

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

Listing #4417

NOTICE OF LAND SALE

NEW ROAD TRACT

BID DATE: FRIDAY, JANUARY 17, 2014 @ 3:00 P. M.

—Thirty-Two-Year-Old Pine Plantation near Delight, Arkansas—

Kingwood Forestry Services, Inc. has been authorized to manage the sale of an outstanding timberland property containing 156.13 acres, more or less, in Pike County, Arkansas.

Location: The New Road tract is located three (3) miles southwest of Delight, and is further described as the SE¼ of SW¼, Section 35, Township 8 South, Range 24 West; Frl. N½ of NW¼, and SW¼ of NW¼, Section 2, Township 9 South, Range 24 West, containing a total of 156.13 acres, more or less, Pike County, Arkansas. Visit www.kingwoodforestry.com to view maps and photographs of listing #4417.

Tract Description: New Road provides excellent access into the northwest corner of tract, plus internal logging roads and woods roads. Terrain is gently rolling. Pine site index averages 85 feet (base age 50) on fine sandy loam and silt loam soils. Timber consists of an excellent stand of mature planted pine sawtimber with some native hardwood near Simpson's Creek. This property was former Weyerhaeuser land and plantation was established in approximately 1981 (32 years old). The plantation has been selectively thinned and now contains predominantly sawtimber, with many trees expected to meet pole specifications.

Merchantable Timber: Kingwood performed a variable radius, 10 factor prism cruise (one point per 2 acres) of merchantable timber, with six (6) cruise lines running east and west. Based on the inventory conducted by Kingwood Forestry Services in December, 2013, estimated tree counts and volumes are as follows:

Pine Sawtimber	12,246 Trees	1,190,300 Board Feet	11,823 Tons
Red Oak Sawtimber	48 Trees	10,400 Board Feet	80 Tons
White Oak Sawtimber	23 Trees	2,200 Board Feet	20 Tons
Gum & Misc. Sawtimber	114 Trees	17,200 Board Feet	126 Tons
Pine Pulpwood	796 Trees	74 Cords	197 Tons
Hardwood Pulpwood	855 Trees	134 Cords	403 Tons

Due to variations associated with sampling, utilization standards, and scaling practices, the above tree counts and timber volumes advertised in this notice cannot be guaranteed.

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 **"New Road Tract 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, January 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 property will be provided with a summary of bid results.

— Continued on back of this page —

New Road Tract Land Sale

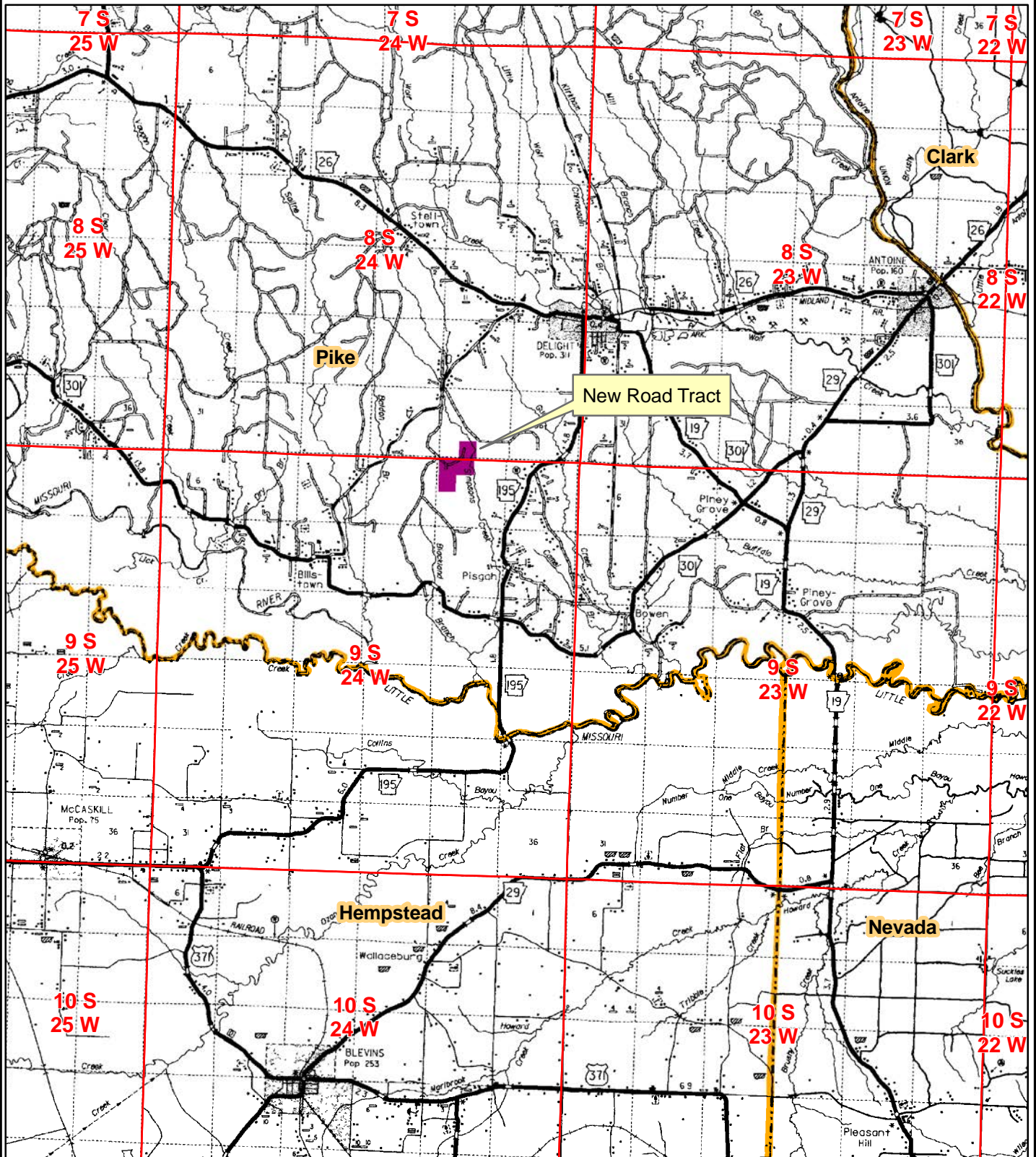
Listing #4417

Bid Date: Friday, January 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., Monday, January 20, 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 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 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. Mineral rights were previously reserved by Weyerhaeuser and will not convey.
5. Seller will pay prorated 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 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
"New Road Tract" - Listing #4417
SE¼ of SW¼, Sec. 35, T8S, R24W; Frl. N½ of NW¼, and SW¼ of NW¼, Sec. 2, T9S, R24W
Pike County, Arkansas
containing 156.13 acres, more or less



0 0.5 1 2 3
Miles

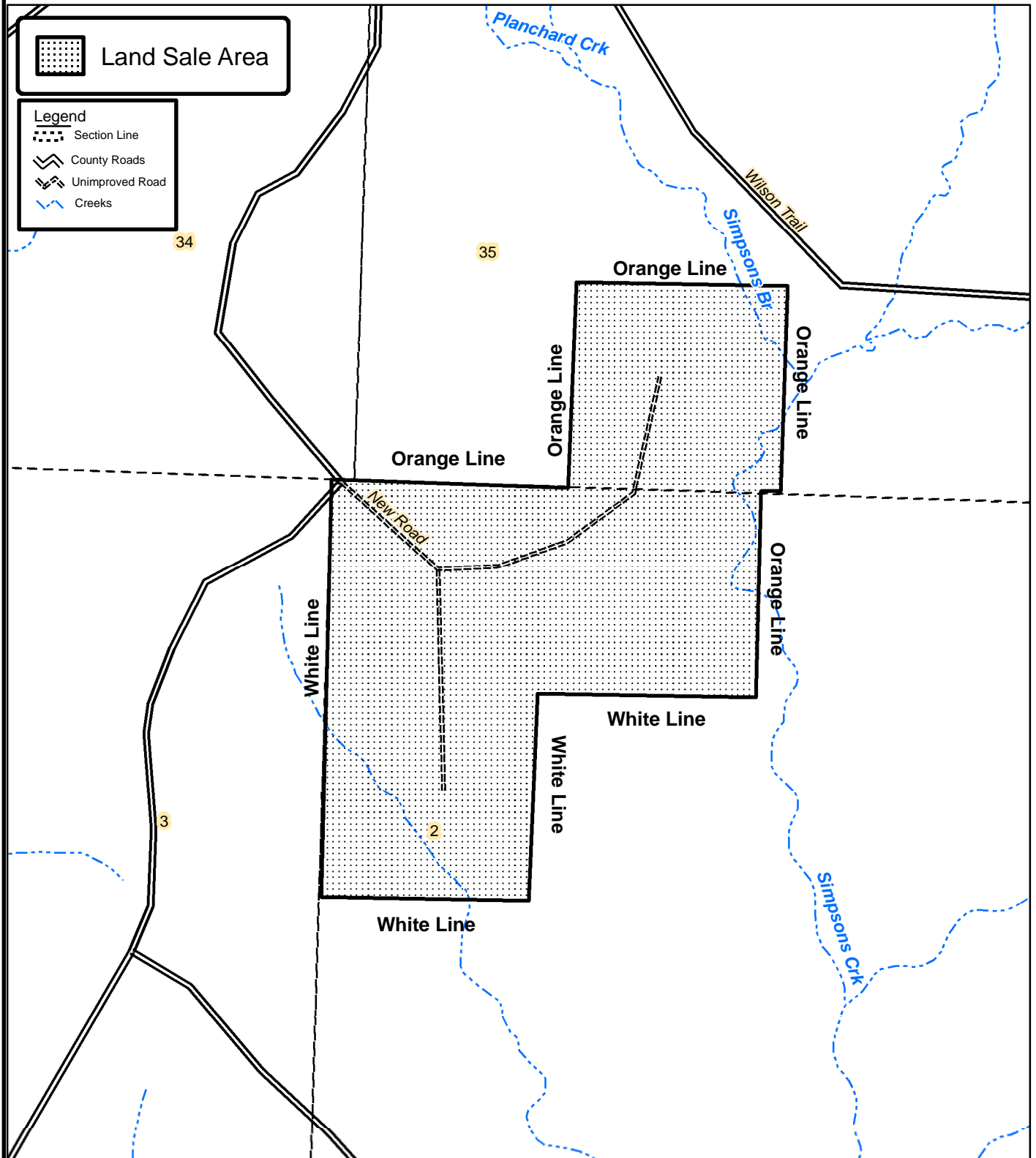


Created: September, 2013
Drawn By: JDT

NOTICE OF LAND SALE

"New Road Tract" - Listing #4417

SE¼ of SW¼, Sec. 35, T8S, R24W; Fr. N½ of NW¼, and SW¼ of NW¼, Sec. 2, T9S, R24W
Pike County, Arkansas
containing 156.13 acres, more or less



0 0.125 0.25
Miles



Created: October 1, 2013
By: BSE

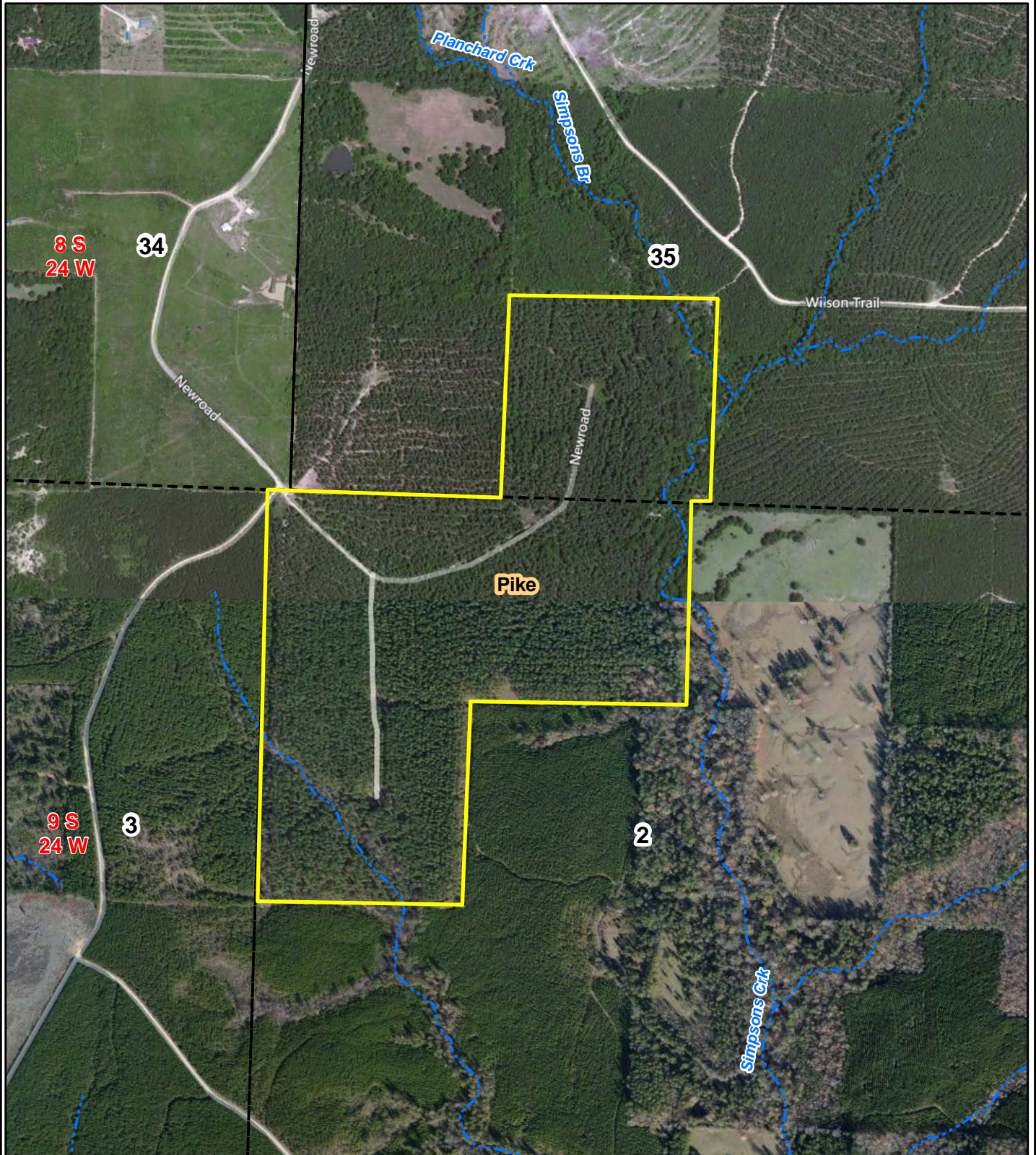
NOTICE OF LAND SALE

"New Road Tract" - Listing #4417

SE¼ of SW¼, Sec. 35, T8S, R24W; Fr. N½ of NW¼, and SW¼ of NW¼, Sec. 2, T9S, R24W

Pike County, Arkansas

Containing 156.13 acres, more or less



0 0.125 0.25
Miles



Created: September, 2013
Flown: 2011
Drawn By: JDT

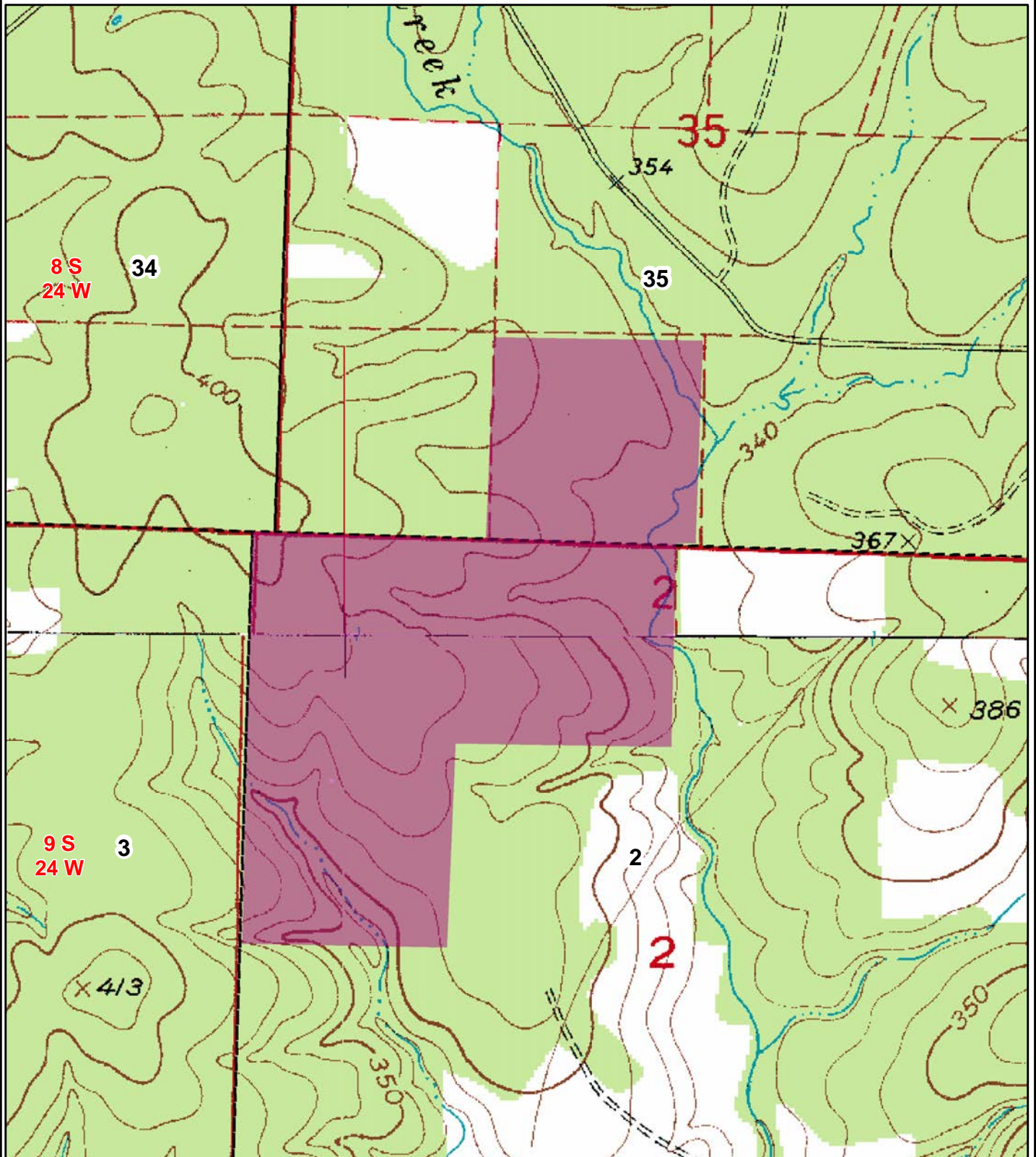
NOTICE OF LAND SALE

"New Road Tract"

SE¼ of SW¼, Sec. 35, T8S, R24W; Fr. N½ of NW¼, and SW¼ of NW¼, Sec. 2, T9S, R24W

Pike County, Arkansas

Containing 156.13 acres, more or less



0 0.125 0.25
Miles



Created: September, 2013
Drawn By: JDT

NOTICE OF LAND SALE

Tract Name	New Road, Listing #4417	Stand Number	1
Legal	Pt. 35-8-24; Pt. 2-9-24	Acres	156.0
County	Pike	State	AR
Cruised By	JDT	Sample Method	10 BAF
Form Class	KFS PST Tons	Date Cruised	12/12/13

Stand Data	
<u>Average Vol/Acre</u>	75.79
<u>Average Vol/Tree</u>	0.97
<u>Average Vol/Log</u>	0.33
<u>Avg DBH</u>	13.19

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			143	51	322	158	608	328	322	199							1,394	737
12			50	21	174	97	1,316	842	2,334	1,914	521	485					4,395	3,359
14			18	10	91	68	620	542	2,663	2,841	1,204	1,445	36	48			4,633	4,954
18					14	14	126	146	642	876	559	860	196	328			1,536	2,225
18	11	8	11	10					44	76	143	277	22	47			232	418
20											18	43	9	23			27	66
22			7	11	7	14	7	16			7	21					30	63
Totals	11	8	229	105	608	351	2,677	1,874	6,005	5,907	2,453	3,131	263	446			12,246	11,823

Stand Data	
<u>Average Vol/Acre</u>	0.51
<u>Average Vol/Tree</u>	1.65
<u>Average Vol/Log</u>	1.05
<u>Avg DBH</u>	20.97

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
18			11	13													11	13
20	9	10															9	10
22	7	10			7	16			7	21							22	47
24	6	10															6	10
Totals	23	29	11	13	7	16			7	21							48	80

NOTICE OF LAND SALE

Tract Name	New Road, Listing #4417	Stand Number	1
Legal	Pt. 35-8-24; Pt. 2-9-24	Acres	156.0
County	Pike	State	AR
Cruised By	JDT	Sample Method	10 BAF
Form Class	HH APA sawt	Date Cruised	12/12/13

Stand Data	
<u>Average Vol/Acre</u>	0.13
<u>Average Vol/Tree</u>	0.85
<u>Average Vol/Log</u>	0.85
<u>Avg DBH</u>	17.56

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
16	14	10															14	10
18																		
20	9	10															9	10
Totals	23	20															23	20

Stand Data	
<u>Average Vol/Acre</u>	0.40
<u>Average Vol/Tree</u>	1.04
<u>Average Vol/Log</u>	0.62
<u>Avg DBH</u>	17.10

Gum 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
14	18	12															18	12
16	14	12															14	12
18					11	17											11	17
20	9	11															9	11
22	7	11															7	11
Totals	49	45			11	17											60	62

Stand Data	
<u>Average Vol/Acre</u>	0.41
<u>Average Vol/Tree</u>	1.19
<u>Average Vol/Log</u>	0.61
<u>Avg DBH</u>	18.15

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	16											14	16
18	11	11	11	13													22	24
20	9	11	9	13													18	24
Totals	20	21	20	27	14	16											54	64

NOTICE OF LAND SALE

Tract Name	New Road, Listing #4417	Stand Number	1
Legal	Pt. 35-8-24; Pt. 2-9-24	Acres	156.0
County	Pike	State	AR
Cruised By	JDT	Sample Method	10 BAF
		Date Cruised	12/12/13

Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	1.3
<u>Average Vol/Tree</u>	0.25
<u>Average Vol/Log</u>	0.11
<u>Avg DBH</u>	7.52

DBH	Trees	Tons
6	298	35.9
8	391	107.0
10	107	54.2
Total	796	197.2

Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	2.6
<u>Average Vol/Tree</u>	0.47
<u>Average Vol/Log</u>	0.28
<u>Avg DBH</u>	11.53

DBH	Trees	Tons
8	223	51.1
10	179	53.1
12	199	105.2
14	146	84.4
16	70	50.2
18	22	23.1
20	9	19.5
22	7	16.3
Total	855	402.9

OFFER FORM

New Road Tract Land Sale Listing #4417

Bid Date: Friday, January 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. **New Road Land Sale Notice**. I submit the following as offer for the purchase of the following tract described as: SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 35, Township 8 South, Range 24 West; Frl. N $\frac{1}{2}$ of NW $\frac{1}{4}$, and SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 2, Township 9 South, Range 24 West, containing a total of 156.13 acres, more or less, Pike County, Arkansas. (see attached maps).

My offer will remain valid through 3:00 P.M., Monday, January 20, 2014. Successful bidder 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 an Offer and Acceptance Contract 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, January 17, 2014)**
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

NEW ROAD TRACT (Listing #4417: 156.13 acres, more or less): \$ _____

Date: _____

Bidder: _____
Printed

Fax No.: _____

Bidder: _____
Signed

Phone No.: _____

Company: _____

Address: _____
Street City, State, Zip

E-mail: _____

