

P.O. Box 65  
No. 4 Executive Circle  
Arkadelphia, AR 71923  
(870)246-5757  
FAX 1-870-246-3341  
E-mail: [arkadelphia@kingwoodforestry.com](mailto: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

## NOTICE OF LAND SALE

**Listing  
#4379**

### OKOLONA 40 TRACT – CLARK COUNTY

**Offered at \$59,000.00**

#### **- Timberland Investment / Hunting Land -**

Kingwood Forestry Services, Inc. has been authorized to manage the sale of a tract of managed timberland containing 40 acres, more or less, in Clark County, Arkansas.

**Location:** The Okolona 40 tract is located approximately three (3) miles southeast of Okolona and is further described as the NE¼ of SE¼, Section 12, Township 9 South, Range 22 West, containing 40 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 #4379.

**Tract Description:** Access to tract is via locked cable woods road from Burtzell Road. Timber on the property consists of mature pine sawtimber and pine/hardwood regeneration. Soils include fine sandy loams and silty clay loams. Site index for pine listed at 80 feet (base age 50 years). Terrain is gently rolling. This area is known for excellent deer and turkey hunting.

**Merchantable Timber:** Kingwood performed a five percent (5%) cruise (one plot per two acres) of merchantable timber in November, 2013, with cruise lines running east and west. Based on the inventory conducted by Kingwood Forestry Services, estimated tree counts and volumes are as follows:

Pine Sawtimber	980 Trees	162,100 Board Feet	1,197 Tons
Pine Pulpwood	720 Trees	78 Cords	208 Tons
Hardwood Pulpwood	80 Trees	11 Cords	33 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. Based on our estimates, pine sawtimber averages 15.18 inches dbh and 165 BF/tree.*

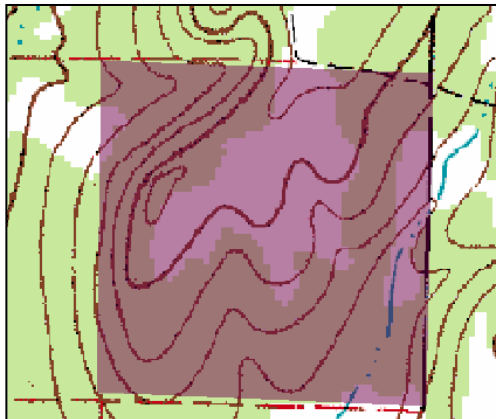
**Method of Sale:** The tract is being offered for sale for \$59,000.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **"Okolona 40 Land Sale"** clearly marked in the lower left corner of the envelope to protect security of the offer. An offer form is attached. On mailed offers, please call our office to confirm receipt of offer. Offers may also be hand-delivered or sent by fax to 870-246-3341. All faxed offers will be immediately acknowledged. Please await confirmation that your faxed offer has been received.

— Continued on back of this page —

**NOTICE OF LAND SALE**  
**Okolona 40 Tract (Listing #4379)**  
**Clark County, Arkansas**

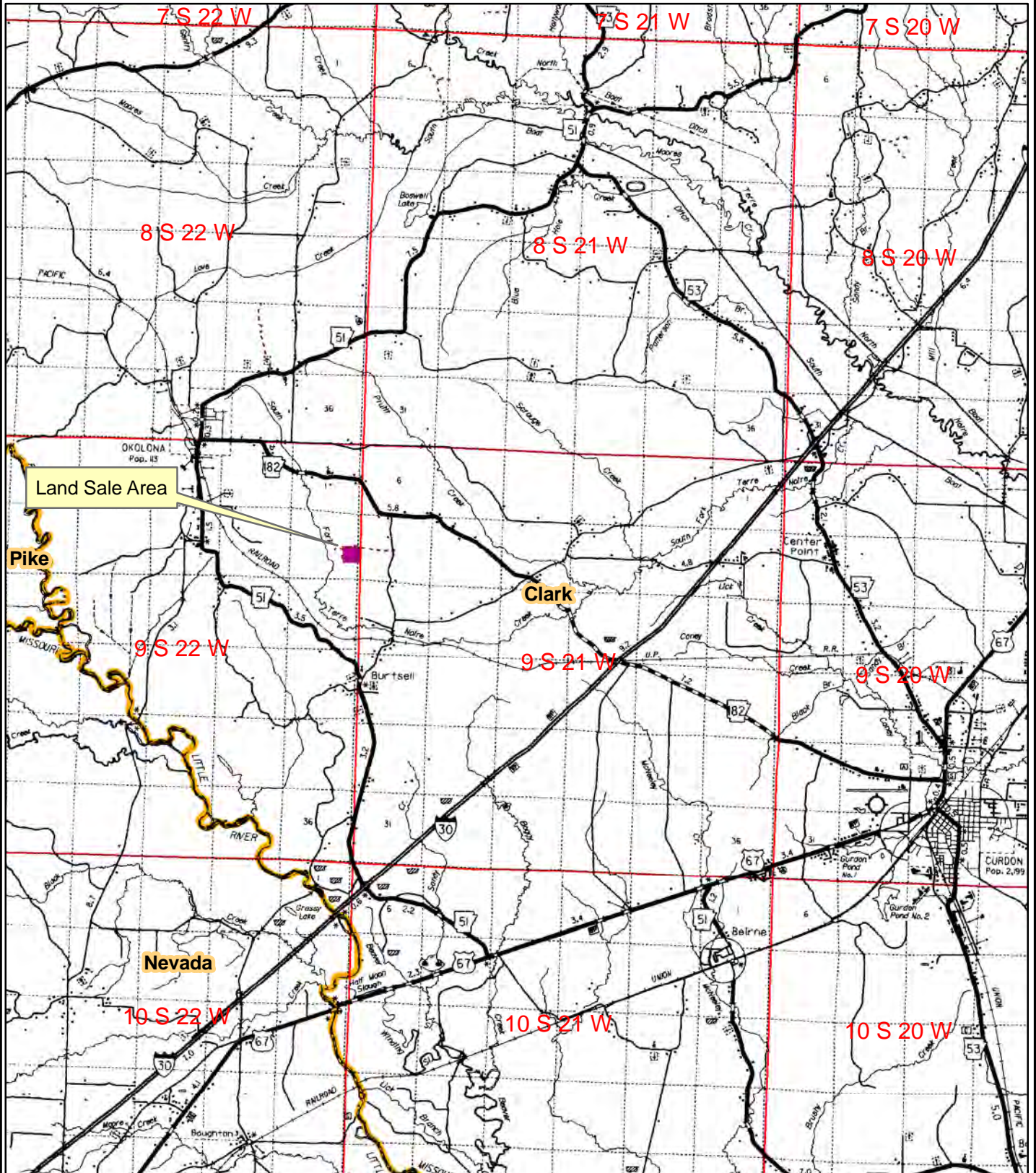
**Conditions of Sale:**

1. All offers will be presented to Seller for consideration. Offers must remain valid for a minimum of five business days for Seller to consider. Seller reserves the right to either accept, counter, or reject the offer.
2. 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 Buyer and Seller. A sample Contract of Sale may be provided 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. The attached tract map is thought to be accurate but should not be considered as a survey plat. Offer price is for the entire tract regardless of acreage.
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 are previously reserved and will not convey.
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 of deed stamps.
6. Local title company will conduct closing between Buyer and Seller, with each paying one-half of fees associated with closing services.
7. Property is being sold on an "As Is" basis without representations or warranties of any kind or nature.
8. 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.
9. 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.
10. 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.
11. 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  
Okolona 40 Tract  
NE¼ of SE¼, Sec. 12, T9S, R22W, Clark County, Arkansas  
Containing 40 acres, more or less



0 0.5 1 2 3  
Miles



Created: December, 2013  
Drawn By: JDT

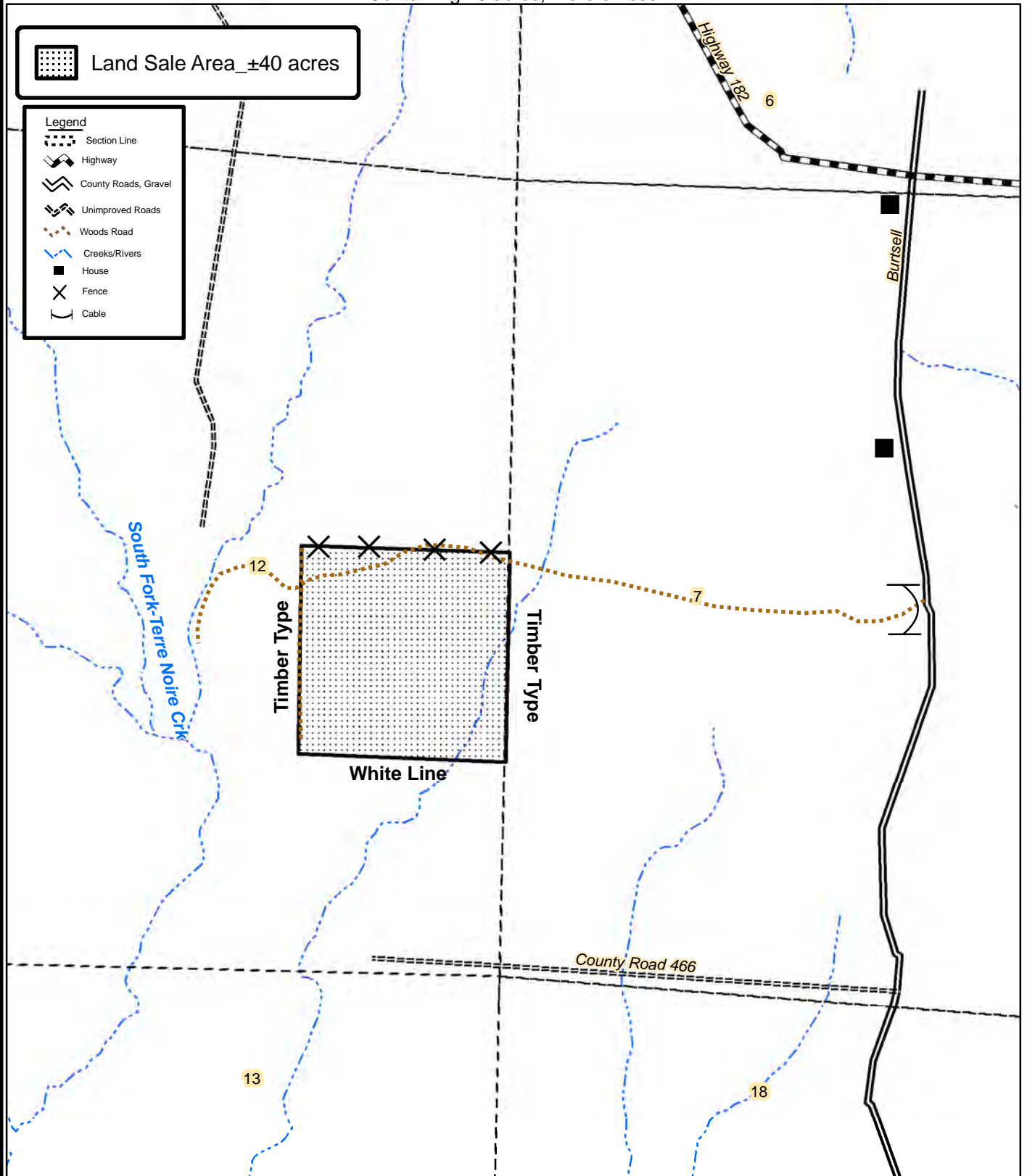
NOTICE OF LAND SALE  
Okolona 40 Tract  
NE¼ of SE¼, Sec. 12, T9S, R22W, Clark County, Arkansas  
Containing 40 acres, more or less



Land Sale Area\_±40 acres

Legend

- Section Line
- Highway
- County Roads, Gravel
- Unimproved Roads
- Woods Road
- Creeks/Rivers
- House
- Fence
- Cable



0 0.125 0.25  
Miles



Created: November, 2013  
By: JDT



This aerial map shows a forested landscape with several key features:

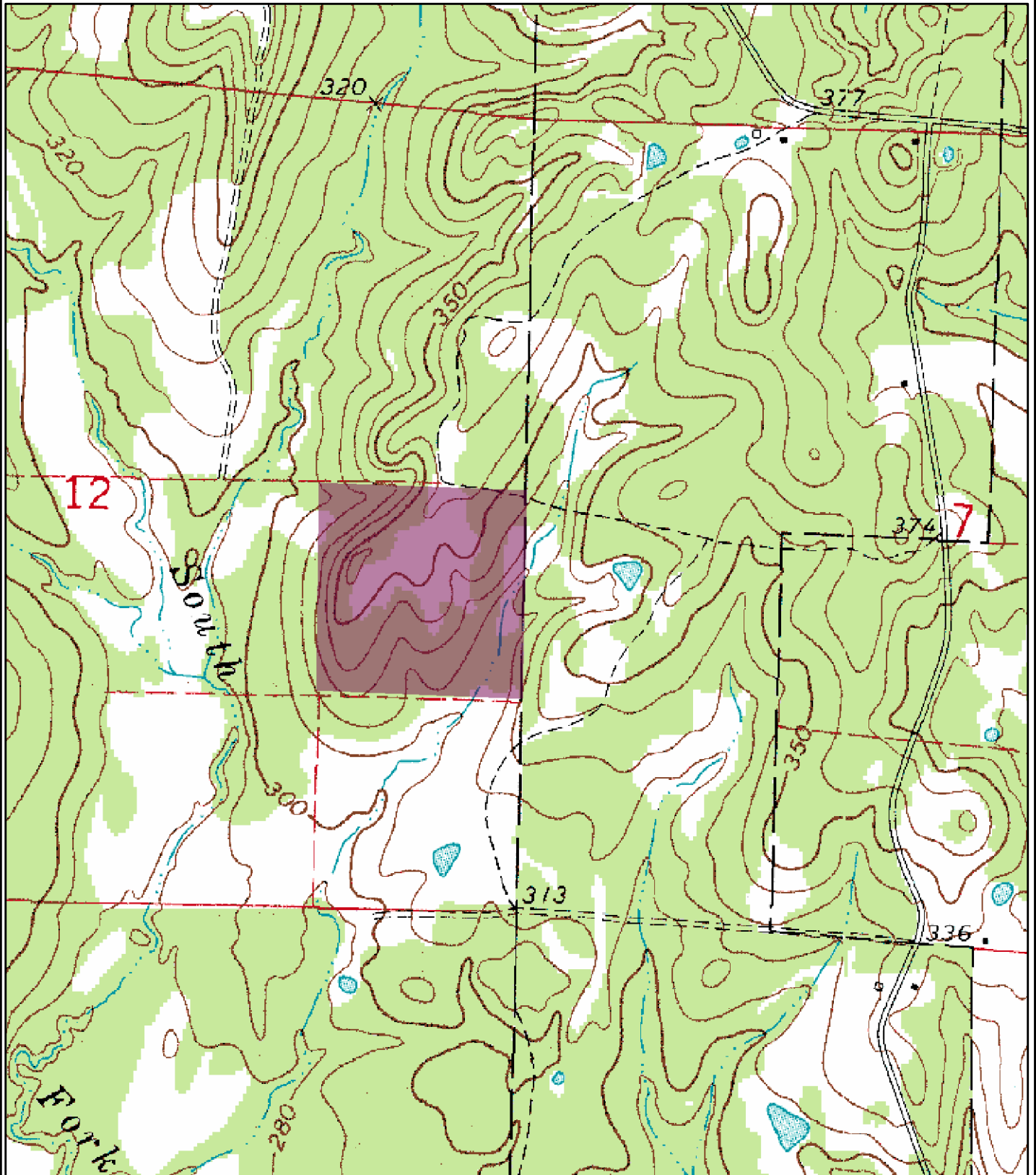
- Yellow Boundary:** A yellow rectangle highlights a specific area in the center-left of the image.
- Section Numbers:** White numbers 1, 6, 7, 12, 13, and 18 are placed in different sections of the map.
- Section Labels:** Red text labels "9 S 22 W" and "9 S 21 W" are located within the yellow boundary and to its right, respectively.
- Roads:** "AP 182 W" is labeled at the top right, and "Burtzell Rd" is labeled vertically on the right side.
- County Road:** "County Road 456" is labeled horizontally across the bottom of the map.
- Other Features:** Blue dashed lines indicate irregular boundaries or features, and a red vertical line runs through the center of the map.



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



NOTICE OF LAND SALE  
Okolona 40 Tract  
NE¼ of SE¼, Sec. 12, T9S, R22W, Clark County, Arkansas  
Containing 40 acres, more or less



0 0.125 0.25  
Miles



Created: December, 2013  
Drawn By: JDT

# NOTICE OF LAND SALE

Tract Name	Okolona 40	Stand Number	1
Legal	NE¼ of SE¼, Sec. 12, T9S, R22W	Acres	40.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	KFS PST Tons	Date Cruised	11/14/2013
		Percent Cruised	5.00%

Stand Data	
Average Vol/Acre	29.92
Average Vol/Tree	1.22
Average Vol/Log	0.47
Avg DBH	15.18

## 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	
10			60	22	20	10	40	22									120	53
12	20	7	80	34	80	46	20	13	20	16							220	117
14			60	34	20	15	20	18					20	26			120	93
16	20	11	20	15			20	23	60	82	80	123	40	67			240	322
18					20	25			20	35	40	77	60	127			140	263
20					20	32					40	96					60	128
22			20	31					20	51			20	63			60	145
24													20	77			20	77
Totals	40	18	240	136	160	128	100	75	120	184	160	296	160	360			980	1,197

# NOTICE OF LAND SALE

Tract Name	Okolona 40	Stand Number	1
Legal	NE¼ of SE¼, Sec. 12, T9S, R22W	Acres	40.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	RGO PTons-Logs	Date Cruised	11/14/2013
		Percent Cruised	5.00%

Stand Data	
<u>Average Vol/Acre</u>	5.19
<u>Average Vol/Tree</u>	0.29
<u>Average Vol/Log</u>	0.14
<u>Avg DBH</u>	8.56

## Pine Pulpwood

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
6	80	7	20	2	40	6											140	14
8	100	13	20	4	80	18	20	6	40	13							260	54
10			60	16	20	7	120	51	60	30	40	23					300	128
12							20	12									20	12
Totals	180	19	100	22	140	31	160	69	100	44	40	23					720	208

Stand Data	
<u>Average Vol/Acre</u>	0.82
<u>Average Vol/Tree</u>	0.41
<u>Average Vol/Log</u>	0.23
<u>Avg DBH</u>	10.00

## Hardwood Pulpwood

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
8	40	6															40	6
10																		
12			20	8							20	19					40	27
Totals	40	6	20	8							20	19					80	33



## OFFER FORM

### Okolona 40 Tract (Listing #4379)

— 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. **Okolona 40 Tract Land Sale Notice**. The tract is offered for sale at \$59,000.00. I submit the following as offer for the purchase of the following tract further described as: NE¼ of SE¼, Section 12, Township 9 South, Range 22 West, containing 40 acres, more or less, Clark County, Arkansas (Okolona 40 tract – see attached maps).

My offer will remain valid for five (5) business days from this date. If my offer is accepted, I am ready, willing, able, and obligated to execute a more formal Contract of Sale within seven (7) business days with earnest money in the amount of 10% of purchase price. I have read and understand the Method of Sale and Conditions of Sale sections in this notice. Closing is expected to be held within thirty (30) days of offer acceptance.

Send offer form to: Kingwood Forestry Services, Inc.  
P. O. Box 65  
Arkadelphia, AR 71923  
Or fax to 870-246-3341

Okolona 40 Tract: \$ \_\_\_\_\_  
(Listing #4379: 40 acres, more or less)

Date: \_\_\_\_\_

Bidder: \_\_\_\_\_  
Printed

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

Bidder: \_\_\_\_\_  
Signed

Phone No.: \_\_\_\_\_

Company: \_\_\_\_\_

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

E-mail: \_\_\_\_\_

