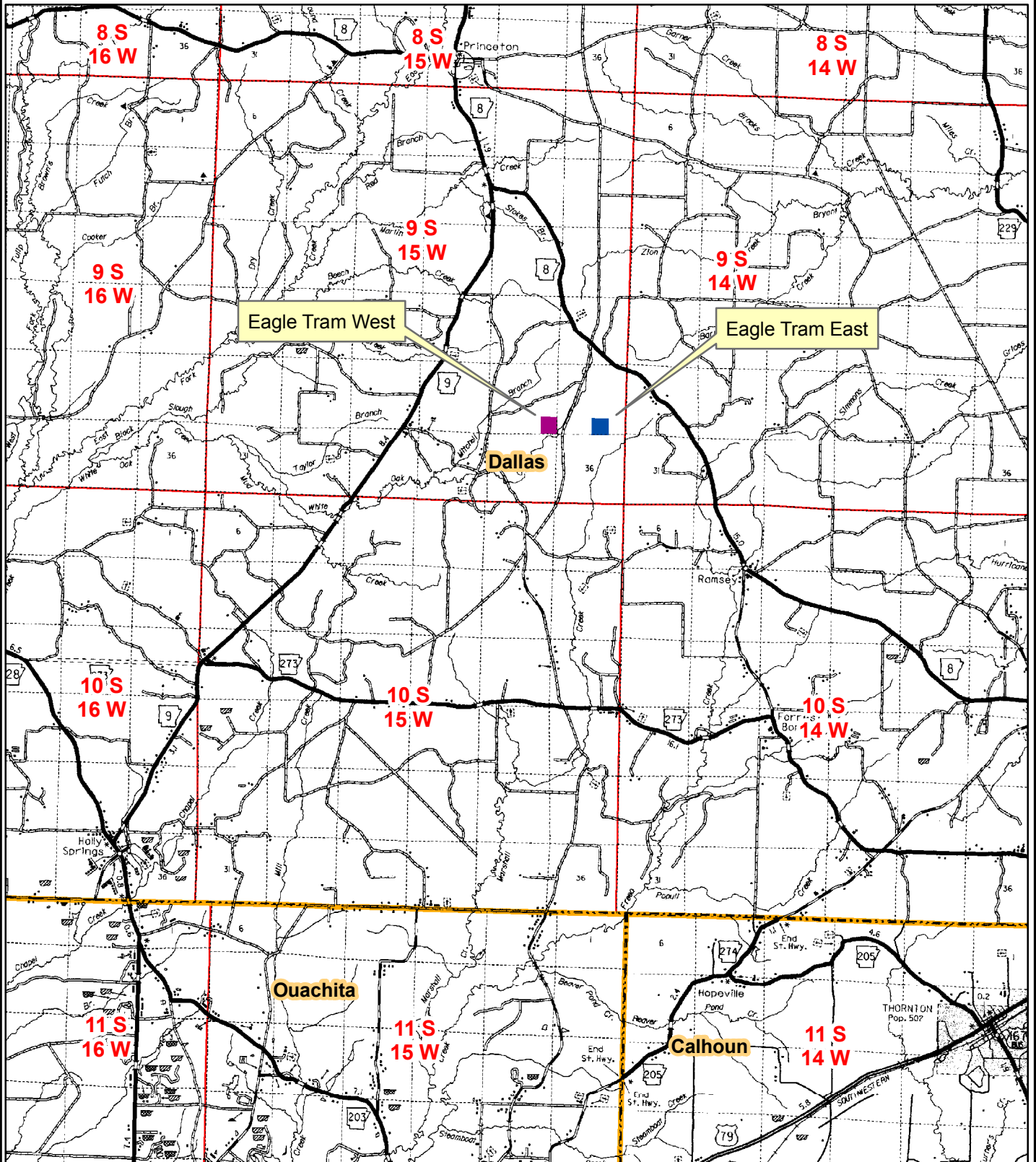
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid through 3:00 P.M., Wednesday, July 23, 2014. Successful bidder(s) will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer, a Contract 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, 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 previously reserved.
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

"Eagle Tram West Tract" - Listing #4443
SE¼ of SE¼, Sec. 26, T9S, R15W
Dallas County, Arkansas
Containing 40 acres, more or less

"Eagle Tram East Tract" - Listing #4444
SW¼ of SE¼, Sec. 25, T9S, R15W
Dallas County, Arkansas
Containing 40 acres, more or less



0 0.5 1 2 3
Miles

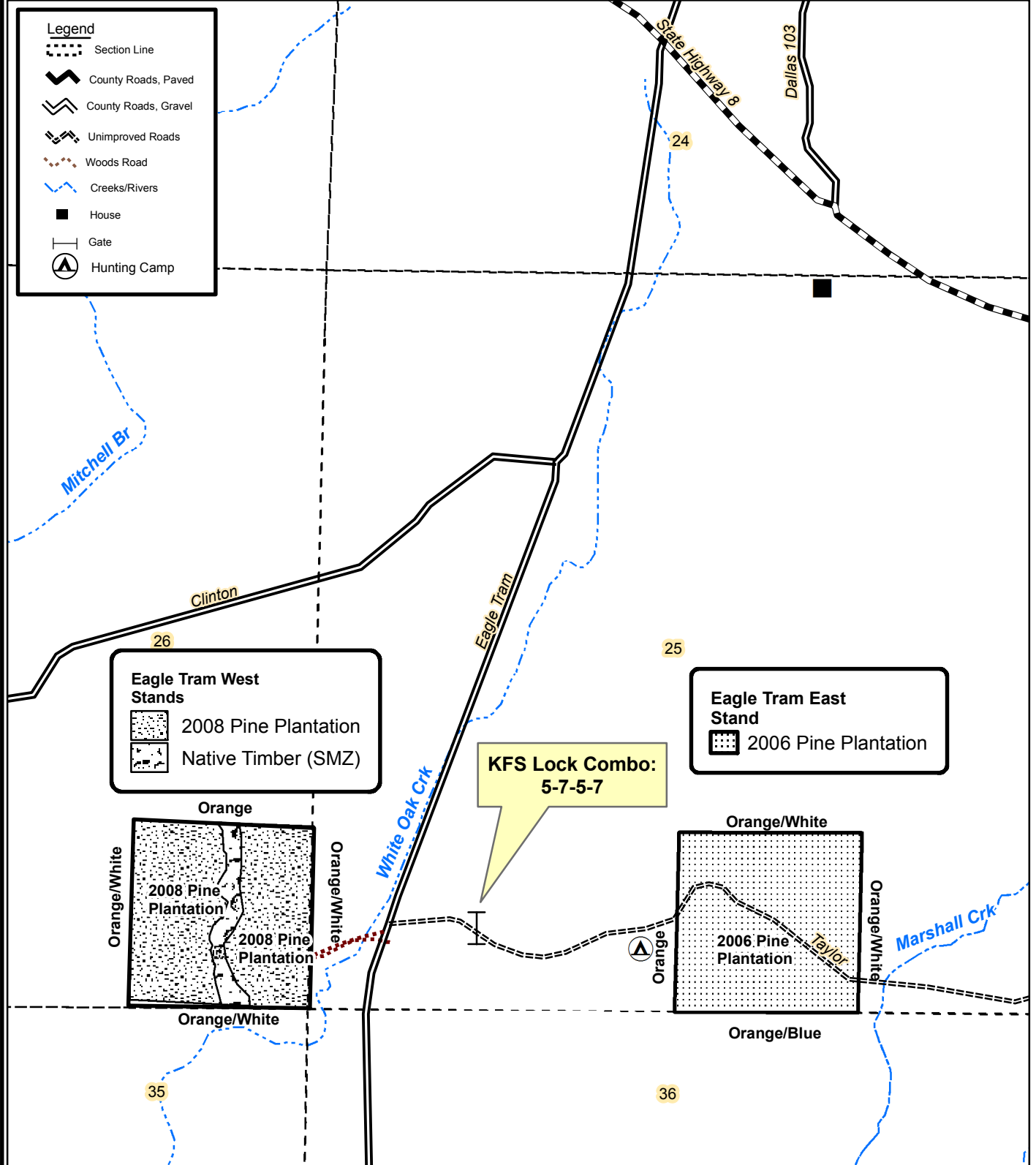


Created: May, 2014
Drawn By: JDT

"Eagle Tram West Tract" - Listing #4443
SE¼ of SE¼, Sec. 26, T9S, R15W
Dallas County, Arkansas
Containing 40 acres, more or less

NOTICE OF LAND SALES

"Eagle Tram East Tract" - Listing #4444
SW¼ of SE¼, Sec. 25, T9S, R15W
Dallas County, Arkansas
Containing 40 acres, more or less



0 0.125 0.25
 Miles

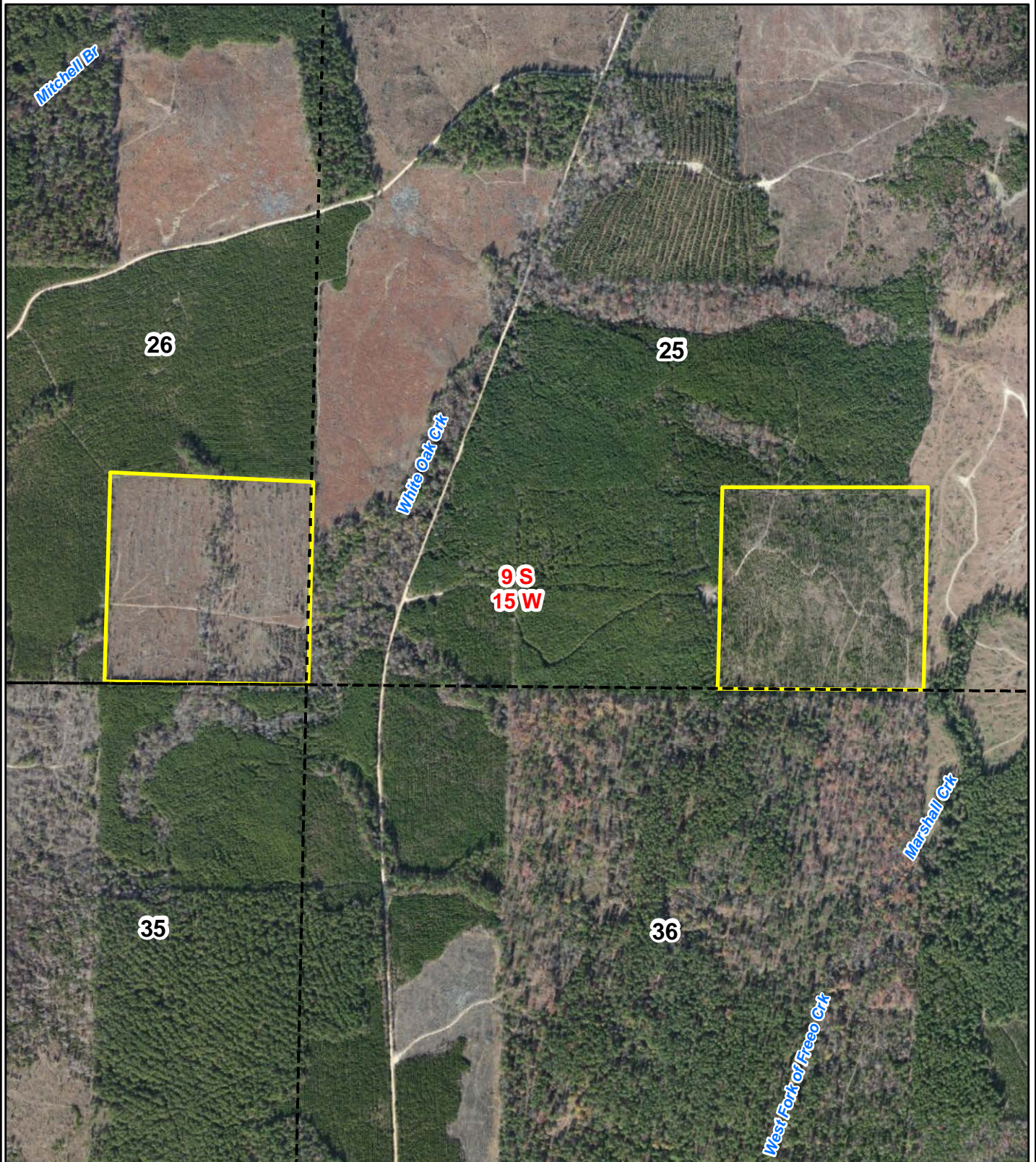


Created: June, 2014
By: JDT

NOTICE OF LAND SALES

"Eagle Tram West Tract" - Listing #4443
SE¼ of SE¼, Sec. 26, T9S, R15W
Dallas County, Arkansas
Containing 40 acres, more or less

"Eagle Tram East Tract" - Listing #4444
SW¼ of SE¼, Sec. 25, T9S, R15W
Dallas County, Arkansas
Containing 40 acres, more or less



0 0.125 0.25
Miles

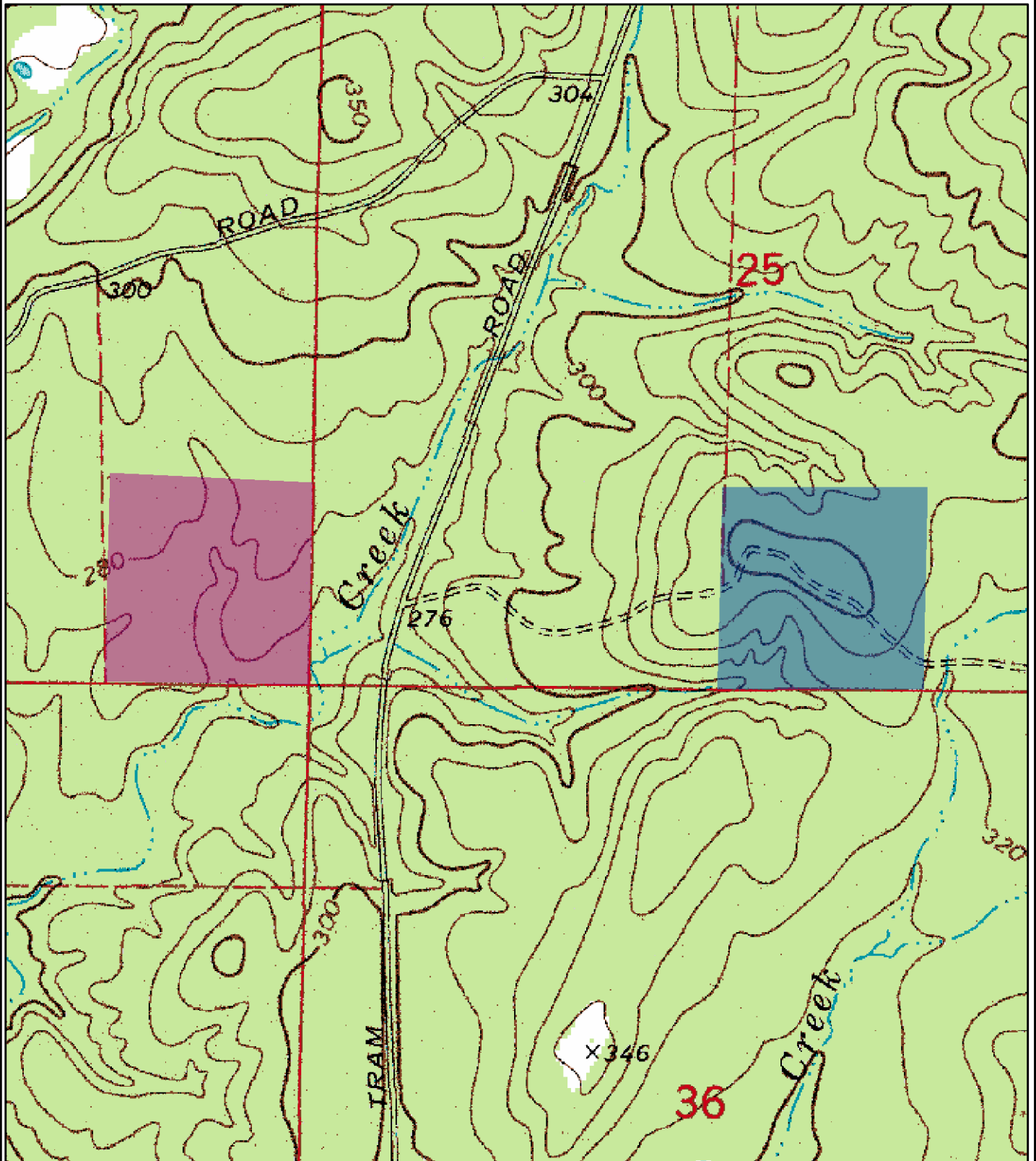


Created: May, 2014
Flown: 2011
Drawn By: JDT

NOTICE OF LAND SALES

"Eagle Tram West Tract" - Listing #4443
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Dallas County, Arkansas
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"Eagle Tram East Tract" - Listing #4444
SW¼ of SE¼, Sec. 25, T9S, R15W
Dallas County, Arkansas
Containing 40 acres, more or less



0 0.125 0.25
Miles



Created: May, 2014
Drawn By: JDT

OFFER FORM

EAGLE TRAM WEST & EAST TRACTS

Listing #4443 & #4444

Bid Date: Friday, July 18, 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. **Eagle Tram West & East Land Sale Notice**. I submit the following as offer(s) for the purchase of the following tracts located in Dallas County, Arkansas and further described as:

Eagle Tram West (#4443): SE¼ of SE¼, Section 26, Township 9 South, Range 15 West, containing 40 acres, more or less, Dallas County, Arkansas (see attached maps).

Eagle Tram East (#4444): SW¼ of SE¼, Section 25, Township 9 South, Range 15 West, containing 40 acres, more or less, Dallas County, Arkansas (see attached maps).

My offer will remain valid through 3:00 P.M., Wednesday, July 23, 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, July 18, 2014)**
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

EAGLE TRAM WEST (Listing #4443: 40 acres, more or less): \$ _____

EAGLE TRAM EAST (Listing #4444: 40 acres, more or less): \$ _____

BOTH TRACTS COMBINED (80 total acres, more or less): \$ _____

Date: _____

Bidder: _____
Printed

Bidder: _____
Signed

Company Name: _____

Fax#: _____

Phone No.: _____

Address: _____
Street City, State, Zip

E-mail: _____

