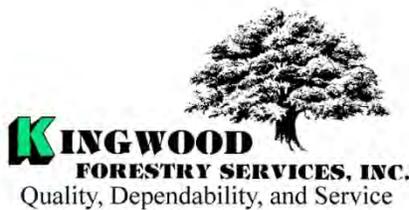


P.O. Box 65  
No. 4 Executive Circle  
Arkadelphia, AR 71923  
(870)246-5757  
FAX 1-870-246-3341  
E-mail: [arkadelphia@kingwoodforestry.com](mailto:arkadelphia@kingwoodforestry.com)



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

## NOTICE OF LAND SALE

Davis Tract  
#4286  
60 Acres - \$85,000.00

Norman Jones Tract  
#4283  
79 Acres - \$79,000.00

Willis Tract  
#4284  
40 Acres - \$35,000.00

### — Pre-Merchantable Pine Stands in Hempstead County —

Kingwood Forestry Services, Inc. has been authorized to manage the sale of three tracts of pine timberland containing 60+79+40 acres, more or less, in Hempstead County, Arkansas. Offers may be submitted for individual tracts or any combination of tracts.

**Tract Descriptions:** The **Davis Tract** is located approximately five miles north of Blevins, AR and is described as SW $\frac{1}{4}$  of SE $\frac{1}{4}$  and S $\frac{1}{2}$  of NW $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 28, Township 9 South, Range 24 West, containing 60 acres, more or less, Hempstead County, Arkansas. The **Norman Jones Tract** is located approximately one mile southeast of Blevins and is described as the W $\frac{1}{2}$  of SE $\frac{1}{4}$ , less and except one acre around old house place, Section 27, Township 10 South, Range 24 West, containing 79 acres, more or less, Hempstead County, Arkansas. The **Willis Tract** is located approximately two miles southeast of Blevins and is described as the NE $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 34, Township 10 South, Range 24 West, containing 40 acres, more or less, Hempstead County, Arkansas. Please visit our website at [www.kingwoodforestry.com](http://www.kingwoodforestry.com) to view maps and photographs.

**Davis Tract – 60 acres (Listing #4286):** Most of tract consists of a pine plantation established about 2004. Planted pines are around 20' tall. Natural pine has helped seed the tract. A small component of pine pulpwood is found near the center of tract. Terrain is flat. Pine site index averages 88 feet (base age 50) on fine sandy loam soils. Access is approximately 100 feet of State Highway 195 road frontage. Utilities are available at road right-of-way. Potential for timberland investment and excellent deer hunting. For sale at \$85,000.00.

**Norman Jones Tract – 79 acres (Listing #4283):** 2008 loblolly pine plantation. A small component of merchantable hardwood along small intermittent creek. Access to tract is over one quarter-mile gravel County Road 16 frontage. Terrain is gently rolling. Pine site index averages 85 feet (base age 50) on fine sandy loam soils. Utilities are available at road right-of-way. For sale at \$79,000.00.

**Willis Tract – 40 acres (Listing #4284):** Approximately three-year-old pine and hardwood reproduction. Access to tract is via woods road from gravel County Road 18. Terrain is gently rolling. Pine site index averages 80 feet (base age 50) on fine sandy loam soils. Excellent hunting and long-term timber investment. For sale at \$35,000.00.

— Continued on back of this page —

Davis Tract  
#4286  
60 Acres - \$85,000.00

Norman Jones Tract  
#4283  
79 Acres - \$79,000.00

Willis Tract  
#4284  
40 Acres - \$35,000.00

**Method of Sale:** The tracts are offered for sale for the prices listed above. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with name of 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:**

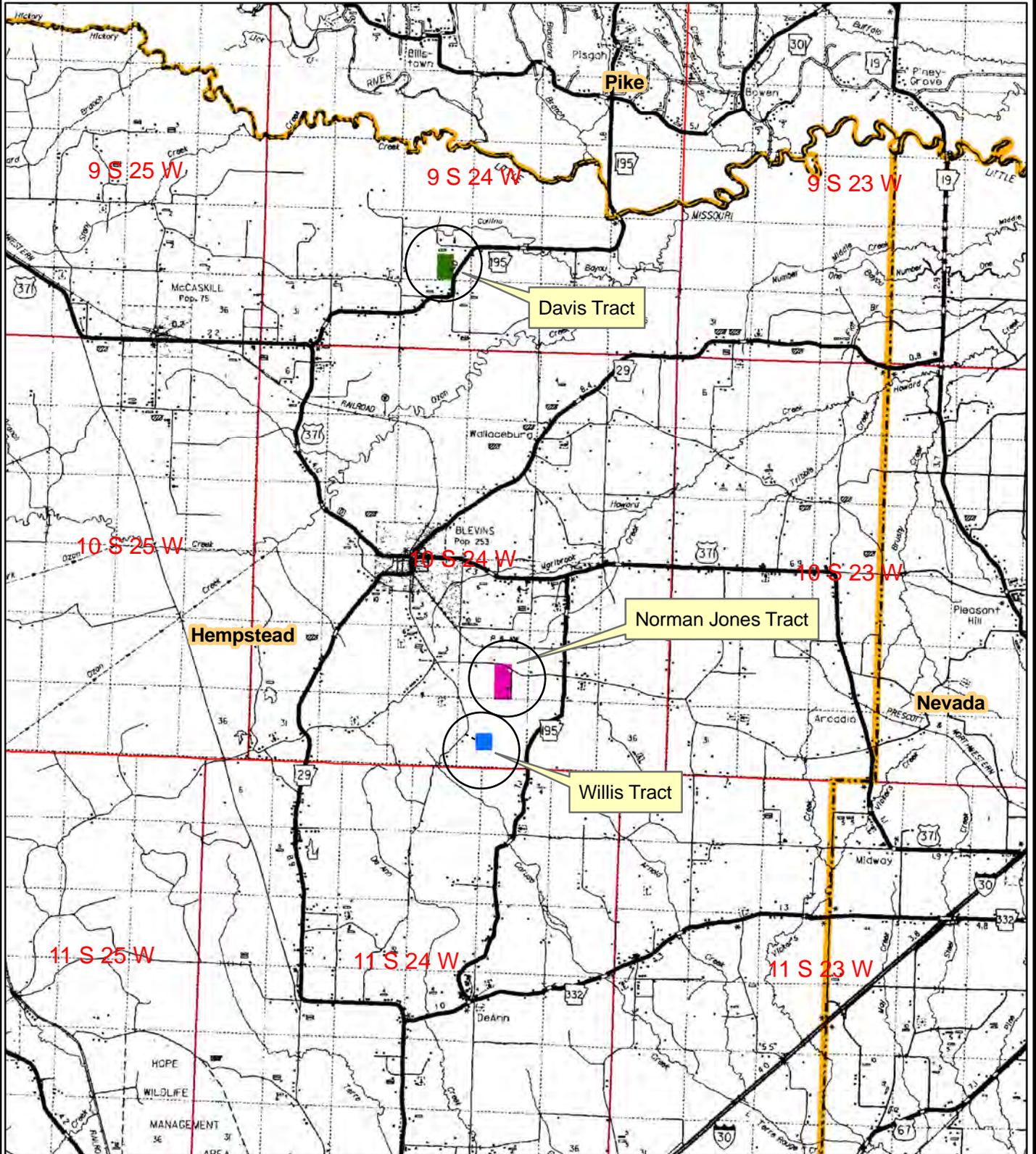
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid for three (3) business days. Upon acceptance of an offer, a more formal Contract of Sale, with earnest money in the amount of 10% of purchase price, will be executed between the successful buyer 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 the entire tract, or tracts, 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. Mineral rights are 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 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 agent Mark Clark or licensed broker Pete Prutzman of Kingwood Forestry Services at (870)246-5757.

# NOTICE OF LAND SALES

**Davis Tract (#4286)**  
SW 1/4 of SE 1/4 and S 1/2 of  
NW 1/4 of SE 1/4 Section 28, T9S, R24W,  
Hempstead County, AR  
containing 60 acres, more or less.

**Norman Jones Tract (Listing #4283)**  
Pt. W 1/2 of SE 1/4, Sec. 27, T10S, R24W,  
Hempstead County, Arkansas  
Containing 79 acres, more or less

**Willis Tract (#4284)**  
NE 1/4 of SW 1/4 of Section 34, T10S, R24W,  
Hempstead County, AR  
containing 40 acres, more or less.

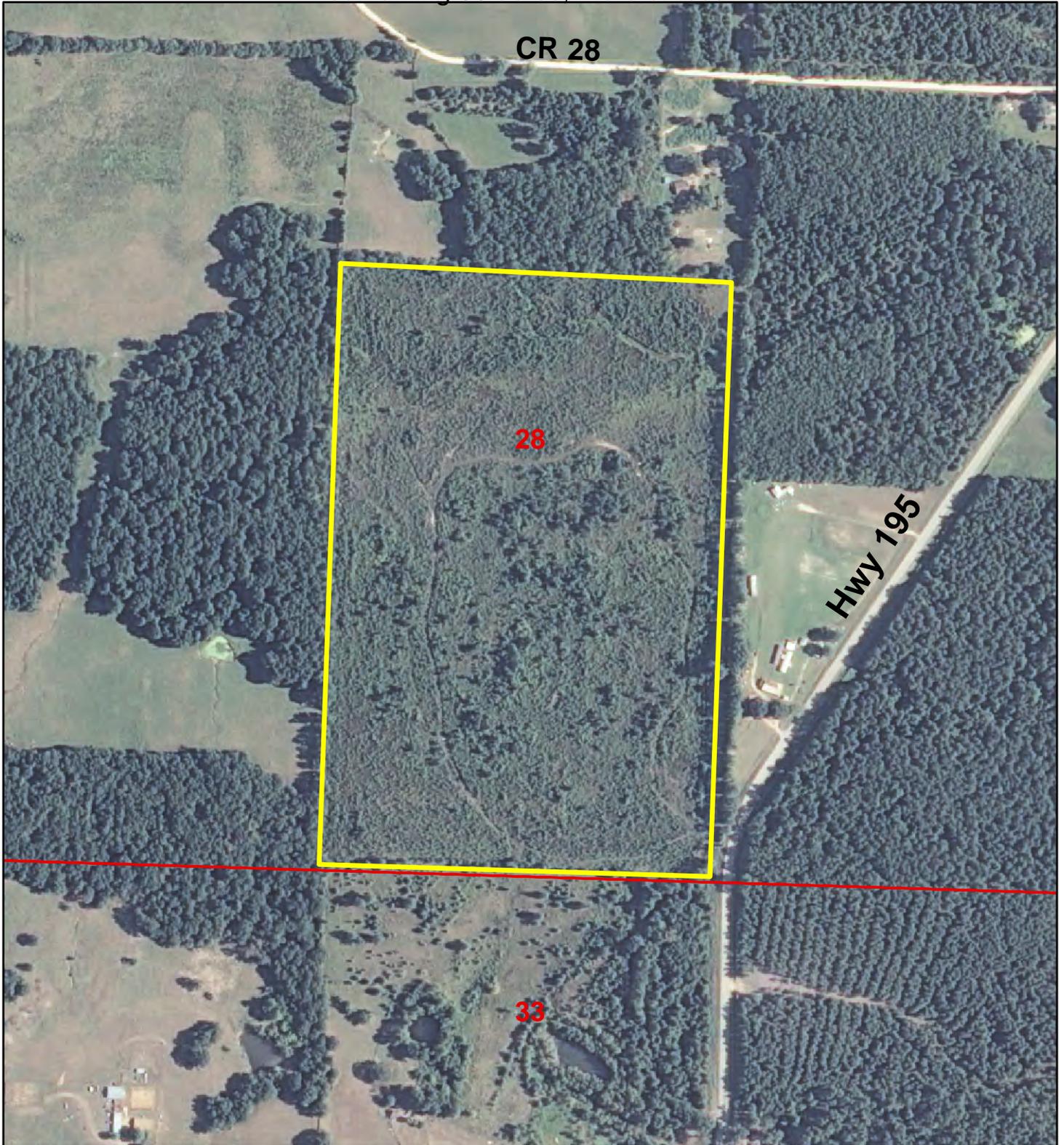


Created: October, 2011  
Drawn By: JDT

LAND SALE NOTICE

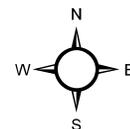
Davis Tract (#4286)

SW 1/4 of SE 1/4 and S 1/2 of NW 1/4 of SE 1/4 Section 28, T9S, R24W,  
Hempstead County, AR  
containing 60 acres, more or less.



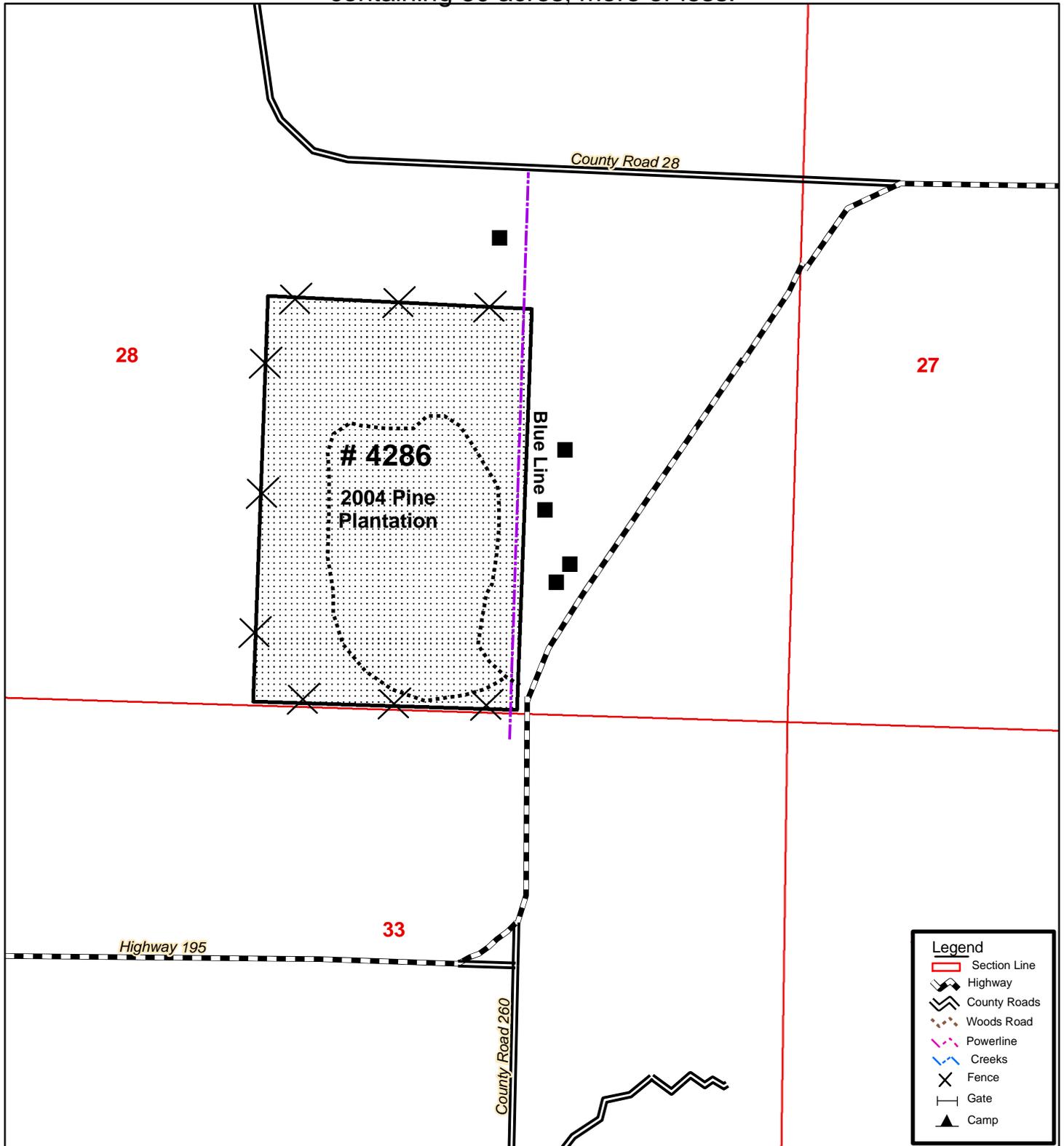
0 0.25 Miles

(870) 246-5757  
www.kingwoodforestry.com



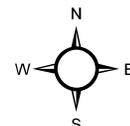
2010 Aerial  
MEC

LAND SALE NOTICE  
 Davis Tract (#4286)  
 SW 1/4 of SE 1/4 and S 1/2 of NW 1/4 of SE 1/4 Section 28, T9S, R24W,  
 Hempstead County, AR  
 containing 60 acres, more or less.



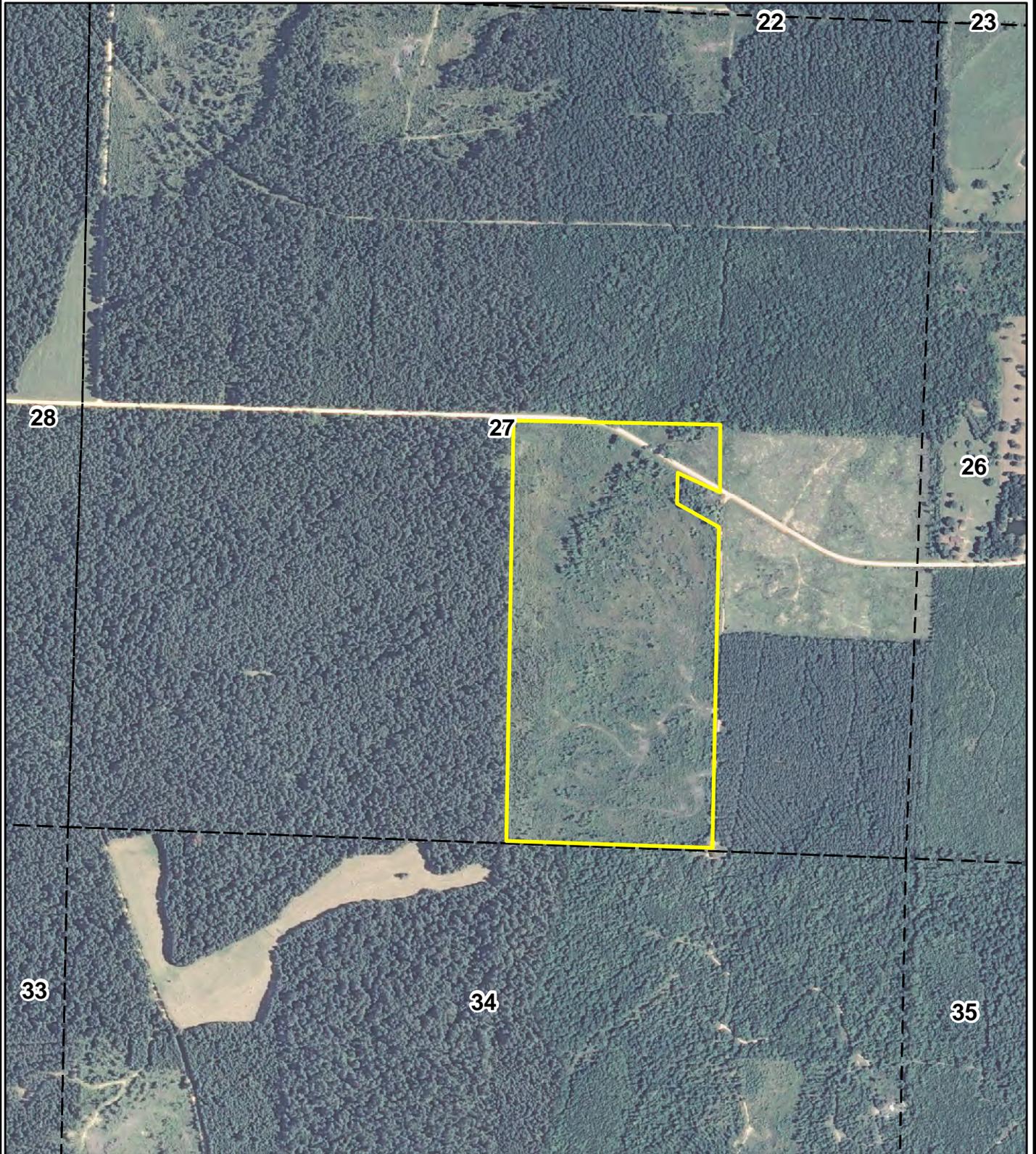
0 0.25 Miles

(870) 246-5757  
 www.kingwoodforestry.com



Location  
 MEC

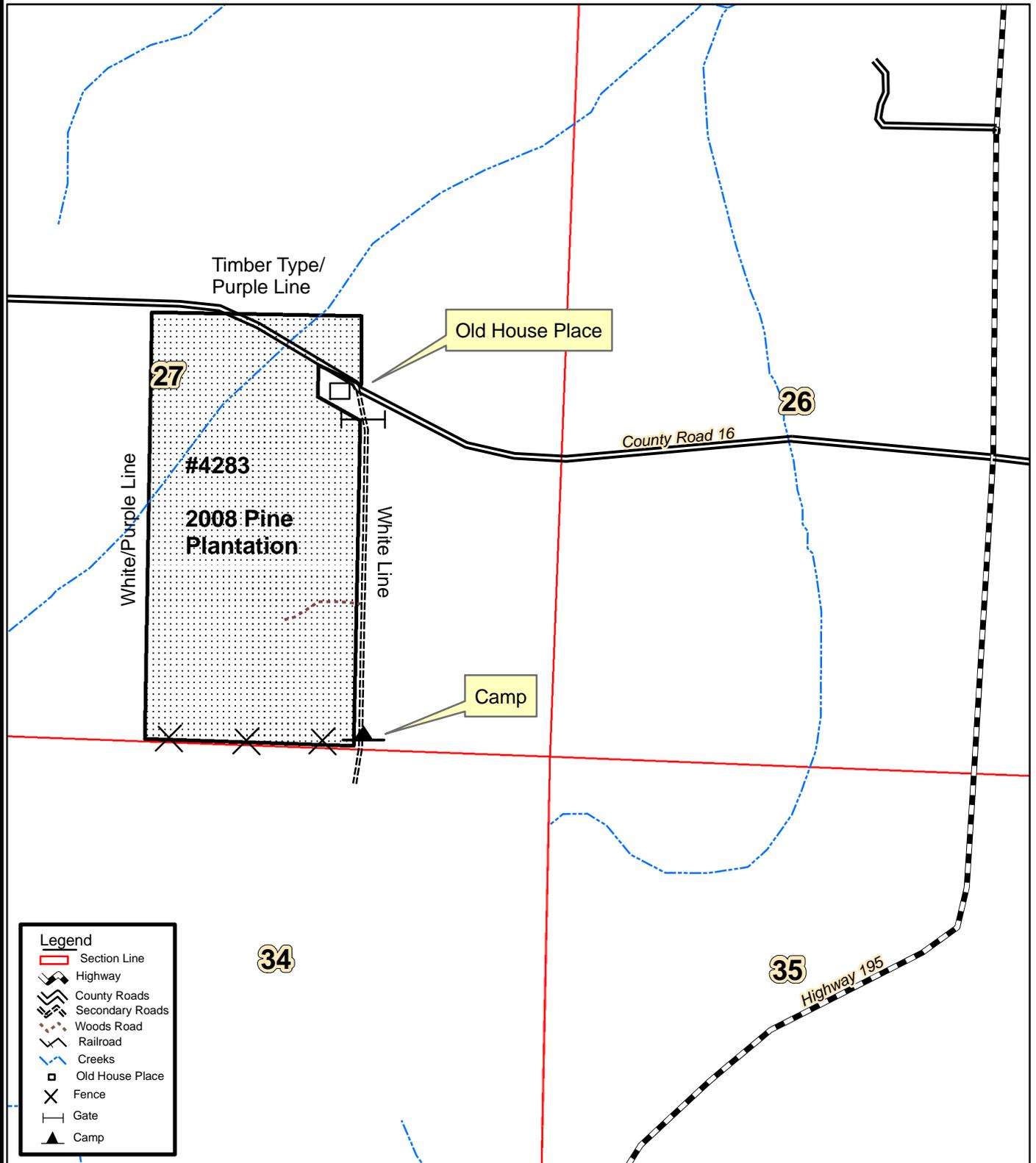
NOTICE OF LAND SALE  
Norman Jones Tract (Listing #4283)  
Pt. W½ of SE¼, Sec. 27, T10S, R24W, Hempstead County, Arkansas  
Containing 79 acres, more or less



Created: October, 2011  
Flown: 2010  
Drawn By: JDT



**NOTICE OF LAND SALE**  
**Norman Jones Tract (Listing #4283)**  
 Pt. W½ of SE¼, Sec. 27, T10S, R24W, Hempstead County, Arkansas  
 containing 79 acres, more or less



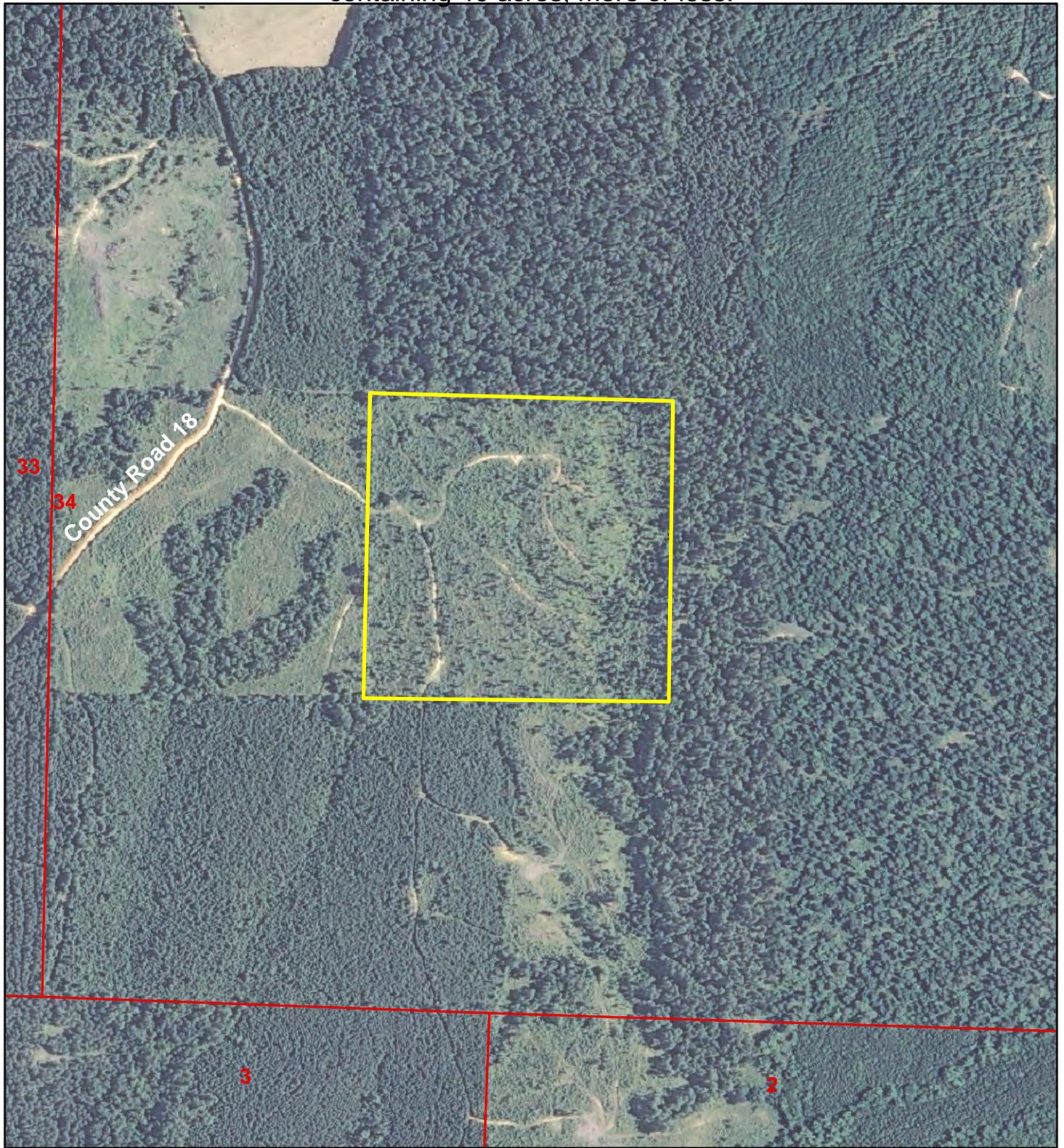
- Legend**
- Section Line
  - Highway
  - County Roads
  - Secondary Roads
  - Woods Road
  - Railroad
  - Creeks
  - Old House Place
  - Fence
  - Gate
  - Camp

0      0.125      0.25  
 Miles



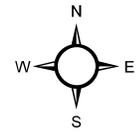
Created: October, 2011  
 By: JDT

LAND SALE NOTICE  
Willis Tract (#4284)  
NE 1/4 of SW 1/4 of Section 34, T10S, R24W,  
Hempstead County, AR  
containing 40 acres, more or less.



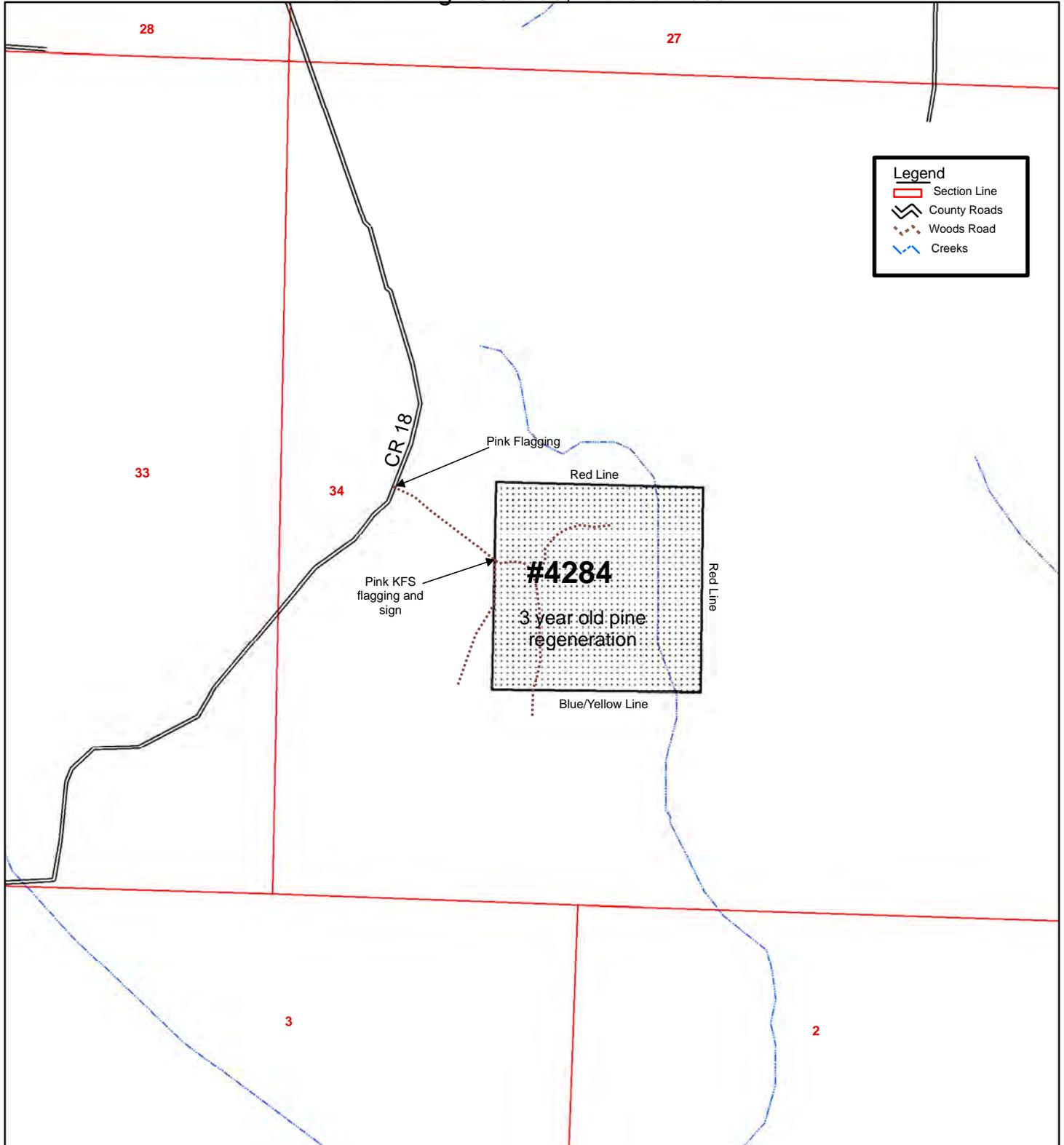
0 0.25 Miles

(870) 246-5757  
www.kingwoodforestry.com



2010 Aerial  
MEC

LAND SALE NOTICE  
Willis Tract (#4284)  
NE 1/4 of SW 1/4 of Section 34, T10S, R24W,  
Hempstead County, AR  
containing 40 acres, more or less.



**Legend**

- Section Line
- County Roads
- Woods Road
- Creeks

Red Line

**#4284**

3 year old pine regeneration

Blue/Yellow Line

Red Line

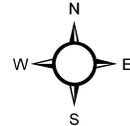
Pink Flagging

Pink KFS flagging and sign

CR 18

0 0.25 Miles

(870) 246-5757  
www.kingwoodforestry.com



Tract Map  
MEC

**OFFER FORM**

Davis Tract  
#4286  
60 Acres - \$85,000.00

Norman Jones Tract  
#4283  
79 Acres - \$79,000.00

Willis Tract  
#4284  
40 Acres - \$35,000.00

— Please fax offer to 870-246-3341 or mail to P. O. Box 65, Arkadelphia, AR 71923 —

Reference is made to the attached Kingwood Forestry Services, Inc. **Notice of Land Sale**. I submit the following as offer(s) for the purchase any or all of the following tract(s) located in Hempstead County, Arkansas and further described as:

**Davis Tract (Listing #4286):** SW<sup>1</sup>/<sub>4</sub> of SE<sup>1</sup>/<sub>4</sub> and S<sup>1</sup>/<sub>2</sub> of NW<sup>1</sup>/<sub>4</sub> of SE<sup>1</sup>/<sub>4</sub>, Section 28, Township 9 South, Range 24 West, containing 60 acres, more or less, Hempstead County, Arkansas (see attached maps).

**Norman Jones Tract (Listing #4283):** W<sup>1</sup>/<sub>2</sub> of SE<sup>1</sup>/<sub>4</sub>, less and except one acre around old house place, Section 27, Township 10 South, Range 24 West, containing 79 acres, more or less, Hempstead County, Arkansas (see attached maps).

**Willis Tract (Listing #4284):** NE<sup>1</sup>/<sub>4</sub> of SW<sup>1</sup>/<sub>4</sub>, Section 34, Township 10 South, Range 24 West, containing 40 acres, more or less, Hempstead County, Arkansas (see attached maps).

My offer will remain valid for three business days from this date. I have read and understand the Conditions of Sale section of 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 of owner's acceptance with earnest money in the amount of 10% of purchase price. Closing date to occur approximately 30 days after contract execution.

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

Davis Tract (Listing #4286) 60 acres, more or less: \$ \_\_\_\_\_

Norman Jones Tract (Listing #4283) 79 acres, more or less: \$ \_\_\_\_\_

Willis Tract (Listing #4284) 40 acres, more or less: \$ \_\_\_\_\_

All Three Tracts Combined (179 acres, more or less): \$ \_\_\_\_\_

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

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

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

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

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