



**Listing:
 #4446**

NOTICE OF LAND SALE

-HIGHWAY 29 WEST TRACT-

Bid Date: Friday, June 20, 2014 @ 3:00 P. M.

— Hardwood and Pine Timber with Highway Frontage in Hempstead County, AR —

Kingwood Forestry Services, Inc. has been authorized to manage the sale of a timberland property containing 82.8 acres, more or less, in Hempstead County, Arkansas (see attached maps).

Location: The Highway 29 West tract is located approximately nine (9) miles northwest of Prescott, and is described as E½ of SE¼, Section 33, Township 9 South, Range 23 West, containing 80 acres, more or less; all that part of NE¼ of NE¼, Section 4, Township 10 South, Range 23 West, lying north of the northern right-of-way line of Arkansas Highway 29, containing 2.80 acres, more or less; containing a total in aggregate of 82.8 acres, Hempstead County, Arkansas. Please visit our website at www.kingwoodforestry.com to view maps and photographs of listing #4446.

Tract Description: The Highway 29 West tract has one-quarter-mile frontage on Highway 29 plus internal woods roads. Timber consists of mature, native pine and hardwood sawtimber. Loblolly pine site index averages 85 feet (base age 50 years) on fine sandy loam and silt loam soils.

Merchantable Timber: Based on Kingwood's April, 2014 inventory on 82.8 acres (4 cruise lines running north and south with one plot / acre), estimated tree counts and timber volumes are as follows:

Pine Sawtimber	1,113 Trees	148,000 Bd. Ft.	1,090 Tons
Red Oak Sawtimber	502 Trees	75,900 Bd. Ft.	640 Tons
White Oak Sawtimber	251 Trees	26,700 Bd. Ft.	252 Tons
Gum & Misc. Sawtimber	240 Trees	29,100 Bd. Ft.	235 Tons
Pine Pulpwood	1,902 Trees	207 Cords	555 Tons
Hardwood Pulpwood	6,083 Trees	711 Cords	2,133 Tons

Due to variations in cruising methods, utilization standards and scaling practices, tree counts and volume estimates cannot be guaranteed. Volume tables in tons are included; Board Feet tables are available upon request. Red Oak Sawtimber averages 18.1" dbh and 151 Board Feet / Tree.

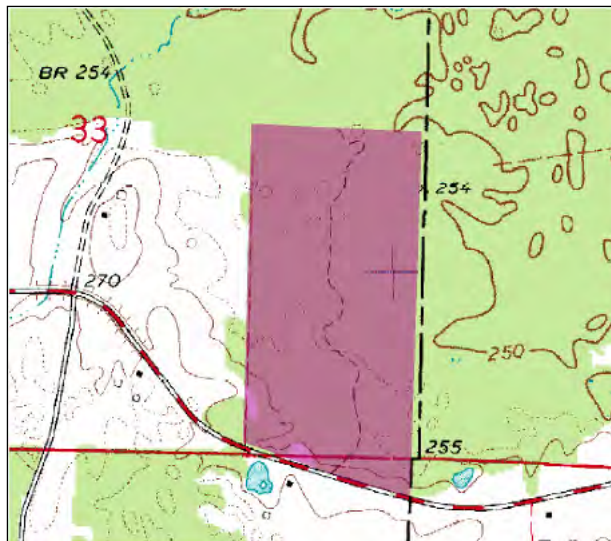
Method of Sale: The tract will be sold on the basis of lump sum sealed bids. Bids will be opened at the Kingwood Forestry office at #4 Executive Circle, Arkadelphia, Arkansas at **3:00 P.M., Friday, June 20, 2014.** Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Hwy. 29 West 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-

-HIGHWAY 29 WEST TRACT-
Bid Date: Friday, June 20, 2014 @ 3:00 P. M.

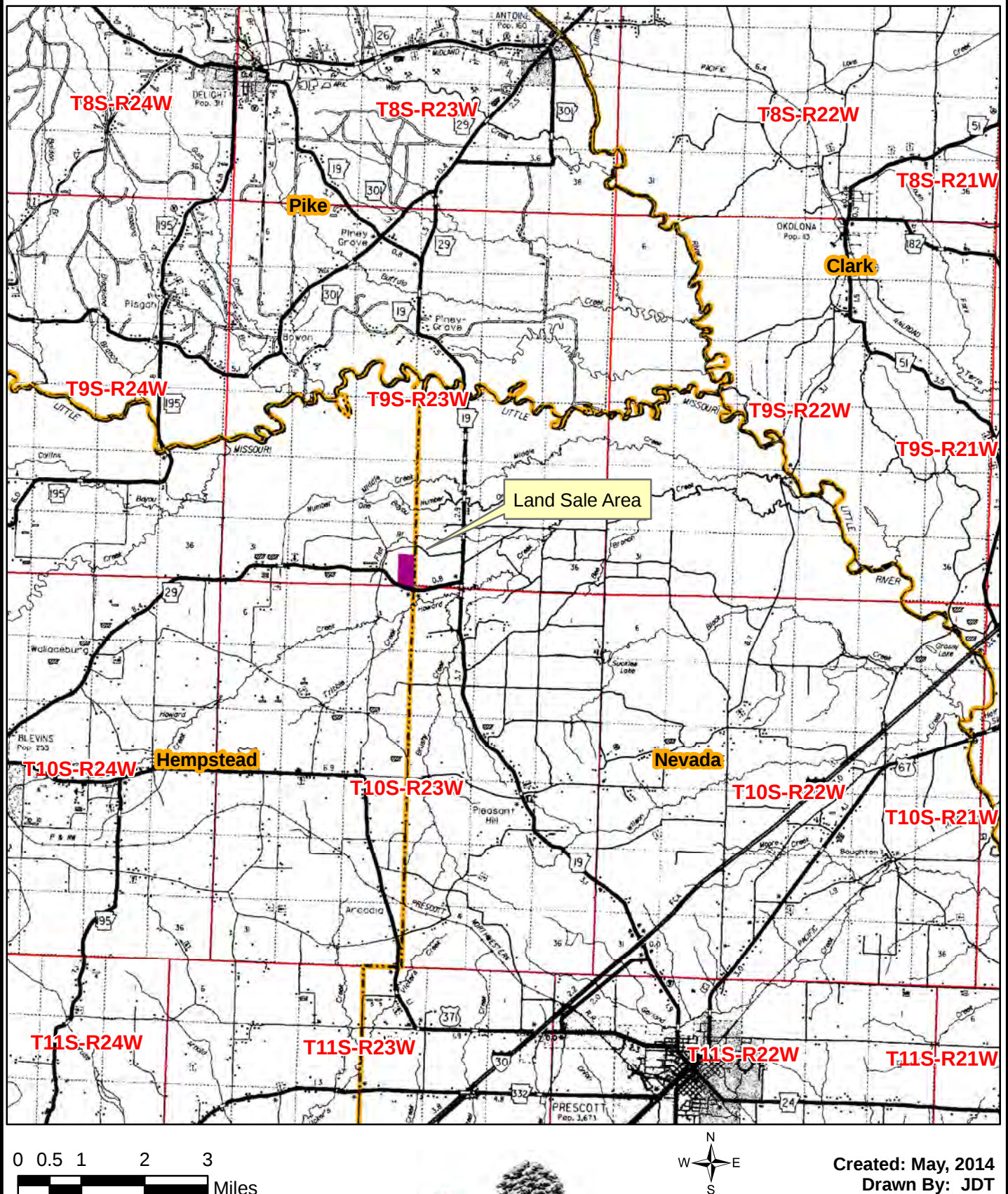
Conditions of Sale:

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, June 25, 2014. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer a more 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. Seller will pay for survey of part of east line of subject tract. 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 one-half (½) of any mineral rights they own.
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.



"Highway 29 - West Tract" Listing #4446

**E½ of SE¼, Sec. 33, T9S, R23W; Pt. NE¼ of NE¼, Sec. 4, T10S, R23W, Hempstead County
land sale area containing 82.8 acres, more or less**



NOTICE OF LAND SALE

"Highway 29 - West Tract" Listing #4446

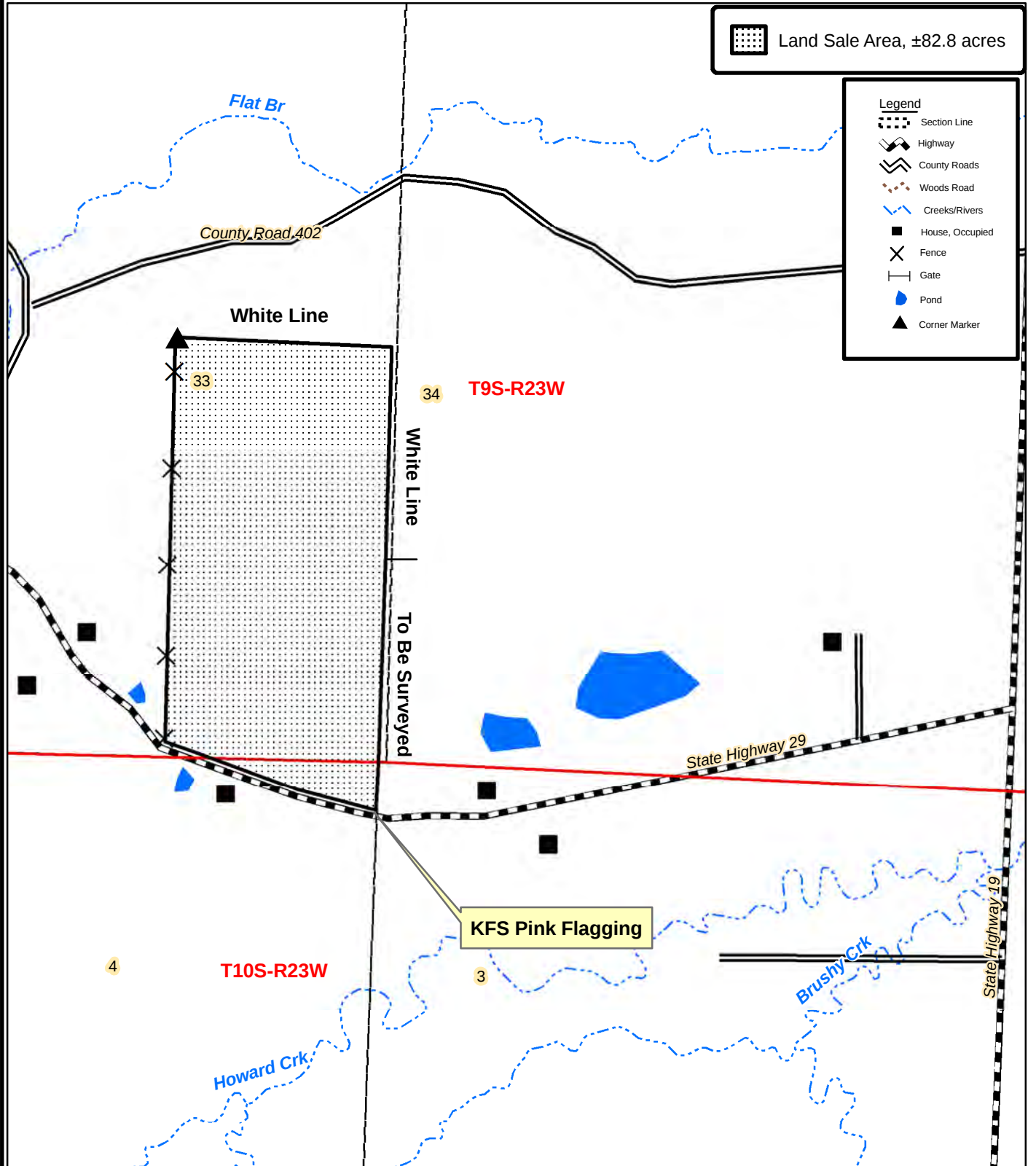
E½ of SE¼, Sec. 33, T9S, R23W; Pt. NE¼ of NE¼, Sec. 4, T10S, R23W, Hempstead County
land sale area containing 82.8 acres, more or less



Land Sale Area, ±82.8 acres

Legend

- Section Line
- Highway
- County Roads
- Woods Road
- Creeks/Rivers
- House, Occupied
- Fence
- Gate
- Pond
- Corner Marker



0 0.125 0.25
Miles

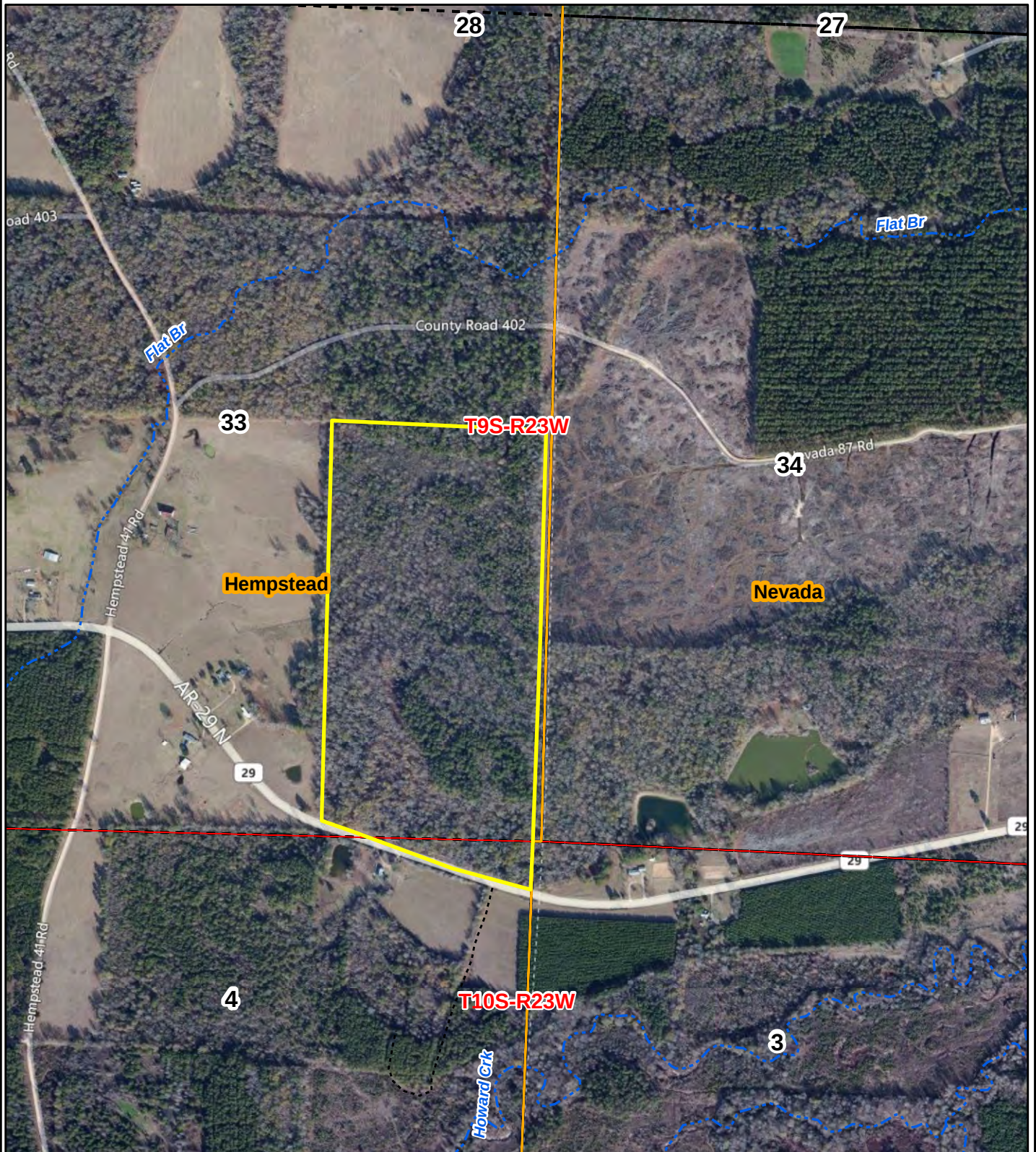


Created: May, 2014
By: JDT

NOTICE OF LAND SALE

"Highway 29 - West Tract" Listing #4446

E½ of SE¼, Sec. 33, T9S, R23W; Pt. NE¼ of NE¼, Sec. 4, T10S, R23W, Hempstead County
land sale area containing 82.8 acres, more or less



0 0.125 0.25
Miles



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

HIGHWAY 29 WEST TRACT LAND SALE

Tract Name	West	Stand Number	1
Legal	Pt. 33-9-23; Pt. 4-10-23	Acres	82.8
County	Hempstead	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	KFS PST Tons	Date Cruised	4/29/14
		Percent Cruised	9.57%

Stand Data	
Average Vol/Acre	12.41
Average Vol/Tree	0.97
Average Vol/Log	0.47
Avg DBH	14.28

Pine Sawtimber

Inches DBH	1 Logs		1.5 Logs		2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
10	42	11	105	38	10	5	10	6									167	59
12	105	34	136	58	105	61	21	13	21	17							387	184
14	84	37	73	42	42	31			10	11	10	13	10	14			230	147
16	10	6			10	10			10	14	42	64					73	95
18					10	13			21	36	42	81	10	22			84	152
20									31	66	63	151	10	27			105	244
22									10	27	21	60	10	33			42	120
24			10	19			10	33	10	37							31	89
Totals	240	88	324	157	178	120	31	19	115	204	188	405	42	96			1,118	1,090

Stand Data	
Average Vol/Acre	7.29
Average Vol/Tree	1.28
Average Vol/Log	0.81
Avg DBH	18.17

Red Oak Sawtimber

Inches DBH	1 Logs		1.5 Logs		2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
14	10	6	21	15	10	9											42	29
16	52	36	42	39	31	36	31	39									157	150
18	73	65	52	62	10	15	31	53									167	195
20	21	23	21	30													42	53
22	10	14	10	18	21	45	10	27									52	104
24	10	17	10	22	10	27											31	66
26							10	42									10	42
Totals	178	160	157	186	84	132	73	119	10	42							502	640

Stand Data	
Average Vol/Acre	2.87
Average Vol/Tree	1.00
Average Vol/Log	0.65
Avg DBH	16.42

White Oak Sawtimber

Inches DBH	1 Logs		1.5 Logs		2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
14			10	7	31	27											42	35
16	63	44	63	58	10	12											136	114
18	10	9	10	12	21	30	10	18									52	69
20			10	15	10	19											21	34
Totals	73	53	94	93	73	88	10	18									251	252

HIGHWAY 29 WEST TRACT LAND SALE

Stand Data	
<u>Average Vol/Acre</u>	1.75
<u>Average Vol/Tree</u>	1.05
<u>Average Vol/Log</u>	0.53
<u>Avg DBH</u>	16.00

Gum Sawtimber

Inches DBH	1 Logs		1.5 Logs		2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
14					31	26											31	26
16	21	12	21	17	21	22	21	26	10	15							94	93
18							10	16									10	16
20							10	19									10	19
Totals	21	12	21	17	52	47	42	62	10	15							146	154

Stand Data	
<u>Average Vol/Acre</u>	0.92
<u>Average Vol/Tree</u>	0.86
<u>Average Vol/Log</u>	0.58
<u>Avg DBH</u>	16.89

Misc. Sawtimber

Inches DBH	1 Logs		1.5 Logs		2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
16	10	6	31	24	10	10											52	41
18			42	41													42	41
Totals	10	6	73	65	10	10											94	81

Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	6.3
<u>Average Vol/Tree</u>	0.29
<u>Average Vol/Log</u>	0.14
<u>Avg DBH</u>	8.69

DBH	Trees	Tons
6	345	37.6
8	753	175.0
10	638	255.3
12	136	66.1
14	31	20.5
Total	1,902	554.5

Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	24.3
<u>Average Vol/Tree</u>	0.35
<u>Average Vol/Log</u>	0.21
<u>Avg DBH</u>	9.54

DBH	Trees	Tons
6	1,348	142.7
8	1,861	362.5
10	1,223	448.1
12	888	521.3
14	366	268.1
16	199	159.5
18	94	84.9
20	73	81.0
22	31	64.6
Total	6,083	2,132.6

OFFER FORM

HIGHWAY 29 WEST TRACT

Bid Date: Friday, June 20, 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. **Highway 29 West Land Sale Notice**. I submit the following as offer for the purchase of the following tract described as E½ of SE¼, Section 33, Township 9 South, Range 23 West, containing 80 acres, more or less; all that part of NE¼ of NE¼, Section 4, Township 10 South, Range 23 West, lying north of the northern right-of-way line of Arkansas Highway 29, containing 2.80 acres, more or less; containing a total in aggregate of 82.8 acres, Hempstead County, Arkansas.

My offer will remain valid through 3:00 P.M., Wednesday, June 25, 2014. Successful bidder will be notified at or before that time by telephone, fax, or e-mail. If any of my offers are 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, June 20, 2014)**
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

Highway 29 West Tract (Listing #4446, ±82.8 Acres): \$ _____

Date: _____ Fax No.: _____

Bidder: _____ Phone No.: _____
Printed

Bidder: _____ Company: _____
Signed Printed

Address: _____
Street City, State, Zip

Email: _____

