

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

**Listing  
#4245**

### McCarty Personal 40 Tract

### Hot Spring County, Arkansas

**Bid Date: Friday, April 22, 2011 @ 3:00 P. M.**

### — Forty Acres with Good Quality Pine Sawtimber —

Kingwood Forestry Services, Inc. has been authorized to manage the sale of a tract of timberland containing 40 acres, more or less, in Hot Spring County, Arkansas (Listing # 4245).

**Tract Description:** Land to be sold is described as NE ¼ of SW ¼, Section 8, Township 5 South, Range 18 West, containing 40 acres, more or less, Hot Spring County, AR (McCarty Personal 40 Tract – See attached maps). The tract is located between Malvern and Arkadelphia. Access is via woods roads from Antioch Cemetery Road. Gate can be opened with temporary combination 5-7-5-7. Gently rolling terrain, with small creek. Tract contains native pine and hardwood. Soils consist of fine sandy loams with site index for loblolly pine averaging 80 feet on fifty year base. The tract offers excellent investment potential and hunting opportunities. Please visit our website at [www.kingwoodforestry.com](http://www.kingwoodforestry.com) for maps and photographs.

**Merchantable Timber:** Kingwood Forestry Services has conducted a 10% fixed radius plot cruise on 40 acres, one plot / acre with cruise lines running North and South. Based on the inventory conducted by Kingwood Forestry in March, 2011, tree counts and volumes are estimated as follows:

Pine Sawtimber	660 Trees	164,100 Board Feet	1,153 Tons
Pine Pulpwood	230 Trees	18 Cords	47 Tons
Hardwood Pulpwood	610 Trees	40 Cords	121 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. Board foot tables are available upon request. Pine sawtimber averages 16.7" dbh and 249 BF / tree.

**Method of Sale:** The tract will be sold on the basis of lump sum sealed bids. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **"McCarty Personal 40 Tract (Listing #4245)"** 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, April 22, 2011.** 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.

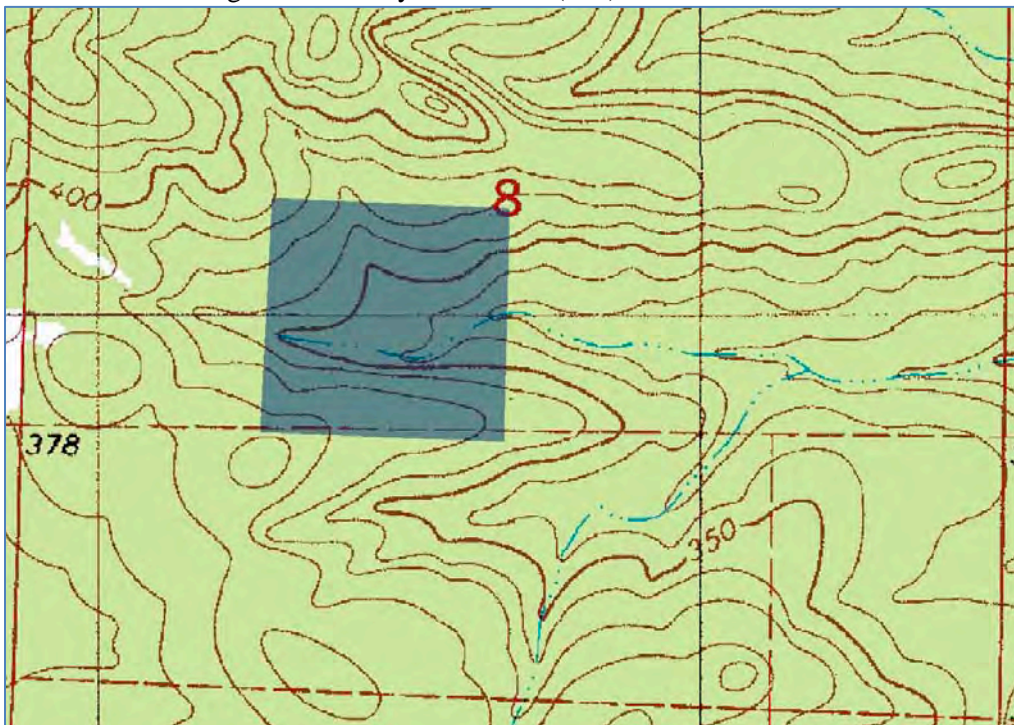
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# McCARTY PERSONAL 40 TRACT LAND SALE (LISTING #4245)

**Bid Date: Friday, April 22, 2011 @ 3:00 P. M.**

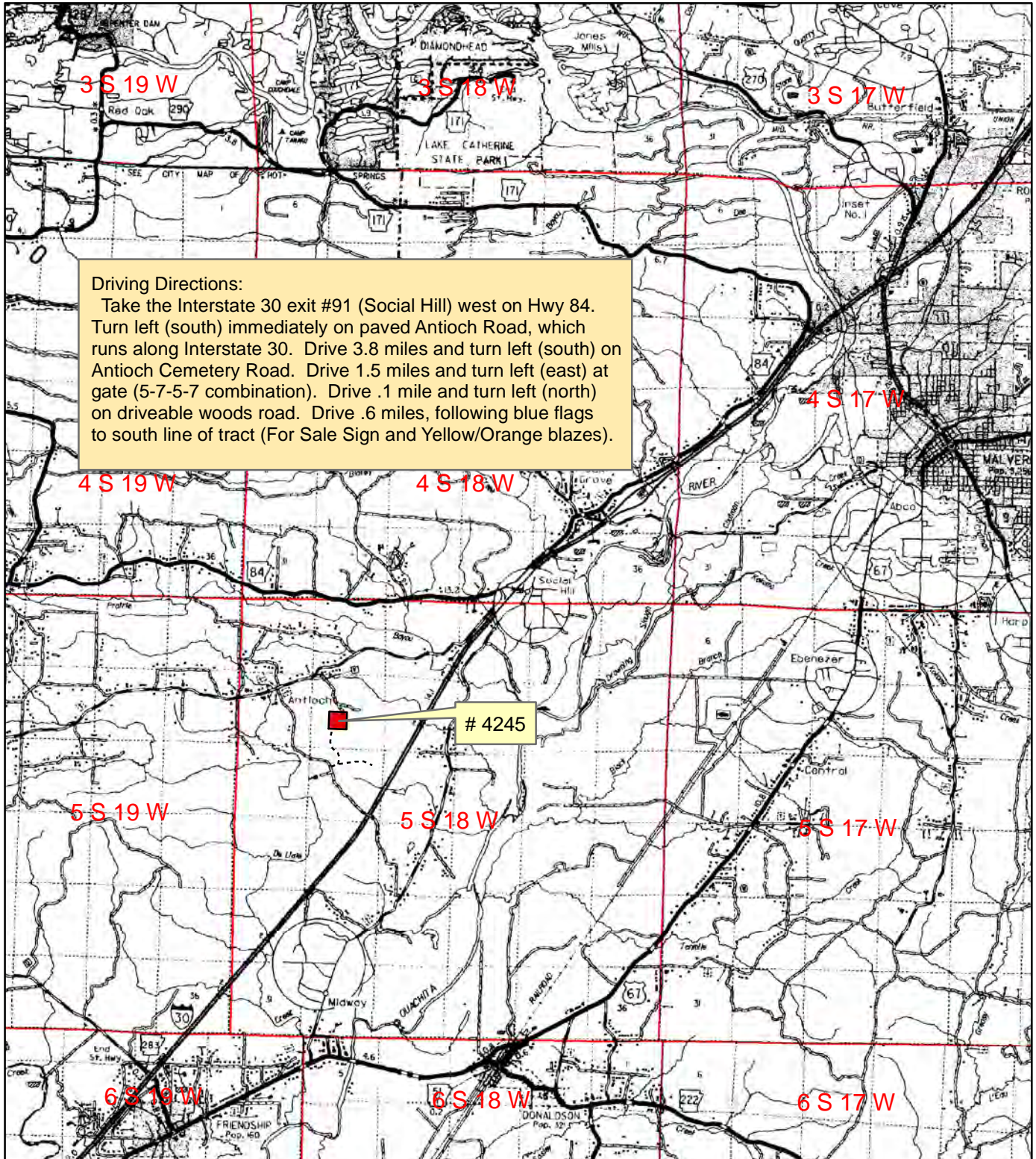
## Conditions of Sale:

1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid through 5:00 P.M., Monday, April 25, 2011. Successful bidder will be notified at 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 parcel is being sold in its entirety, for a single sum 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, regardless of acreage. Seller will not provide a survey. The attached tract map is 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. All mineral rights owned by seller will convey 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. 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 agent Mark Clark or licensed broker Pete Prutzman of Kingwood Forestry Services at (870)246-5757.





NOTICE OF LAND SALE  
Personal 40 Tract (Listing #4245)  
NE¼ of SW¼, Sec. 8, T5S, R18W, Hot Spring County, Arkansas  
containing 40 acres, more or less

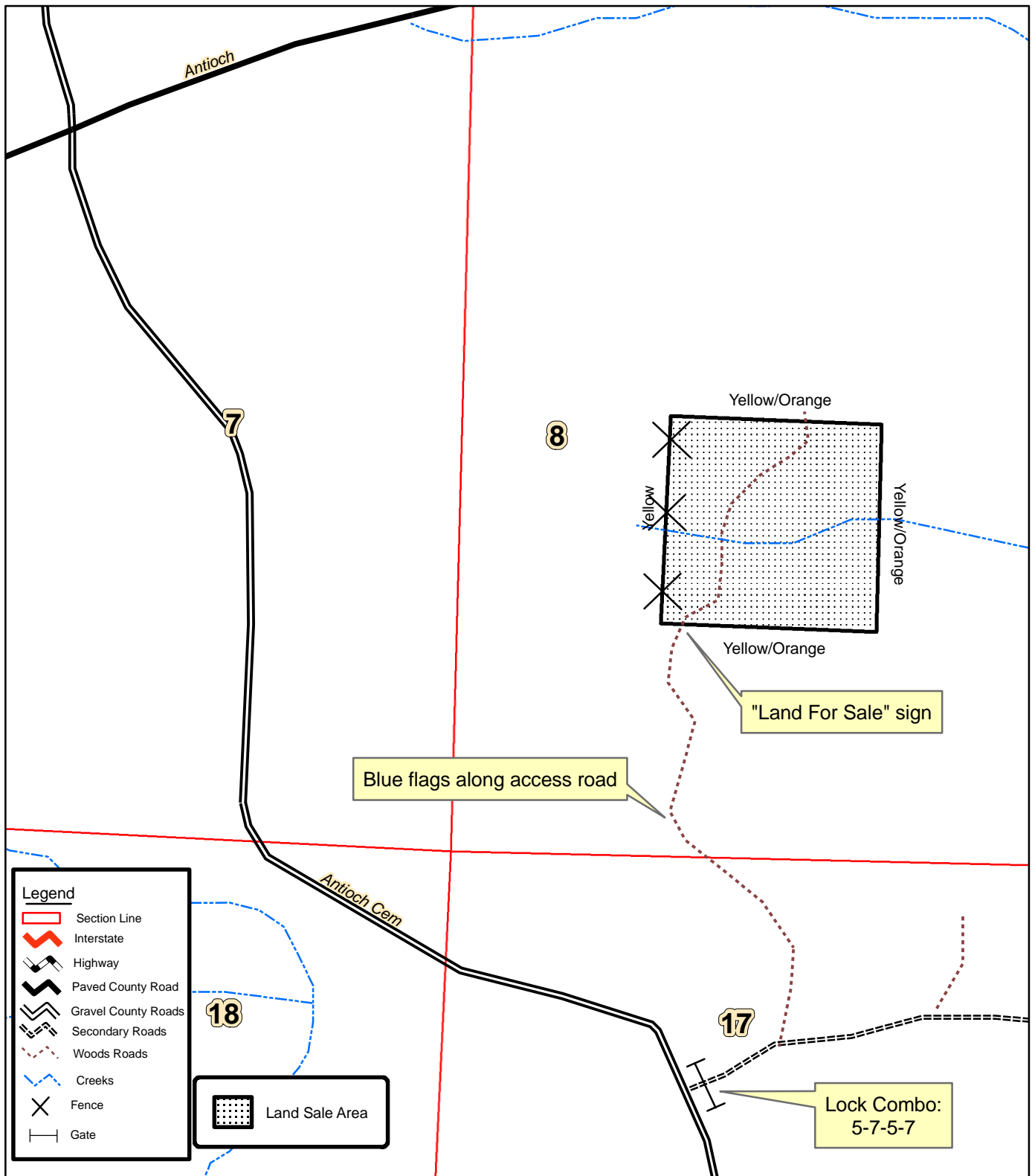


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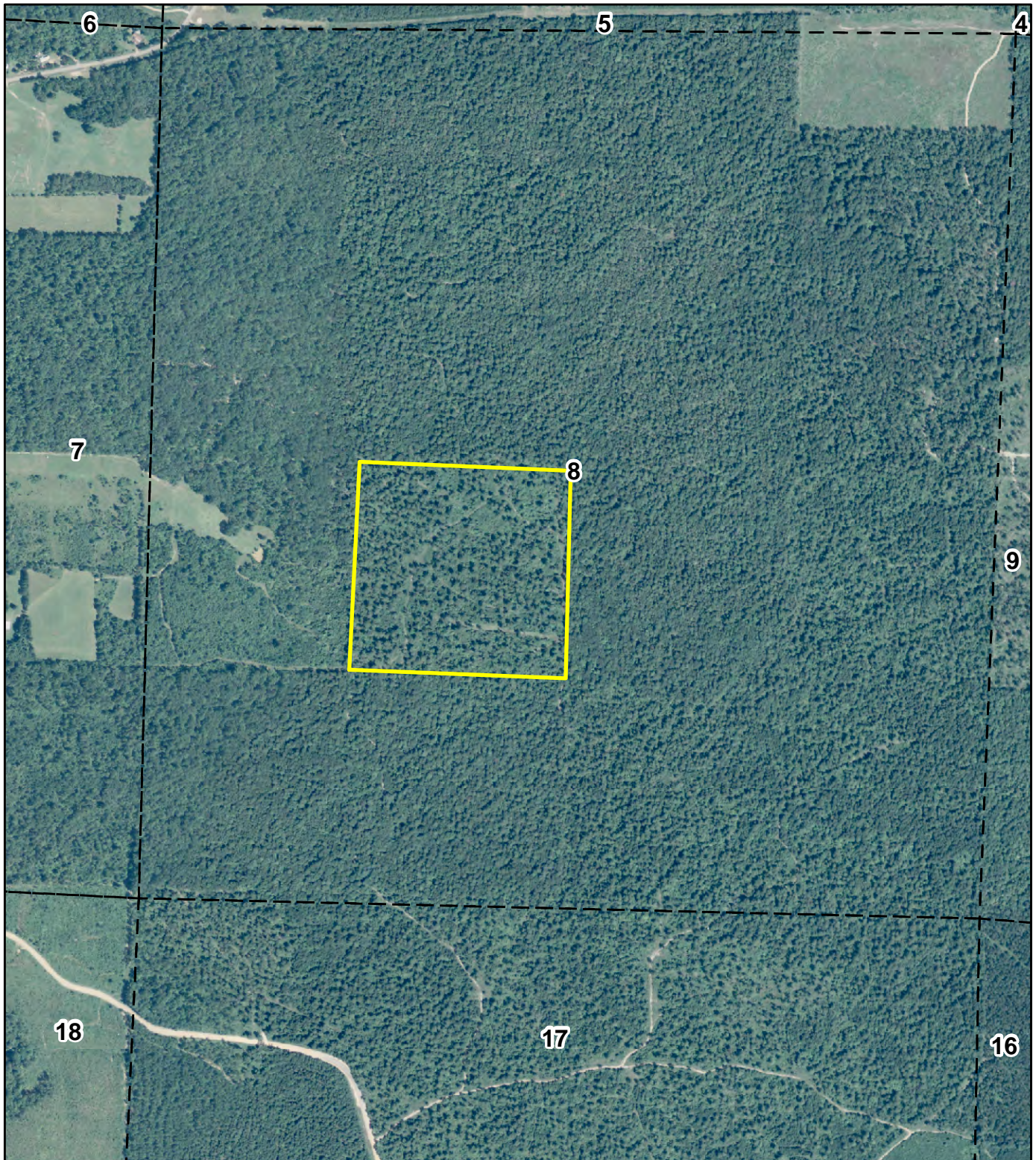
Created: March, 2011  
Drawn By: JDT

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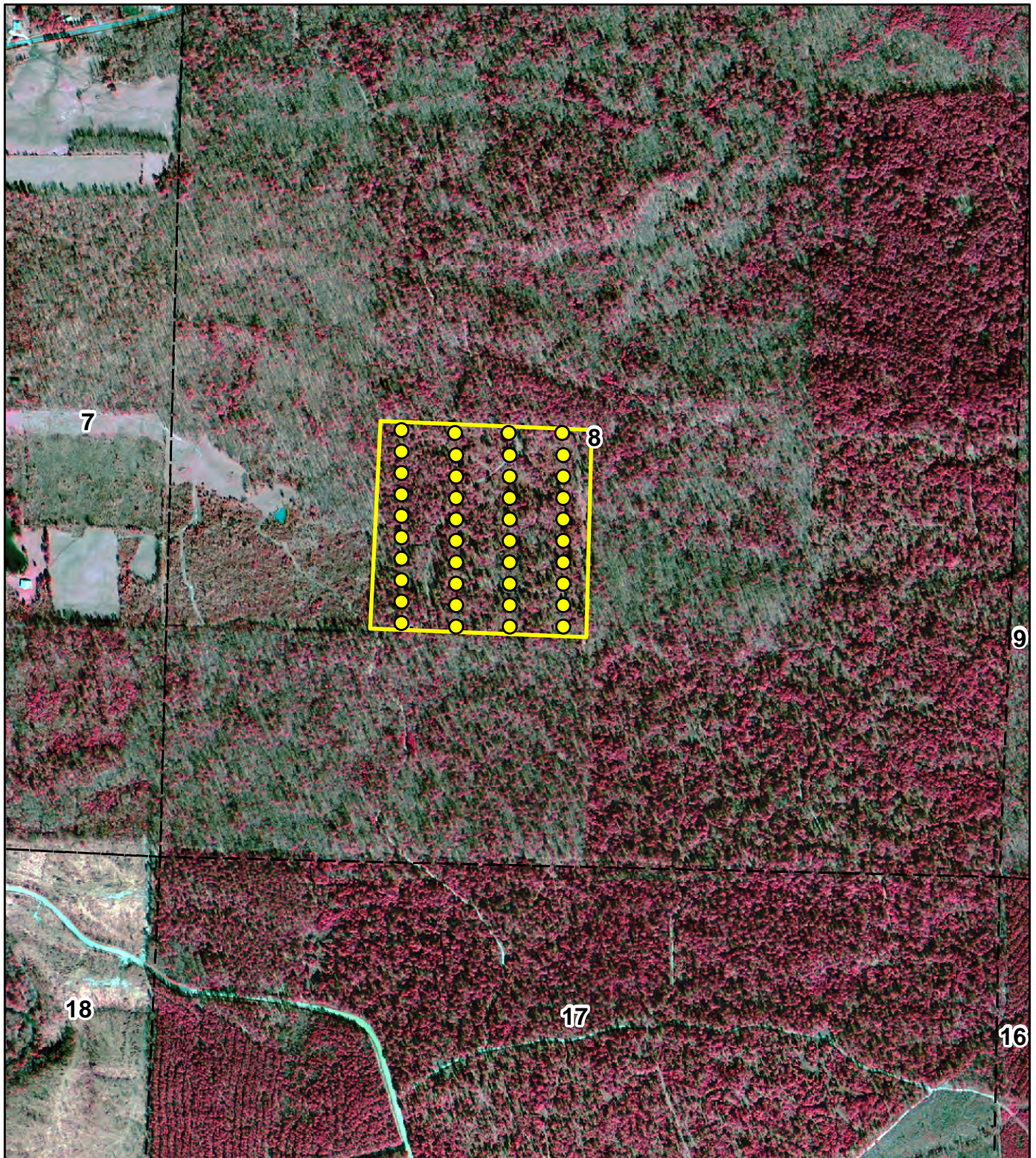
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Created: March, 2011  
Flown: 2009  
Drawn By: JDT



NOTICE OF LAND SALE  
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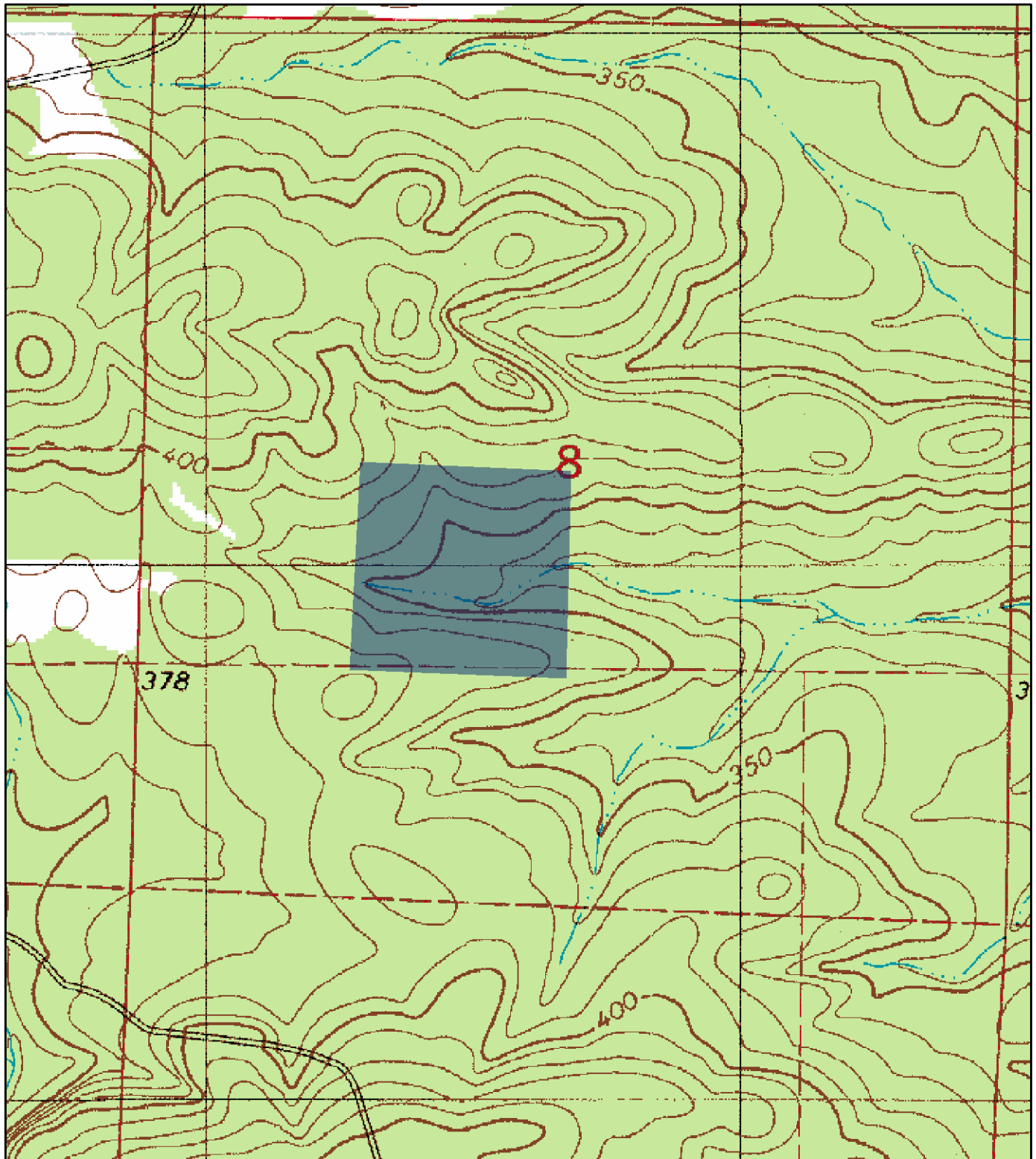
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Miles



Created: March, 2011  
Flown: 2006  
Drawn By: JDT



NOTICE OF LAND SALE  
Personal 40 Tract (Listing #4245)  
NE¼ of SW¼, Sec. 8, T5S, R18W, Hot Spring County, Arkansas  
containing 40 acres, more or less



0 0.125 0.25  
Miles



Created: March, 2011  
Drawn By: JDT

## McCarty's Personal 40 Tract

Tract Name	Personal 40	Stand Number	1
Legal	NE¼ of SW¼, Sec. 8, T5S, R18W	Acres	40.0
County	Hot Spring	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	KFS PST Tons	Date Cruised	3/28/2011
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	28.81
<u>Average Vol/Tree</u>	1.75
<u>Average Vol/Log</u>	0.53
<u>Avg DBH</u>	16.70

### 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					10	5											10	5
12	10	3	30	13	20	12			10	8	40	37					110	73
14					20	15	20	18	10	11	70	84	30	39			150	167
16					20	20			30	41	50	77	20	34			120	171
18									10	17	40	77	30	63			80	158
20											50	120	40	105			90	225
22											10	29	20	63	10	36	40	129
24											30	106	20	77			50	182
26											10	43					10	43
Totals	10	3	30	13	70	51	20	18	60	77	300	573	160	381	10	36	660	1,153

### Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	1.2
<u>Average Vol/Tree</u>	0.21
<u>Average Vol/Log</u>	0.13
<u>Avg DBH</u>	8.00

DBH	Trees	Tons
6	50	4.4
8	130	24.7
10	50	18.1
Total	230	47.2

### Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	3.0
<u>Average Vol/Tree</u>	0.20
<u>Average Vol/Log</u>	0.15
<u>Avg DBH</u>	8.16

DBH	Trees	Tons
6	160	15.0
8	270	47.1
10	150	42.8
12	30	16.4
Total	610	121.3



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**OFFER FORM**  
**McCARTY PERSONAL 40 TRACT LAND SALE (LISTING #4245)**

**Bid Date: Friday, April 22, 2011 @ 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. notice for the McCarty Personal 40 Tract land sale. I submit the following as an offer for the purchase of the following tract further described as: NE ¼ of SW 1/4, Section 8, Township 5 South, Range 18 West, containing 40 acres, more or less, Hot Spring County, AR (see attached maps).

My offer will remain valid through 5:00 p.m. Monday, April 25, 2011. Successful bidder will be notified at or before that time by telephone, fax, or e-mail. I have read and understand the Method of Sale and Conditions of Sale sections in 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 with earnest money in the amount of 10% of purchase price. Closing is expected to be held within thirty days of offer acceptance.

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**Send offer form to:** Kingwood Forestry Services, Inc. (**Before 3:00 p.m. Friday, April 22, 2011**)  
P. O. Box 65  
Arkadelphia, AR 71923  
Or fax to 870-246-3341

**McCarty Personal 40 Tract:** NE ¼ of SW ¼, Section 8, Township 5 South, Range 18 West, containing 40 acres, more or less, Hot Spring County, AR (see attached maps).

**Total Acres:** 40 acres, more or less

**Offer Amount:** \$ \_\_\_\_\_

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

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

Printed

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

Signed

Address: \_\_\_\_\_

City, State, Zip

Email: \_\_\_\_\_