

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

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

## Listing #4386

### NOTICE OF LAND SALE

#### Saline River Tract

**Bid Date: Friday, April 5, 2013 @ 3:00 P. M.**

#### —95 Acres of Pine and Hardwood with Highway and River Frontage—

Kingwood Forestry Services, Inc. has been authorized to manage the sale of a tract of land containing 95 acres, more or less, in Grant County, Arkansas.

**Location:** Land to be sold is described as the E½ of NW¼; and Part of the SW¼ of NE¼; and Part of the NW¼ of NE¼; containing a total of 95 acres, more or less, in Section 9, Township 4 South, Range 15 West, Grant County, Arkansas (Saline River Tract - Listing #4386).

**Tract Description:** Saline River Tract is located approximately four miles south of Traskwood and five miles north of Poyen. Access is excellent with Highway 229 as the west boundary of property with power and water at the highway. Over one-quarter-mile of Saline River frontage. About 50 acres of bottomland hardwoods, about 36 acres containing 1993 pine plantation, with balance of acreage in Saline River and Highway right-of-way. Average site index for loblolly pine and cherrybark oak approximately 95 feet on a fifty year base. Great property for deer, hog and squirrel hunting, plus river access for fishing or campsite. Please visit our website at [www.kingwoodforestry.com](http://www.kingwoodforestry.com) to view maps and photos.

**Merchantable Timber:** Based on an inventory conducted by Kingwood Forestry Services in March, 2013, estimated tree counts and volumes are as follows:

Pine Sawtimber	1,343 Trees	74,700 Board Feet	738 Tons
Pine Chip-N-Saw	1,511 Trees	27,000 Board Feet	620 Tons
Pine Pulpwood	10,068 Trees	1,413 Cords	3,779 Tons
Oak Sawtimber	156 Trees	21,900 Board Feet	189 Tons
Gum and Misc. Sawtimber	125 Trees	12,000 Board Feet	98 Tons
Hardwood Pulpwood	3,732 Trees	484 Cords	1,450 Tons

Due to variations in sampling methods, utilization standards and scaling practices, volumes cannot be guaranteed. **Please note that the timber was inventoried as two stands: Stand #1 is approximately 50 acres of native bottomland hardwood along Saline River; Stand #2 is approximately 36 acres of unthinned 20 year-old pine plantation containing over 100 tons per acre.** Stand by Stand volume estimates are included in this notice. 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 "**Saline River Tract (Listing #4386) 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, April 5, 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.

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## Notice of Land Sale

Saline River Tract (Listing #4386) – Grant County, Arkansas

**Bid Date: Friday, April 5, 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., Wednesday, April 10, 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:

The East half (½) of the North West quarter (¼) of Section nine (9), in Township four (4) South, of Range fifteen (15) West of the Fifth Principal Meridian; containing in all Eighty (80) acres, more or less.

AND

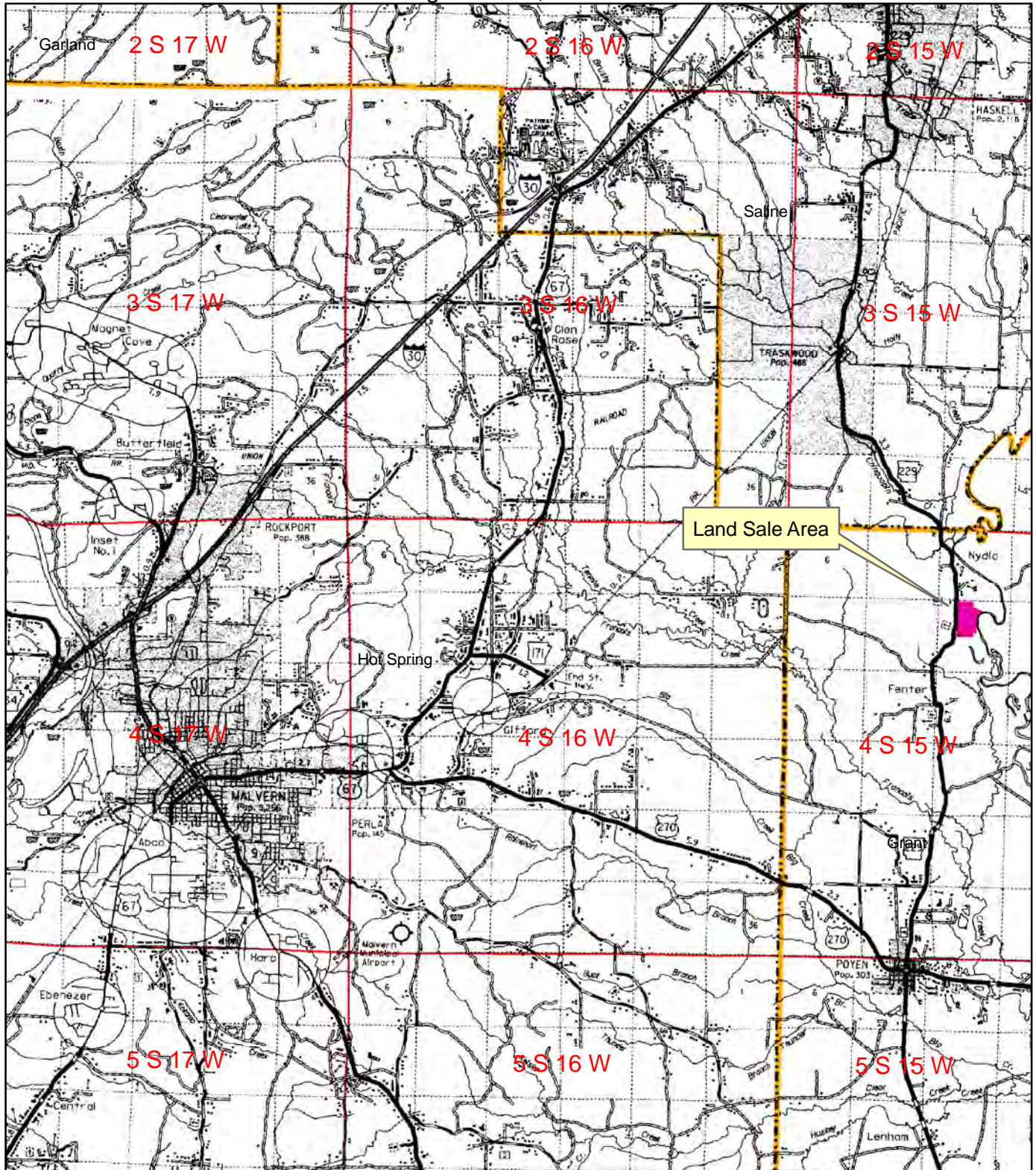
Part of the Southwest Quarter of the Northeast Quarter of Section 9, Township 4 South, Range 15 West, more particularly described as beginning at the Northwest Corner of the Southwest Quarter of the Northeast Quarter, thence East 16 rods, more or less, to a point on the thalweg of the Saline River, thence meandering down the Saline River along the thalweg to a point thereon which lies 60 rods South and 12 rods East of the point of beginning, thence West 12 rods, thence North 60 rods to the point of beginning, containing 5 acres, more or less.

AND

Part of the NW, NE 9-4-15 Beginning at the S.W. corner of NW1/4 NE1/4 of Section 9, 4, 15, thence North 60 rods, meandering down road East at a variation of 75 South 40 rods, thence meandering down the river at a variation of 20 degrees South west 50 rods, thence West 16 rods to point of beginning, containing 10 acres more or less



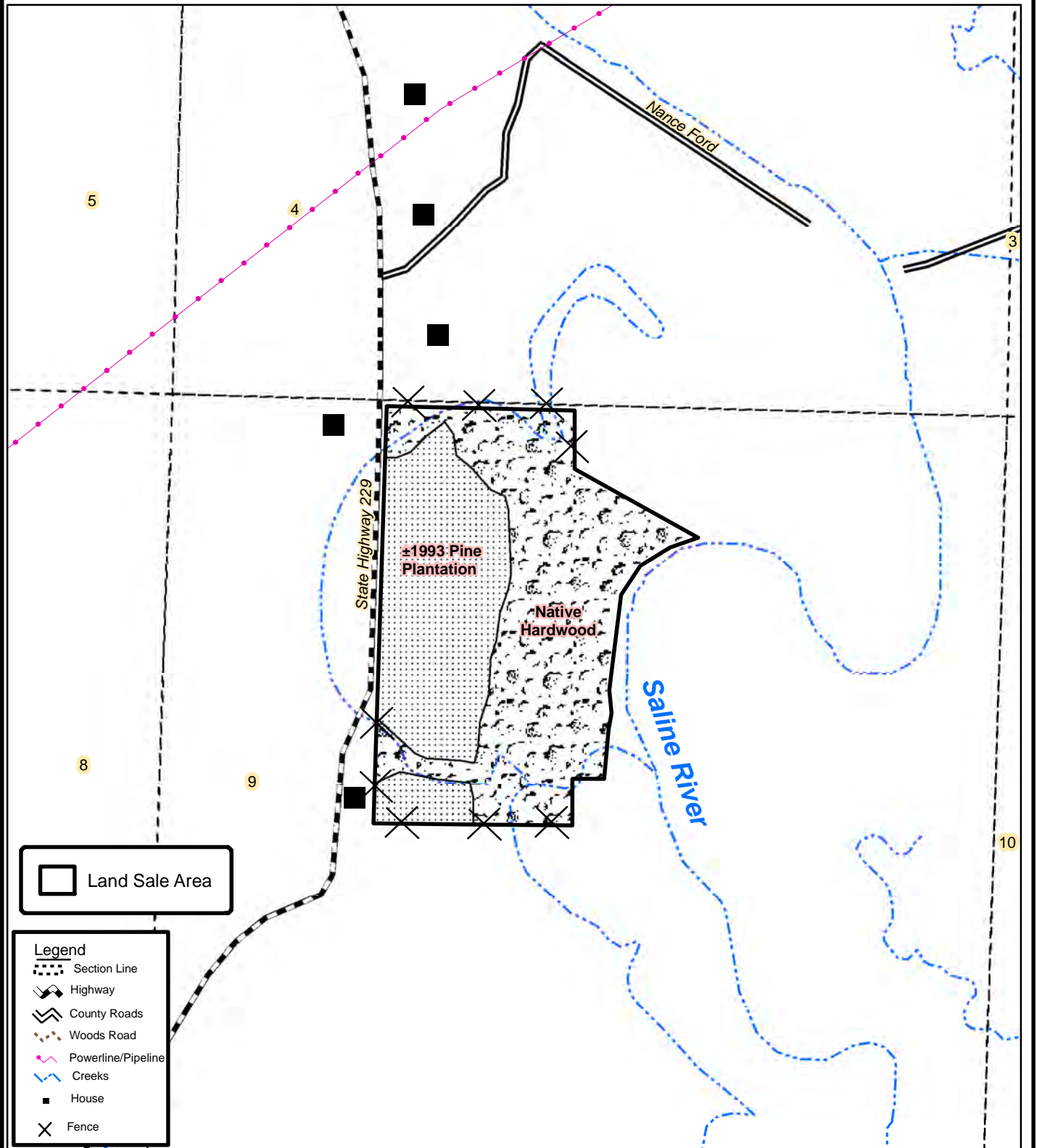
NOTICE OF LAND SALE  
"Saline River Tract" - Listing #4386  
Pt. of Sec. 9, T4S, R15W, Grant County, Arkansas  
containing 95 acres, more or less



Created: March, 2013  
Drawn By: JDT



NOTICE OF LAND SALE  
"Saline River Tract" - Listing #4386  
Pt. of Sec. 9, T4S, R15W, Grant County, Arkansas  
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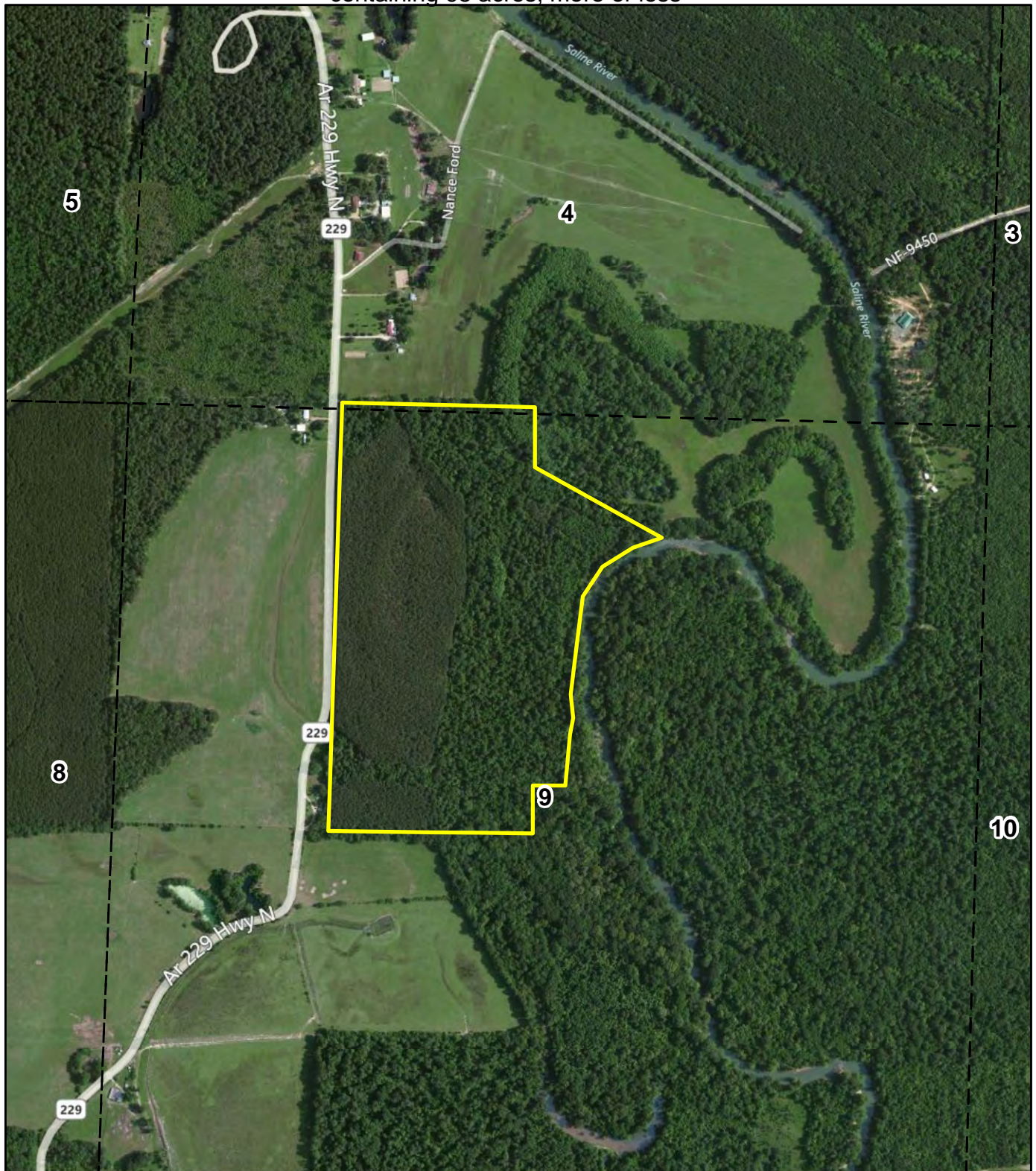
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Miles



Created: March, 2013  
By: JDT



NOTICE OF LAND SALE  
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Pt. of Sec. 9, T4S, R15W, Grant County, Arkansas  
containing 95 acres, more or less



0 0.125 0.25  
Miles



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

# SALINE RIVER TRACT (LISTING #4386) – Stand #1 (Native Timber)

Tract Name	Saline River, Listing #4386	Stand Number	1
Legal	Pt. Sec. 9, T4S, R15W	Acres	50.0
County	Grant	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	KFS PST Tons	Date Cruised	3/7/13
		Percent Cruised	9.60%

Stand Data	
<u>Average Vol/Acre</u>	0.83
<u>Average Vol/Tree</u>	0.57
<u>Average Vol/Log</u>	0.32
<u>Avg DBH</u>	12.86

## 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
12			21	9	21	12	10	7									52	28
14			10	6													10	6
16			10	8													10	8
Totals			42	23	21	12	10	7									73	41

Stand Data	
<u>Average Vol/Acre</u>	0.36
<u>Average Vol/Tree</u>	0.35
<u>Average Vol/Log</u>	0.25
<u>Avg DBH</u>	10.00

## Pine Chip N Saw

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	21	5	21	8	10	5											52	18
Totals	21	5	21	8	10	5											52	18

Stand Data	
<u>Average Vol/Acre</u>	3.77
<u>Average Vol/Tree</u>	1.21
<u>Average Vol/Log</u>	0.79
<u>Avg DBH</u>	18.00

## 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			10	7	10	9											21	16
16	10	7	10	10													21	17
18	31	28	10	12	21	30	10	18									73	88
20	10	11	10	15													21	27
22			10	18	10	23											21	41
Totals	52	46	52	63	42	62	10	18									156	189



# SALINE RIVER TRACT (LISTING #4386) – Stand #1 (Native Timber)

Tract Name	Saline River - Hardwood	Stand Number	1
Legal	Pt. Sec. 9, T4S, R15W	Acres	50.0
County	Grant	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
		Date Cruised	3/7/13

Stand Data	
<u>Average Vol/Acre</u>	1.96
<u>Average Vol/Tree</u>	0.78
<u>Average Vol/Log</u>	0.48
<u>Avg DBH</u>	15.83

## Gum & 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					10	8	21	19									31	27
16	42	24	21	16	10	10	10	12									83	62
18																		
20	10	9															10	9
Totals	52	33	21	16	21	18	31	31									125	98

## Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	0.8
<u>Average Vol/Tree</u>	0.34
<u>Average Vol/Log</u>	0.17
<u>Avg DBH</u>	9.00

DBH	Trees	Tons
6	31	3.2
8	42	9.6
10	21	8.0
12	21	11.3
14	10	10.1
Total	125	42.2

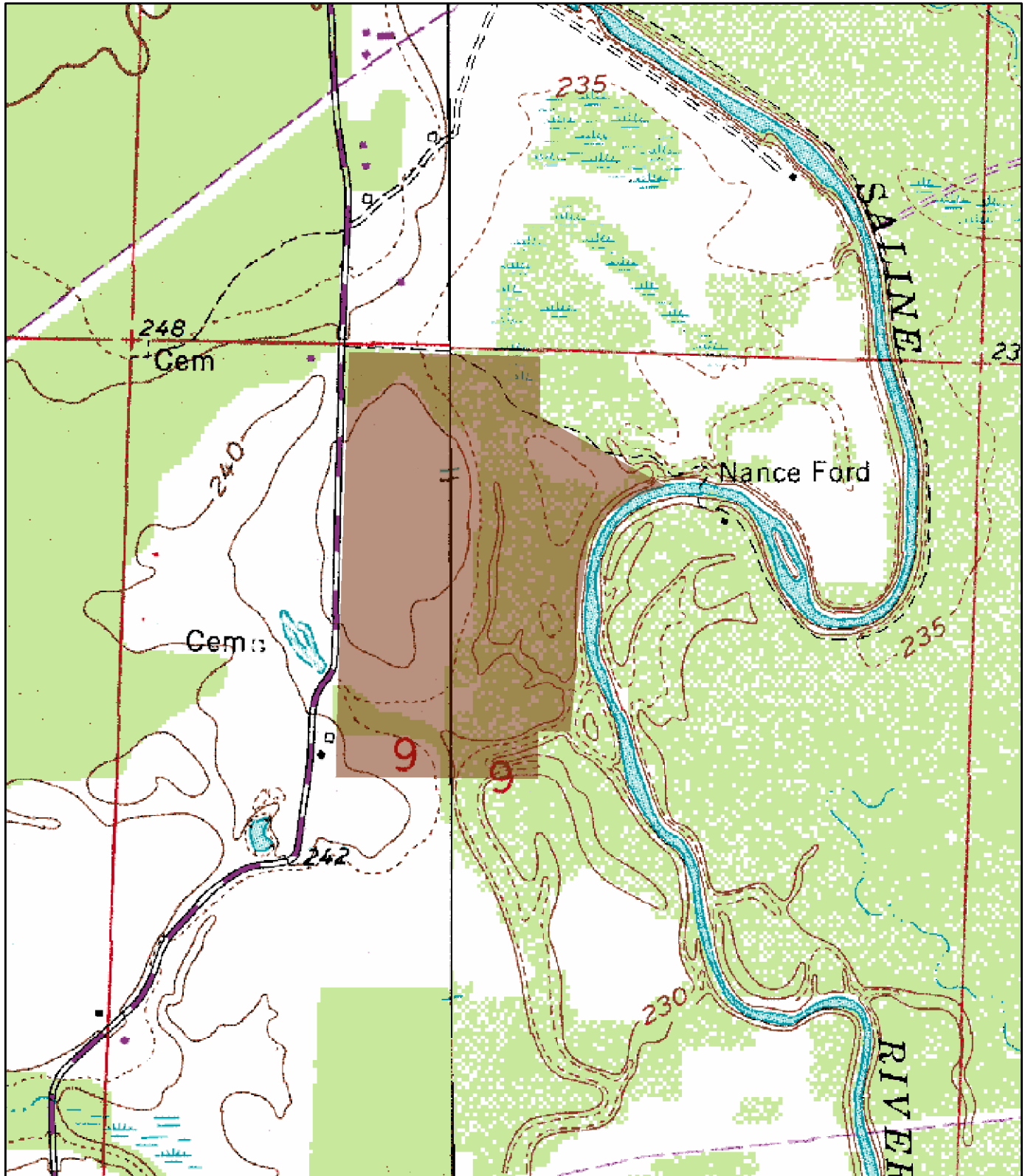
## Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	28.0
<u>Average Vol/Tree</u>	0.38
<u>Average Vol/Log</u>	0.21
<u>Avg DBH</u>	9.64

DBH	Trees	Tons
6	510	55.7
8	1,177	257.0
10	1,042	399.6
12	521	296.3
14	250	216.3
16	115	125.5
18	42	49.7
Total	3,656	1,400.2

NOTICE OF LAND SALE  
"Saline River Tract" - Listing #4386  
Pt. of Sec. 9, T4S, R15W, Grant County, Arkansas  
containing 95 acres, more or less



0 0.125 0.25  
Miles



Created: March, 2013  
Drawn By: JDT



# SALINE RIVER TRACT (LISTING #4386) – Stand #2 (Pine Plantation)

Tract Name	Saline River - Pine Plt.	Stand Number	2
Legal	Pt. Sec. 9, T4S, R15W	Acres	36.0
County	Grant	State	AR
Cruised By	JDT	Sample Method	20 BAF
Form Class	KFS PST Tons	Date Cruised	3/7/13
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	19.37
<u>Average Vol/Tree</u>	0.55
<u>Average Vol/Log</u>	0.30
<u>Avg DBH</u>	12.34

## 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
12	145	48	434	187	241	140	289	185									1,110	560
14					71	53	35	31									106	84
18					54	53											54	53
Totals	145	48	434	187	366	246	325	216									1,270	697

Stand Data	
<u>Average Vol/Acre</u>	16.71
<u>Average Vol/Tree</u>	0.41
<u>Average Vol/Log</u>	0.23
<u>Avg DBH</u>	10.00

## Pine Chip N Saw

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	347	90	417	150	278	136	417	225									1,459	602
Totals	347	90	417	150	278	136	417	225									1,459	602

## Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	103.8
<u>Average Vol/Tree</u>	0.38
<u>Average Vol/Log</u>	0.14
<u>Avg DBH</u>	8.83

DBH	Trees	Tons
6	1,544	210.3
8	3,691	1,087.4
10	3,891	1,889.6
12	675	417.8
14	142	131.7
Total	9,943	3,736.8

## Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	1.4
<u>Average Vol/Tree</u>	0.66
<u>Average Vol/Log</u>	0.28
<u>Avg DBH</u>	11.00

DBH	Trees	Tons
6	19	3.0
8	0	0.0
10	19	5.6
12	0	0.0
14	38	41.1
Total	76	49.7

## LAND SALE OFFER FORM

### SALINE RIVER TRACT (LISTING #4386) – GRANT COUNTY

**Bid Date: Friday, April 5, 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 Saline River Tract (**Listing #4386**) Land Sale. I submit the following as an offer for the purchase of the following tract located in Grant County, Arkansas and further described as the E½ of NW¼; part of the SW¼ of NE¼; part of the NW¼ of NE¼; containing a total of 95 acres, more or less, all in Section 9, Township 4 South, Range 15 West, Grant County, Arkansas.

My offer will remain valid through 3:00 p.m. Wednesday, April 10, 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, April 5, 2013**)  
P. O. Box 65  
Arkadelphia, AR 71923  
Or fax to 870-246-3341

**Saline River Tract (Listing #4386) (95 acres, more or less):** \$ \_\_\_\_\_

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

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

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

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

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

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

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