

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

**Listing
#4043**

**NOTICE OF LAND SALE
-BEECH CREEK TRACT-**

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

Bid Date: Friday, June 28, 2013 @ 3:00 P. M.

-Land with Hardwood Sawtimber near Little Missouri River -

Kingwood Forestry Services, Inc. has been authorized to manage the sale of 160 acres, more or less, in Clark County, Arkansas.

Location: The Beech Creek Tract is located approximately nine miles southeast of Whelen Springs and is further described as the NE¼, Section 15, Township 11 South, Range 19 West, containing 160 acres, more or less, Clark County, Arkansas (see attached maps).

Tract Description: Access is via woods roads from Lone Pine Road. Tract consists of mature bottomland hardwoods of excellent quality. The southwest corner of property nearly touches Little Missouri River. Soils consist of silt loams with a site index for loblolly pine of 95 feet and 90 feet for Cherry Bark Oak (base age 50).

Merchantable Timber: Kingwood Forestry conducted a 5% inventory of merchantable timber with one 1/10th acre plot per two acres, four cruise lines running north and south. There are two creeks on tract, so harvestable timber acres and timber volumes may change if SMZs (streamside management zones) are established. Based on the cruise conducted by Kingwood Forestry Services in May, 2013, estimated tree counts and volumes are as follows:

Red Oak Sawtimber	1,440 Trees	426,600 Board Feet	3,192 Tons
White Oak Sawtimber	120 Trees	41,800 Board Feet	292 Tons
Gum Sawtimber	1,360 Trees	261,400 Board Feet	1,974 Tons
Misc. Sawtimber	480 Trees	60,300 Board Feet	458 Tons
Cypress Sawtimber	140 Trees	34,900 Board Feet	263 Tons
Hardwood Pulpwood	6,080 Trees		2,912 Tons

Due to variations in cruising methods, utilization standards and scaling practices, volume estimates cannot be guaranteed. Volume tables in tons are included; Board Feet tables are available upon request. Red Oak sawtimber averages 20.6" dbh and 296 BF / tree.

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 **"Beech Creek 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, June 28, 2013**. 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.

Please visit our website at www.kingwoodforestry.com to view maps and photographs.

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NOTICE OF LAND SALE

BEECH CREEK TRACT

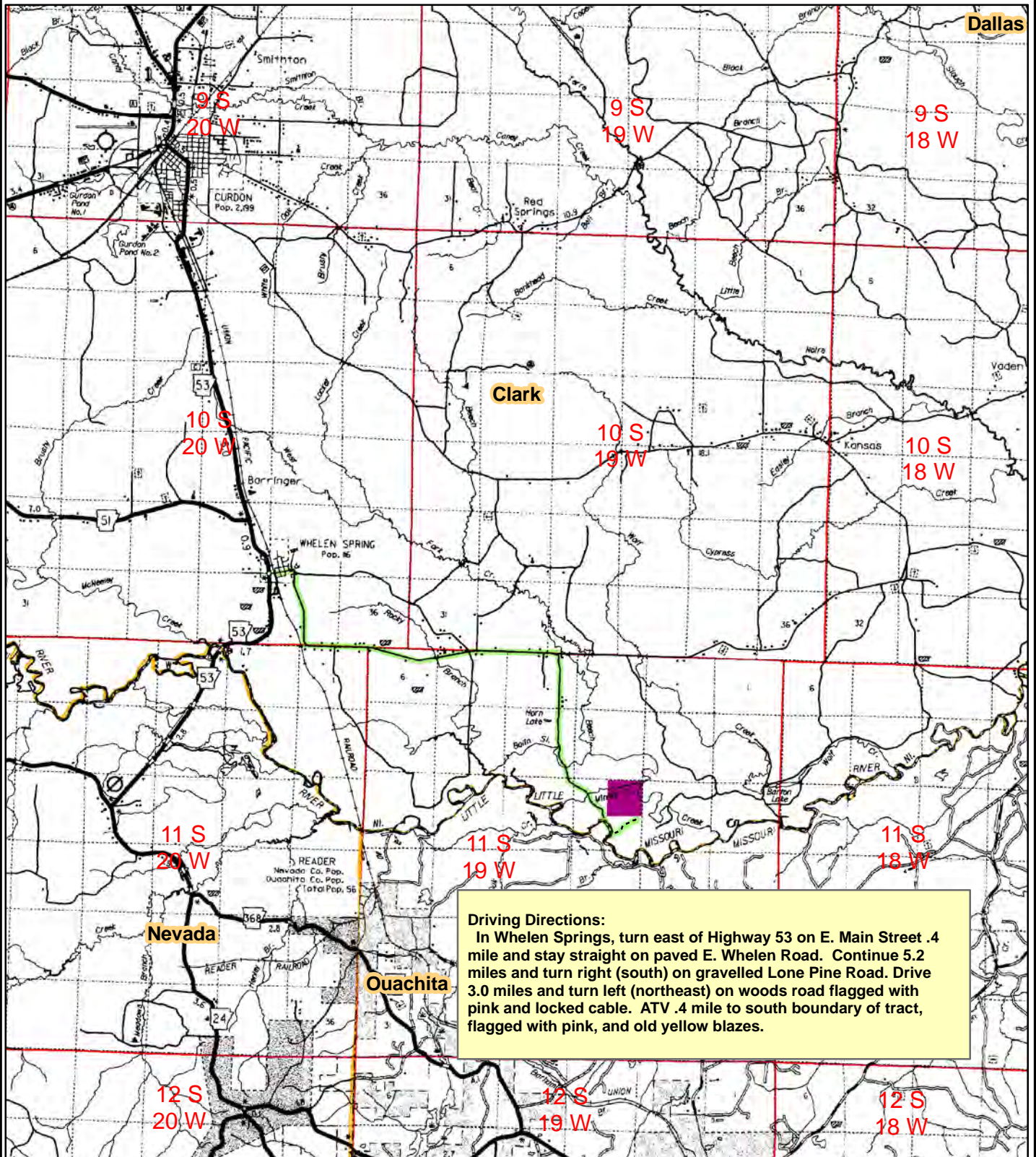
Bid Date: Friday, June 28, 2013 @ 3:00 P. M.

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, July 1, 2013. Successful bidder 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 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 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 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 are 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. 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
"Beech Creek Tract" - Listing #4043
NE¼ of Sec. 15, T11S, R19W, Clark County, Arkansas
Containing 160 acres, more or less



Driving Directions:

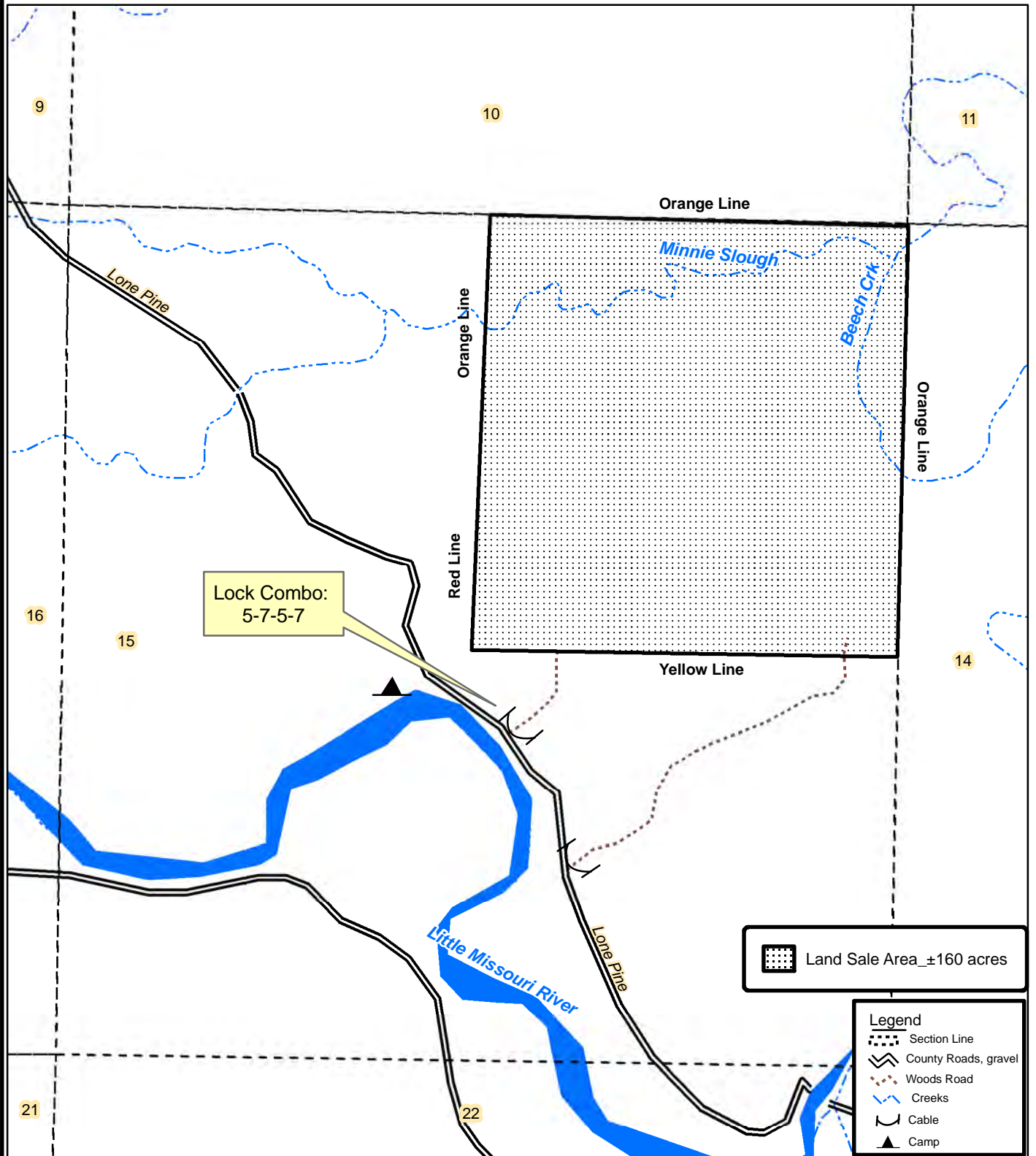
In Whelen Springs, turn east of Highway 53 on E. Main Street .4 mile and stay straight on paved E. Whelen Road. Continue 5.2 miles and turn right (south) on gravelled Lone Pine Road. Drive 3.0 miles and turn left (northeast) on woods road flagged with pink and locked cable. ATV .4 mile to south boundary of tract, flagged with pink, and old yellow blazes.

0 0.5 1 2 3
Miles



Created: May, 2013
Drawn By: JDT

NOTICE OF LAND SALE
"Beech Creek Tract" - Listing #4043
NE¼ of Sec. 15, T11S, R19W, Clark County, Arkansas
Containing 160 acres, more or less

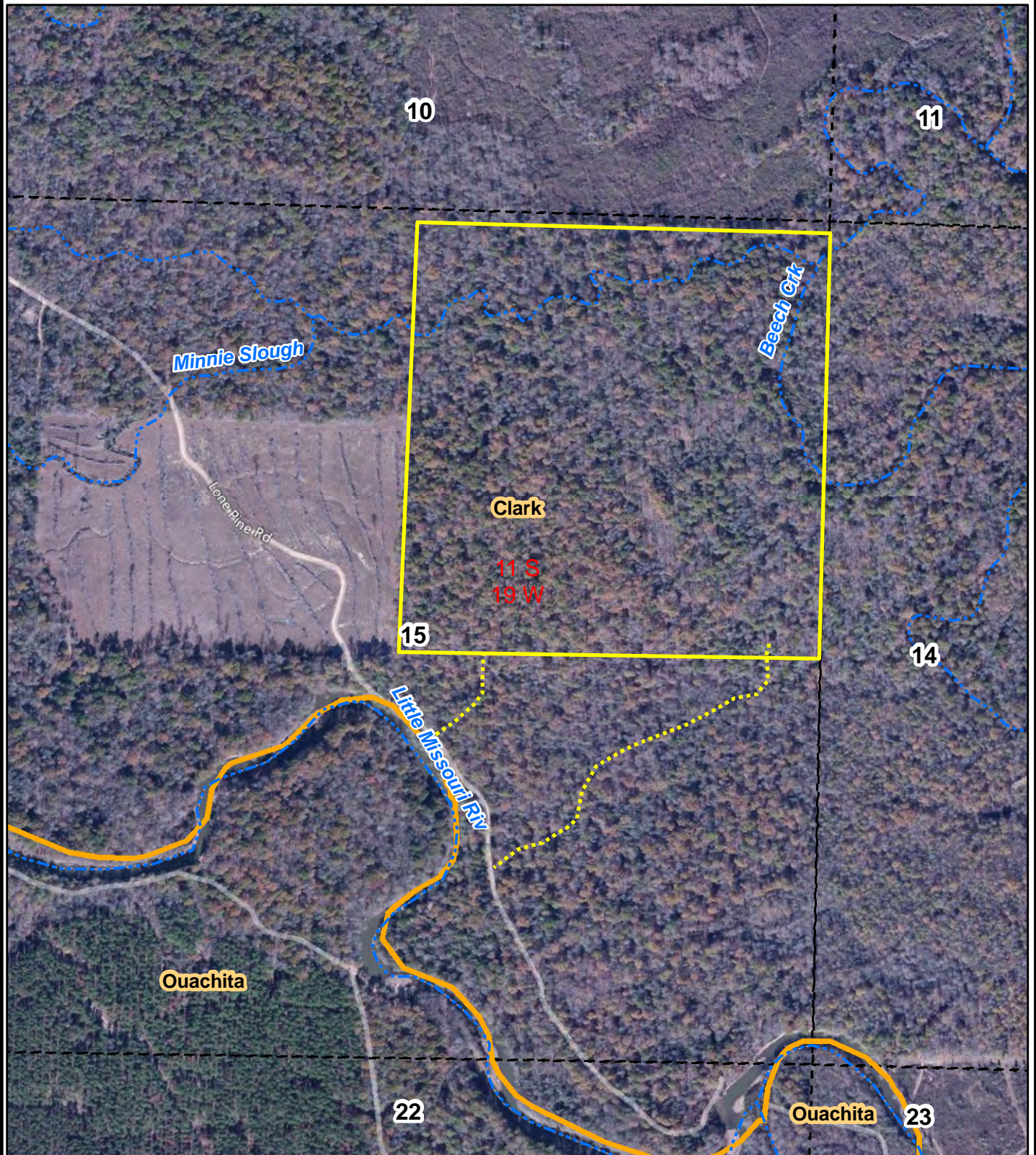


0 0.125 0.25
Miles



Created: June, 2013
By: JDT

NOTICE OF LAND SALE
"Beech Creek Tract" - Listing #4043
NE¼ of Sec. 15, T11S, R19W, Clark County, Arkansas
Containing 160 acres, more or less

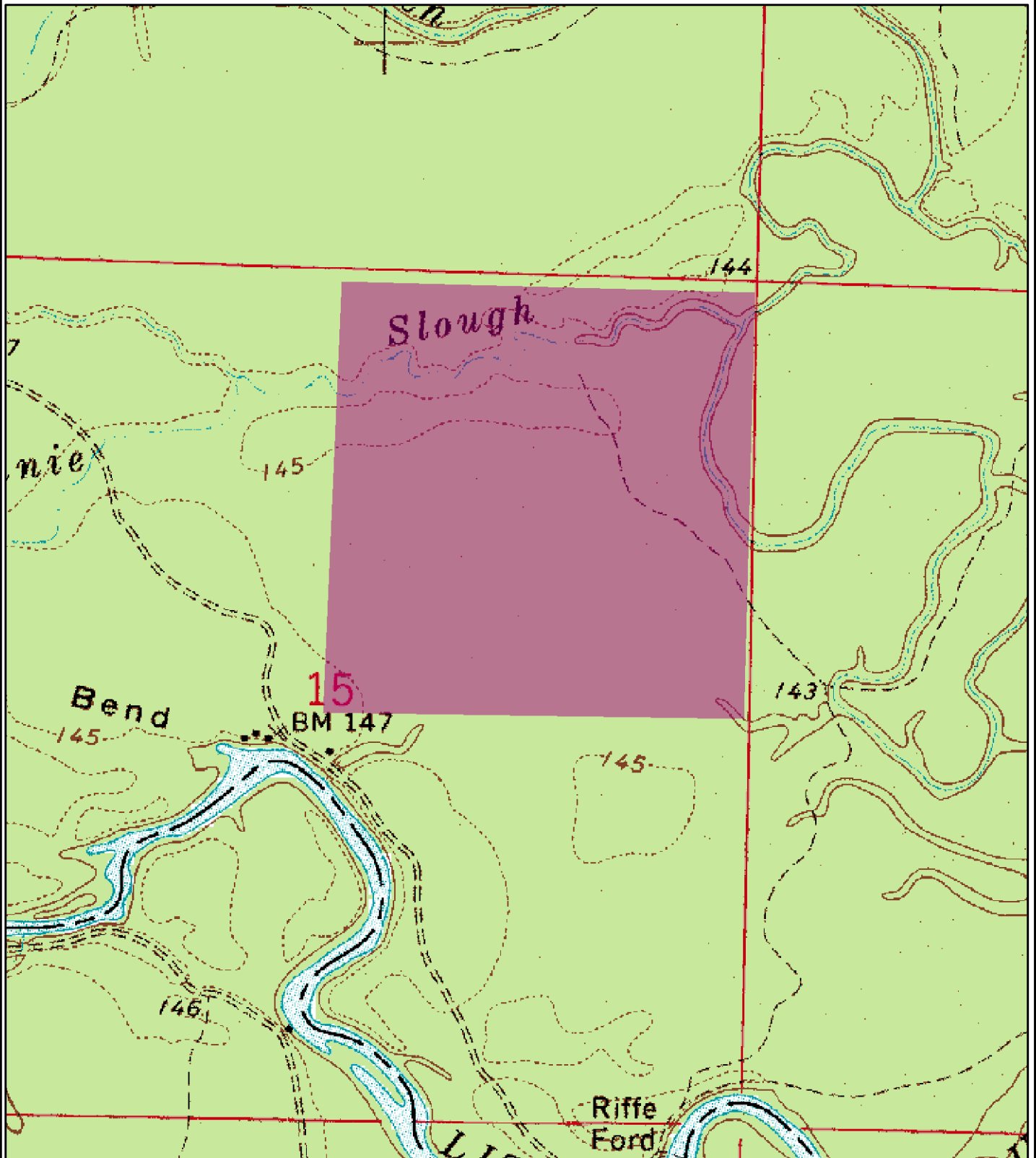


0 0.125 0.25
Miles



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

NOTICE OF LAND SALE
"Beech Creek Tract" - Listing #4043
NE¼ of Sec. 15, T11S, R19W, Clark County, Arkansas
Containing 160 acres, more or less



0 0.125 0.25
Miles



Created: May, 2013
Drawn By: JDT

BEECH CREEK TRACT #4043

Tract Name	Beech Creek, #4043	Stand Number	1
Legal	NE¼, Sec. 15, T11S, R19W	Acres	160.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	HH APA sawt	Date Cruised	5/16/2013
		Percent Cruised	5.00%

Stand Data	
<u>Average Vol/Acre</u>	19.95
<u>Average Vol/Tree</u>	2.22
<u>Average Vol/Log</u>	0.96
<u>Avg DBH</u>	20.58

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			40	28	40	35	20	20									100	83
16	20	14	40	37	60	68	100	133	20	30							240	283
18	20	18	20	24	80	116	80	135									200	292
20			20	29	80	143	120	251	40	95	20	53					280	572
22			40	71	60	130	60	152	60	174	40	129					260	656
24	20	32			40	103	20	61			40	154					120	350
26					60	182			20	81	20	91					100	354
28			20	58	20	71			60	283							100	411
30					20	81			20	108							40	190
Totals	60	63	180	247	460	929	400	753	220	772	120	427					1,440	3,192

Stand Data	
<u>Average Vol/Acre</u>	1.82
<u>Average Vol/Tree</u>	2.43
<u>Average Vol/Log</u>	1.21
<u>Avg DBH</u>	22.33

White Oak 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	20	19															20	19
18			20	29													20	29
20	20	29															20	29
22					20	51											20	51
24																		
26																		
28					20	83											20	83
30			20	81													20	81
Totals	40	48	40	110	40	134											120	292

BEECH CREEK TRACT #4043

Tract Name	Beech Creek, #4043	Stand Number	1
Legal	NE¼, Sec. 15, T11S, R19W	Acres	160.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	APA swtgum sawtmb	Date Cruised	5/16/2013
		Percent Cruised	5.00%

Stand Data	
<u>Average Vol/Acre</u>	12.34
<u>Average Vol/Tree</u>	1.45
<u>Average Vol/Log</u>	0.58
<u>Avg DBH</u>	17.32

Gum 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	20	9	20	13	80	65	80	78	80	91							280	257
16			60	49	100	104	180	224	20	29	60	98	20	37			440	541
18			20	20	40	51	80	123	120	214	20	40	20	45			300	495
20			20	25	20	31	40	74	120	259							200	389
22	20	21	20	29	20	37			20	51							80	138
24					20	43	20	52	20	60							60	154
Totals	40	30	140	137	280	332	400	552	380	704	80	139	40	82			1,360	1,974

Stand Data	
<u>Average Vol/Acre</u>	2.86
<u>Average Vol/Tree</u>	0.95
<u>Average Vol/Log</u>	0.57
<u>Avg DBH</u>	16.58

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
14	60	27	40	24	20	15											120	66
16	80	46	60	47	40	39	40	46									220	178
18	20	14	20	19					20	33							60	67
20							40	70									40	70
22					20	35	20	42									40	77
Totals	160	87	120	91	80	89	100	158	20	33							480	458

BEECH CREEK TRACT #4043

Tract Name	Beech Creek, #4043	Stand Number	1
Legal	NE¼, Sec. 15, T11S, R19W	Acres	160.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	RG0 HTons-Logs	Date Cruised	5/16/2013
		Percent Cruised	5.00%

Stand Data	
<u>Average Vol/Acre</u>	1.64
<u>Average Vol/Tree</u>	1.88
<u>Average Vol/Log</u>	0.80
<u>Avg DBH</u>	20.29

Cypress 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	20	12	20	15													40	27
16																		
18							20	33									20	33
20			20	29													20	29
22																		
24					40	98											40	98
26																		
Totals	20	12	40	45	40	98	40	108									140	263

Stand Data	
<u>Average Vol/Acre</u>	18.20
<u>Average Vol/Tree</u>	0.48
<u>Average Vol/Log</u>	0.24
<u>Avg DBH</u>	10.40

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
6	340	31	120	15	20	3											480	49
8	640	91	320	64	320	82	60	19	40	15							1,380	271
10	380	79	400	119	340	132	500	239	200	113	120	79	20	15			1,960	775
12	60	17	180	75	320	175	280	189	140	113	240	224	20	21			1,240	814
14	80	30	120	67	100	73	100	91	160	174	160	202	60	86			780	723
16			20	14	60	57	20	24	20	28	80	131					200	254
18	40	24															40	24
Totals	1,540	273	1,160	354	1,160	522	960	561	560	443	600	636	100	123			6,080	2,912

OFFER FORM
LAND SALE
-BEECH CREEK TRACT-

Bid Date: Friday, June 28, 2013 @ 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. **Beech Creek Tract #4043 Land Sale Notice**. I submit the following as offer for the purchase of the following tract located in Clark County, Arkansas and further described as:

Beech Creek Tract (Listing #4043): NE¼, Section 15, Township 11 South, Range 19 West, containing 160 acres, more or less, Clark County, Arkansas (see attached maps).

My offer will remain valid through 3:00 P.M., Monday, July 1, 2013. 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 a 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 thirty 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, June 28, 2013)**
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

BEECH CREEK (Listing #4043) 160 acres, more or less: \$ _____

Date: _____

Bidder: _____
Printed Name

Signature: _____

Company Name: _____

Phone#: _____

Fax#: _____

Address: _____
Street City, State, Zip

E-mail: _____

