

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

Listings

#4431

#4430

NOTICE OF LAND SALE

GUM CREEK TRACT & HIGHWAY 195 TRACT

Bid Date: Friday, May 30, 2014 @ 3:00 P. M.

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

— 1985 Pine Plantations, Excellent Hunting, Highway Frontage —

Kingwood Forestry Services, Inc. has been authorized to manage the sale of two (2) tracts of timberland in Pike County, Arkansas, containing 80 + 120 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 Gum Creek (Listing #4431) and Highway 195 (Listing #4430) tracts are located approximately two (2) miles south of Delight and 3.5 miles north of the Little Missouri River, and are further described below.

Gum Creek Tract (#4431): S ½ of NW ¼, Section 36, Township 8 South, Range 24 West, containing 80 acres, more or less. Merchantable timber consists of approximately 63 acres of pine plantation which has been thinned twice and 17 acres of native hardwood. Site index averages 84 feet (base age 50) on sandy loams and silty clay soils. Access is via woods roads from Wilson Trail through adjoining timberland. Based on March, 2014 inventory (4 cruise lines running east and west with one point/acre), estimated tree counts and timber volumes are as follows:

Pine Sawtimber	3,943 Trees	249,700 Bd. Ft.	2,885 Tons
Red Oak Sawtimber	39 Trees	3,100 Bd. Ft.	32 Tons
White Oak Sawtimber	60 Trees	6,200 Bd. Ft.	58 Tons
Pine Pulpwood	1,159 Trees	110 Cords	293 Tons
Hardwood Pulpwood	1,077 Trees	83 Cords	249 Tons

Highway 195 Tract (#4430): N ½ of SE ¼, SW ¼ of SE ¼, Section 36, Township 8 South, Range 24 West, containing a total of 120 acres, more or less. Merchantable timber consists of approximately 98 acres of pine plantation which has been thinned twice and 8 acres of native hardwood. Approximately 10 acres are open field with balance of acreage in Highway 195 right-of-way. Site index averages 84 feet (base age 50) on sandy loams and silty clay soils. Access is over one-quarter-mile frontage on Highway 195, plus internal woods roads. Based on March, 2014 inventory on 106 timbered acres (8 cruise lines running east and west with one point/acre), estimated tree counts and timber volumes are as follows:

Pine Sawtimber	4,221 Trees	387,400 Bd. Ft.	3,783 Tons
Red Oak Sawtimber	39 Trees	4,500 Bd. Ft.	39 Tons
Misc. Sawtimber	19 Trees	2,300 Bd. Ft.	18 Tons
Pine Pulpwood	437 Trees	34 Cords	90 Tons
Hardwood Pulpwood	1,703 Trees	116 Cords	348 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.

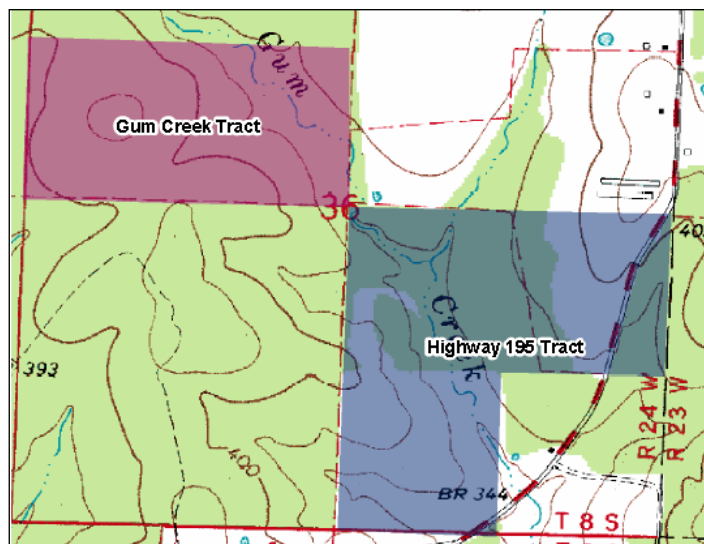
Method of Sale: The tracts will be sold on the basis of lump sum sealed bids. Bids may be submitted for either or both tracts. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **"Gum Creek & Hwy. 195 Tracts Land Sale"** clearly marked in the 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, May 30, 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 —

GUM CREEK & HIGHWAY 195 TRACTS
Bid Date: Friday, May 30, 2014 @ 3:00 P. M.
Listings #4431 & #4430

Conditions of Sale:

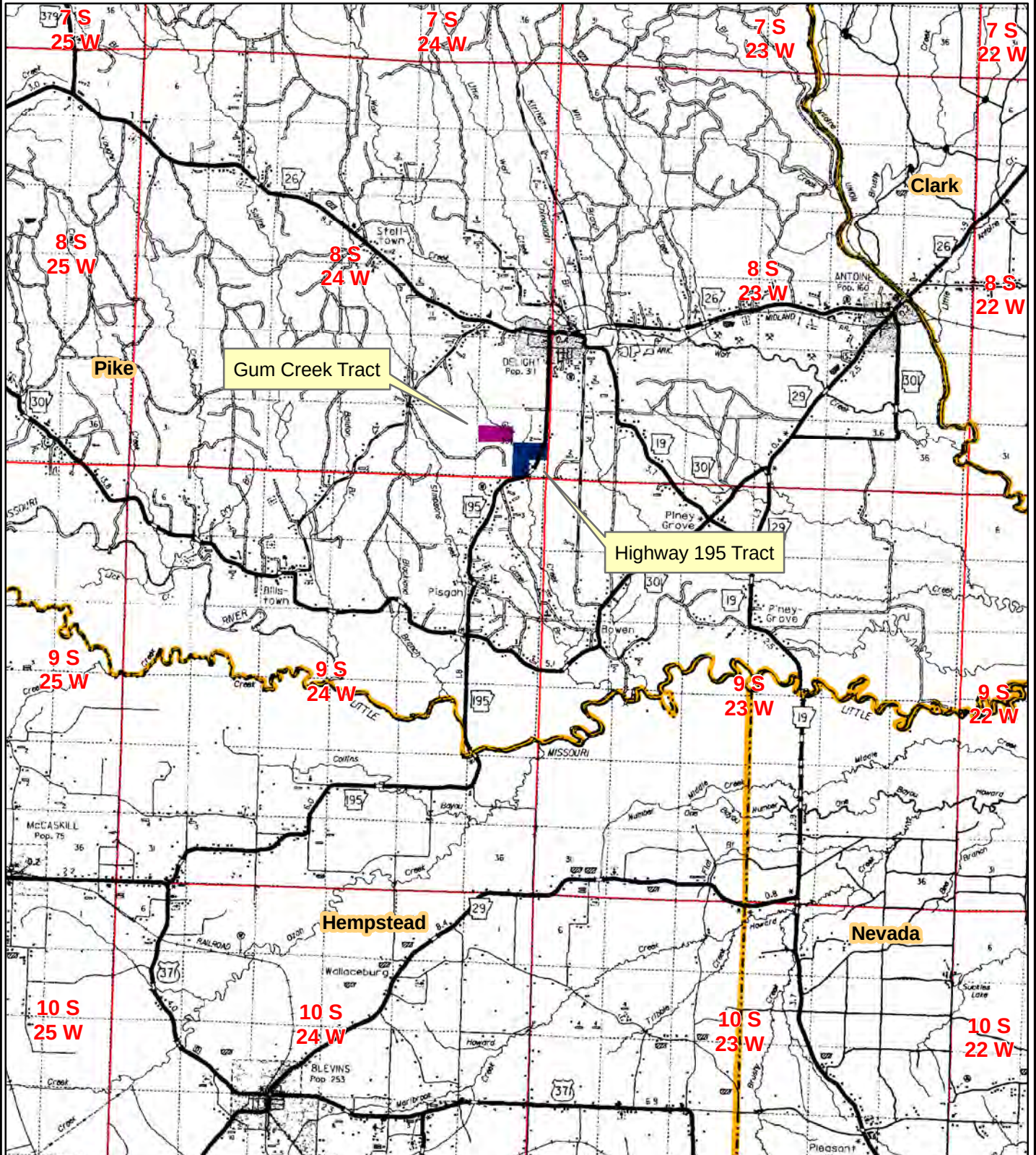
1. The landowner reserves the right to accept or reject any offer or to reject all offers. Bids may be submitted for either or both tracts.
2. Offers submitted will remain valid through 3:00 P.M., Wednesday, June 4, 2014. Successful bidder(s) will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer, a Contract of Sale with earnest money in the amount of 10% of purchase price, will be executed between the successful bidder(s) 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. Parcels are being sold in their entirety for single sums and not on a per acre basis. Advertised acreage is believed to be correct, but is not guaranteed. Offer price is for entire tract(s), 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. Seller will convey any owned mineral rights (on the property advertised in this notice) without warranty.
5. Seller will pay pro-rated property taxes (to date of closing), deed preparation, and one-half 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 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 properties, 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 SALES

"Gum Creek Tract" - Listing #4431
 S½ of NW¼, Sec. 36, T8S, R24W
 Pike County, Arkansas
 Containing 80 acres, more or less

"Highway 195 Tract" - Listing #4430
 N½ of SE¼, SW¼ of SE¼, Sec. 36, T8S, R24W
 Pike County, Arkansas
 Containing 120 acres, more or less



0 0.5 1 2 3
 Miles



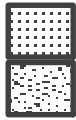
Created: April, 2014
 Drawn By: JDT

NOTICE OF LAND SALES

"Gum Creek Tract" - Listing #4431
S½ of NW¼, Sec. 36, T8S, R24W
Pike County, Arkansas
Containing 80 acres, more or less

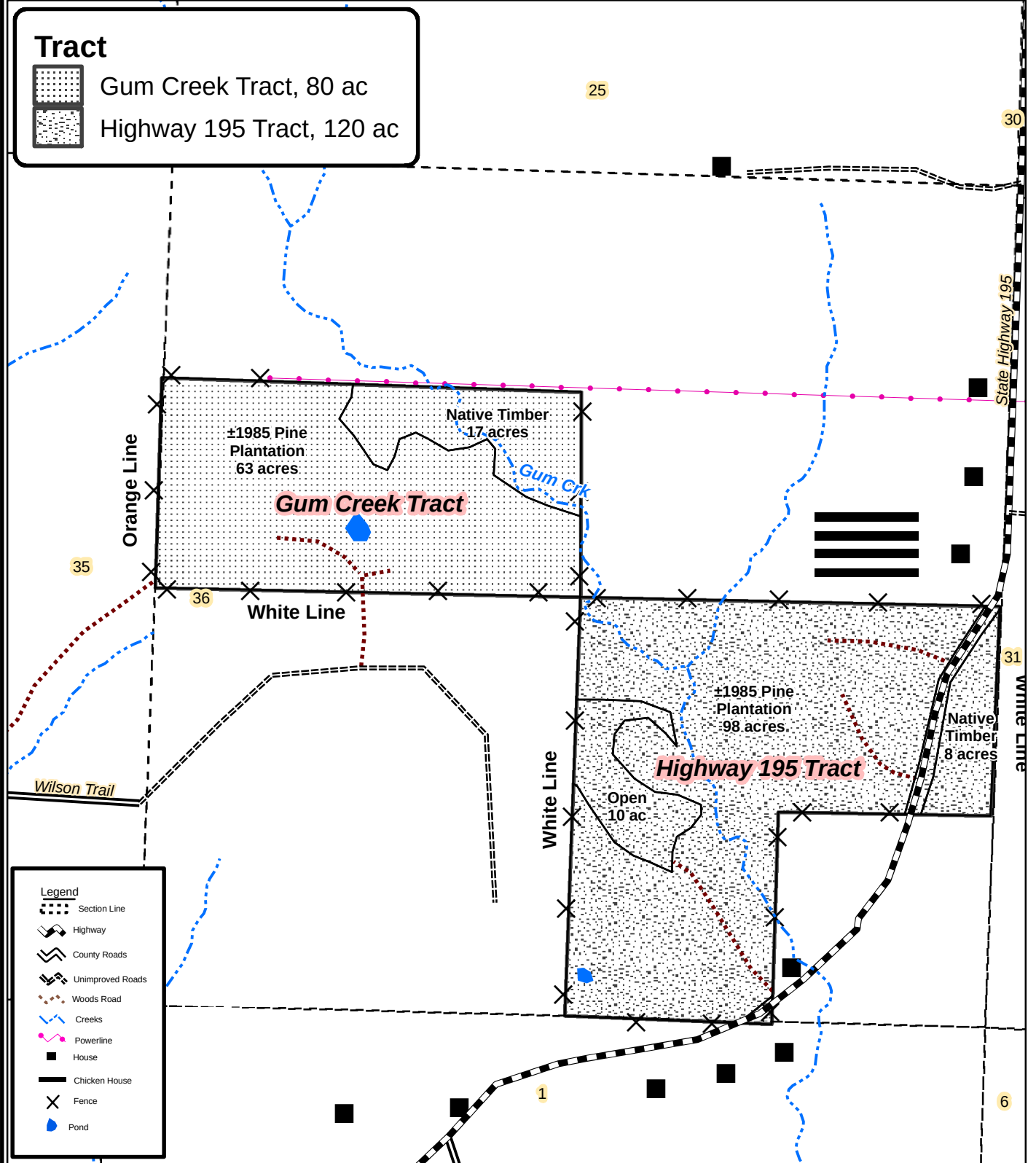
"Highway 195 Tract" - Listing #4430
N½ of SE¼, SW¼ of SE¼, Sec. 36, T8S, R24W
Pike County, Arkansas
Containing 120 acres, more or less

Tract



Gum Creek Tract, 80 ac

Highway 195 Tract, 120 ac



Legend

- Section Line
- Highway
- County Roads
- Unimproved Roads
- Woods Road
- Creeks
- Powerline
- House
- Chicken House
- Fence
- Pond

0 0.125 0.25
Miles

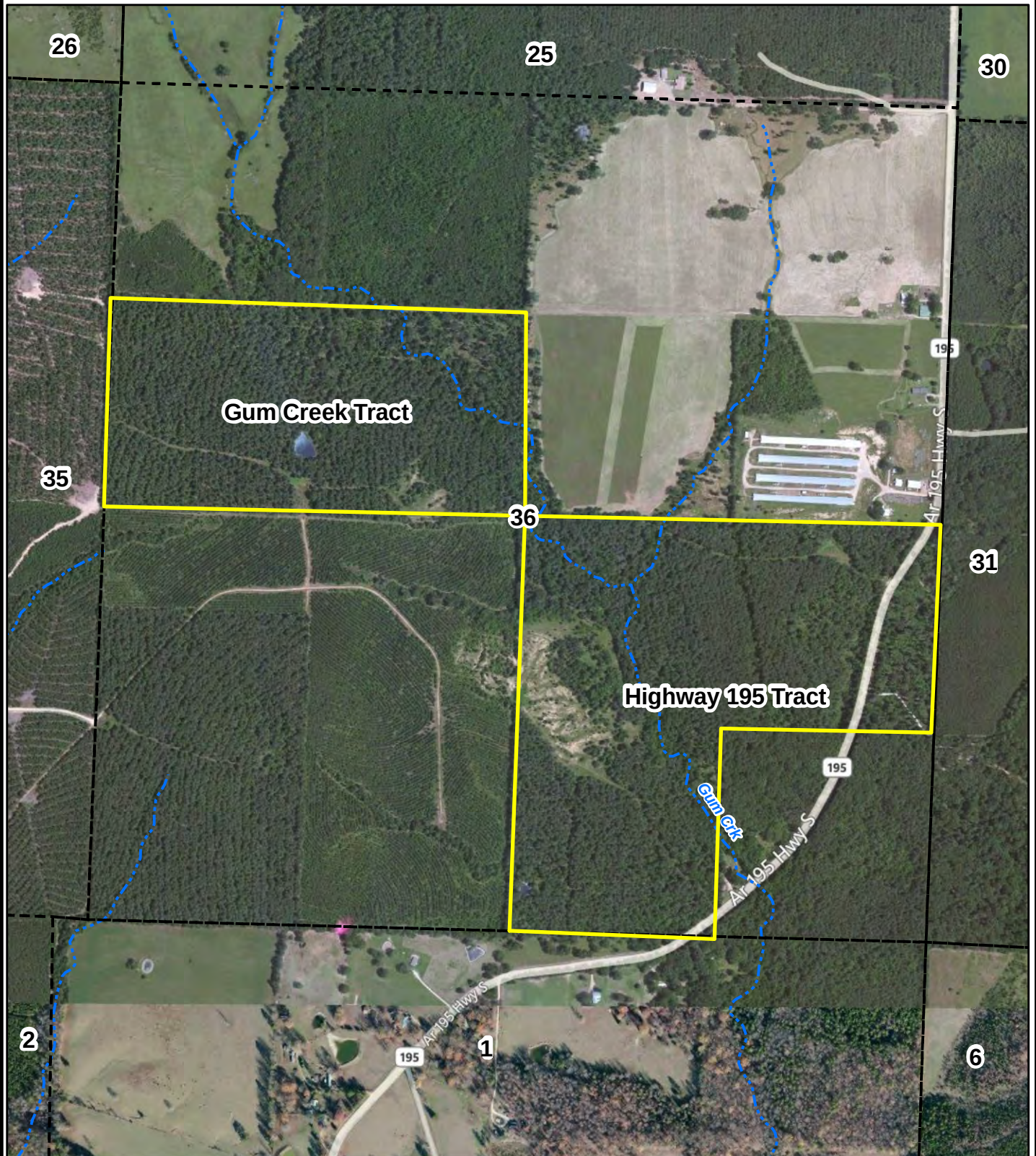


Created: April, 2014
By: JDT

NOTICE OF LAND SALES

"Gum Creek Tract" - Listing #4431
S½ of NW¼, Sec. 36, T8S, R24W
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Containing 80 acres, more or less

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N½ of SE¼, SW¼ of SE¼, Sec. 36, T8S, R24W
Pike County, Arkansas
Containing 120 acres, more or less



0 0.125 0.25
Miles

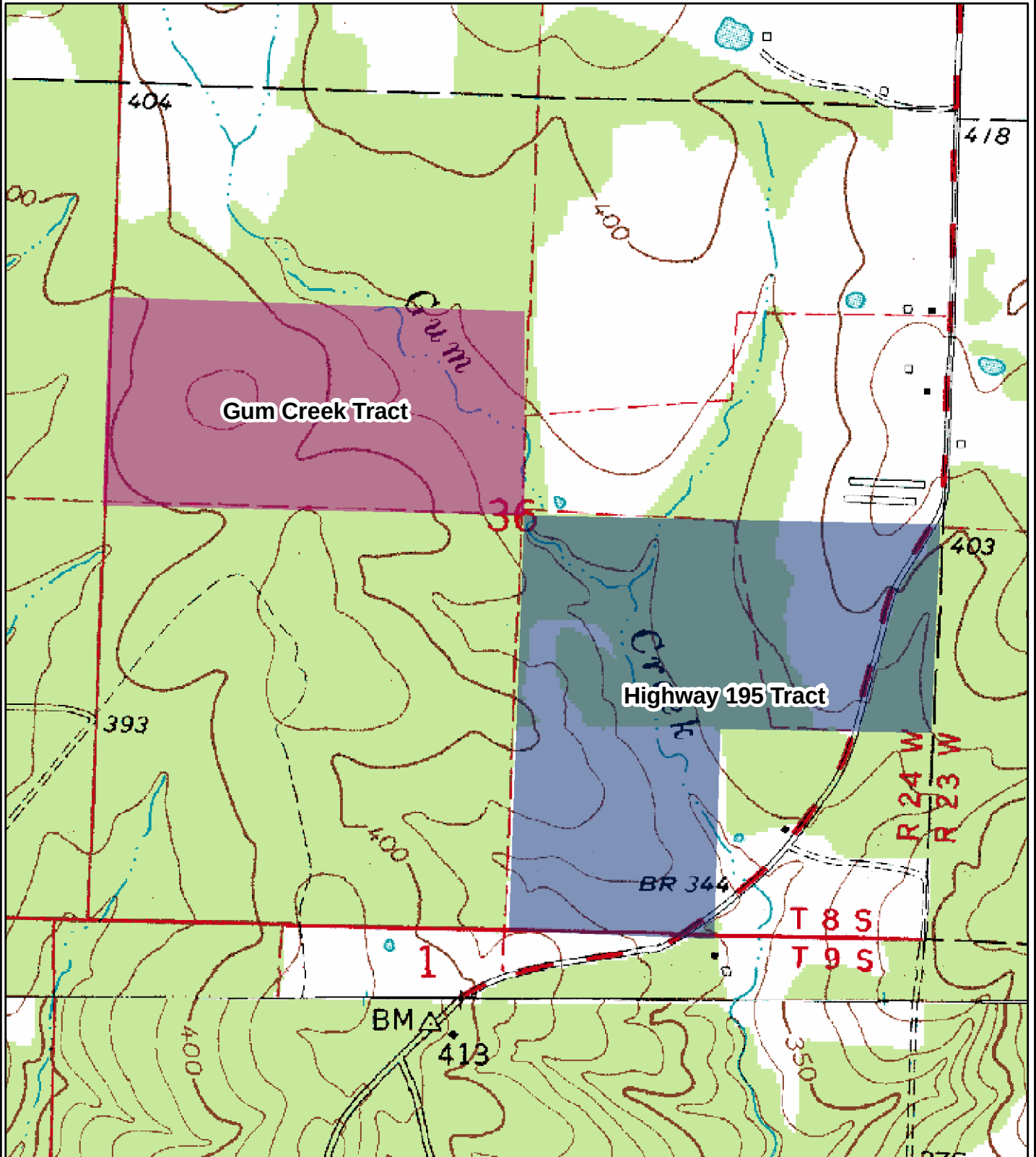


Created: April, 2014
Flown: 2011
Drawn By: JDT

NOTICE OF LAND SALES

"Gum Creek Tract" - Listing #4431
S½ of NW¼, Sec. 36, T8S, R24W
Pike County, Arkansas
Containing 80 acres, more or less

"Highway 195 Tract" - Listing #4430
N½ of SE¼, SW¼ of SE¼, Sec. 36, T8S, R24W
Pike County, Arkansas
Containing 120 acres, more or less

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Created: April, 2014
Drawn By: JDT

GUM CREEK TRACT

Tract Name	Gum Creek	Stand Number	2
Legal	S½ of NW¼, Sec. 36, T8S, R24W	Acres	80.0
County	Pike	State	AR
Cruised By	CCC	Sample Method	10 BAF
Form Class	KFS PST Tons	Date Cruised	3/4/2014
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	36.06
<u>Average Vol/Tree</u>	0.73
<u>Average Vol/Log</u>	0.28
<u>Avg DBH</u>	11.87

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	18	5	92	33	440	216	715	386	238	148							1,503	787
12			13	5	166	96	573	367	637	522							1,388	990
14					9	7	327	288	486	520	28	34					851	849
16					7	7	64	75	129	177							201	258
18																		
Totals	18	5	104	38	622	326	1,680	1,116	1,490	1,367	28	34					3,943	2,885

Stand Data	
<u>Average Vol/Acre</u>	0.39
<u>Average Vol/Tree</u>	0.82
<u>Average Vol/Log</u>	0.59
<u>Avg DBH</u>	15.33

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	9	5	9	7													19	12
16			14	13													14	13
18			6	7													6	7
20																		
Totals	9	5	29	27													39	32

GUM CREEK TRACT

Tract Name	Gum Creek	Stand Number	2
Legal	S½ of NW¼, Sec. 36, T8S, R24W	Acres	80.0
County	Pike	State	AR
Cruised By	CCC	Sample Method	10 BAF
Form Class	HH APA sawt	Date Cruised	3/4/2014
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	0.73
<u>Average Vol/Tree</u>	0.98
<u>Average Vol/Log</u>	0.69
<u>Avg DBH</u>	16.56

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	9	5															9	5
16			29	27													29	27
18	6	5	11	13													17	18
20					5	8											5	8
Totals	15	10	40	40	5	8											60	58

Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	3.7
<u>Average Vol/Tree</u>	0.25
<u>Average Vol/Log</u>	0.10
<u>Avg DBH</u>	7.38

DBH	Trees	Tons
6	357	58.7
8	802	234.2
Total	1,159	292.9

Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	3.1
<u>Average Vol/Tree</u>	0.23
<u>Average Vol/Log</u>	0.15
<u>Avg DBH</u>	8.02

DBH	Trees	Tons
6	509	61.7
8	229	42.5
10	183	62.7
12	127	62.9
14	28	18.9
Total	1,077	248.8

HIGHWAY 195 TRACT

Tract Name	Highway 195	Stand Number	1
Legal	Pt. SE¼, Sec. 36, T8S, R24W	Acres	106.0
County	Pike	State	AR
Cruised By	CCC	Sample Method	10 BAF
Form Class	KFS PST Tons	Date Cruised	3/4/2014
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	35.69
<u>Average Vol/Tree</u>	0.90
<u>Average Vol/Log</u>	0.33
<u>Avg DBH</u>	13.12

Pine Sawtimber

Inches DBH	1.5 Logs		2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs		5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
10	126	45	252	123	216	117	90	56									684	341
12	12	5	212	123	362	232	562	461	12	12							1,162	833
14			174	131	358	315	1,047	1,120	129	154	9	12					1,717	1,732
16			56	55	127	147	337	462	127	195							647	859
18					6	8	6	10									11	18

Totals	138	51	695	433	1,068	819	2,042	2,109	268	361	9	12					4,221	3,783
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Stand Data	
<u>Average Vol/Acre</u>	0.37
<u>Average Vol/Tree</u>	1.00
<u>Average Vol/Log</u>	0.84
<u>Avg DBH</u>	17.75

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	9	5															9	5
16																		
18	11	10	6	7													17	16
20	4	5	9	13													13	18

Totals	25	20	15	20													39	39
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HIGHWAY 195 TRACT

Tract Name	Highway 195	Stand Number	1
Legal	Pt. SE¼, Sec. 36, T8S, R24W	Acres	106.0
County	Pike	State	AR
Cruised By	CCC	Sample Method	10 BAF
Form Class	SHwds APA Saw	Date Cruised	3/4/2014
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	0.17
<u>Average Vol/Tree</u>	0.95
<u>Average Vol/Log</u>	0.58
<u>Avg DBH</u>	16.97

Misc. Sawtimber

Inches DBH	1.5 Logs		2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs		5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
16	14	11															14	11
18																		
20			4	7													4	7
Totals	14	11	4	7													19	18

Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	0.8
<u>Average Vol/Tree</u>	0.21
<u>Average Vol/Log</u>	0.11
<u>Avg DBH</u>	7.54

DBH	Trees	Tons
6	100	12.5
8	337	77.5
Total	437	90.0

Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	3.3
<u>Average Vol/Tree</u>	0.20
<u>Average Vol/Log</u>	0.15
<u>Avg DBH</u>	7.92

DBH	Trees	Tons
6	650	69.5
8	675	120.4
10	198	66.9
12	162	77.3
14	18	13.5
Total	1,703	347.6

OFFER FORM

GUM CREEK & HIGHWAY 195 TRACTS

Listing #4431 & #4430

Bid Date: Friday, May 30, 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. **Gum Creek and Highway 195 Tracts Land Sale Notice**. I submit the following as offer for the purchase of the following tracts located in Pike County, Arkansas and further described as:

Gum Creek (#4431): S $\frac{1}{2}$ of NW $\frac{1}{4}$, Section 36, Township 8 South, Range 24 West, containing 80 acres, more or less, Pike County, Arkansas (see attached maps).

Highway 195 (#4430): N $\frac{1}{2}$ of SE $\frac{1}{4}$, SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 30, Township 8 South, Range 24 West, containing a total of 120 acres, more or less, Pike County, Arkansas (see attached maps).

My offer will remain valid through 3:00 P.M., Wednesday, June 4, 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 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, May 30, 2014)**
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

GUM CREEK TRACT (Listing #4431: 80 acres, more or less): \$ _____

HIGHWAY 195 TRACT (Listing #4430: 120 acres, more or less): \$ _____

BOTH TRACTS COMBINED (200 total acres, more or less): \$ _____

Date: _____

Bidder: _____
Printed

Bidder: _____
Signed

Company Name: _____

Fax#: _____

Phone No.: _____

Address: _____
Street City, State, Zip

E-mail: _____

