

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

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

NOTICE OF LAND SALE

**Listing
#4387**

Carter Family Tract

Nevada County, Arkansas

Bid Date: Friday, March 22, 2013 @ 3:00 P. M.

-Fourteen-Year-Old Pine Plantation on County Road near White Oak Lake-

Kingwood Forestry Services, Inc. has been authorized by the Carter Family to manage the sale of a tract of land containing 100 acres, more or less, in Nevada County, Arkansas (Listing #4387).

Tract Description: Land to be sold is described as NE ¼ of SE ¼, N ½ of SE ¼ of SE ¼, Section 10; NW ¼ of SW ¼, Section 11; Township 13 South, Range 20 West, containing a total of 100 acres, more or less, Nevada County, Arkansas (see attached maps). Tract is located approximately five miles east of Cale and approximately five miles southwest of White Oak Lake State Park. Access is excellent with Nevada County Road #46 crossing the tract. An old county road also crosses the northeast corner of the tract. Timber consists of a well-stocked 1999 pine plantation, almost ready for a first thinning. The plantation is well-stocked with pines averaging forty (40) feet tall. The tract offers excellent timberland investment potential, hunting opportunities, and possibility for rural home site or camp. The tract is well drained with gently rolling terrain, offering excellent logging conditions during most of the year. Soils are sandy loams well-suited for commercial pine production. Site index for loblolly pine is about 94 feet (base age 50). There are two nice ponds on tract. Please visit our website at www.kingwoodforestry.com for maps and photographs.

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 **"Carter Family Tract (Listing #4387)"** 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, March 22, 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.

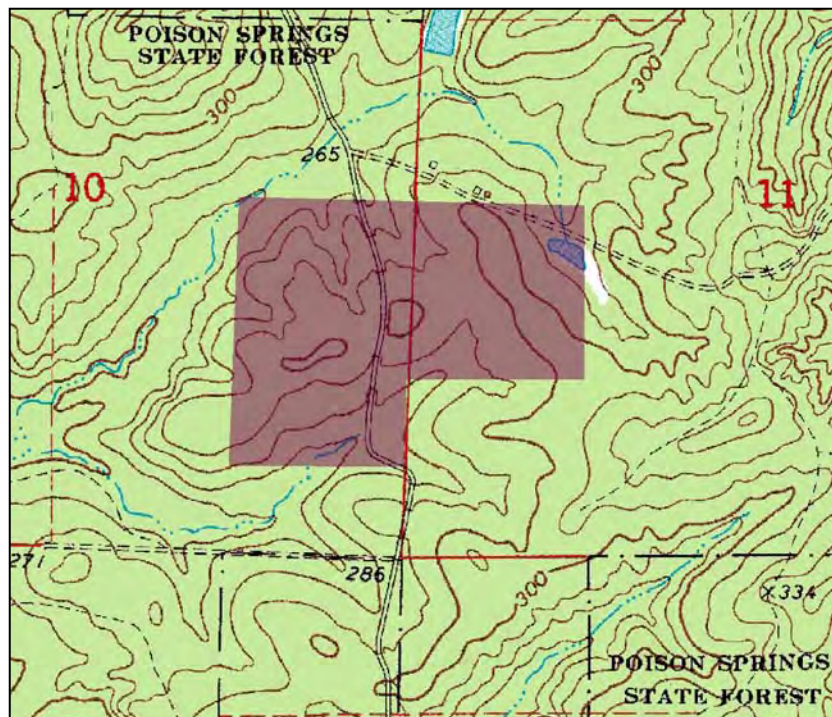
-Conditions of Sale on back of this page-

CARTER FAMILY TRACT LAND SALE (LISTING #4387)

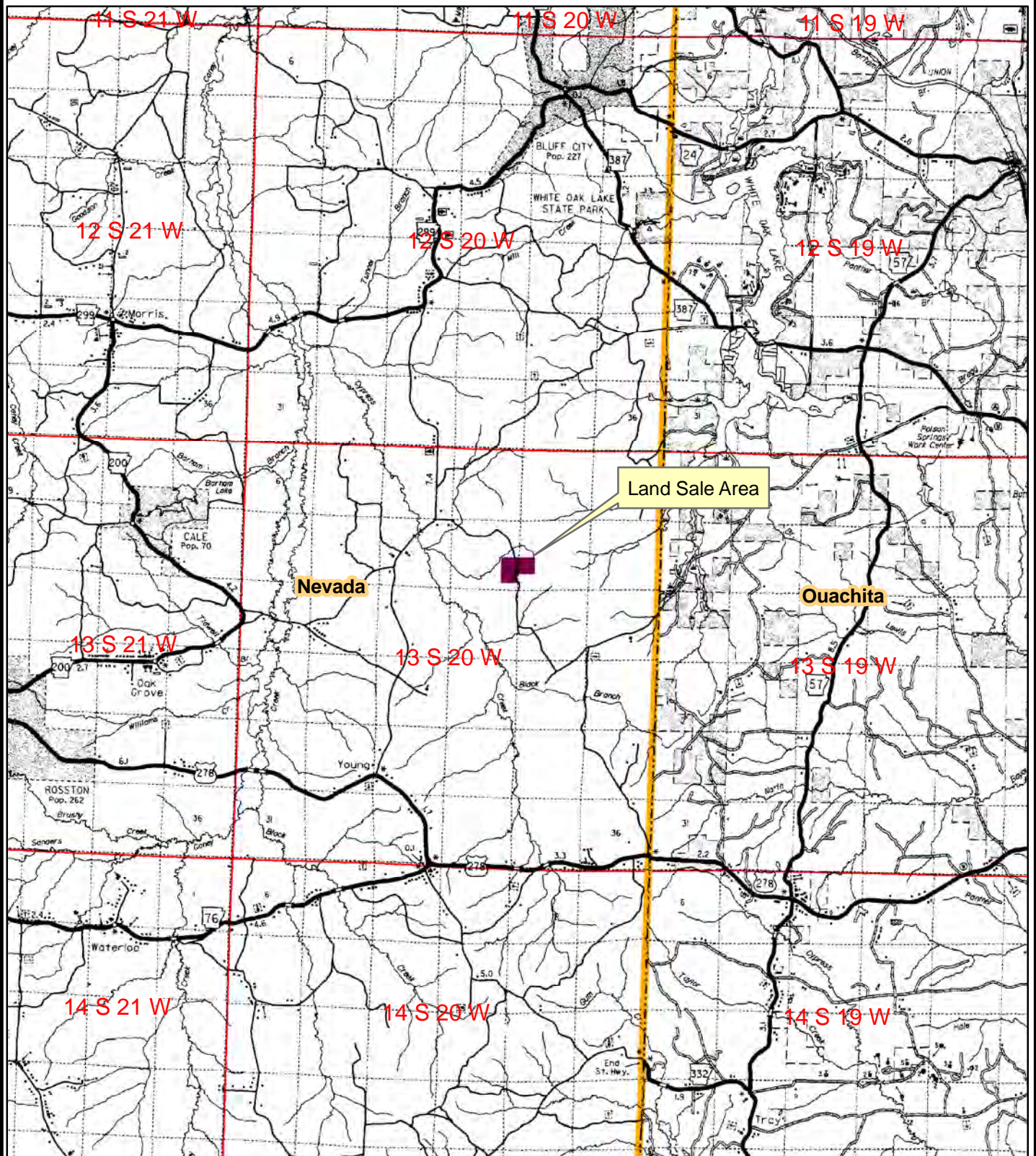
Bid Date: Friday, March 22, 2013 @ 3:00 P. M.

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, March 25, 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. 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. Seller will convey, without warranty, one-half (1/2) of any owned mineral rights.
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.



NOTICE OF LAND SALE
Carter Family Tract, Listing #4387
NE¼ of SE¼, N½ of SE¼ of SE¼, Sec. 10; NW¼ of SW¼, Sec. 11, T13S, R20W
Nevada County, Arkansas
Containing 100 acres, more or less

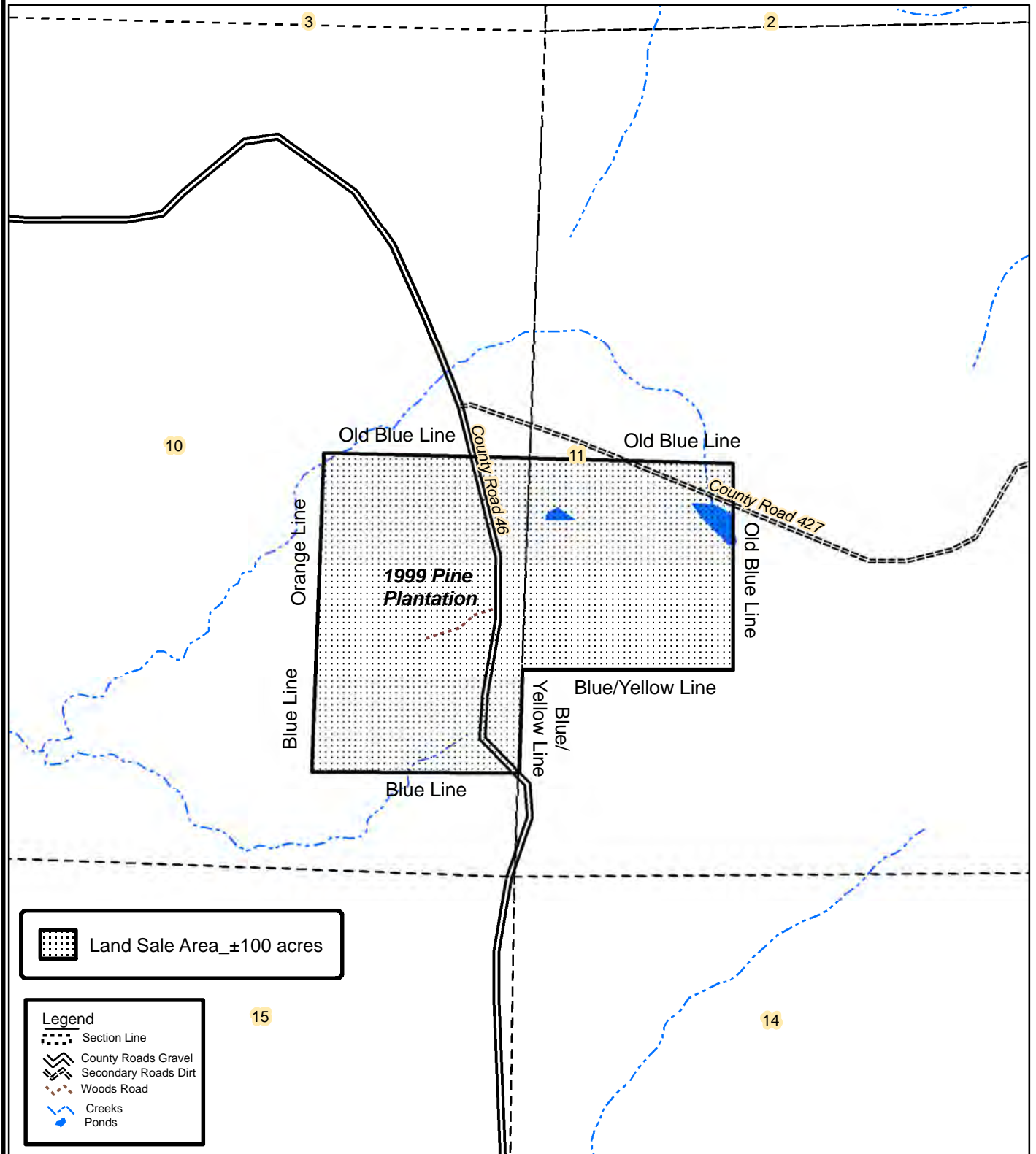


0 0.5 1 2 3
Miles

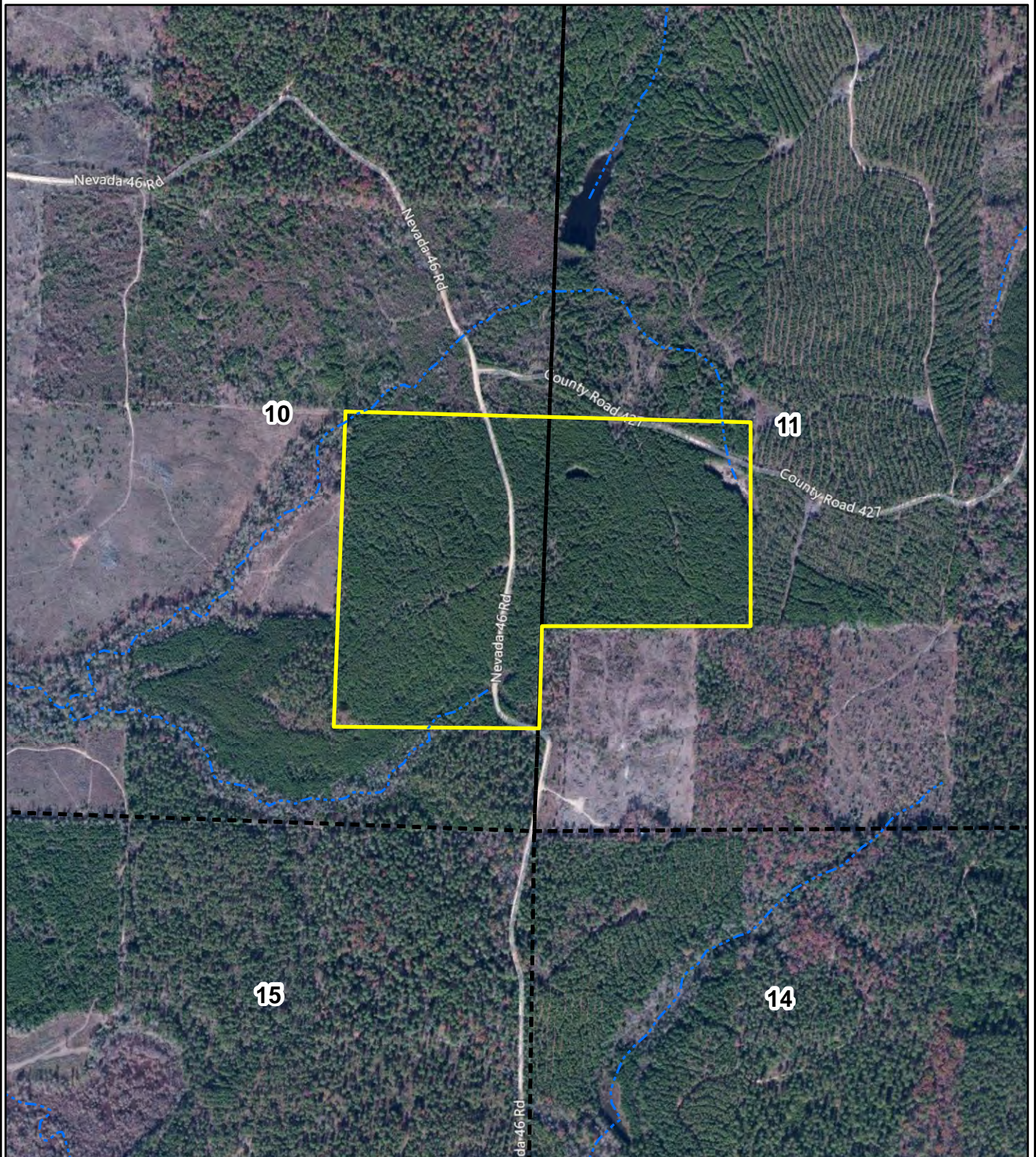


Created: February, 2013
Drawn By: JDT

NOTICE OF LAND SALE
Carter Family Tract, Listing #4387
NE¼ of SE¼, N½ of SE¼ of SE¼, Sec. 10; NW¼ of SW¼, Sec. 11, T13S, R20W
Nevada County, Arkansas
Containing 100 acres, more or less



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Nevada County, Arkansas
Containing 100 acres, more or less

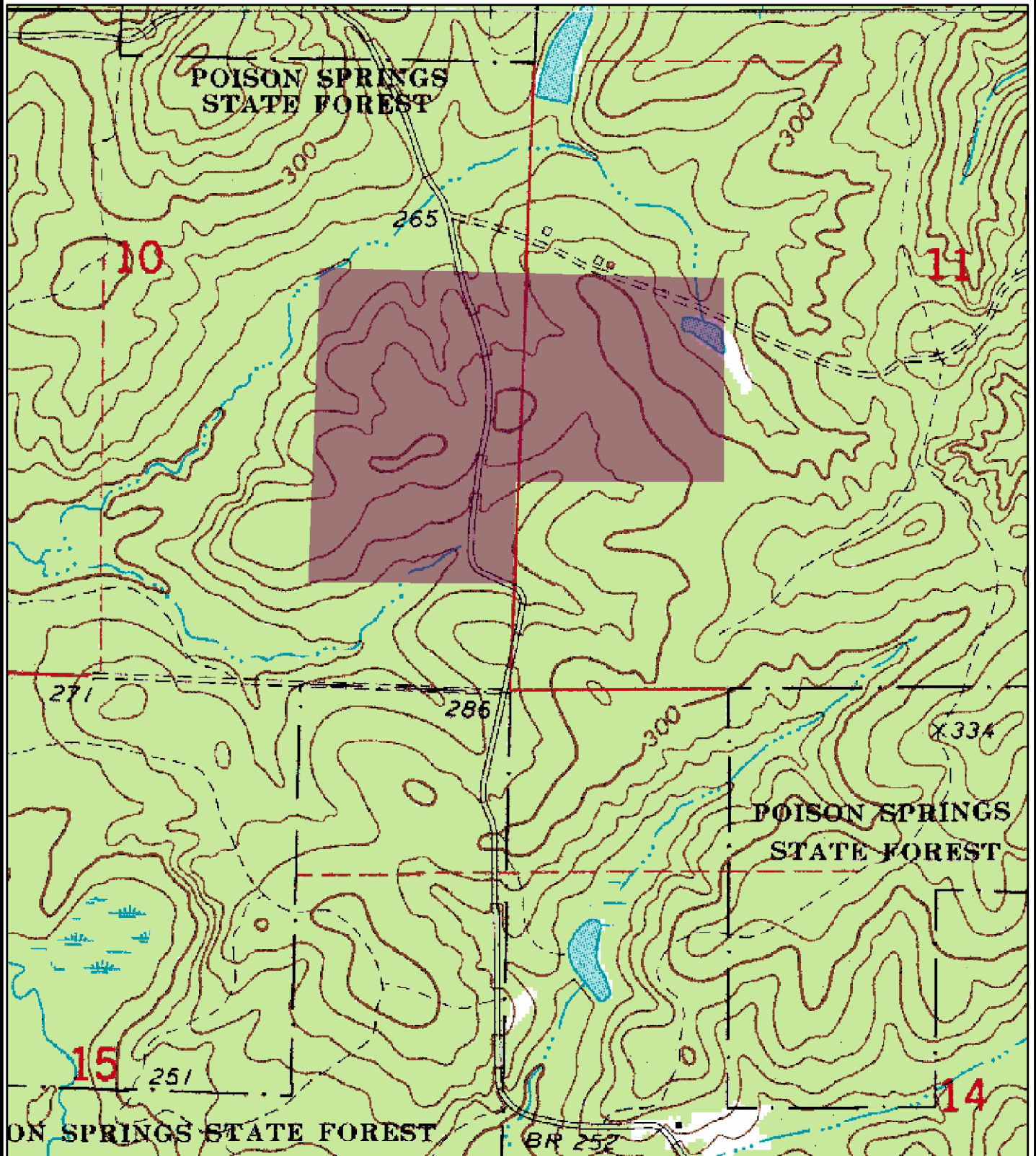


0 0.125 0.25
Miles



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

NOTICE OF LAND SALE
Carter Family Tract, Listing #4387
NE¼ of SE¼, N½ of SE¼ of SE¼, Sec. 10; NW¼ of SW¼, Sec. 11, T13S, R20W
Nevada County, Arkansas
Containing 100 acres, more or less



0 0.125 0.25
Miles



Created: February, 2013
Drawn By: JDT

OFFER FORM

CARTER FAMILY TRACT LAND SALE (LISTING #4387)

Bid Date: Friday, March 22, 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 the Carter Family Tract land sale. I submit the following as an offer for the purchase of the following tract further described as: NE $\frac{1}{4}$ of SE $\frac{1}{4}$, N $\frac{1}{2}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 10; NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 11; Township 13 South, Range 20 West, containing a total of 100 acres, more or less, Nevada County, Arkansas (see attached maps). My offer will remain valid through 3:00 p.m. Monday, March 25, 2013. Successful bidder will be notified at or before that time by telephone, fax, or e-mail. I have read and understand the Method of Sale and Conditions of Sale sections in this notice. 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.

Send offer form to:
(Before 3:00 p.m. Friday, March 22, 2013)

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

Carter Family Tract:

NE $\frac{1}{4}$ of SE $\frac{1}{4}$, N $\frac{1}{2}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 10;
NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 11; Township 13 South,
Range 20 West, containing a total of 100 acres, more
or less, Nevada County, Arkansas (see attached
maps).

Total Acres:

100 acres, more or less

Offer Amount:

\$ _____

Date: _____

Bidder: _____
Printed

Fax No.: _____

Bidder: _____
Signed

Phone No.: _____

Address: _____
Street City, State, Zip

Email: _____