

P.O. Box 65  
No. 4 Executive Circle  
**Arkadelphia, AR 71923**  
(870) 246-5757  
FAX (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 (870) 367-8424

**Listing  
#4388**

## NOTICE OF LAND SALE

### McAnally Tract

**Bid Date: Friday, May 3, 2013 @ 3:00 P. M.**

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

### **-Native Pine and Hardwood plus 2001 Pine Plantation Near Lake DeGray-**

Kingwood Forestry Services, Inc. has been authorized to manage the sale of a tract of land containing 179 acres, more or less, in Clark County, Arkansas.

**Location:** N½ of SW¼, Section 15; S½ of SW¼ of NE¼, SE¼ of NE¼, pt. NE¼ of SE¼, Section 16; all located in Township 6 South, Range 22 West, containing a total of 179 acres, more or less, Clark County, Arkansas. (McAnally Tract - **Listing #4388**).

**Tract Description:** The McAnally tract is located approximately two miles southeast of the Alpine community west of Arkadelphia. Access is frontage on county gravel Palmer Road. The tract contains native pine and hardwood on 124 acres (including SMZ), with well-stocked 2001 pine plantation on 52 acres. Brushy Creek crosses the subject. Average site index for loblolly pine approximately 80 feet on a fifty year base. Great property for deer and squirrel hunting and timber investment. Electricity is available to old home site on tract. Visit our website at [www.kingwoodforestry.com](http://www.kingwoodforestry.com) to view maps and photos.

**Merchantable Timber:** An inventory of timber was performed with one point per 2 acres, cruise lines running north and south, 10 basal area factor prism. Based on an inventory conducted by Kingwood Forestry Services in May, 2012, estimated tree counts and volumes are as follows:

<b>Pine Sawtimber</b>	<b>1,880 Trees</b>	<b>286,500 Board Feet</b>	<b>2,177 Tons</b>
<b>Red Oak Sawtimber</b>	<b>280 Trees</b>	<b>33,000 Board Feet</b>	<b>297 Tons</b>
<b>White Oak Sawtimber</b>	<b>208 Trees</b>	<b>20,000 Board Feet</b>	<b>194 Tons</b>
<b>Gum and Misc. Sawtimber</b>	<b>203 Trees</b>	<b>26,000 Board Feet</b>	<b>200 Tons</b>
<b>Pine Pulpwood</b>	<b>1,581 Trees</b>		<b>353 Tons</b>
<b>Hardwood Pulpwood</b>	<b>8,388 Trees</b>		<b>2,664 Tons</b>

Due to variations in sampling methods, utilization standards and scaling practices, volumes 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 "**McAnally Tract (Listing #4388) 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 **3:00 P.M., Friday, May 3, 2013** at the Kingwood Forestry office at #4 Executive Circle, Arkadelphia, Arkansas. 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.

## NOTICE OF LAND SALE

**McAnally Tract (Listing #4388) – Clark County, Arkansas**

**Bid Date: Friday, May 3, 2013 @ 3:00 P.M.**

### **Conditions of Sale:**

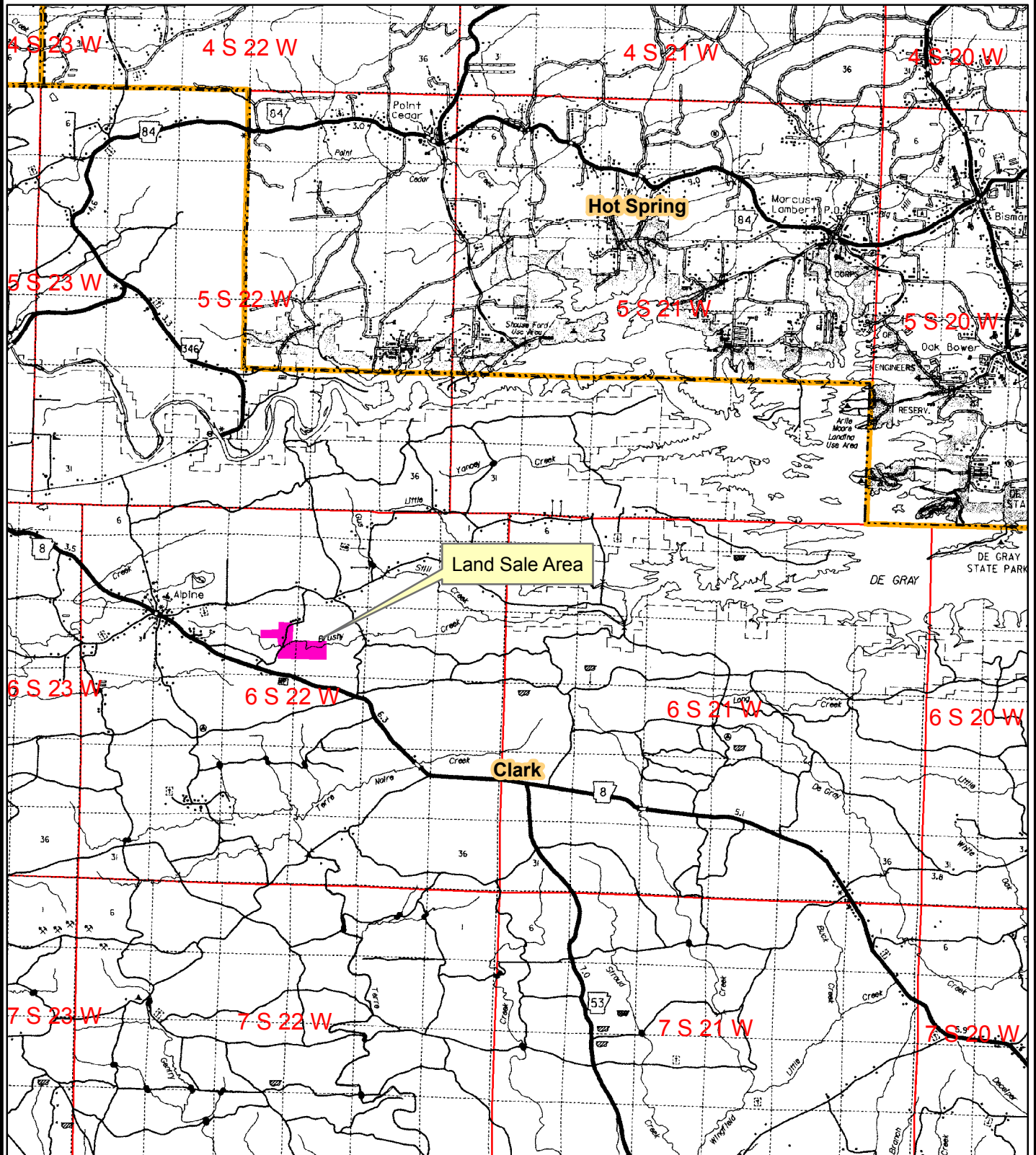
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid through 3:00 P.M., Tuesday, May 7, 2013. Successful bidder will be notified at or before that time by telephone, fax or e-mail. Upon acceptance of an offer, a more formal Contract 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. Owner will not provide survey. 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. Any mineral rights held by owner will be conveyed without warranty.
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 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 conducted 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.

### **Legal Description:**

North one-half (½) of Southwest one-quarter (¼), Section 15; South one-half (½) of Southwest one-quarter (¼) of Northeast one-quarter (¼), Southeast one-quarter (¼) of Northeast one-quarter (¼), part Northeast one-quarter (¼) of Southeast one-quarter (¼), Section 16; all located in Township 6 South, Range 22 West, containing a total of 179 acres, more or less, Clark County, Arkansas.



NOTICE OF LAND SALE  
"McAnally Tract" - Listing #4388  
Pt. Sec. 15 & 16, T6S, R22W, Clark County, Arkansas  
containing 179 acres, more or less

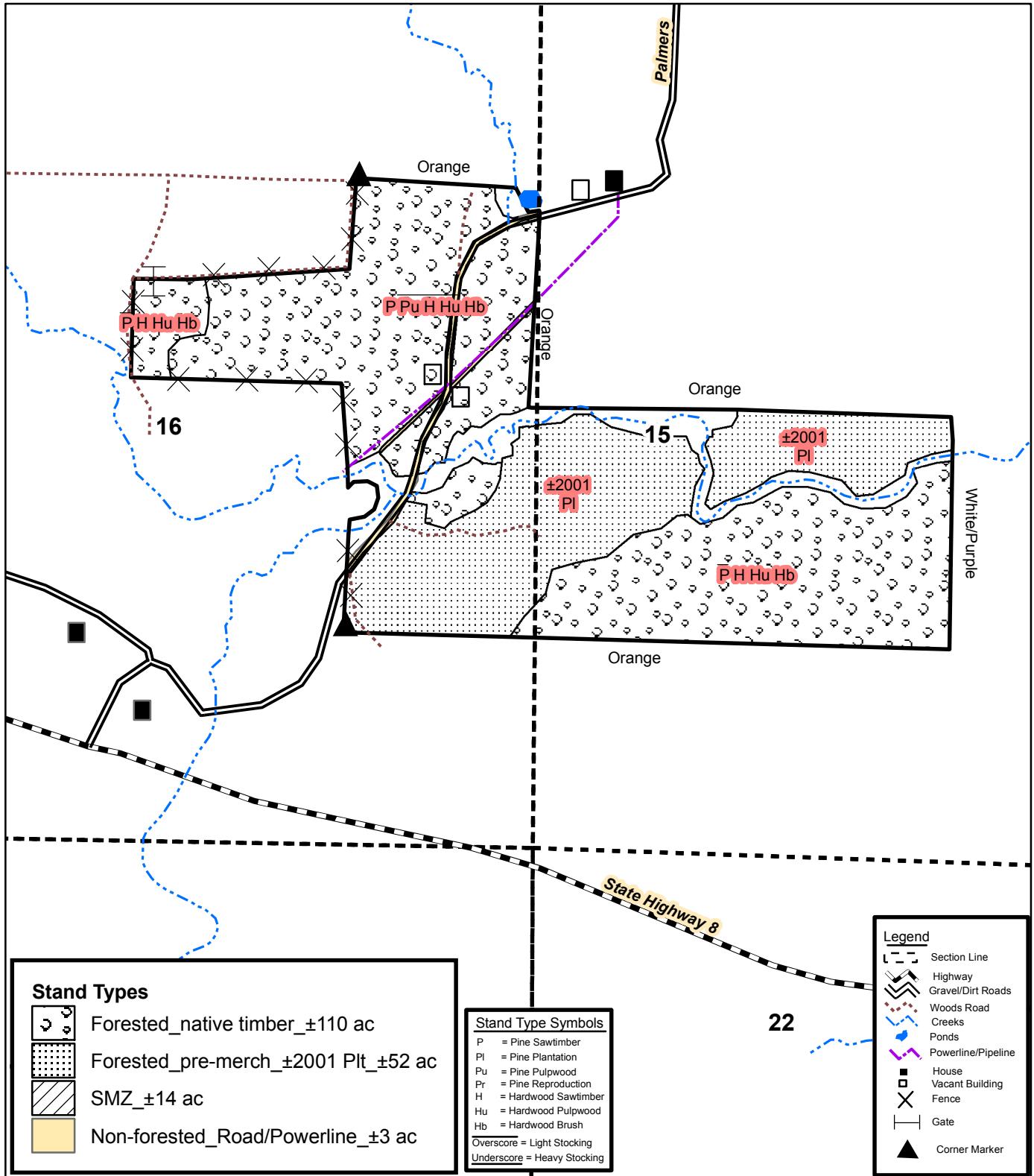


0 0.5 1 2 3  
Miles



Created: April, 2013  
Drawn By: JDT

NOTICE OF LAND SALE  
 "McAnally Tract" - Listing #4388  
 Pt. Sec. 15 & 16, T6S, R22W, Clark County, Arkansas  
 containing 179 acres, more or less



0 0.125 0.25  
 Miles





This aerial map displays a study area with several numbered land parcels. A yellow boundary outlines a specific region spanning parcels 15 and 16. The map includes labels for roads such as Fendley Rd, AR-8 W, and Palmer's Loop. A dashed line runs horizontally across the middle of the image, and a blue dashed line follows a winding path through the forested areas. The terrain is primarily forested, with some cleared areas and a small pond visible in parcel 16.

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



# MCANALLY TRACT (LISTING #4388)

Tract Name	McAnally	Stand Number	1
Legal	Pt. Sec. 15 & 16, T6S, R22W	Acres	110.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	10 BAF
Form Class	KFS PST Tons	Date Cruised	5/21/12
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	19.79
<u>Average Vol/Tree</u>	1.16
<u>Average Vol/Log</u>	0.44
<u>Avg DBH</u>	15.04

## 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			35	13			35	19									71	32
12			74	32	172	100	123	79	74	60							442	271
14	18	8	36	21	54	41	253	222	108	116	72	87					542	494
16	14	8	55	41	28	27	124	144	111	151	55	85	28	46			415	503
18			11	10	33	40	44	64	44	76	33	63	55	115			218	368
20					9	14	9	17	18	37	27	64	18	46	18	49	97	227
22							15	32	15	37	15	42	15	46			58	158
24					6	14	6	18	6	19			12	47	6	26	37	124
Totals	32	16	211	116	302	236	609	595	375	497	201	341	127	301	24	75	1,880	2,177

Stand Data	
<u>Average Vol/Acre</u>	2.70
<u>Average Vol/Tree</u>	1.06
<u>Average Vol/Log</u>	0.71
<u>Avg DBH</u>	16.87

## 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	36	19	18	13	18	16											72	48
16	28	19	55	51			14	18									97	89
18	22	19	33	39													55	58
20			18	26	18	32											35	57
22			7	13	7	16											15	29
24					6	16											6	16
Totals	86	58	131	141	49	79	14	18									280	297

# MCANALLY TRACT (LISTING #4388)

Tract Name	McAnally	Stand Number	1
Legal	Pt. Sec. 15 & 16, T6S, R22W	Acres	110.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	10 BAF
Form Class	HH APA sawt	Date Cruised	5/21/12
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	1.76
<u>Average Vol/Tree</u>	0.93
<u>Average Vol/Log</u>	0.61
<u>Avg DBH</u>	15.79

## 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
14	36	19	54	38	18	16											108	73
16	14	10			28	31											41	41
18	11	10	22	26			11	18									44	54
20			9	13													9	13
22																		
24			6	13													6	13
Totals	61	39	91	90	46	47	11	18									208	194

Stand Data	
<u>Average Vol/Acre</u>	0.65
<u>Average Vol/Tree</u>	1.02
<u>Average Vol/Log</u>	0.51
<u>Avg DBH</u>	15.78

## 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	18											36	29
16	14	11															14	11
18							11	19									11	19
20	9	11															9	11
Totals	41	34			18	18	11	19									70	71

# MCANALLY TRACT (LISTING #4388)

Tract Name	McAnally	Stand Number	1
Legal	Pt. Sec. 15 & 16, T6S, R22W	Acres	110.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	10 BAF
Form Class	SHwds APA Saw	Date Cruised	5/21/12
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	1.17
<u>Average Vol/Tree</u>	0.97
<u>Average Vol/Log</u>	0.63
<u>Avg DBH</u>	17.74

## 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
16	14	8	28	22	14	13											55	43
18	11	8	33	32	11	13											55	53
20			9	10													9	10
22			7	10	7	13											15	23
Totals	25	16	77	74	32	40											133	129

## Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	3.2
<u>Average Vol/Tree</u>	0.22
<u>Average Vol/Log</u>	0.12
<u>Avg DBH</u>	7.63

DBH	Trees	Tons
6	590	59.7
8	719	173.6
10	248	105.4
12	25	14.8
Total	1,581	353.4

## Hardwood Pulpwood

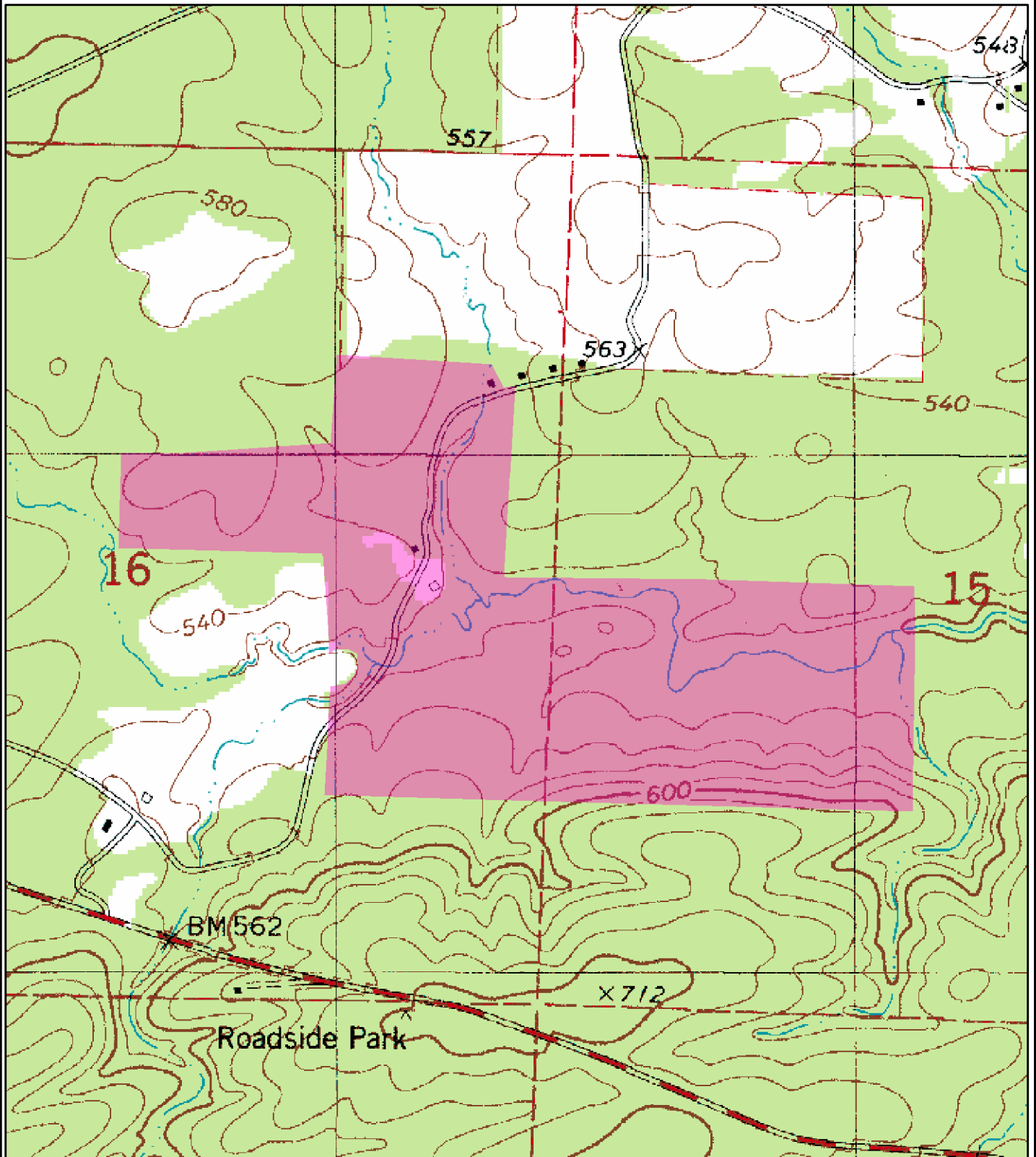
RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	24.2
<u>Average Vol/Tree</u>	0.32
<u>Average Vol/Log</u>	0.20
<u>Avg DBH</u>	8.88

DBH	Trees	Tons
6	2,457	235.6
8	2,598	510.1
10	1,451	549.0
12	1,106	682.9
14	632	536.2
16	124	124.4
18	11	13.0
20	9	13.0
Total	8,388	2,664.2



NOTICE OF LAND SALE  
"McAnally Tract" - Listing #4388  
Pt. Sec. 15 & 16, T6S, R22W, Clark County, Arkansas  
containing 179 acres, more or less



0 0.125 0.25  
Miles



Created: April, 2013  
Drawn By: JDT

## LAND SALE OFFER FORM

### MCANALLY TRACT (LISTING #4388) – CLARK COUNTY

**Bid Date: Friday, May 3, 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. notice for McAnally Tract (**Listing #4388**) Land Sale. I submit the following as an offer for the purchase of the following tract located in Clark County, Arkansas and further described as the N½ of SW¼, Section 15; S½ of SW¼ of NE¼, SE¼ of NE¼, pt. NE¼ of SE¼, Section 16; all located in Township 6 South, Range 22 West, containing a total of 179 acres, more or less, Clark County, Arkansas.

My offer will remain valid through 3:00 p.m. Tuesday, May 7, 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 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 thirty days of offer acceptance.

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**Send offer form to:** Kingwood Forestry Services, Inc. (**Before 3:00 p.m. Friday, May 3, 2013**)  
P. O. Box 65  
Arkadelphia, AR 71923  
Or fax to 870-246-3341

**McAnally Tract (Listing #4388) (179 acres, more or less):** \$ \_\_\_\_\_

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

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

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

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

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

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

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