

Land For Sale



Hopper North & South Tracts

- Pine Plantations
- Mountain Views
- 9-Acre Lake
- Within Ouachita National Forest

Make Offer on Either or
Both Tracts

See this and other listings at

www.kingwoodforestry.com



**KINGWOOD FORESTRY
SERVICES, INC.**

Phone: 870-246-5757
Fax: 870-246-3341

E-Mail Us At
arkadelphia@kingwoodforestry.com

Hopper North—Montgomery County, AR
± 395 Acres—Listing #4328
\$474,000.00



Hopper South—Montgomery and Pike Counties, AR
± 360 Acres—Listing #4340
\$180,000.00



Please visit our website at www.kingwoodforestry.com
to view maps and photographs of all of our listings.

Kingwood Forestry Services agents are ready to assist.
Contact us at **870-246-5757**
or e-mail us at 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.

Hopper North Tract—Montgomery County, AR
± 395 Acres—Listing #4328
\$474,000.00

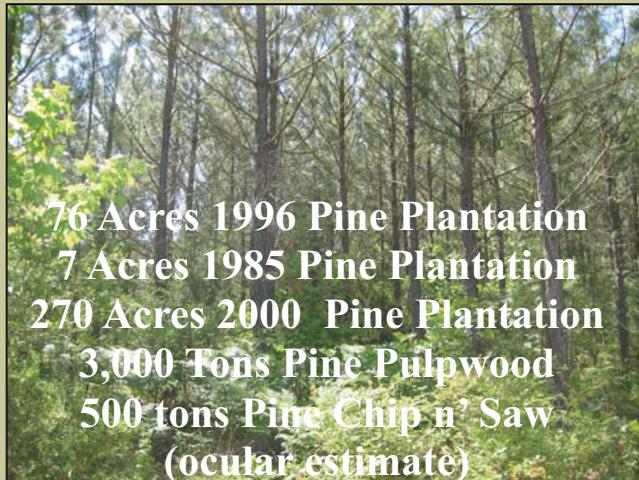
Cabin / Office



9 Acre Lake

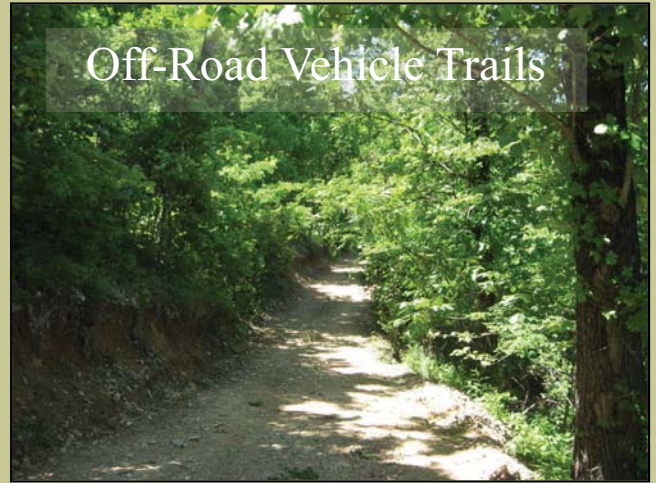


76 Acres 1996 Pine Plantation
7 Acres 1985 Pine Plantation
270 Acres 2000 Pine Plantation
3,000 Tons Pine Pulpwood
500 tons Pine Chip n' Saw
(ocular estimate)

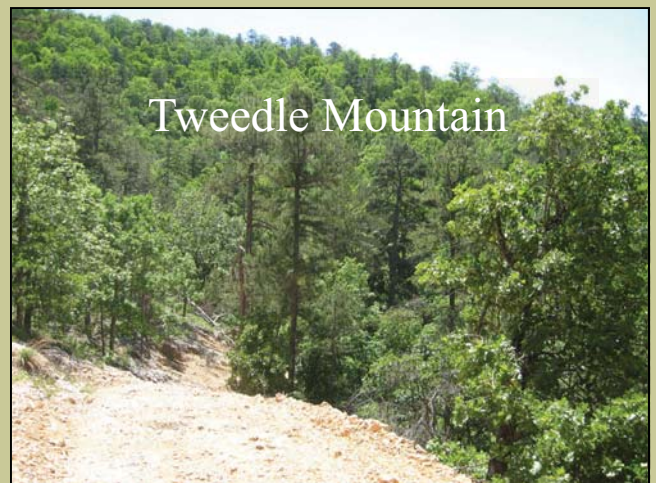


Hopper South Tract—Montgomery & Pike Counties,
360 Acres—Listing #4340
\$180,000.00

Off-Road Vehicle Trails



Tweedle Mountain



Native Pine & Hardwood
500 Tons Pine Sawtimber
1,800 Tons Hardwood Sawtimber
6,000 Tons Hardwood Pulpwood
(ocular estimate)



*Due to variations associated with sampling, utilization standards, and scaling practices,
the above timber volume estimates advertised in this notice cannot be guaranteed.*

www.kingwoodforestry.com

NOTICE OF LAND SALE
HOPPER NORTH & SOUTH TRACTS (Listings #4328 and #4340)
MONTGOMERY & PIKE COUNTIES, ARKANSAS

Method of Sale: The Hopper North Tract is offered for sale at \$474,000.00. The Hopper South Tract is offered for sale at \$180,000.00. Offers 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 "Hopper Tract" 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 to confirm receipt of offer. Offers also may be hand-delivered or sent by fax to 870-246-3341. All faxed offers will be immediately acknowledged. Please await confirmation that your faxed offer has been received.

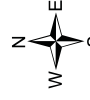
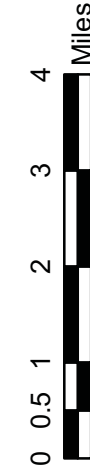
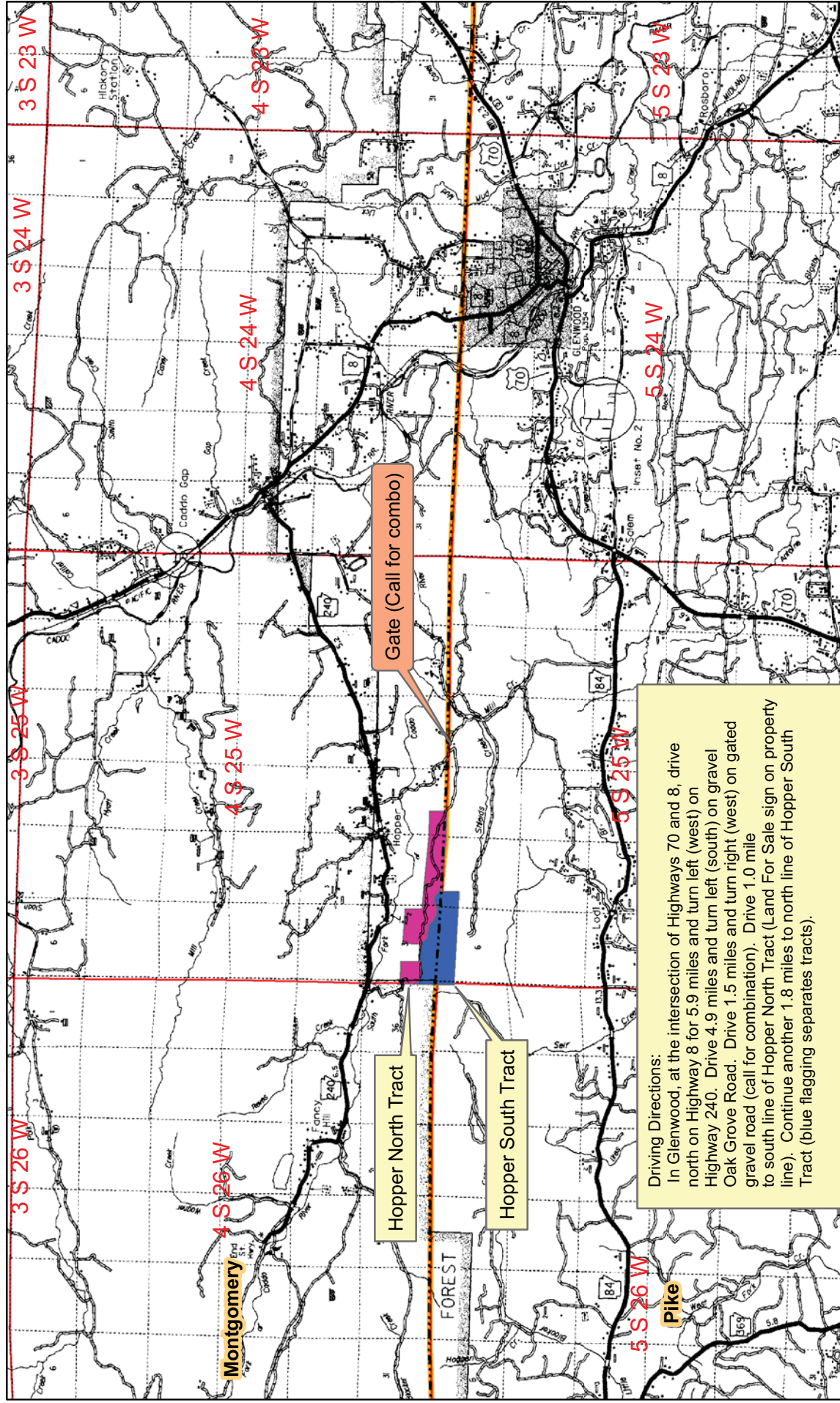
Conditions of Sale:

1. All offers will be presented to Seller for consideration. Offers must remain valid for a minimum of five business days for Seller to consider. Seller reserves the right to either accept, counter or reject any or all offers.
2. Upon acceptance of an offer, a more formal Agreement of Sale will be executed between Buyer and Seller, with Buyer depositing earnest money of 10% of purchase price with Broker or Title Company. A sample Contract of Sale may be provided upon request. Terms are cash at closing. Closing date to be determined by seller, but will be no sooner than 20 days after offer acceptance.
3. Only offers for a specific dollar amount will be accepted. The parcels are being sold in their entirety, for single sum(s) 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 a survey.
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. Mineral rights are previously reserved and will not convey.
5. No environmental inspection or representation has been or will be made by Seller.
6. Seller will pay pro-rated property taxes (to date of closing) and deed preparation. Buyer will pay recording fees and one-half of real estate transfer tax (deed stamps). Seller will provide title insurance policy and one-half of transfer tax.
7. Local title company will be used to conduct closing between Buyer and Seller, with Buyer and seller sharing cost of any fees associated with closing services.
8. Kingwood Forestry Services, Inc. is the real estate firm representing the seller. All information provided is believed to be accurate. Prospective buyers assume the responsibility for verifying this information to their satisfaction. Kingwood makes no representation for the Buyer.
9. Property inspections shall be done in daylight hours prior. Seller and Kingwood Forestry Services, Inc. in no way warrants the conditions of the property, including access routes, and all persons entering upon the property assumes all risk and accept said property in its existing conditions during such inspection and assume all liability and shall indemnify Seller and its agents from and against all damages to property, claims, demands, or causes of action of every kind, nature and description relating to its access to or presence on the property.
10. 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.
11. Questions regarding the land sale should be directed to licensed broker Pete Prutzman of Kingwood Forestry Services at 870-246-5757.

"Hopper North Tract" Listing #4328
 Pt. Sec. 31, 32, 33, T4S, R25W
 Montgomery County, Arkansas
 Containing 395 acres, more or less

NOTICE OF LAND SALES

"Hopper South Tract" Listing #4340
 Pt. Sec. 31, 32, T4S, R25W; Pt. Sec. 5 & 6, T5S, R25W
 Montgomery & Pike Counties, Arkansas
 Containing 360 acres, more or less

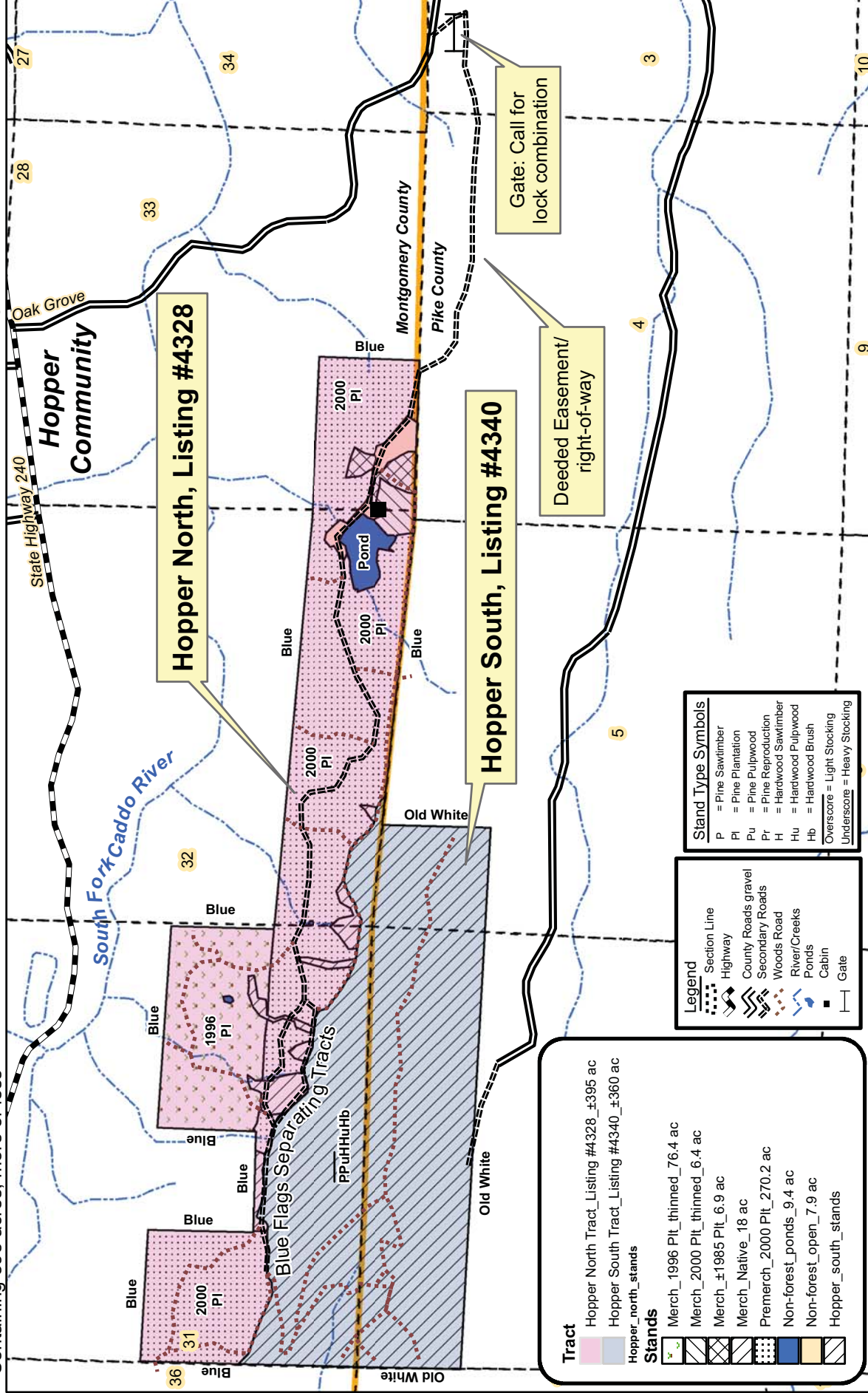


Created: April, 2012
 Drawn By: JDT

"Hopper North Tract" Listing #4328
Pt. Sec. 31, 32, 33, T4S, R25W
Montgomery County, Arkansas
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NOTICE OF LAND SALES

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Pt. Sec. 31, 32, T4S, R25W; Pt. Sec. 5 & 6, T5S, R25W
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Containing 360 acres, more or less



Tract

- Hopper North Tract Listing #4328 ±395 ac
- Hopper South Tract Listing #4340 ±360 ac

Stand

- Merch_1996 Pit_thinned_76.4 ac
- Merch_2000 Pit_thinned_6.4 ac
- Merch_±1985 Pit_6.9 ac
- Merch_Native_18 ac
- Premerch_2000 Pit_270.2 ac
- Non-forest_ponds_9.4 ac
- Non-forest_open_7.9 ac
- Hopper_south_stands

Legend

- Section Line
- Highway
- County Roads gravel
- Secondary Roads
- Woods Road
- River/Creeks
- Ponds
- Cabin
- Gate

Stand Type Symbols

- P = Pine Sawtimber
- Pl = Pine Plantation
- Pu = Pine Pulpwood
- Pr = Pine Reproduction
- H = Hardwood Sawtimber
- Hu = Hardwood Pulpwood
- Hb = Hardwood Brush
- Overscore = Light Stocking
- Underscore = Heavy Stocking



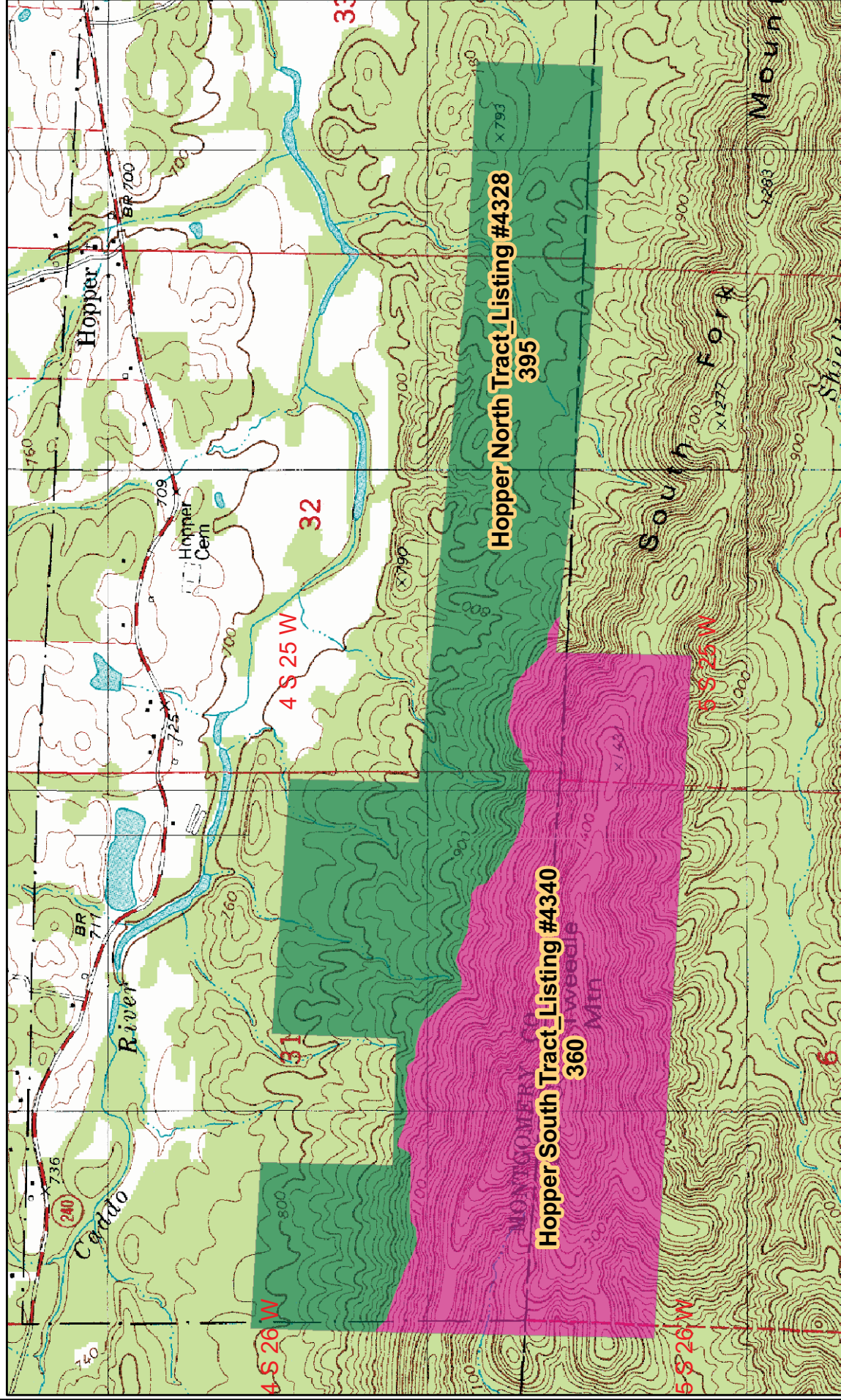
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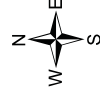
"Hopper North Tract" Listing #4328
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Containing 395 acres, more or less

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Pt. Sec. 31, 32, T4S, R25W; Pt. Sec. 5 & 6, T5S, R25W
Montgomery & Pike Counties, Arkansas
Containing 360 acres, more or less



0 0.125 0.25 0.5 Miles



Created: April, 2012
Drawn By: JDT

**LAND SALE
HOPPER NORTH & SOUTH TRACTS (LISTINGS #4328 & #4340)
OFFER FORM**

-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. **Hopper North & South Tracts Land Sale Notice**. I submit the following as an offer for the purchase of the following tract(s) located in Montgomery and Pike Counties, Arkansas, and further described as:

Hopper North tract: Pt. Sections 31, 32 and 33, Township 4 South, Range 25 West, containing 395 acres, more or less, Montgomery County, Arkansas.

Hopper South tract: Pt. Sections 31 and 32, Township 4 South, Range 25 West; Pt. of Section 5 and 6, Township 5 South, Range 25 West, containing 360 acres, more or less, Montgomery and Pike Counties, Arkansas.

I submit the following as an offer for the purchase of the tract(s) as summarized below and described on attached Sale Notice. My offer will remain valid for five business days. If my offer is accepted, I am ready, willing, able and obligated to execute a more formal Contract of Sale within seven business days of acceptance with earnest money in the amount of 10% of purchase price. I have read and understand the Method of Sale and Conditions of Sale on the back of this offer form. Closing date to occur within 30 days of contract execution.

Date of Offer: _____

Hopper North Tract, ± 395 Acres (Listed at \$474,000.00): _____

Hopper South Tract, ± 360 Acres (Listed at \$180,000.00): _____

Both Tracts Combined (±755.55 Acres): _____

Name: _____
Printed

Fax No: _____

Name: _____
Signed

Phone No: _____

Address: _____
City, State, Zip

Email: _____

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

* Buyer acknowledges that Kingwood Forestry Services, Inc., is the agent of the seller in this land sale transaction.*