

**SEALED BID LAND SALE  
Montgomery County, Arkansas**

**February 22, 2013**

**— Offer On Either or Both Adjoining Tracts —**

**Listing #4324  
Caddo Gap 320 Tract**



- **±320 Acres**
- **Gravel Road Frontage**
- **Mountain Vistas**
- **Adjoins Ouachita National Forest**
- **Native Pine and Hardwood**
- **Timber Volume Estimates:**
  - Pine Sawtimber - 4,776 Tons
  - Red Oak Sawtimber - 530 Tons
  - White Oak Sawtimber - 1,158 Tons
  - Gum Sawtimber - 462 Tons
  - Misc. Hardwood Sawtimber - 210 Tons
  - Pine Pulpwood - 892 Tons
  - Hardwood Pulpwood - 4,061 Tons

Kingwood performed a prism cruise (one point per 2 acres) on the tract in November, 2012. Due to variations associated with sampling, utilization standards, and scaling practices, tree counts and timber volume estimates advertised in this notice cannot be guaranteed.

**Listing #4369  
Caddo Gap 40 Tract**



- **±40 Acres**
- **Excellent Hunting**
- **Native Pine and Hardwood**  
(Ocular estimate of 125 tons of hardwood pulpwood)
- **Adjoins Ouachita National Forest**

**SUBMIT BIDS BY 3:00 PM  
Friday, February 22, 2013**

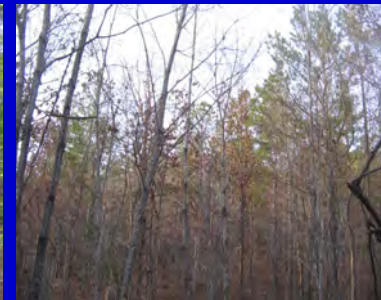
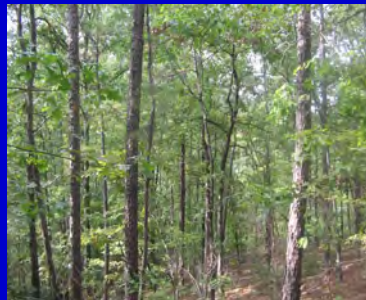
For more information:  
[www.kingwoodforestry.com](http://www.kingwoodforestry.com)  
(870) 246-5757



**NOTICE:** Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume liability and shall indemnify Seller and its agents against any and all claims, demands or causes of action, of every kind, nature and description relating to its access to or presence on the property.



# Caddo Gap 320 & Caddo Gap 40



Adjoins Ouachita National Forest

For Additional Maps and Photographs visit our website: [www.kingwoodforestry.com](http://www.kingwoodforestry.com)  
Email: [arkadelphia@kingwoodforestry.com](mailto:arkadelphia@kingwoodforestry.com)

## NOTICE OF LAND SALE

**Caddo Gap 320 (Listing #4324) and/or Caddo Gap 40 Tracts (Listing #4369)**

**SUBMIT BIDS BY 3:00 PM, Friday, February 22, 2013**

**Method of Sale:** The properties (two separate owners) will be sold on the basis of lump sum sealed bids. Bids may be submitted for either or both tracts. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Caddo Gap 320 Tract Land Sale**" and/or "**Caddo Gap 40 Land Sale**" respectively, clearly marked in the lower left corner of the envelope to protect security of the offer. An offer form is attached. 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.** Bids will be opened at the Kingwood Forestry office at #4 Executive Circle, Arkadelphia, Arkansas at **3:00 P.M., Friday, February 22, 2013.**

### **Conditions of Sale:**

1. The landowners reserve 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, February 26, 2013. Successful bidder will be notified on 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 parcels are being sold in their entirety for single sums and not on a per acre basis. Advertised acreage is believed to be correct, but is not guaranteed. Offer price is for entire tract or tracts 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 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 prorated 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 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 or emailed to [arkadelphia@kingwoodforestry.com](mailto:arkadelphia@kingwoodforestry.com).

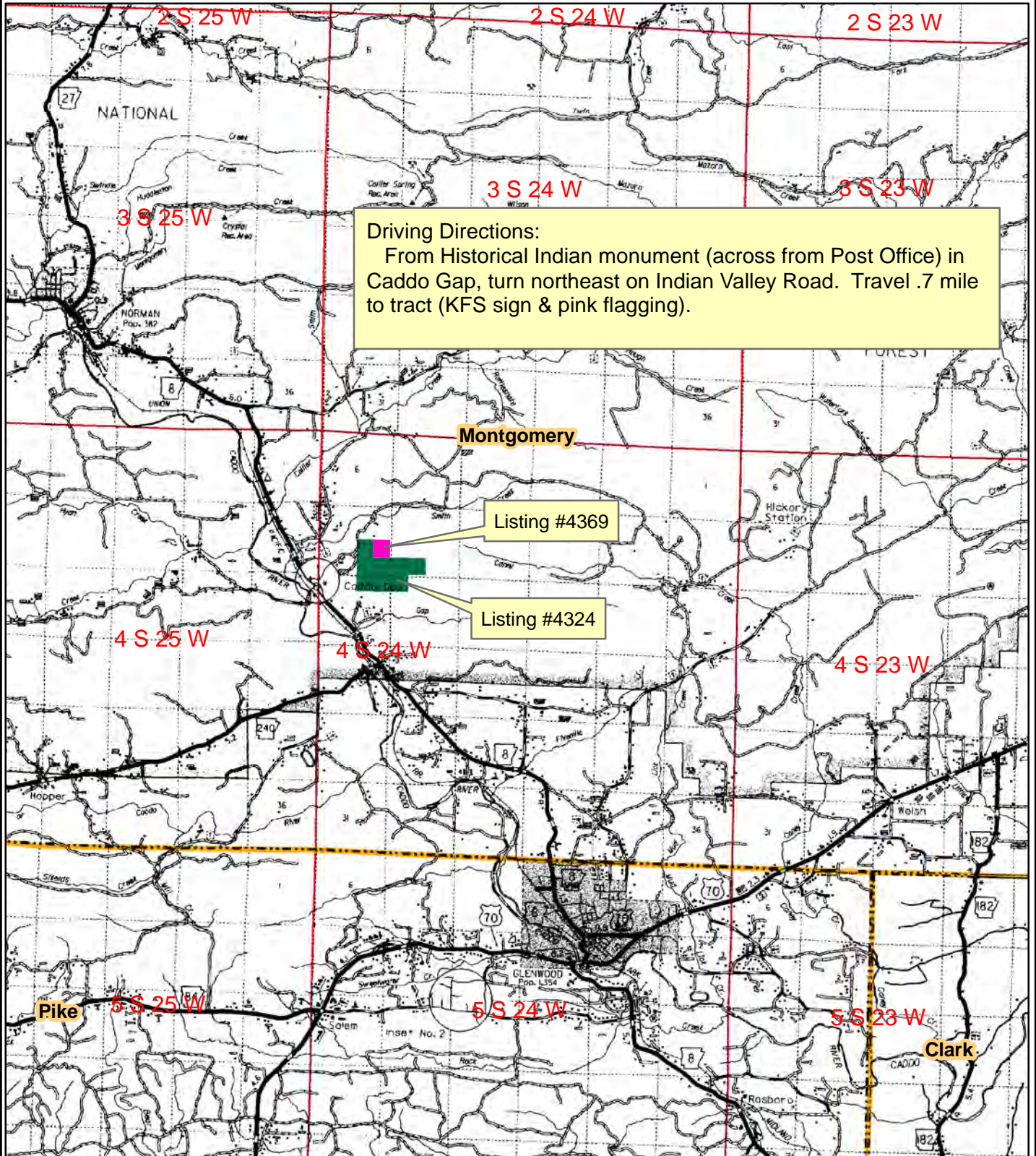
**Notice:** Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands or causes of action, of every kind, nature and description relating to its access to or presence on the property.



# NOTICE OF LAND SALES

**Caddo Gap 320 Tract (Listing #4324)**  
 Pt. Sec. 7, 8, 17, & 18, T4S, R24W  
 Montgomery County, Arkansas  
 Containing 320 acres, more or less

**Caddo Gap 40 Tract (Listing #4369)**  
 NE¼ of SE¼, Sec. 7, T4S, R24W  
 Montgomery County, Arkansas  
 Containing 40 acres, more or less



0 0.5 1 2 3  
 Miles



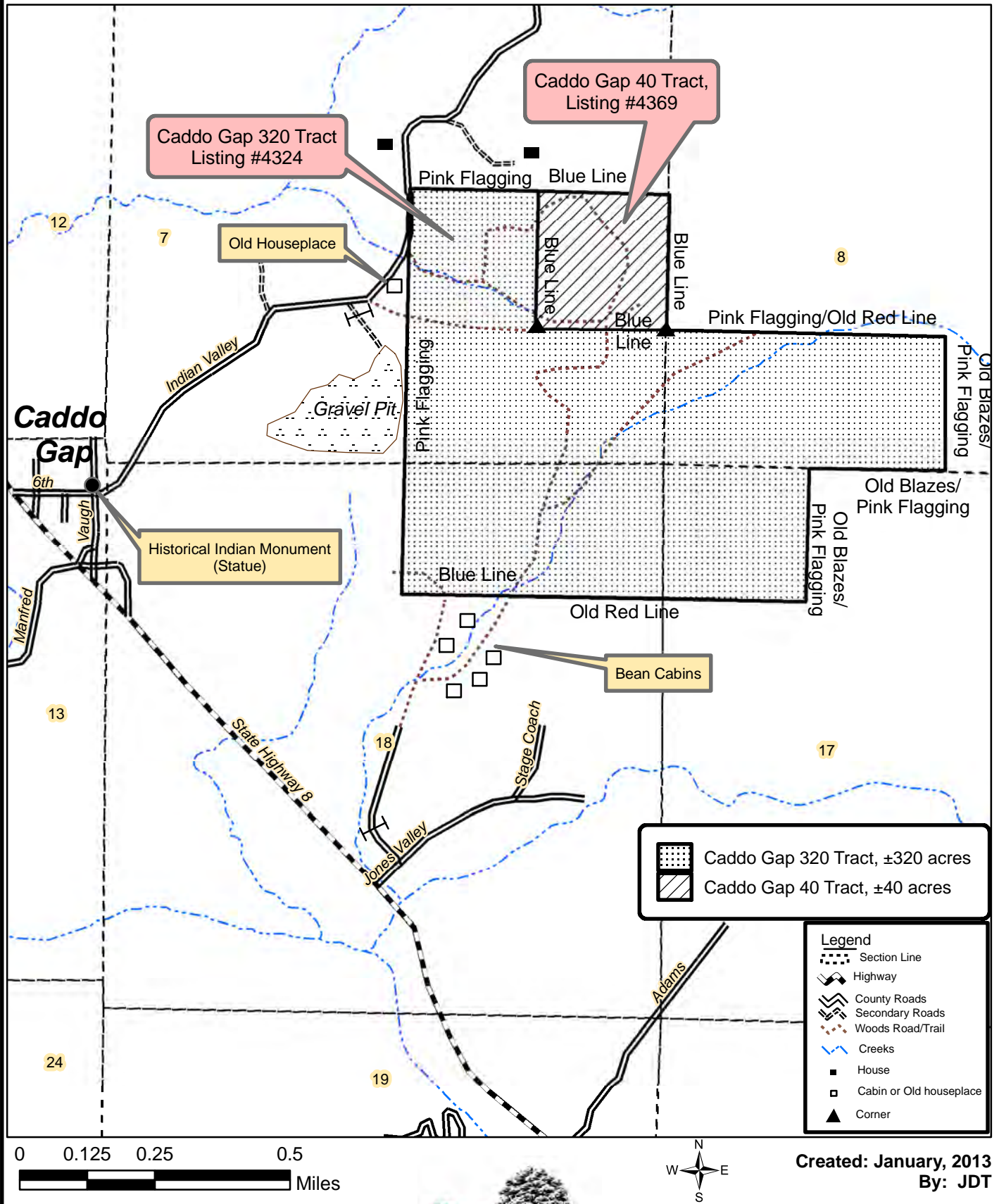
Created: January, 2013  
 Drawn By: JDT



# NOTICE OF LAND SALES

**Caddo Gap 320 Tract (Listing #4324)**  
 Pt. Sec. 7, 8, 17, & 18, T4S, R24W  
 Montgomery County, Arkansas  
 Containing 320 acres, more or less

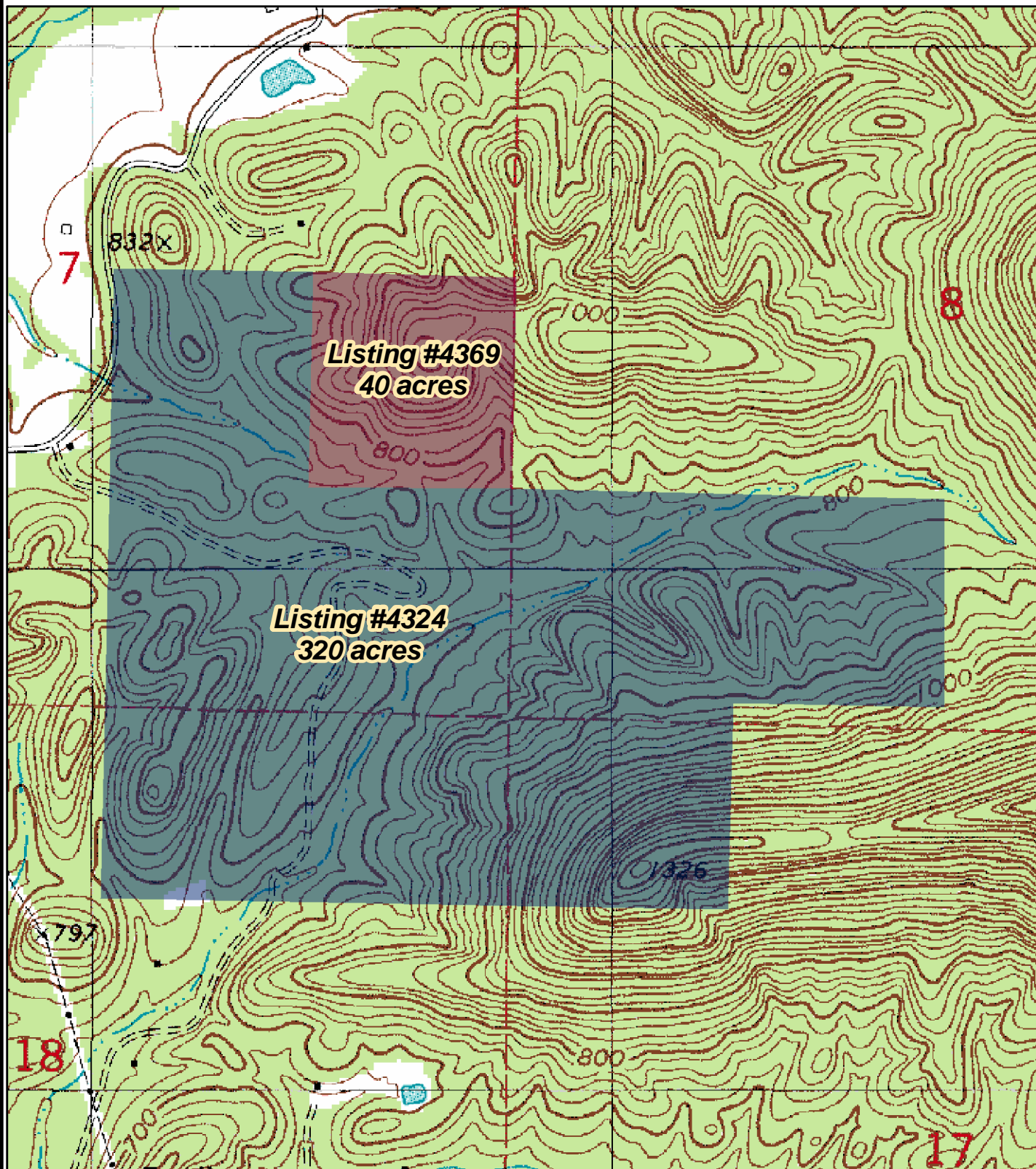
**Caddo Gap 40 Tract (Listing #4369)**  
 NE¼ of SE¼, Sec. 7, T4S, R24W  
 Montgomery County, Arkansas  
 Containing 40 acres, more or less



# NOTICE OF LAND SALES

**Caddo Gap 320 Tract (Listing #4324)**  
Pt. Sec. 7, 8, 17, & 18, T4S, R24W  
Montgomery County, Arkansas  
Containing 320 acres, more or less

**Caddo Gap 40 Tract (Listing #4369)**  
NE¼ of SE¼, Sec. 7, T4S, R24W  
Montgomery County, Arkansas  
Containing 40 acres, more or less



0 0.125 0.25  
Miles



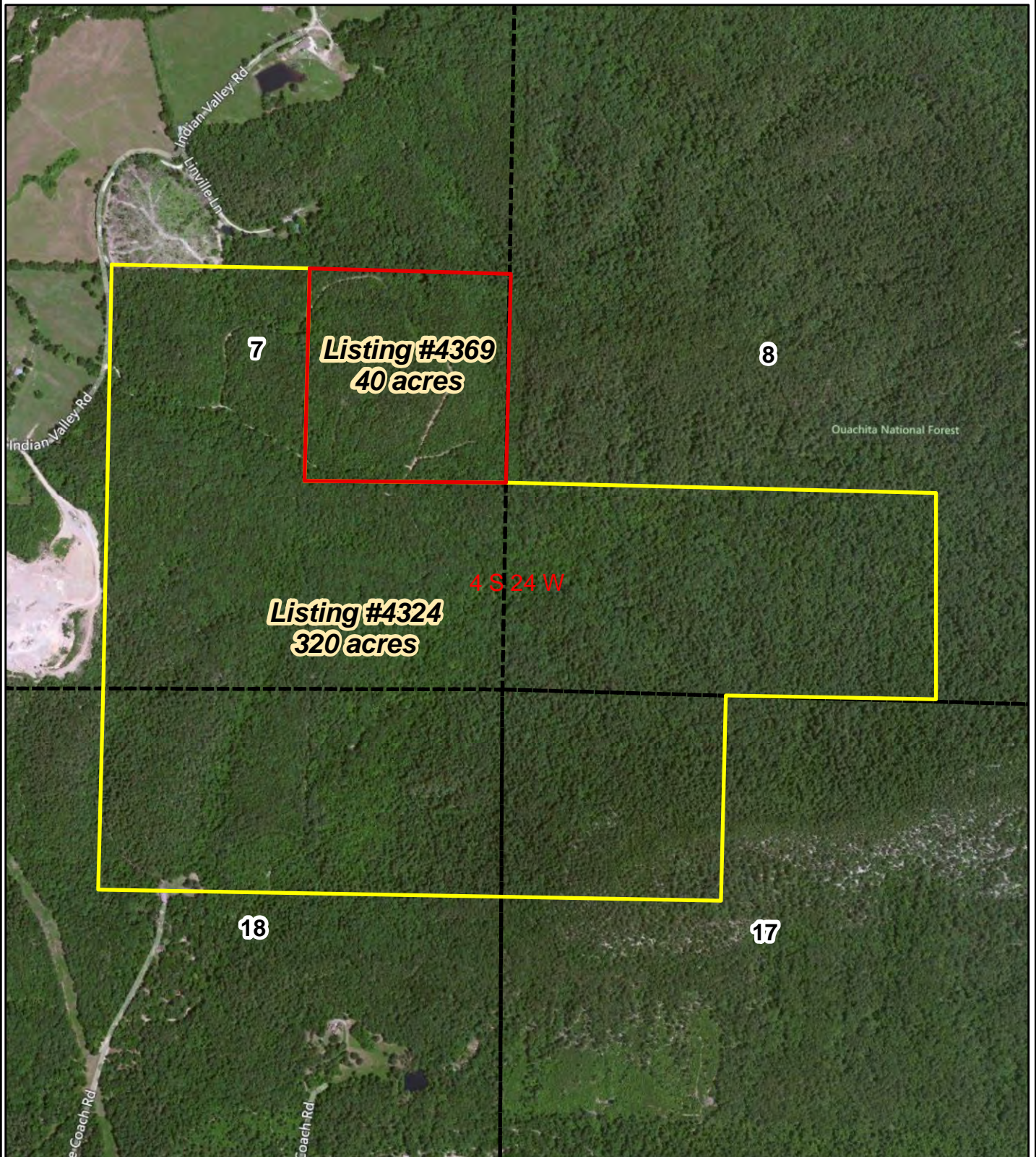
Created: January, 2013  
Drawn By: JDT



# NOTICE OF LAND SALES

Caddo Gap 320 Tract (Listing #4324)  
Pt. Sec. 7, 8, 17, & 18, T4S, R24W  
Montgomery County, Arkansas  
Containing 320 acres, more or less

Caddo Gap 40 Tract (Listing #4369)  
NE $\frac{1}{4}$  of SE $\frac{1}{4}$ , Sec. 7, T4S, R24W  
Montgomery County, Arkansas  
Containing 40 acres, more or less



0 0.125 0.25  
Miles



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



Stand Data	
<u>Average Vol/Acre</u>	14.93
<u>Average Vol/Tree</u>	0.77
<u>Average Vol/Log</u>	0.31
<u>Avg DBH</u>	12.40

[illegible]

Tract Name	Caddo Gap 320	Stand Number	1
Legal	Pt. Sec. 7,8,17,18, T4S, R24W	Acres	320.0
County	Montgomery	State	AR
Cruised By	CC, DS	Sample Method	10 BAF
Form Class	HH APA sawt	Date Cruised	11/02/2012
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	1.66
<u>Average Vol/Tree</u>	0.97
<u>Average Vol/Log</u>	0.52
<u>Avg DBH</u>	15.00

[illegible]

Totals	56	30	150	106	245	261	98	134						549	530
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Tract Name	Caddo Gap 320	Stand Number	1
Legal	Pt. Sec. 7,8,17,18, T4S, R24W	Acres	320.0
County	Montgomery	State	AR
Cruised By	CC, DS	Sample Method	10 BAF
Form Class	HH APA sawt	Date Cruised	11/02/2012
		Percent Cruised	

## White Oak Sawtimber

## Gum Sawtimber

### Misc. Sawtimber



Tract Name	Caddo Gap 320	Stand Number	1
Legal	Pt. Sec. 7,8,17,18, T4S, R24W	Acres	320.0
County	Montgomery	State	AR
Cruised By	CC, DS	Sample Method	10 BAF
		Date Cruised	11/02/2012

## Pine Pulpwood

RGO PTons-Logs

### Stand Data

<u>Average Vol/Acre</u>	2.8
<u>Average Vol/Tree</u>	0.14
<u>Average Vol/Log</u>	0.11
<u>Avg DBH</u>	7.32

DBH	Trees	Tons
6	2,648	234.8
8	3,380	570.3
10	440	87.2
<b>Total</b>	<b>6,469</b>	<b>892.2</b>

## Hardwood Pulpwood

RGO HTons-Logs

### Stand Data

<u>Average Vol/Acre</u>	12.7
<u>Average Vol/Tree</u>	0.16
<u>Average Vol/Log</u>	0.14
<u>Avg DBH</u>	7.75

DBH	Trees	Tons
6	11,103	1,057.7
8	7,792	1,261.4
10	5,830	1,422.6
12	1,044	318.8
<b>Total</b>	<b>25,769</b>	<b>4,060.6</b>



## OFFER FORM

**Caddo Gap 320 Tract (Listing #4324) and/or Caddo Gap 40 Tract (Listing #4369)**

**BID DATE: FRIDAY, FEBRUARY 22, 2013 @ 3:00 PM**

— 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. **Caddo Gap 320 Tract (Listing #4324) and/or Caddo Gap 40 Tract (Listing #4369) Land Sale Notice**. I submit the following as an offer for the purchase of the following tract or tracts located in Montgomery County, Arkansas and further described as:

**Caddo Gap 320 Tract (Listing #4324)** NW¼ of SE¼, S½ of SE¼, Section 7; S½ of SW¼, Section 8; NW¼ of NW¼, Section 17; N½ of NE¼, Section 18; all in Township 4 South, Range 24 West, containing a total of 320 acres, more or less, Montgomery County, Arkansas (see attached maps).

**Caddo Gap 40 Tract (Listing #4369)** NE¼ of SE¼, Section 7, Township 4 South, Range 24 West, containing a total of 40 acres, more or less, Montgomery County, Arkansas (see attached maps).

My offer will remain valid through 3:00 P.M., Tuesday, February 26, 2013. Successful bidder will be notified at or before that time by telephone, fax, or e-mail. If any of my offers are 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. 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, February 22, 2013)  
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

**Caddo Gap 320 Tract (Listing #4324: 320 Acres, more or less): \$**\_\_\_\_\_

**Caddo Gap 40 Tract (Listing #4369: 40 Acres, more or less): \$**\_\_\_\_\_

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

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

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

Address:

\_\_\_\_\_  
 Street City, State, Zip

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