

P.O. Box 5887  
4414 Morris Ln.  
**Texarkana, TX 75505**  
(903)831-5200  
FAX 1-903-831-9988  
E-mail: [texarkana@kingwoodforestry.com](mailto:texarkana@kingwoodforestry.com)



Other Kingwood Locations:  
P.O. Box 1290  
145 Greenfield Drive  
**Monticello, AR 71657**  
(870)367-8567  
FAX 1-870-367-8424

P.O. Box 64  
No. 4 Executive Circle  
**Arkadelphia, AR 71923**  
(870)246-5757  
FAX 1-870-246-3341

## NOTICE OF LAND SALE

### MURFF TRACT (#7143) & KORAN TRACT (#7144)

**Bid Date: Friday, December 13, 2013 @ 10:00 A.M.**

### --- Solid Timber Investments in Bossier Parish ---

Kingwood Forestry Services, Inc. has been authorized to manage the sale of two tracts of land (+/-100 acres and +/-32 acres) located in Bossier Parish, Louisiana.

**Location:** The two tracts are located approximately 7-8 miles east/southeast of Shreveport/Bossier City. The **Murff Tract** is described as the East 60 acres of NW $\frac{1}{4}$  & SW $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 20, Township 17 North, Range 11 West, Bossier Parish, Louisiana, containing 100 acres, more or less. The **Koran Tract** is described as the East 32 acres of NE $\frac{1}{4}$ , Section 34, Township 17 North, Range 11 West, Bossier Parish, Louisiana, containing 32 acres, more or less. See attached maps.

### **Description of Tracts:**

The **Murff Tract** consists of +/-74 acres of 2008 pine plantation, +/-23 acres of native hardwoods, and +/-3 acres in roads, pipelines and well pads. Access is excellent and is provided by an all weather gravel road from Goathill Road to the interior of the property. Topography is gently rolling. Site Index is estimated to be 70 feet (base age 25 years).

The **Koran Tract** consists of +/-29.5 acres of 1993 pine plantation mixed with native hardwood that is ready for a first thinning, and +/-2.5 acres in well pad and road. Access is provided by a gravel road leading to the well pad located on the tract. Topography is generally flat. Site Index is estimated to be 70 feet (base age 25 years).

Photographs and maps can be viewed at [www.kingwoodforestry.com/real-estate.html](http://www.kingwoodforestry.com/real-estate.html)

**Method of Sale:** The tracts will be sold on the basis of **lump sum sealed bids**. Bidders may bid on each tract individually or both tracts combined. Offers may be mailed, faxed, e-mailed or hand delivered. All offers should be on the attached form. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 5887, Texarkana, Texas 75505 with **“Murff and/or Koran Land Sale Bid(s)”** clearly marked in the lower left corner of the envelope to protect the security of the offer. Offers may be delivered by fax to 903-831-9988. Faxed offers will be acknowledged upon receipt. Offers may be hand delivered to Kingwood Forestry Office at 4414 Morris Lane, Texarkana, Texas 75503. Offers may be submitted by email to [texarkana@kingwoodforestry.com](mailto:texarkana@kingwoodforestry.com) **No verbal offers will be accepted.** Bids will be opened at the Kingwood Forestry Office at 4414 Morris Lane, Texarkana, Texas 75503 at **10:00 A.M., Friday, December 13, 2013.**

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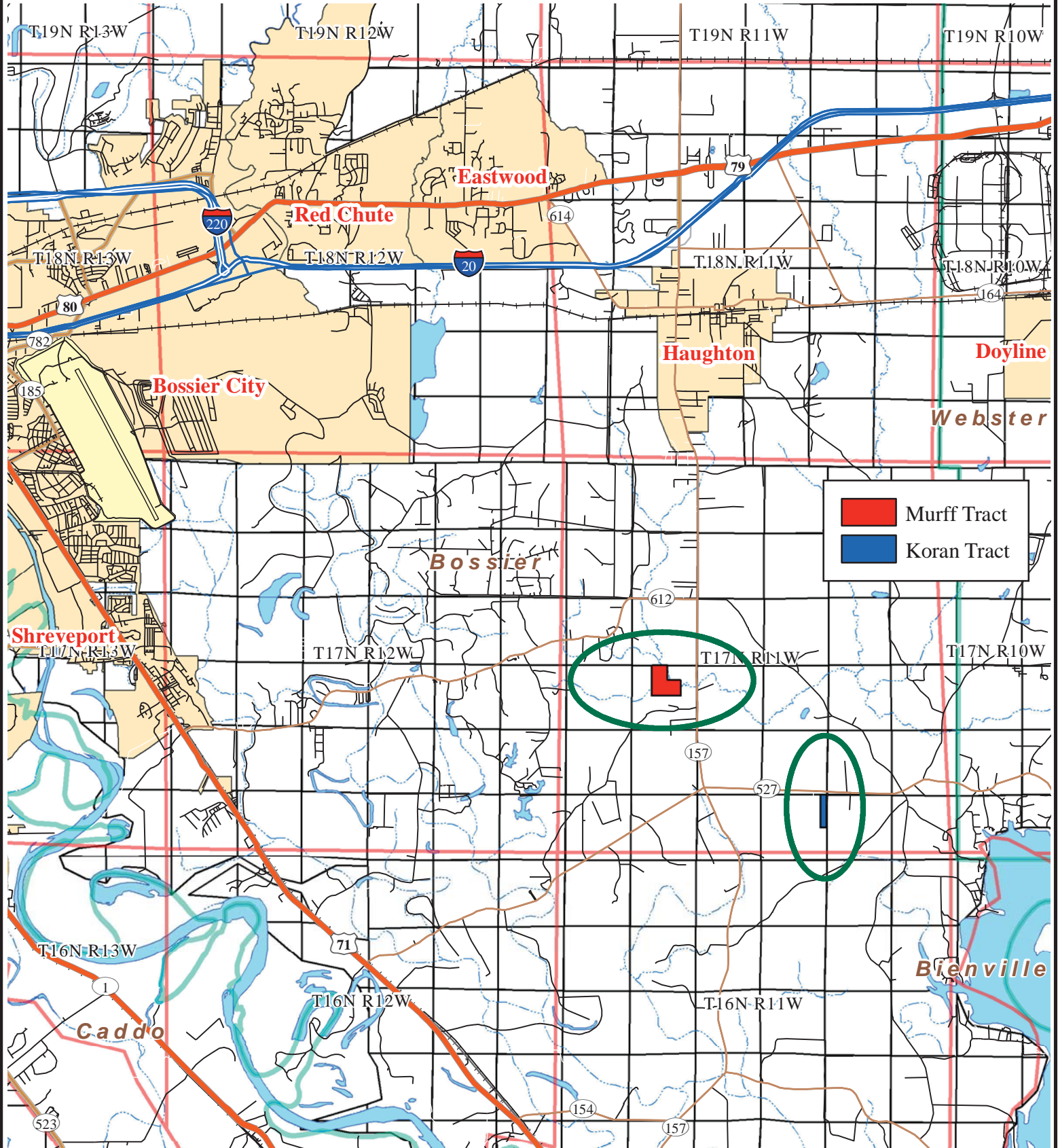
**Murff Tract (#7143)**  
**Koran Tract (#7144)**

**Bid Date: Friday, December 13, 2013 @ 10:00 A.M.**

**Conditions of Sale:**

1. The Seller reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid until 5:00 P.M., December 20, 2013. 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(s) and Seller 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 forty-five days of offer acceptance.
3. Only offers for a specific dollar amount will be accepted. The parcels are being sold in their entirety for a single sum each or combined and not on a per acre basis. Advertised acreage is believed to be correct, but is not guaranteed. Offer price(s) are for the entire tract(s), regardless of acreage. Seller will not provide survey. The attached maps are thought to be accurate but should not be considered as survey plats.
4. Conveyance will be by Cash 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 or may not have been recorded affecting the property. Seller will reserve the minerals pursuant to Louisiana Law.
5. Seller will pay pro-rated property taxes (to date of closing) and cash deed preparation. Buyer will pay recording fees and any other fees associated with closing the transaction.
6. No environmental inspection or representation has been or will be made by seller.
7. Property inspections shall be done in daylight hours. Seller and Kingwood Forestry Services, Inc. in no way warrant the conditions of the property, including access routes, and all persons entering upon the property do so at their own risk and accept said property in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend and hold harmless Seller, its managers, agents and employees, from and against any and all claims, demands, causes of action and damages resulting from any accident, incident or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.
8. Deer stands, feeders, trail cameras and any other man-made items 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 responsible for verifying information presented in this sale notice.
10. Questions regarding the land sale should be directed to licensed sales agent Roger Hooper of Kingwood Forestry Services at 903-831-5200.

Land for Sale  
Murff Tract (#7143) & Koran Tract (#7144)  
Bossier Parish, Louisiana





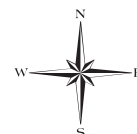
Land For Sale  
Murff Tract (#7143)

+/-100 Acres

East 60 acres of NW1/4 & SW1/4 of NE1/4, Sec. 20, T17N, R11W  
Bossier Parish, Louisiana



0 0.5  
Miles



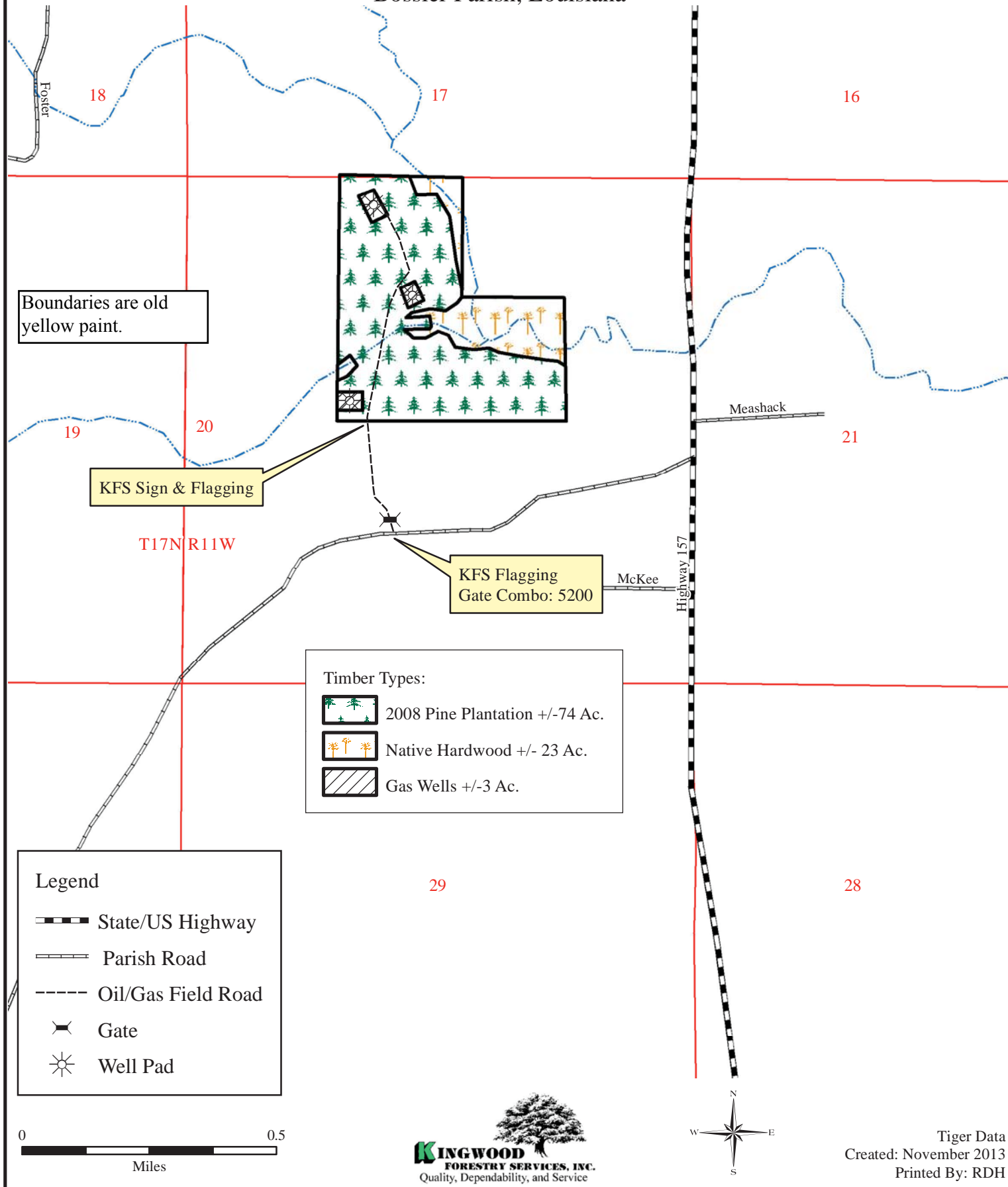
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Created: November 2013  
Printed By: RDH

Land For Sale  
Murff Tract (#7143)

+/-100 Acres

East 60 acres of NW1/4 & SW1/4 of NE1/4, Sec. 20, T17N, R11W

Bossier Parish, Louisiana



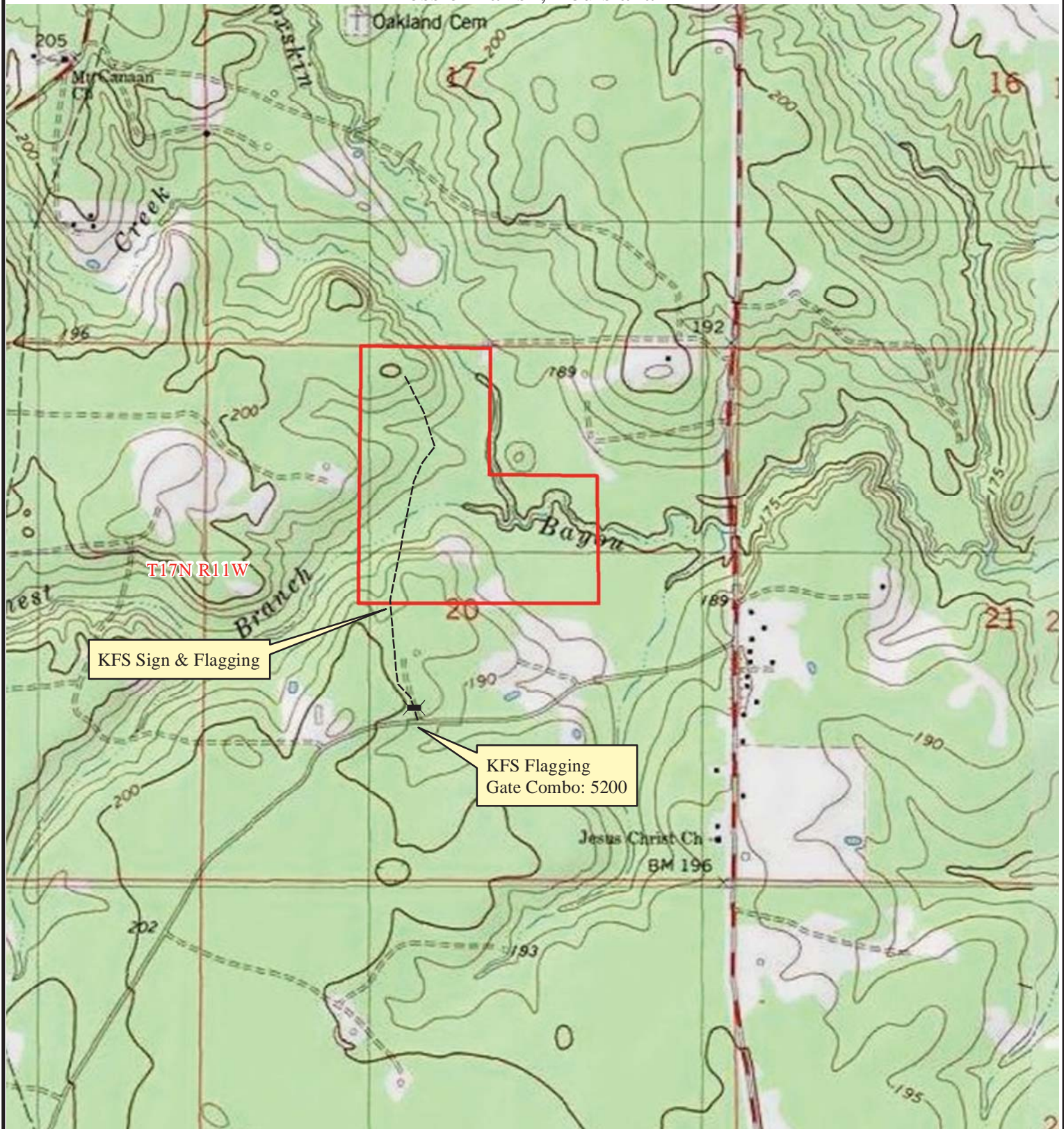


Land For Sale  
Murff Tract (#7143)

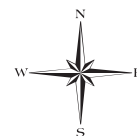
+/-100 Acres

East 60 acres of NW1/4 & SW1/4 of NE1/4, Sec. 20, T17N, R11W

Bossier Parish, Louisiana



0 0.5  
Miles



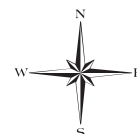
USA Topo Maps  
Created: November 2013  
Printed By: RDH



Land For Sale  
Koran Tract (#7144)  
+/-32 Acres  
East 32 acres of the NE1/4, Sec. 34, T17N, R11W  
Bossier Parish, Louisiana

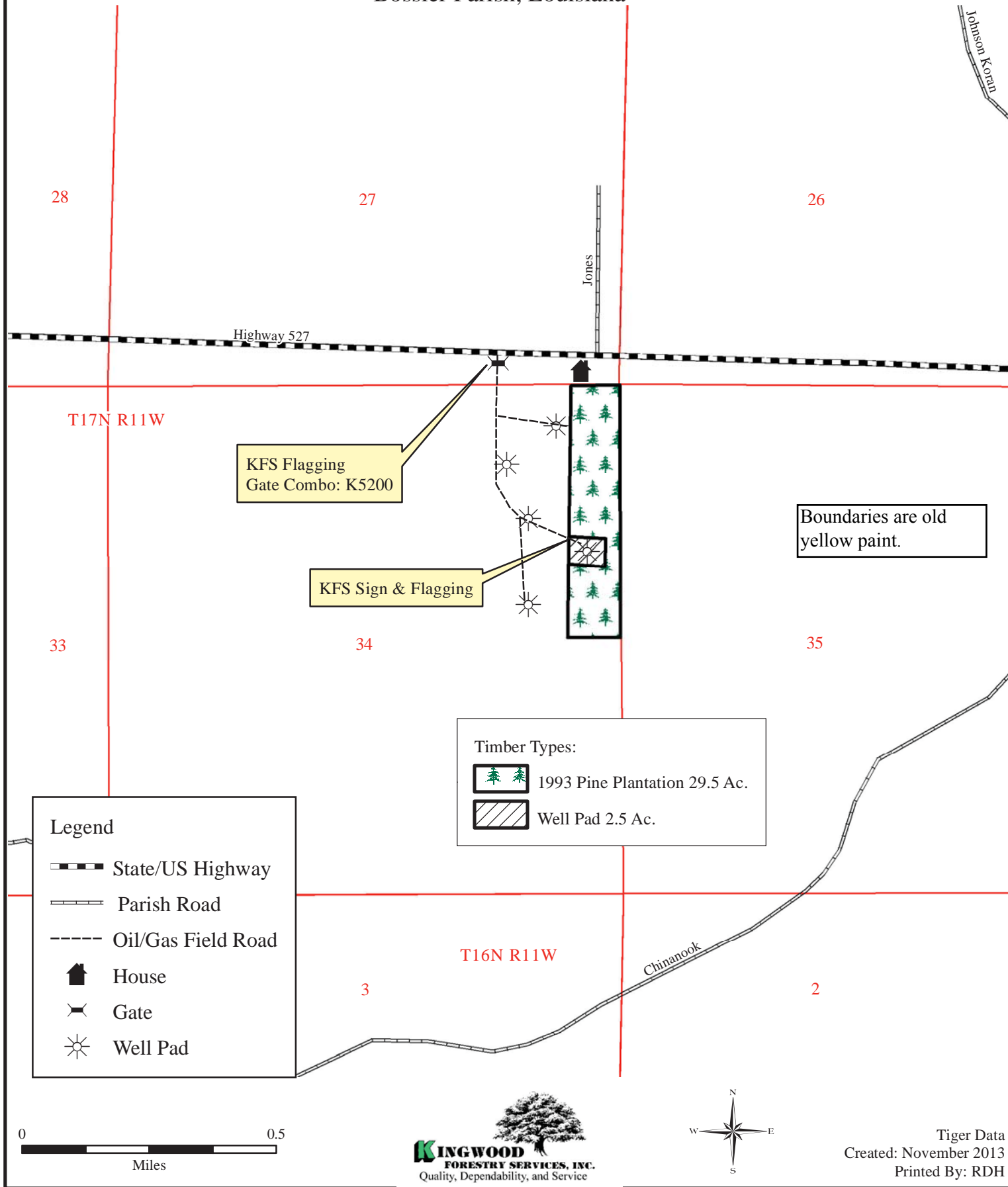


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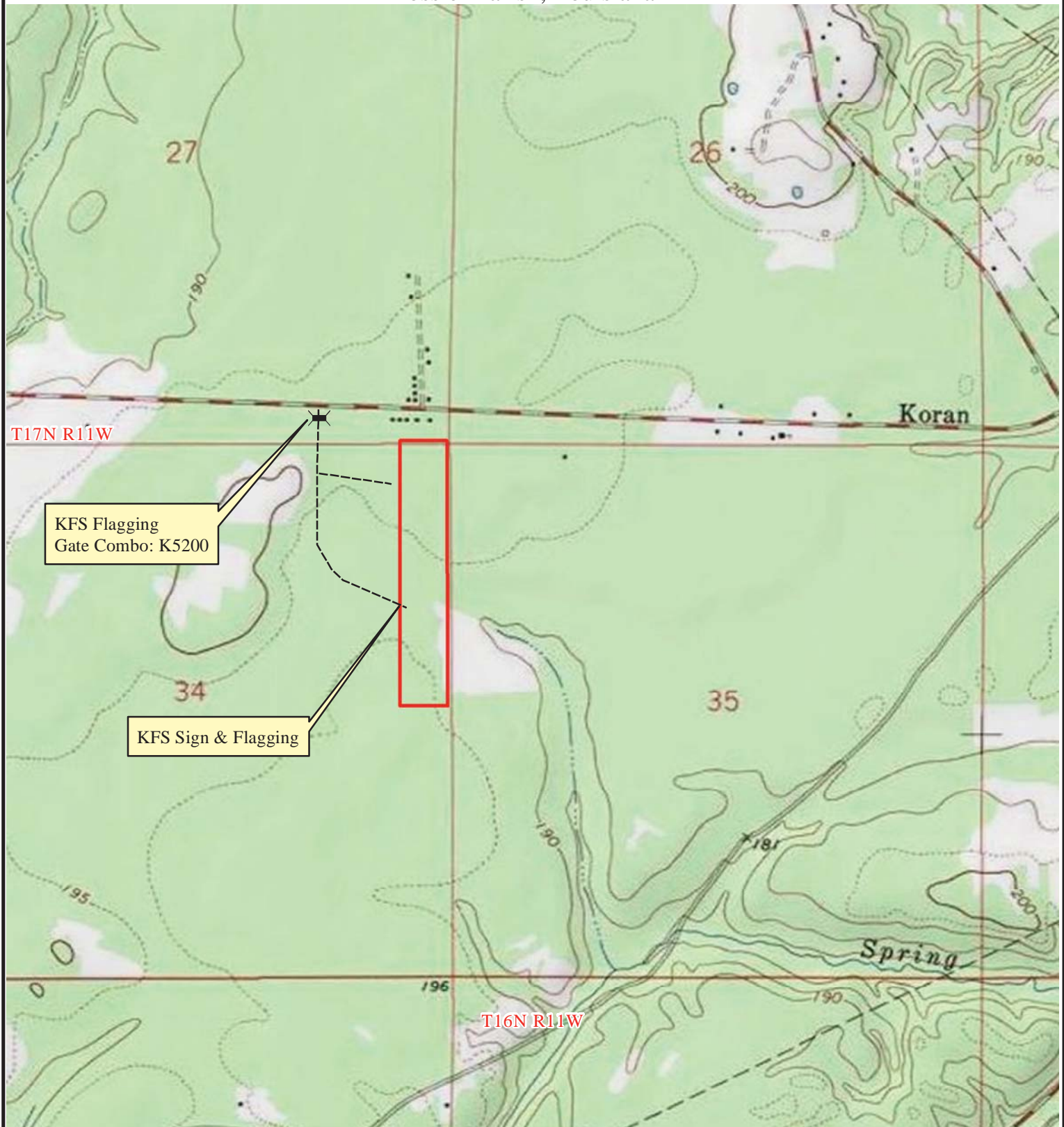
Bing Maps-2011 Imagery  
Created: November 2013  
Printed By: RDH

Land For Sale  
Koran Tract (#7144)  
+/-32 Acres  
East 32 acres of the NE1/4, Sec. 34, T17N, R11W  
Bossier Parish, Louisiana

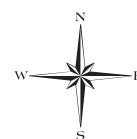




Land For Sale  
Koran Tract (#7144)  
+/-32 Acres  
East 32 acres of the NE1/4, Sec. 34, T17N, R11W  
Bossier Parish, Louisiana



0 0.5  
Miles



USA Topo Maps  
Created: November 2013  
Printed By: RDH

**OFFER FORM**

**MURFF TRACT LAND SALE (#7143)  
&  
KORAN TRACT LAND SALE (#71444)**

**BID DATE: FRIDAY, DECEMBER 13, 2013 @ 10:00 A.M.**

Reference is made to the Kingwood Forestry Services, Inc. notice for the Murff Tract (#7143) & Koran Tract (#7144) Land Sales.

Please fax offer to 903-831-9988 or mail to P.O. Box 5887, Texarkana, Texas 75505  
or hand deliver to 4414 Morris Lane, Texarkana, Texas 75503 or email to [texarkana@kingwoodforestry.com](mailto:texarkana@kingwoodforestry.com)

I submit the following offer(s) for the purchase of the Murff Tract described as the East 60 acres of NW¼ & the SW¼ of NE¼, Section 20, Township 17 North, Range 11 West, Bossier Parish, Louisiana, containing 100 acres, more or less and/or the Koran Tract described as the East 32 acres of the NE¼, Section 34, Township 17 North, Range 11 West, Bossier Parish, Louisiana, containing 32 acres, more or less.

My offer will remain valid until 5:00 P.M., Friday December 20, 2013. If my offer is accepted, I am ready, willing, able, and obligated to execute a more formal Contract of Sale within seven business days with earnest money in the amount of 10% of purchase price. Closing is expected to be held within forty-five days of offer acceptance.

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**Send offer form to:** Kingwood Forestry Services, Inc. (**Before 10:00 A.M., Friday, December 13, 2013**)  
P. O. Box 5887  
Texarkana, TX 75505  
Or fax to 903-831-9988  
Or 4414 Morris Lane  
Texarkana, TX 75503  
Or email to [texarkana@kingwoodforestry.com](mailto:texarkana@kingwoodforestry.com)

**\*\*Clearly write "Murff and/or Koran Land Sale Bid" in lower left corner of envelope\*\***

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**Murff Tract (#7143), 100 acres, more or less:** \$ \_\_\_\_\_

**Koran Tract (#7144), 32 acres, more or less:** \$ \_\_\_\_\_

**Both Tracts combined, 132 acres, more or less:** \$ \_\_\_\_\_

Name: \_\_\_\_\_ Fax No.: \_\_\_\_\_  
Printed

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

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

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

**\*Buyer acknowledges that Kingwood Forestry Services, Inc. is the agent of the Seller in this land sale transaction\***