

LAND FOR SALE



Matthews Creek West Tract Clark County, Arkansas

**± 226 Acres
Listing # 4260**

\$359,000.00

Offered by
Kingwood Forestry Services, Inc.
(870) 246-5757
www.kingwoodforestry.com

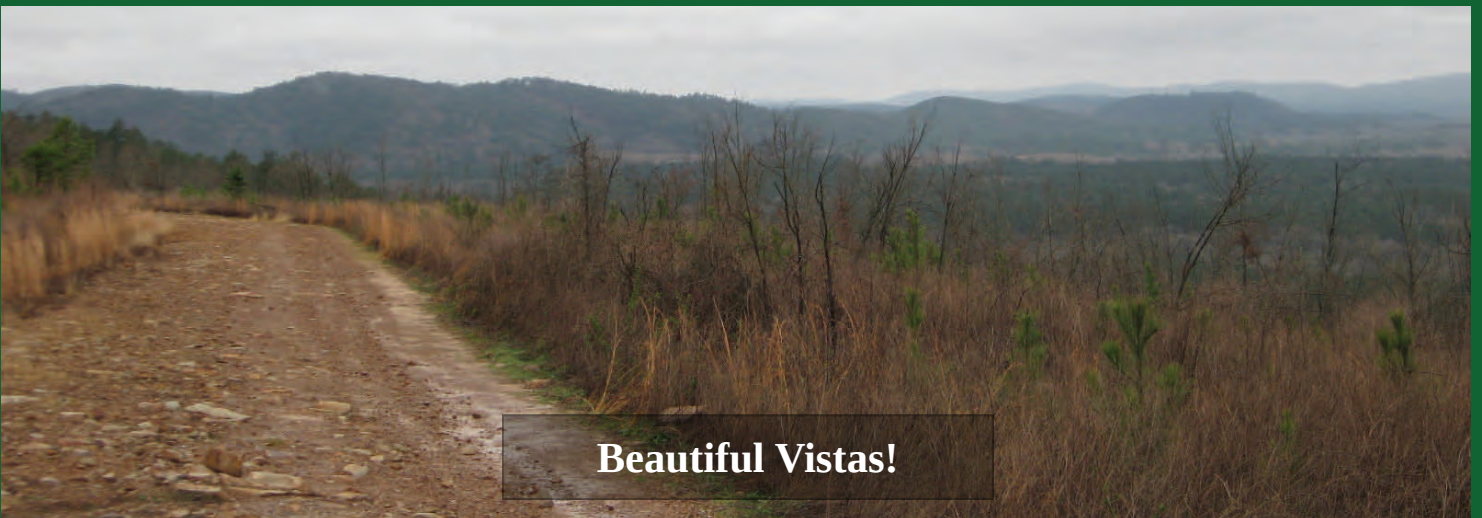


Matthews Creek West Tract

±226 Acres

\$359,000.00

Listing #4260



Beautiful Vistas!



Matthews Creek!



Outstanding Hunting!



Public Road Frontage!

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Matthews Creek West Tract

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Merchantable Timber: Kingwood Forestry Services conducted 10 basal area variable radius point cruise (one point / 2 acres) with cruise lines running east and west (2 chains x 10 chains). Based on the inventory conducted by Kingwood Forestry in February, 2009, tree counts and volumes are estimated as follows:

Inventory of 179 acres of merchantable timber; does not include SMZs

Pine Sawtimber	4,349 Trees	215,200 Board Feet	2,482 Tons
White Oak Sawtimber	98 Trees	7,200 Board Feet	76 Tons
Pine Pulpwood	12,436 Trees	692 Cords	1,849 Tons
Hardwood Pulpwood	2,694 Trees	176 Cords	526 Tons

Due to variations associated with sampling, utilization standards, and scaling practices, tree count and timber volumes cannot be guaranteed. Volume tables in tons are included in this bid notice.



- 179 Acres of merchantable timber
- ± 6 Acres of 2000 pine plantation
- ± 18 Acres of 2003 pine plantation
- ± 19 Acres of 2007 pine plantation



BID OPENING AT 3:00 PM, FRIDAY, MAY 20, 2011

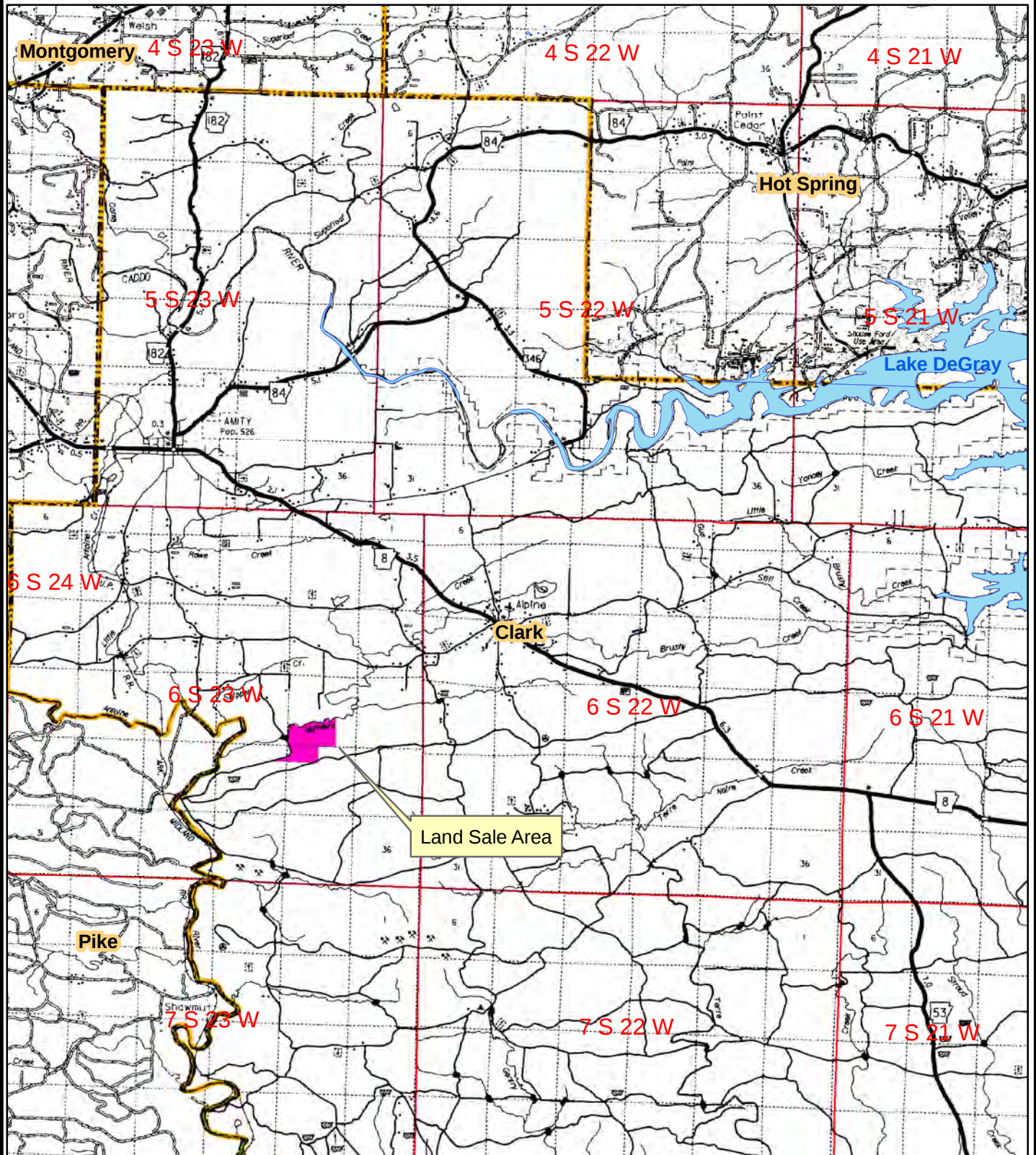
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NOTICE OF LAND SALE
Matthews Creek West, Listing #4260
Pt. Sec. 22, 23, 26, 27, T6S, R23W, Clark County, Arkansas
Containing 226 acres, more or less

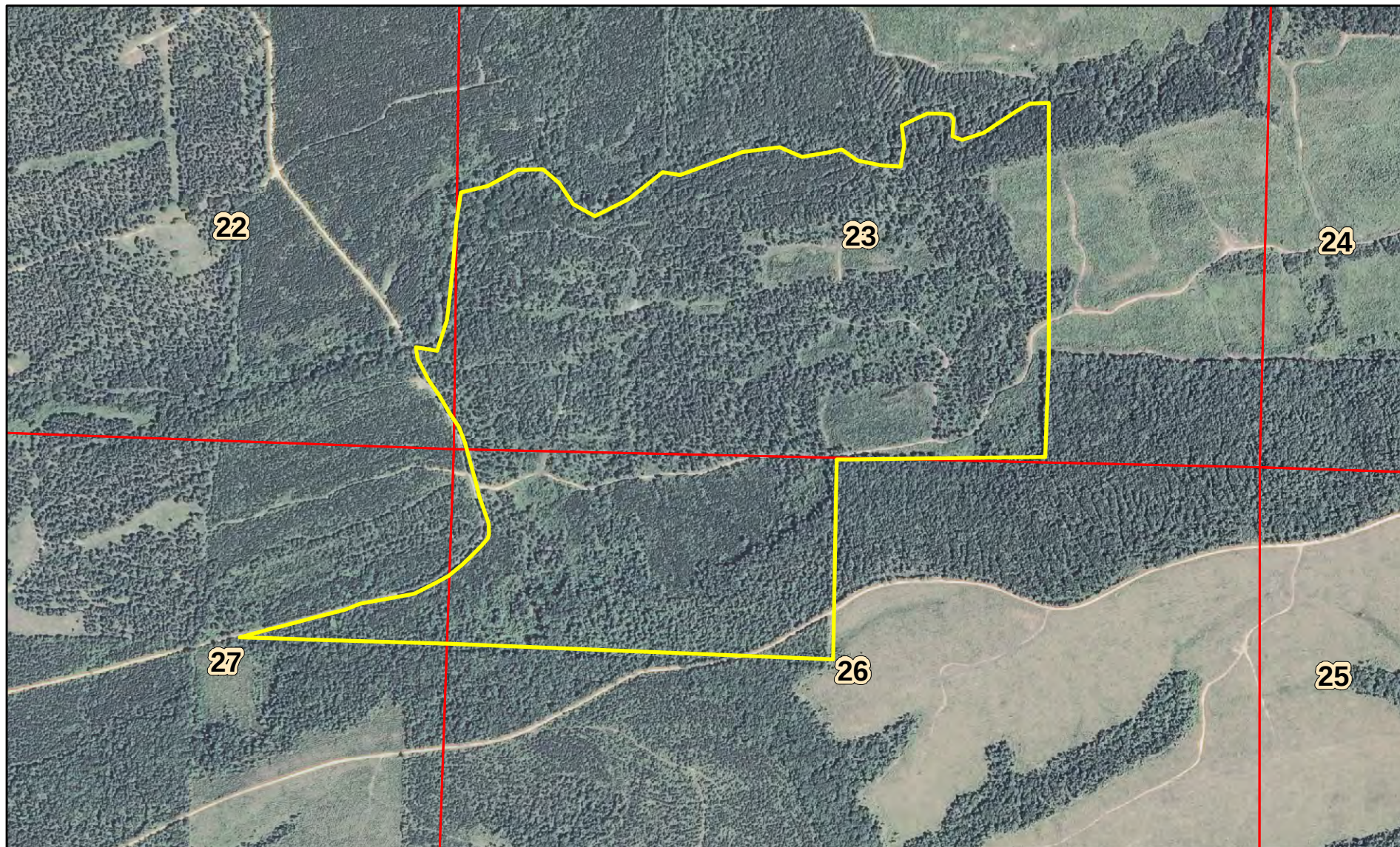


0 0.5 1 2 3 4
Miles



Created: June, 2011
Drawn By: JDT

Matthews Creek West, Listing #4260
Pt. Sec. 22, 23, 26, 27, T6S, R23W, Clark County, Arkansas
Containing 226 acres, more or less

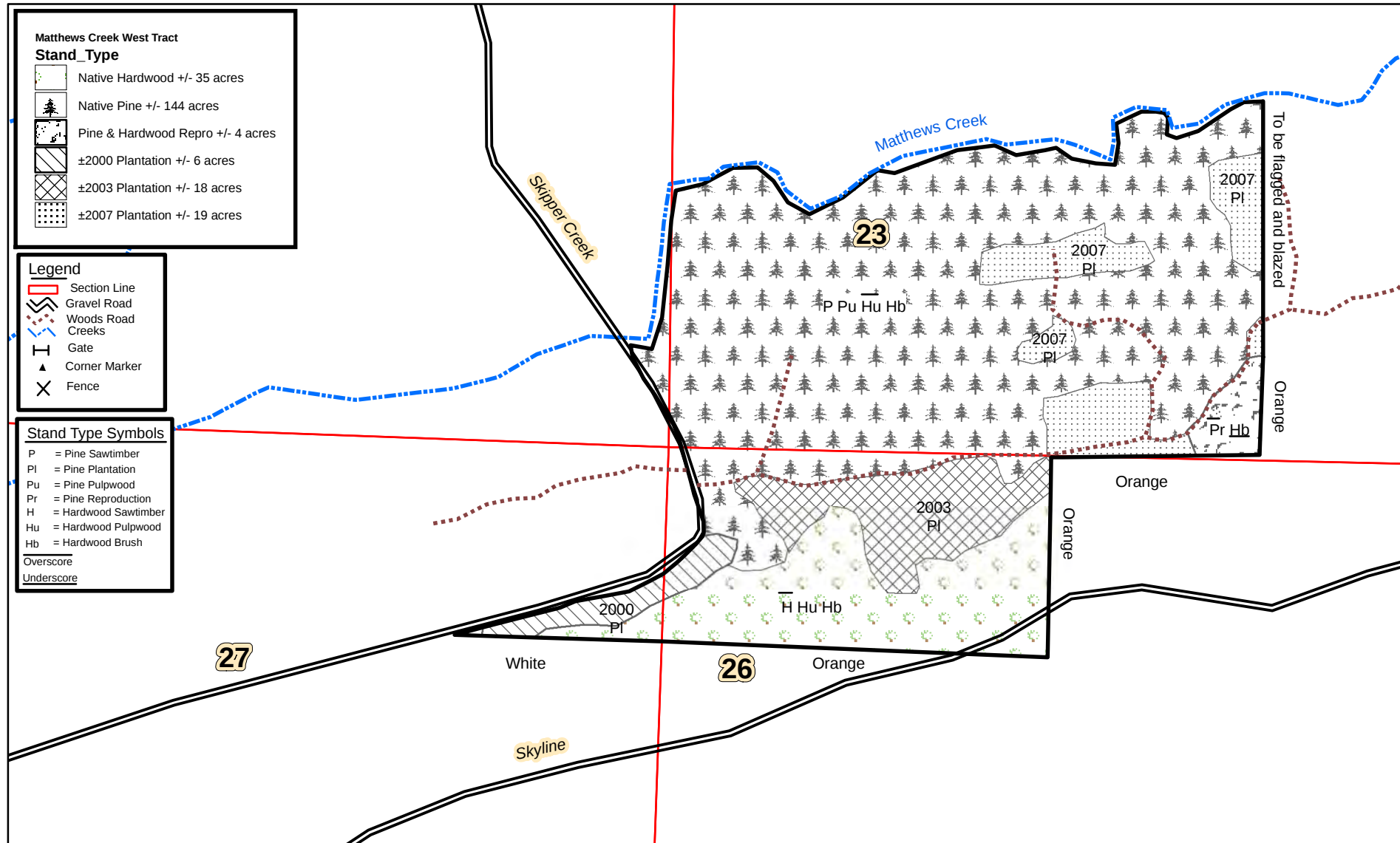


0 0.125 0.25
Miles



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

Matthews Creek West, Listing #4260
 Pt. Sec. 22, 23, 26, 27, T6S, R23W, Clark County, Arkansas
 Containing 226 acres, more or less



0 0.125 0.25
 Miles



Created: June, 2011
 By: JDT

BARKSDALE FAMILY MATTHEWS CREEK WEST TRACT

Stand Data	
<u>Average Vol/Acre</u>	13.87
<u>Average Vol/Tree</u>	0.57
<u>Average Vol/Log</u>	0.28
<u>Avg DBH</u>	11.64

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	146	38	474	171	693	339	146	79	36	23							1,495	649
12	177	58	380	163	709	411	608	389	329	270	51	47					2,254	1,339
14	37	16	112	64	130	98	167	147	56	60							502	385
16			14	11	43	42			28	39							85	91
18																		
20							9	17									9	17
Totals	360	113	980	408	1,575	890	930	632	450	391	51	47					4,346	2,482

Stand Data	
<u>Average Vol/Acre</u>	0.42
<u>Average Vol/Tree</u>	0.77
<u>Average Vol/Log</u>	0.55
<u>Avg DBH</u>	14.87

White Oak 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
14	37	20			19	16											56	36
16			43	40													43	40
Totals	37	20	43	40	19	16											99	76

Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	10.3
<u>Average Vol/Tree</u>	0.15
<u>Average Vol/Log</u>	0.11
<u>Avg DBH</u>	7.07

DBH	Trees	Tons
6	7,597	669.8
8	3,134	625.9
10	1,604	510.0
12	101	43.4
Total	12,437	1,849.2

Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	2.9
<u>Average Vol/Tree</u>	0.20
<u>Average Vol/Log</u>	0.16
<u>Avg DBH</u>	8.44

DBH	Trees	Tons
6	709	65.2
8	1,140	218.1
10	511	115.6
12	228	78.4
14	93	41.9
16	14	7.0
Total	2,694	526.2

NOTICE OF LAND SALE
Matthews Creek West Tract
Listing # 4260—226 Acres

Method of Sale: The tract is offered for sale at \$359,000.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Matthews Creek West Tract Land Sale**" 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 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.

Conditions of Sale:

1. The landowner reserves the right to accept or reject any offer for any reason.
2. Offers submitted will remain valid for five 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 buyer and seller 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 single sum and not on a per acre basis. Advertised acreage is believed to be correct, but it is not guaranteed. Offer price is for entire tract regardless of acreage. Seller will not provide survey. The attached tract maps are thought to be accurate but should not be considered as a survey plat.
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. One-half of mineral rights that are owned by the seller will be conveyed without warranty.
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. 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. Each prospective buyer should make their own timber volume determination.
8. Property inspections shall be done in daylight hours prior to the bid date stated in this notice. Seller and Kingwood Forestry Services, Inc. in no way warrant the conditions of the property, including access routes, and all persons entering upon the property do so at their own risk and accept said property in its existing condition during such inspection(s). All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend and hold harmless Seller, its managers, agents and employees, from and against any and all claims, demands, causes of action and damages resulting from any accident, incident or occurrence arising out of, incidental to or in any way resulting from his or her inspection or the property or his or her exposure to the conditions of the property.
9. Farm equipment, deer stands, feeders and any other man-made items do not convey unless stated otherwise.
10. Questions regarding the land sale should be directed to licensed broker Pete Prutzman or Licensed Agent Mark Clark of Kingwood Forestry Services at 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 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.



OFFER FORM

MATTHEWS CREEK WEST TRACT

LISTING # 4260

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

I submit the following as an offer for the purchase of the following tract as summarized below I have read, understand and agree to the Conditions of Sale section of this notice. My offer will remain valid for five business days from this date. 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.

Date of Offer: _____

Tract Name: MATTHEWS CREEK WEST TRACT

Location of Tract: Pt. Sections 22, 23, 26, 27, Township 6 South, Range 23 West, containing a total of 226 acres, more or less, Clark County, Arkansas (Matthews Creek West tract—see attached maps).

Total Number of Acres in Tract: Two Hundred Twenty-Six Acres (226) acres, more or less.

List Price **\$359,000.00**

Amount of Offer: \$ _____

Name: _____ Printed Fax No: _____

Name: _____ Signed Phone No: _____

Address: _____

City, State, Zip: _____

E-mail Address: _____

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

