



**Listing:  
#4429**

## NOTICE OF LAND SALE

### -A. BISHOP #1 DOBYVILLE 160 TRACT-

**Bid Date: Friday, May 9, 2014 @ 3:00 P. M.**

### — Timberland Investment and Recreational Property —

Kingwood Forestry Services, Inc. has been authorized to manage the sale of a timberland property containing 160 acres, more or less, in Clark County, Arkansas (see attached maps).

**Location:** The Dobyville 160 tract is located eight (8) miles northwest of Gurdon, and is described as E½ of NE¼, NW¼ of NE¼, NE¼ of NW¼, Section 32, Township 8 South, Range 21 West, containing 160 acres, more or less, Clark County, Arkansas. Please visit our website at [www.kingwoodforestry.com](http://www.kingwoodforestry.com) to view maps and photographs of listing #4429.

**Tract Description:** The Dobyville tract is accessible via ungated woods roads through adjoining timberland from Dobyville Road. Timber consists of mature, native pine sawtimber with good stocking of natural pine regeneration. Terrain is gently rolling. Loblolly pine site index averages 80 feet (base age 50 years) on fine sandy loam and silt loam soils. A branch of Scrouge Creek crosses the tract. Area is known for big whitetail deer hunting.

**Merchantable Timber:** Based on Kingwood's April, 2014 inventory on 160 acres (12 cruise lines running north and south with one point / acre), estimated tree counts and timber volumes are as follows:

<b>Pine Sawtimber</b>	<b>3,486 Trees</b>	<b>484,400 Bd. Ft.</b>	<b>3,886 Tons</b>
<b>Misc. Hardwood Sawtimber</b>	<b>66 Trees</b>	<b>5,100 Bd. Ft.</b>	<b>45 Tons</b>
<b>Pine Pulpwood</b>	<b>4,710 Trees</b>	<b>276 Cords</b>	<b>737 Tons</b>
<b>Hardwood Pulpwood</b>	<b>4,294 Trees</b>	<b>314 Cords</b>	<b>942 Tons</b>

*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 tract will be sold on the basis of lump sum sealed bids. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **"Dobyville 160 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 9, 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 property will be provided with a summary of bid results.

**-Continued on back of this page-**

**-A. BISHOP #1 DOBYVILLE 160 TRACT-**

**Bid Date: Friday, May 9, 2014 @ 3:00 P. M.**

**Conditions of Sale:**

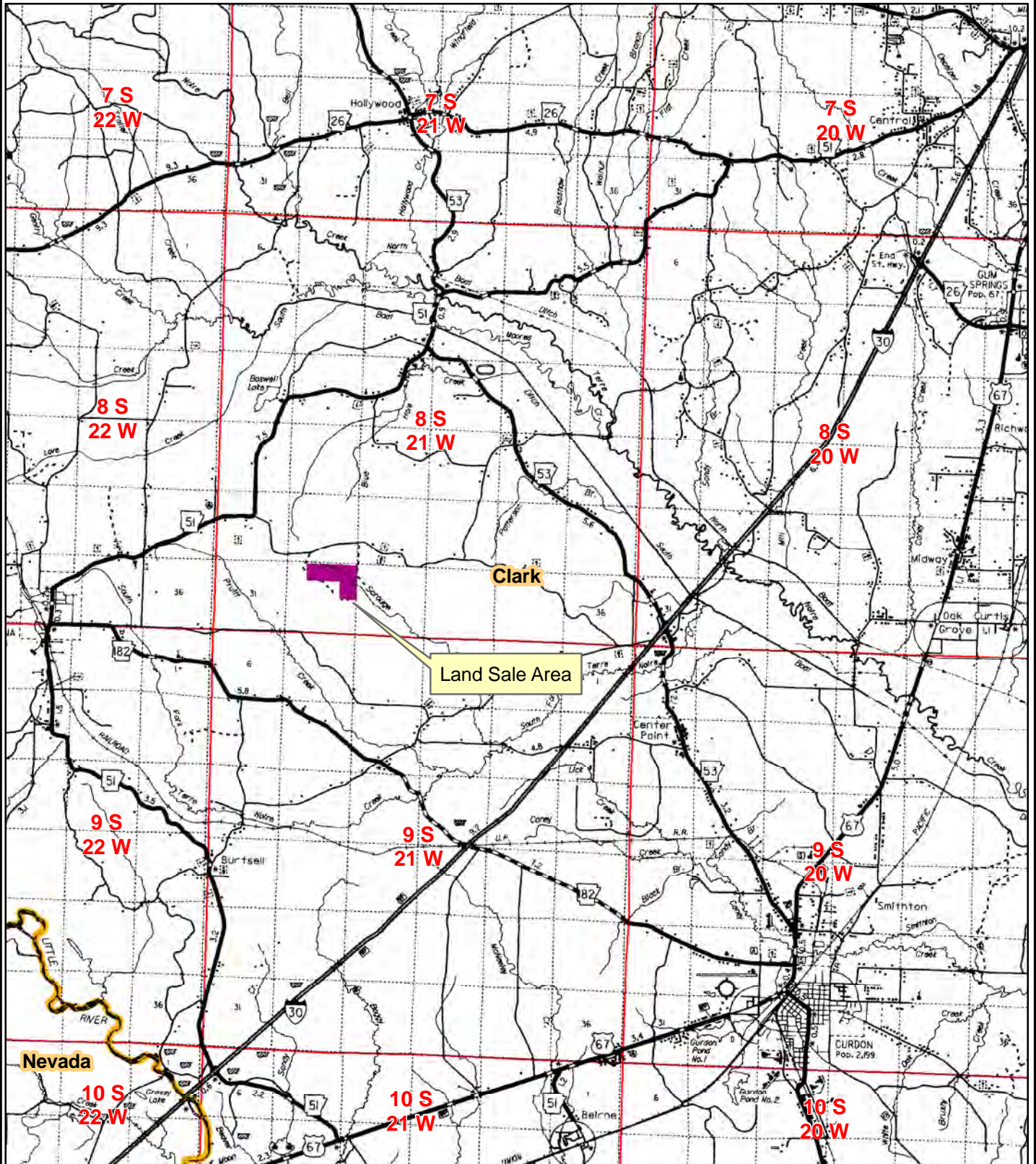
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid through 3:00 P.M., Wednesday, May 14, 2014. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer a more formal 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 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 without warranty one-fourth (1/4) of any mineral rights they own.
5. Seller will pay pro-rated 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. 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

"Dobyville 160 Tract" - Listing #4429

E½ of NE¼, NW¼ of NE¼, NE¼ of NW¼, Sec. 32, T8S, R21W, Clark County, Arkansas  
Containing 160 acres, more or less



0 0.5 1 2 3  
Miles

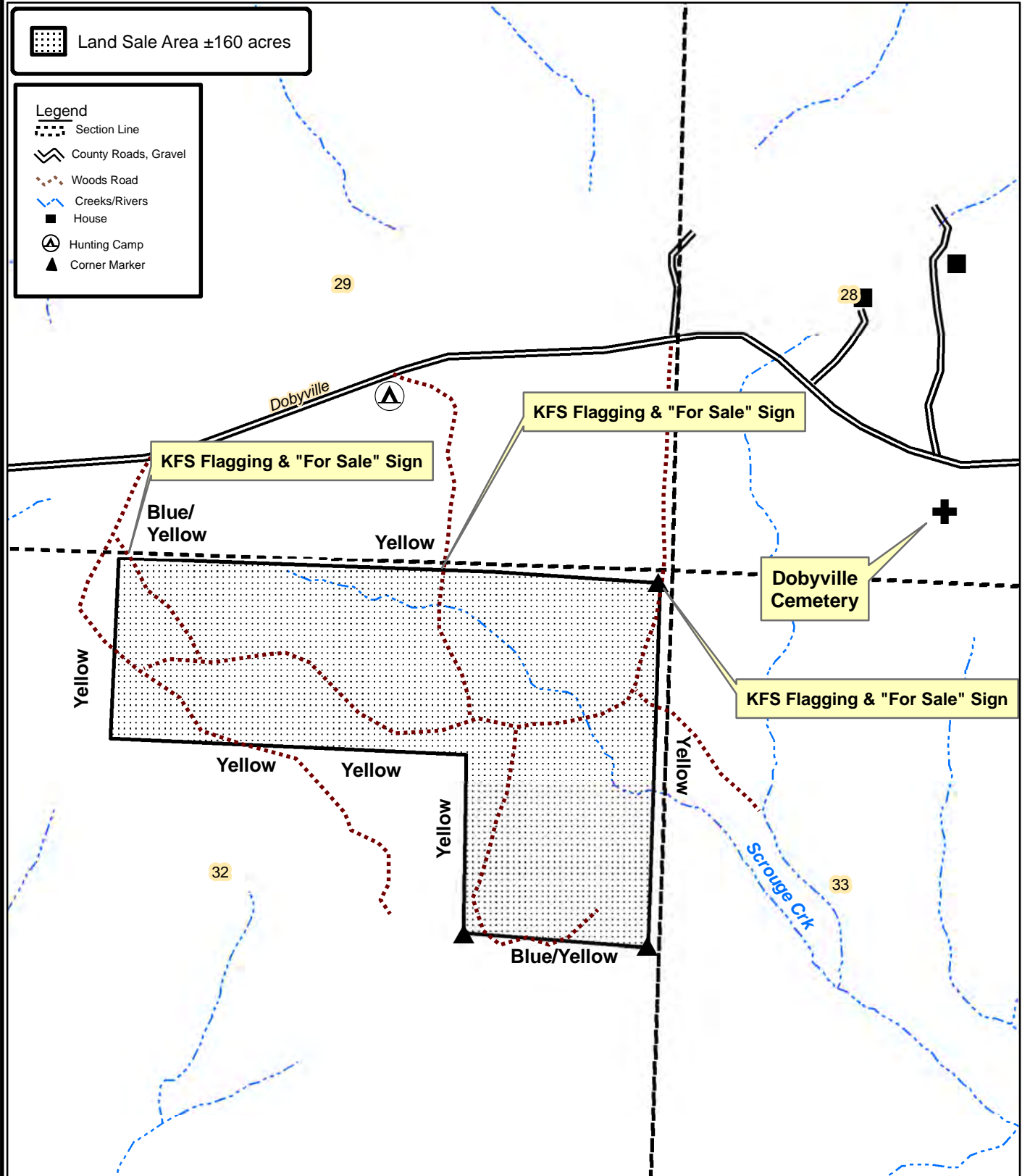


Created: April, 2014  
Drawn By: JDT

NOTICE OF LAND SALE

"Dobyville 160 Tract" - Listing #4429

E½ of NE¼; NW¼ of NE¼; NE¼ of NW¼, Sec. 32, T8S, R21W, Clark County, Arkansas  
Containing 160 acres, more or less



0 0.125 0.25  
Miles

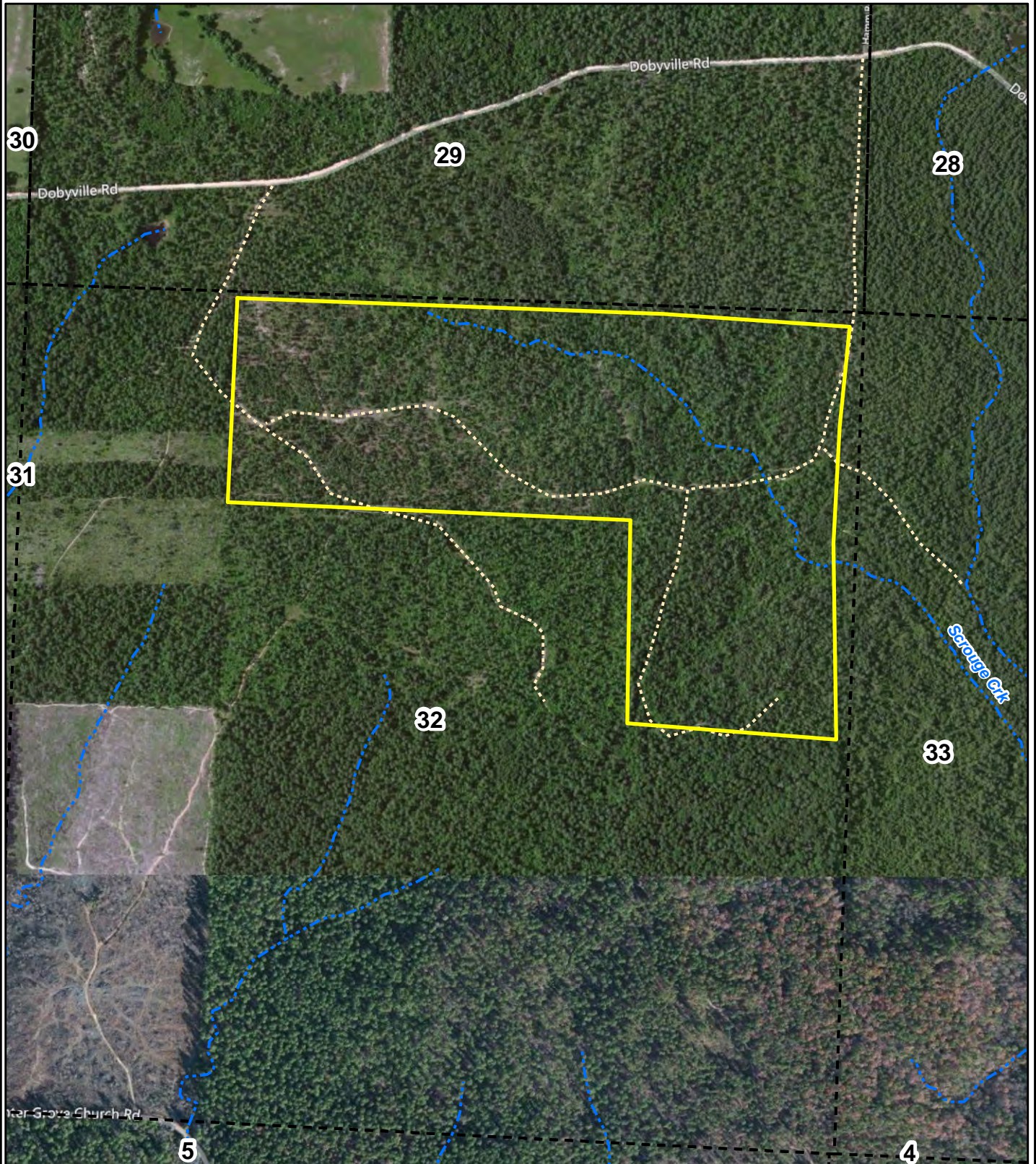


Created: April, 2014  
By: BSE

# NOTICE OF LAND SALE

"Dobyville 160 Tract" - Listing #4429

E½ of NE¼, NW¼ of NE¼, NE¼ of NW¼, Sec. 32, T8S, R21W, Clark County, Arkansas  
Containing 160 acres, more or less



0 0.125 0.25  
Miles

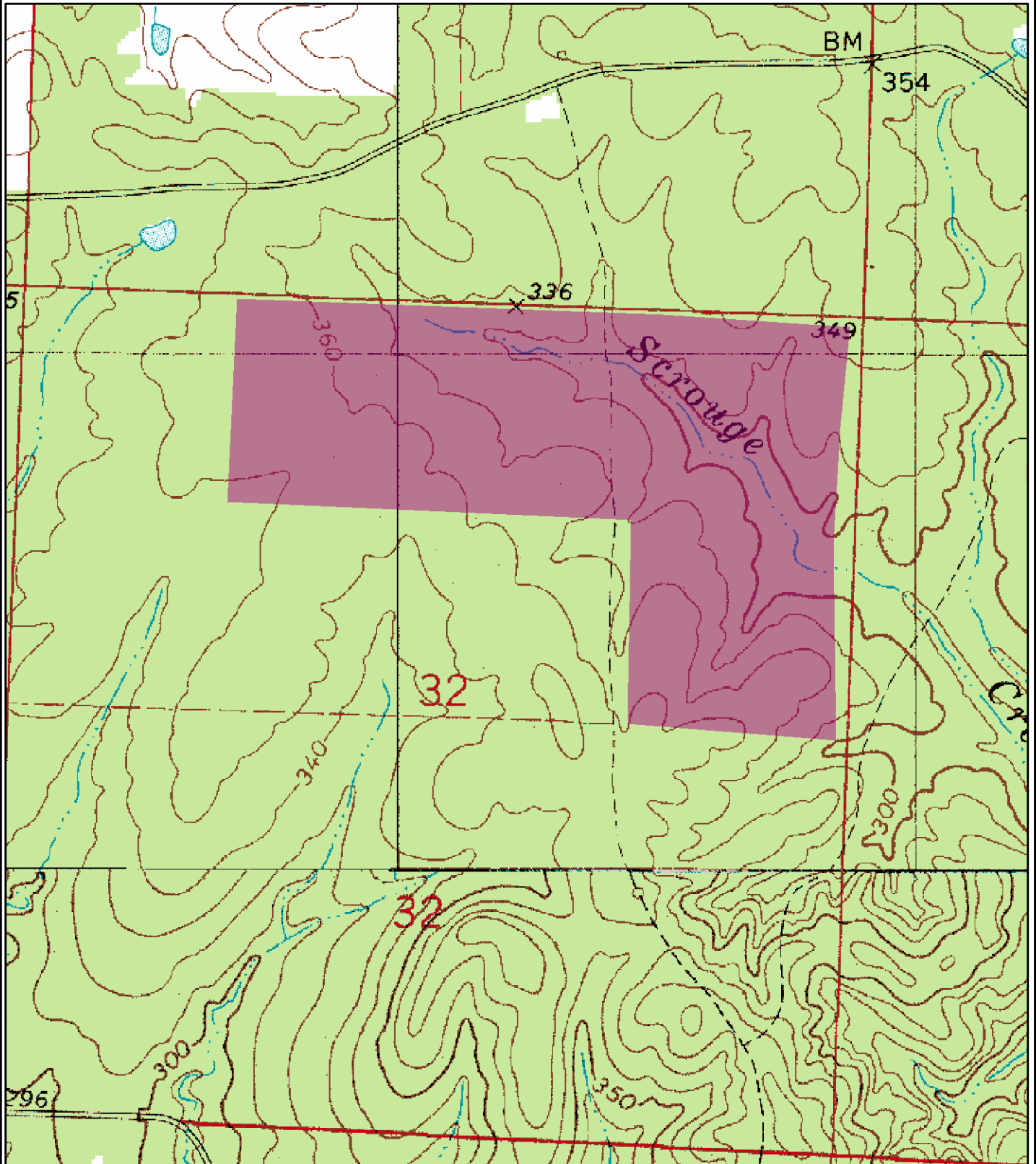


Created: April, 2014  
Flown: 2011  
Drawn By: JDT

NOTICE OF LAND SALE

"Dobyville 160 Tract" - Listing #4429

E½ of NE¼, NW¼ of NE¼, NE¼ of NW¼, Sec. 32, T8S, R21W, Clark County, Arkansas  
Containing 160 acres, more or less



0 0.125 0.25  
Miles



Created: April, 2014  
Drawn By: JDT

# ALEZE BISHOP LIMITED PARTNERSHIP I, LLLP – DOBYVILLE 160 TRACT – CLARK COUNTY, AR

Tract Name	Dobyville160, Listing #4429	Stand Number	1
Legal	Pt. Sec. 32, T8S, R21W	Acres	160.0
County	Clark	State	AR
Cruised By	BSE, JDT	Sample Method	10 BAF
Form Class	KFS PST Tons	Date Cruised	4/16/2014
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	24.29
<u>Average Vol/Tree</u>	1.11
<u>Average Vol/Log</u>	0.42
<u>Avg DBH</u>	14.37

## 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			92	33	385	189											477	222
12			25	11	446	258	280	179									751	449
14			37	21	103	77	253	222	477	510			9	12			879	843
16	7	4	7	5	36	35	50	56	530	726	150	232	29	48			809	1,106
18					6	7	11	17	102	176	147	284	34	72			300	555
20					5	7	9	17	23	48	105	253	28	72			170	398
22							4	8	11	29	27	77	30	96			72	210
24					3	7					6	22	16	61			25	91
26											3	12					3	12
Totals	7	4	162	71	983	581	607	500	1,143	1,490	439	879	146	361			3,486	3,886

Stand Data	
<u>Average Vol/Acre</u>	0.28
<u>Average Vol/Tree</u>	0.68
<u>Average Vol/Log</u>	0.47
<u>Avg DBH</u>	14.83

## 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
12	13	4															13	4
14			19	11													19	11
16			21	17	7	7											29	24
18			6	5													6	5
Totals	13	4	46	34	7	7											66	45

**ALEZE BISHOP LIMITED PARTNERSHIP I, LLLP – DOBYVILLE 160 TRACT – CLARK COUNTY, AR**

Tract Name	Dobyville160, Listing #4429	Stand Number	1
Legal	Pt. Sec. 32, T8S, R21W	Acres	160.0
County	Clark	State	AR
Cruised By	BSE, JDT	Sample Method	10 BAF
		Date Cruised	4/16/2014

**Pine Pulpwood**

RGO PTons-Logs

**Stand Data**

<u>Average Vol/Acre</u>	<b>4.6</b>
<u>Average Vol/Tree</u>	<b>0.16</b>
<u>Average Vol/Log</u>	<b>0.10</b>
<u>Avg DBH</u>	<b>6.75</b>

DBH	Trees	Tons
6	3,259	352.6
8	1,203	283.7
10	183	66.2
12	64	33.9
<b>Total</b>	<b>4,710</b>	<b>736.5</b>

**Hardwood Pulpwood**

RGO HTons-Logs

**Stand Data**

<u>Average Vol/Acre</u>	<b>5.9</b>
<u>Average Vol/Tree</u>	<b>0.22</b>
<u>Average Vol/Log</u>	<b>0.14</b>
<u>Avg DBH</u>	<b>7.59</b>

DBH	Trees	Tons
6	2,139	228.1
8	1,318	306.5
10	513	202.1
12	242	143.5
14	75	56.5
16	7	5.1
<b>Total</b>	<b>4,294</b>	<b>941.9</b>

## OFFER FORM

### A. BISHOP #1 DOBYVILLE 160 TRACT

**Bid Date: Friday, May 9, 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. **Dobyville 160 Land Sale Notice**. I submit the following as offer for the purchase of the following tract described as E½ of NE¼, NW¼ of NE¼, NE¼ of NW¼, Section 32, Township 8 South, Range 21 West, containing 160 acres, more or less, Clark County, Arkansas.

My offer will remain valid through 3:00 P.M., Wednesday, May 14, 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.

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**Send offer form to:** Kingwood Forestry Services, Inc. (**Before 3:00 p.m., Friday, May 9, 2014**)  
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

**Dobyville 160 Tract (Listing #4429, ±160 Acres):** \$ \_\_\_\_\_

Date: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Bidder: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Printed

Bidder: \_\_\_\_\_ Company: \_\_\_\_\_  
Signed Printed

Address: \_\_\_\_\_  
Street City, State, Zip

Email: \_\_\_\_\_

