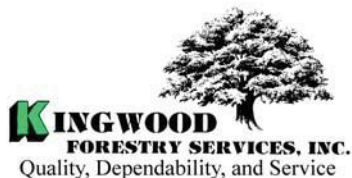


P.O. Box 65  
No. 4 Executive Circle  
Arkadelphia, AR 71923  
(870)246-5757  
FAX 1-870-246-3341  
E-mail: [arkadelphia@kingwoodforestry.com](mailto:arkadelphia@kingwoodforestry.com)



Other Kingwood Locations:  
P.O. Box 1290  
145 Greenfield Drive  
Monticello, AR 71657  
(870)367-8567  
FAX 1-870-367-8424

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

**Listings**  
**#4349**  
**#4348**

## NOTICE OF LAND SALES

### MCMURRY and BEAN 40 TRACTS

**Bid Date: Friday, July 27, 2012 @ 3:00 P. M.**

#### —Two Timberland Investment Tracts Near White Oak Lake—

Kingwood Forestry Services, Inc. has been authorized to manage the sale of two properties containing 24 + 40 acres, more or less, in Nevada County, Arkansas. Bids may be submitted for either or both tracts. Tracts are located near White Oak Lake State Park and Poison Springs State Park.

**Tract Descriptions:** **McMurry** tract is described as the N 15 acres of NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$ , and Pt. of the S  $\frac{1}{2}$  of S  $\frac{1}{2}$  of SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$ , lying south of Nevada County Road #40, Section 20, Township 12 South, Range 20 West, containing a total of 24 acres, more or less, Nevada County, Arkansas. The **Bean 40** tract is described as SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of Section 14, Township 12 South, Range 20 West, containing a total of 40 acres, more or less, Nevada County, Arkansas. Please visit our website at [www.kingwoodforestry.com](http://www.kingwoodforestry.com) to view maps, photographs, and timber volume estimates.

**MCMURRY TRACT (Listing #4349):** Access is excellent with nearly one quarter-mile of gravel County Road 40 frontage. Approximately 18 acres of young pine sawtimber and pulpwood, which has been control burned and aerial release sprayed. Approximately 4 acres of pine plantation established in 2011. Pine site index averages 90 feet (base age 50) on loamy fine sand soil. Terrain is gently rolling.

**Merchantable Timber:** Based on the inventory conducted by Kingwood Forestry Services in July, 2012, on 18 acres of merchantable timber, estimated tree counts and volumes are as follows:

Pine Sawtimber	766 Trees	490 Tons	46,400 Bd. Ft.
Pine Pulpwood	706 Trees	155 Tons	58 Cords

*Kingwood performed a variable radius 10 basal area factor prism cruise (four transects running north and south, one point per acre) in July 2012. Due to variations associated with sampling, utilization standards, and scaling practices, the tree counts and timber volumes advertised in this notice cannot be guaranteed.*

**BEAN 40 TRACT (Listing #4348):** Well-stocked Loblolly pine plantation established in 2011 with 2<sup>nd</sup> generation seedlings. Site preparation included burning and aerial spraying. Soil is fine sandy loam and loamy fine sand. Pine site index averages 91 feet (base age 50). Access is via woods road across adjacent ownership. Terrain is gently rolling.

**Method of Sale:** The tracts 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 “**McMurry Tract/Bean 40 Tract Land Sales**” 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, July 27, 2012.** 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.

— Continued on back of this page —

## **MCMURRY and BEAN 40 TRACTS LAND SALES**

**Listings #4349 & #4348**

**Bid Date Friday, July 27, 2012 @ 3:00 P.M.**

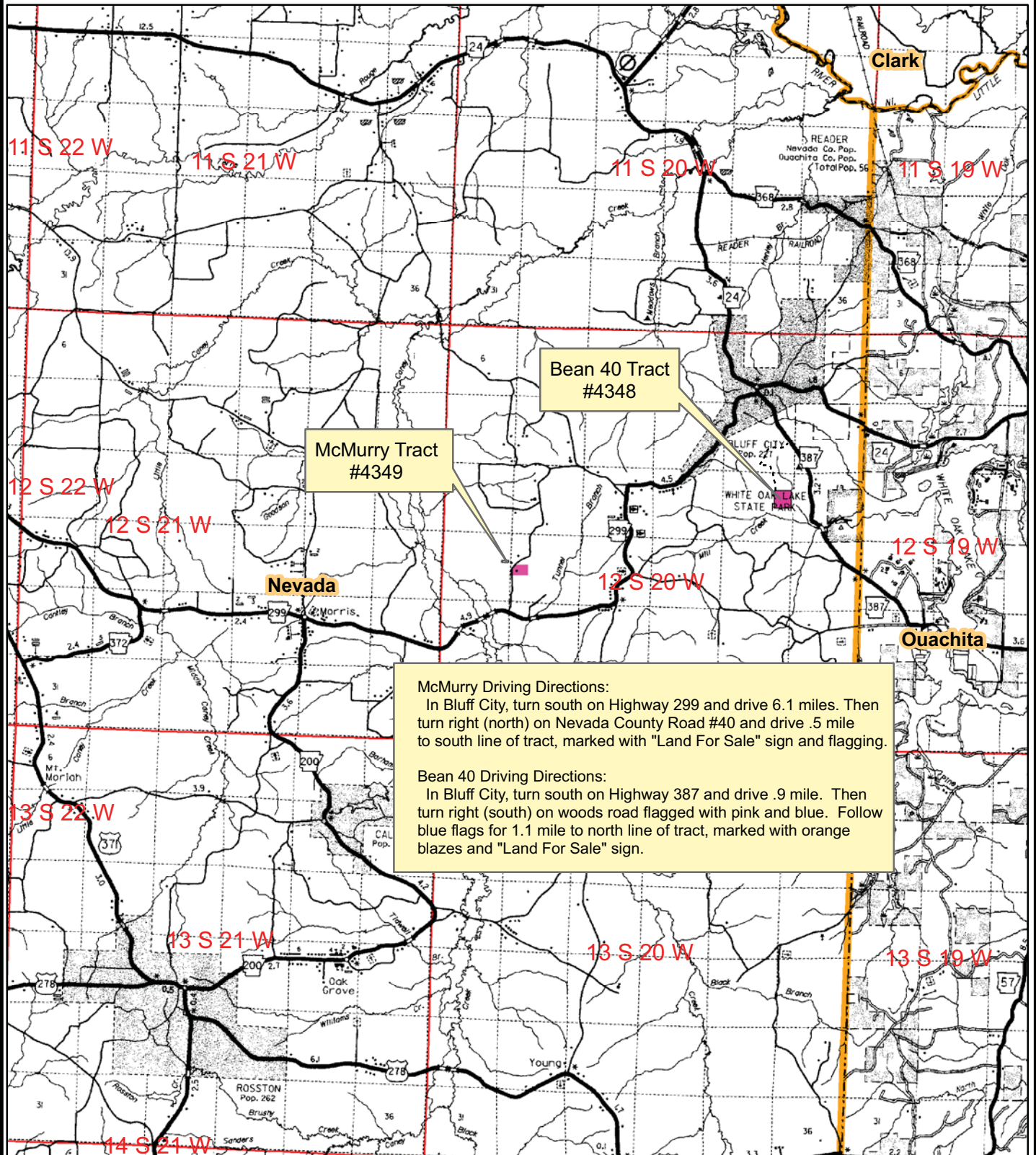
### **Conditions of Sale:**

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 30, 2012. Successful bidder(s) 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(s) 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 acreages are believed to be correct, but are not guaranteed. Offer price is for entire tract(s), regardless of acreage. Seller will not provide survey. The attached tract 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 previously 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. 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 SALES

"McMurry Tract" - Listing #4349  
Pt. Sec.20,T12S, R20W,  
Nevada County, Arkansas,  
containing 24 acres, more or less.

"Bean 40 Tract" - Listing #4348  
SE 1/4 of NE 1/4 of S14,T12S, R20W  
Nevada County, Arkansas,  
containing 40 acres, more or less.



## McMurry Driving Directions:

In Bluff City, turn south on Highway 299 and drive 6.1 miles. Then turn right (north) on Nevada County Road #40 and drive .5 mile to south line of tract, marked with "Land For Sale" sign and flagging.

## Bean 40 Driving Directions:

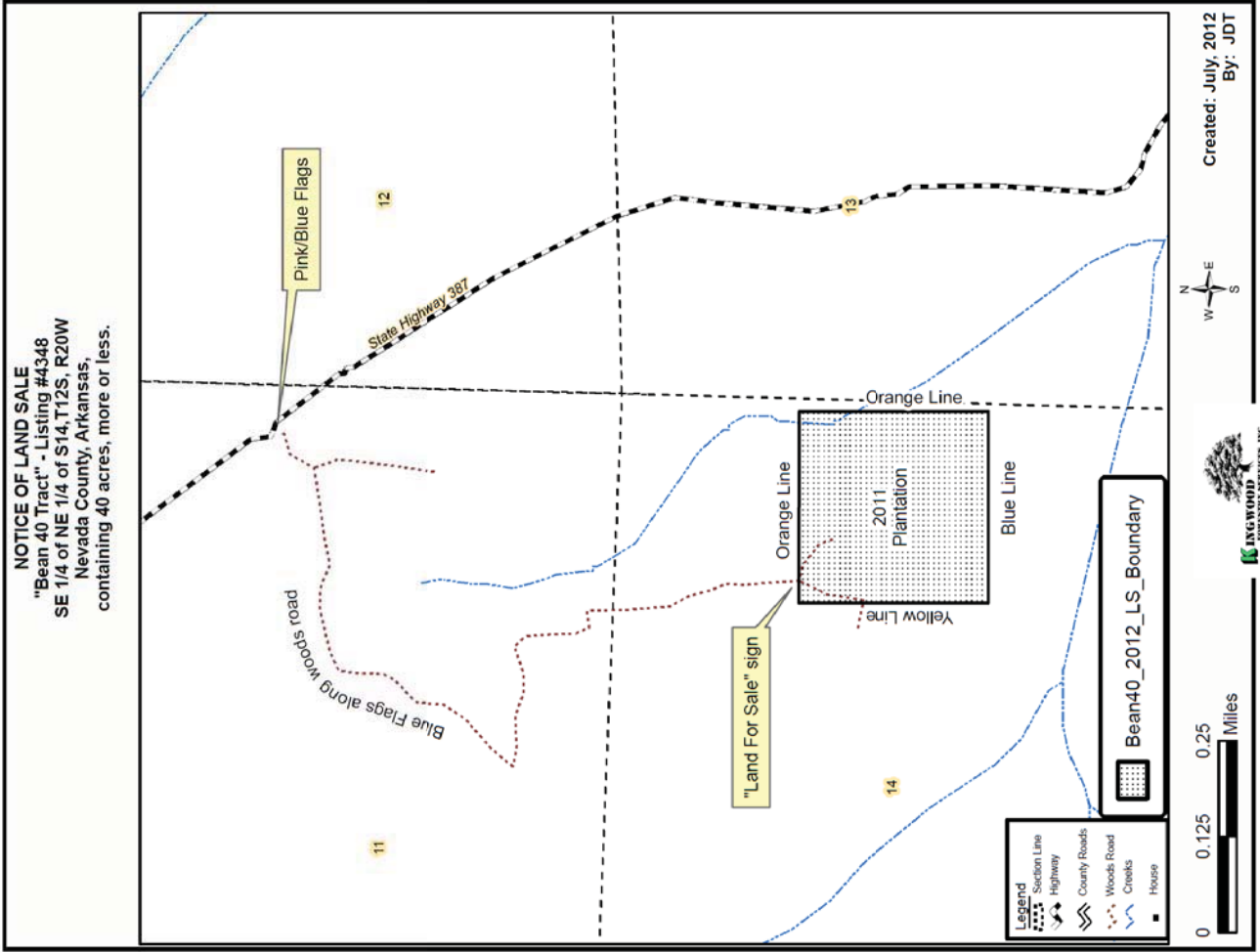
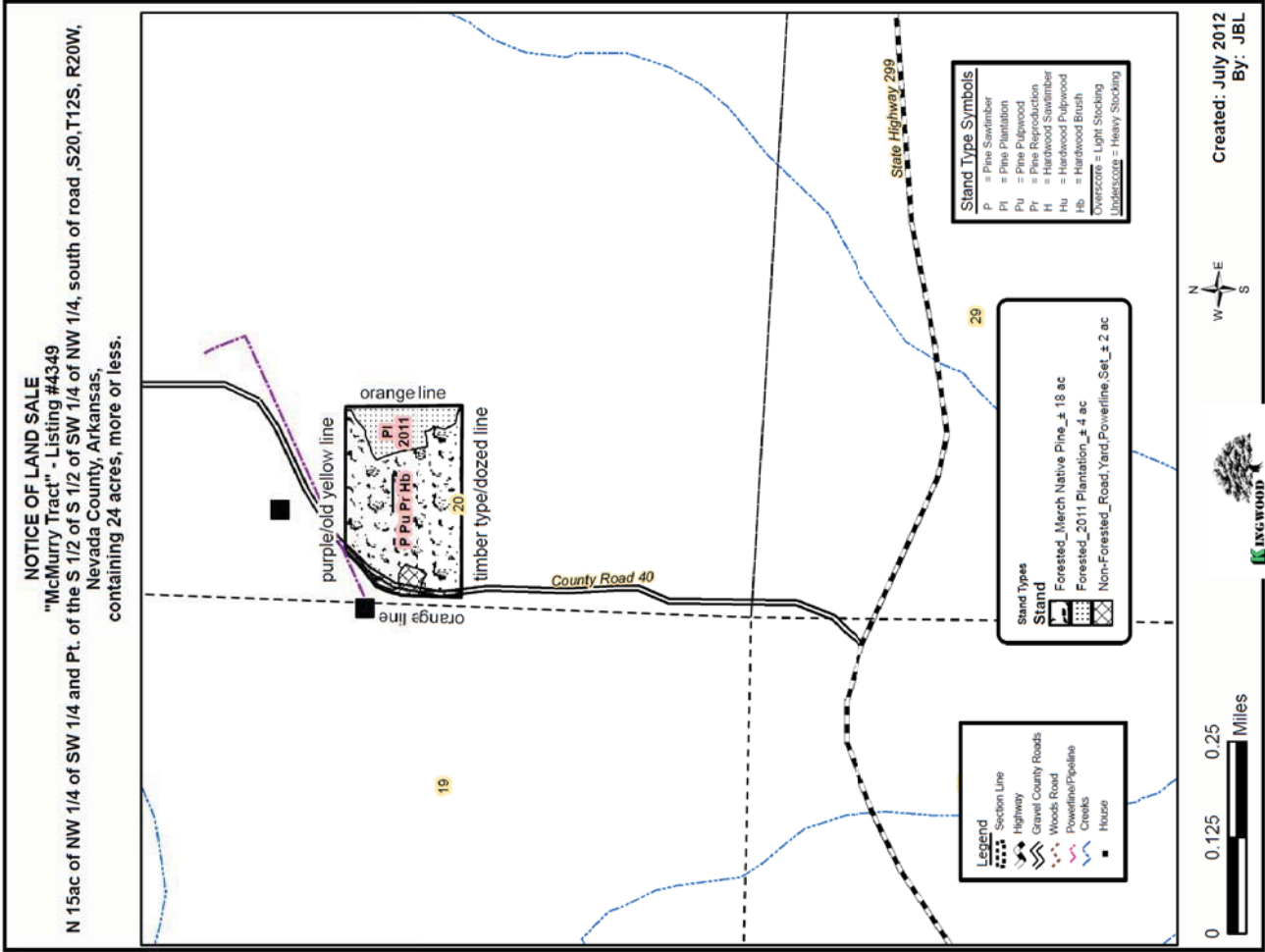
In Bluff City, turn south on Highway 387 and drive .9 mile. Then turn right (south) on woods road flagged with pink and blue. Follow blue flags for 1.1 mile to north line of tract, marked with orange blazes and "Land For Sale" sign.

0 0.5 1 2 3  
Miles





# MCMURRY AND BEAN 40 TRACTS LAND SALES NEVADA COUNTY, ARKANSAS





**NOTICE OF LAND SALE**

**"McMurry Tract" - Listing #4349**

**N 15ac of NW 1/4 of SW 1/4 and Pt. of the S 1/2 of S 1/2 of SW 1/4 of NW 1/4, south of road ,S20,T12S, R20W,  
Nevada County, Arkansas,  
containing 24 acres, more or less.**



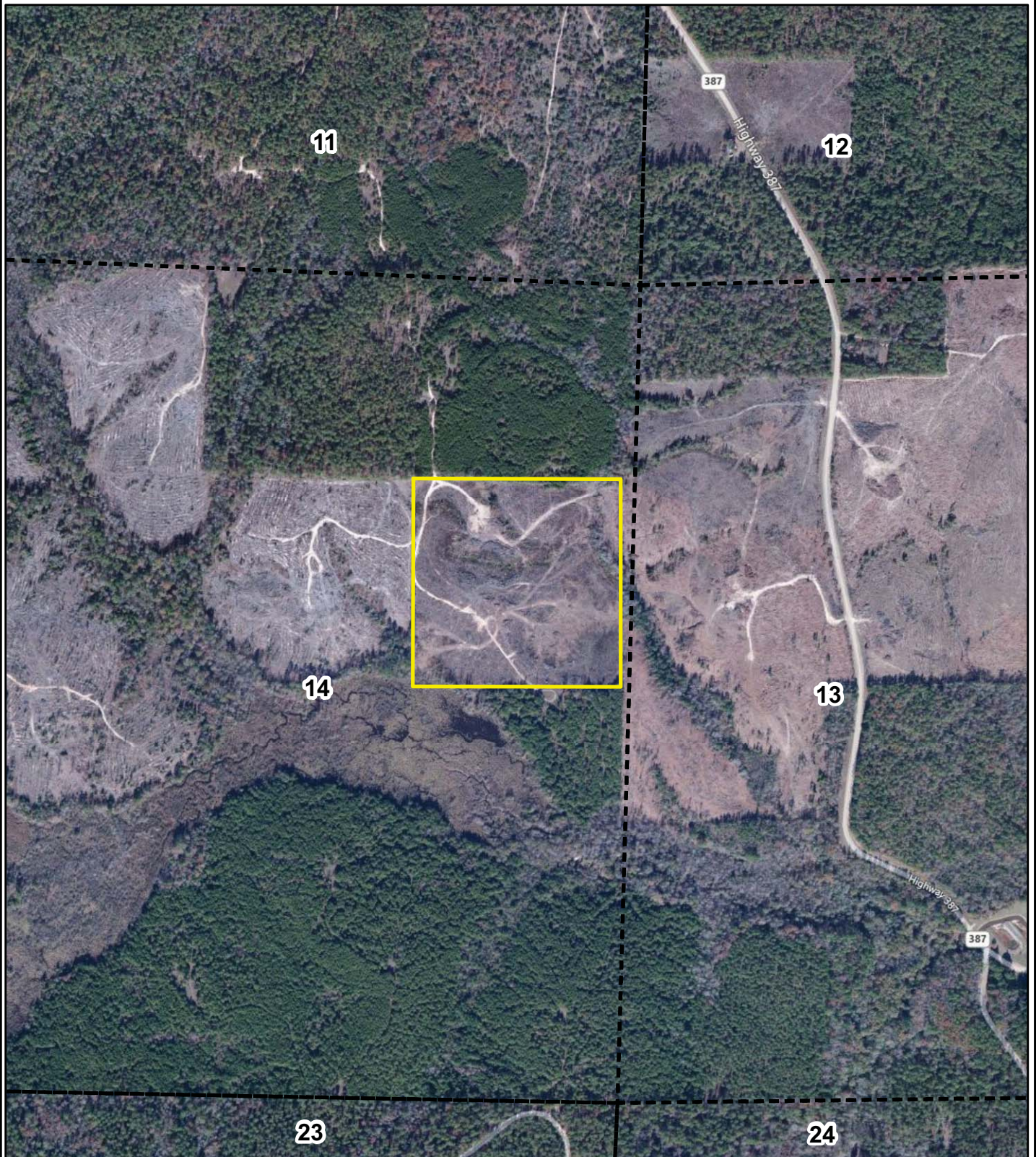
0 0.125 0.25  
Miles



Created: June, 2012  
Flown: 2011  
Drawn By: JDT



NOTICE OF LAND SALE  
"Bean 40 Tract" - listing # 4348  
SE 1/4 of NE 1/4 of S14,T12S, R20W, Nevada County, Arkansas,  
containing 40 acres, more or less.



0 0.125 0.25  
Miles



Created: July 2012  
Flown: 2011  
Drawn By: JDT

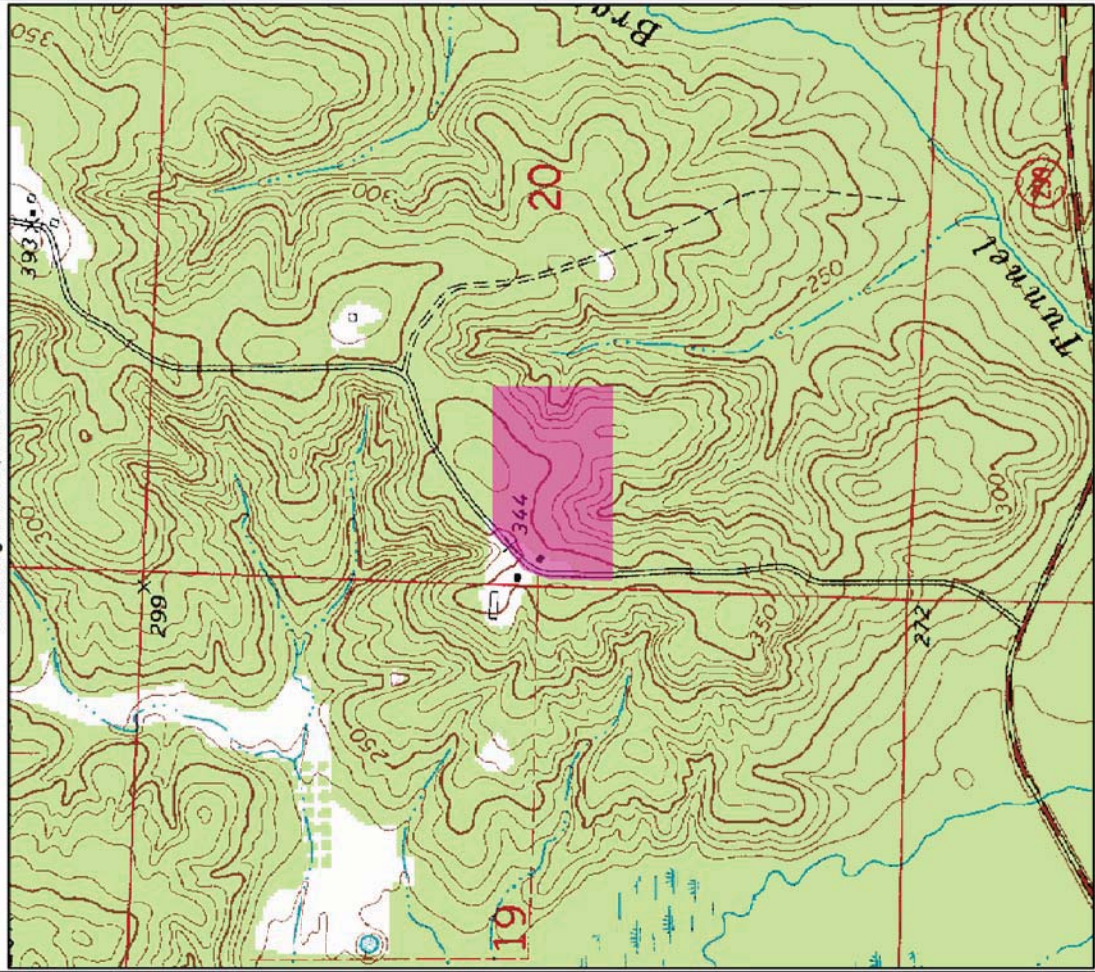


# MCMURRY AND BEAN 40 TRACTS LAND SALES NEVADA COUNTY, ARKANSAS

## NOTICE OF LAND SALE

"McMurry Tract" - Listing #4349

N 15ac of NW 1/4 of SW 1/4 and Pt. of the S 1/2 of S 1/2 of SW 1/4 of NW 1/4, south of road, S20,T12S, R20W,  
Nevada County, Arkansas,  
containing 24 acres, more or less.



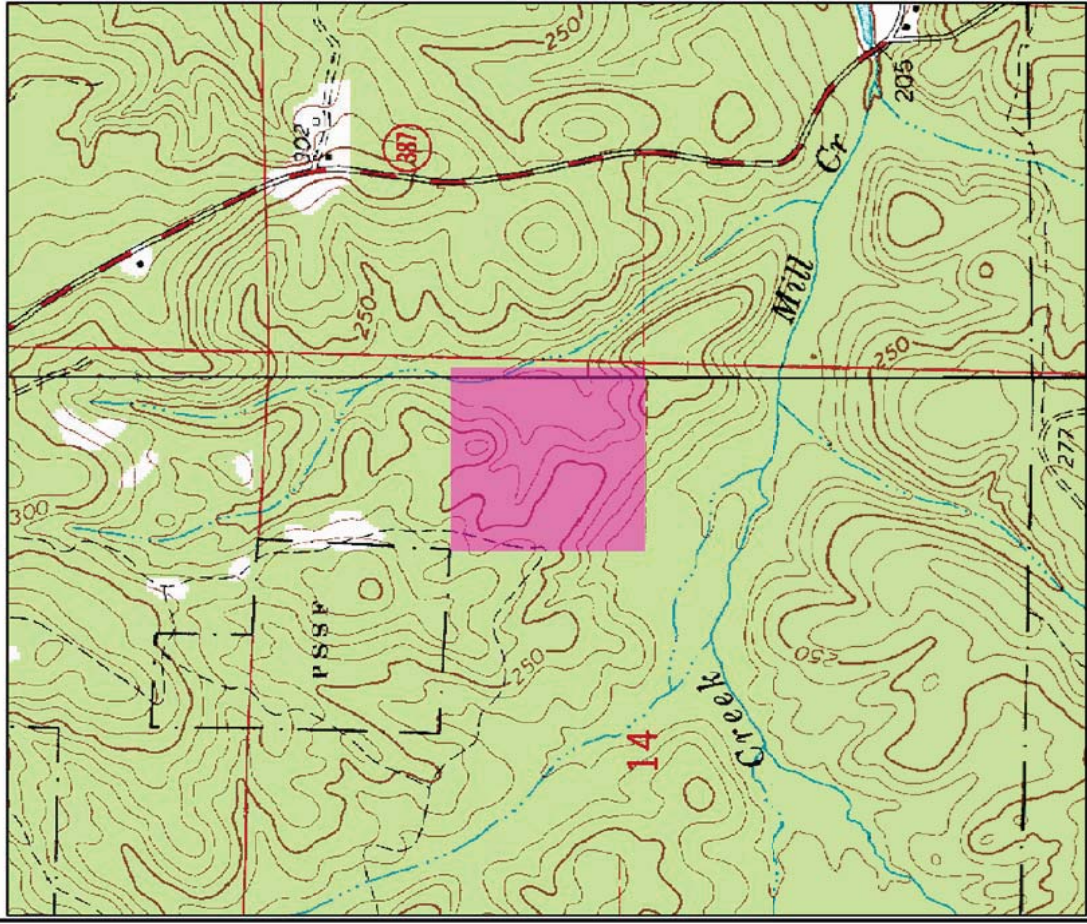
Created: June, 2012  
Drawn By: JDT



## NOTICE OF LAND SALE

"Bean 40 Tract" - listing # 4348

SE 1/4 of NE 1/4 of S14, T12S, R20W, Nevada County, Arkansas,  
containing 40 acres, more or less.



Created: July 2012  
Drawn By: JDT





# MCMURRY LAND SALE NEVADA COUNTY, ARKANSAS

Tract Name	McMurry Listing #4349	Stand Number	1
Legal	Pt. Sec. 20, T12S, R20W	Acres	18.0
County	Nevada	State	AR
Cruised By	JDT	Sample Method	10 BAF
Form Class	KFS PST Tons	Date Cruised	7/02/2012
		Percent Cruised	

Stand Data	
Average Vol/Acre	27.21
Average Vol/Tree	0.64
Average Vol/Log	0.30
Avg DBH	12.06

## 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			92	33	92	45	37	20									220	98
12	25	8	38	16	102	59	178	114	25	21							369	219
14			9	5	9	7	75	66	19	20							112	98
16			7	5	7	7	29	33	21	29							64	75
Totals	25	8	146	60	210	118	318	233	66	70							766	490

Stand Data	
Average Vol/Acre	8.63
Average Vol/Tree	0.22
Average Vol/Log	0.12
Avg DBH	7.53

## Pine 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	102	8	153	17	51	7	51	9									357	41
8			29	5	57	13	86	24									172	42
10			18	5	73	25	55	23	18	9							165	63
12									13	9							13	9
Totals	102	8	200	27	182	46	192	56	31	18							706	155





**OFFER FORM**  
**McMurry and Bean 40 Tracts Land Sales**  
**Listings #4349 & #4348**  
**Bid Date: Friday, July 27, 2012 @ 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. **McMurry and Bean 40 Tracts Land Sales Notice**. I submit the following as offer(s) for the purchase one or both of the following tract(s) located in Nevada County, Arkansas and further described as:

**MCMURRY TRACT (Listing #4349):** N 15 acres of NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$ , and Pt. of S  $\frac{1}{2}$  of S  $\frac{1}{2}$  of SW  $\frac{1}{4}$  of NW $\frac{1}{4}$ , lying south of County Road #40, Section 20, Township 12 South, Range 20 West, containing a total of 24 acres, more or less, Nevada County, Arkansas (see attached maps).

**BEAN 40 TRACT (Listing #4348):** SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of Section 14, Township 12 South, Range 20 West, containing a total of 40 acres, more or less, Nevada County, Arkansas (see attached maps).

My offer(s) will remain valid through 3:00 P.M., Monday, July 30, 2012. Successful bidder(s) 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.

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**Send offer form to:** Kingwood Forestry Services, Inc. **(Before 3:00 p.m., Friday, July 27, 2012)**  
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

**MCMURRY TRACT (Listing #4349: 24 acres, more or less):** \$ \_\_\_\_\_

**BEAN 40 TRACT (Listing #4348: 40 acres, more or less):** \$ \_\_\_\_\_

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

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

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

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

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