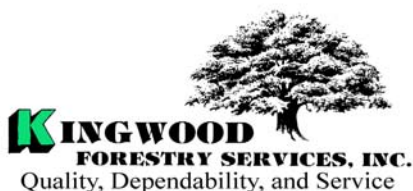


4414 Morris Lane  
P.O. Box 5887  
Texarkana, TX 75505  
(903)831-5200  
FAX (903)831-9988

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

P.O. Box 65  
No. 4 Executive Circle  
Arkadelphia, AR 71923  
(870)246-5757  
FAX 1-870-246-3341



## NOTICE OF LAND SALE

### Miller 80 Tract Land Sale (#7087)

#### **-Excellent Recreational Property with County Road Access in Miller County-**

Kingwood Forestry Services, Inc. has been authorized to manage the sale of land and timber containing 80 acres, more or less, in Miller County, Arkansas.

**Location:** Land to be sold is described as S½ of SW¼, Section 7, Township 20 South, Range 27 West, containing 80 acres, more or less, Miller County, Arkansas.

**Tract Description:** The Miller 80 Tract consists of +/-73 acres of native, mature, high quality pine sawtimber. The tract has been intensively managed for pine sawtimber production. The tract also has a +/-7 acres Streamside Zone consisting of native hardwood species along the intermittent drain that runs from the south of the tract to the north of the tract. Immediate income can be expected from a timber sale. Access to the tract is excellent with Miller County Road 31 frontage, which runs through the southwestern portion of the tract. Access road into the tract is gated and can be opened with combination 5200. Topography on the tract is gently rolling and moderately to well drained. This tract has excellent potential for hunting and recreational activities. A pipeline runs through the east portion enhancing visibility for hunting purposes. Maps and photographs can be viewed at [www.kingwoodforestry.com/realestate.htm](http://www.kingwoodforestry.com/realestate.htm)

**Merchantable Timber:** Kingwood Forestry Services conducted a 10% fixed radius plot cruise of merchantable timber in June 2009. Based on the inventory conducted by Kingwood Forestry in June 2009, estimated tree counts and volumes are as follows:

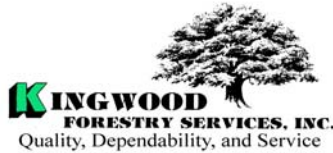
Pine Sawtimber	1,650 Trees	2,278 Tons
Mixed Hardwood Sawtimber	50 Trees	47 Tons
Pine Pulpwood	330 Trees	75 Tons
Hardwood Pulpwood	480 Trees	146 Tons

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 sale notice.

**Method of Sale:** The Miller 80 Tract is offered sale at **\$163,755.00.**

All offers should be submitted on the attached form. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 5887, Texarkana, Texas 75505 with **"Miller 80 Tract (#7087)"** 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 903-831-9988. All faxed offers will be immediately acknowledged. Please await confirmation that your faxed offer has been received. Hand delivered offers should be brought to 4414 Morris Lane, Texarkana, Texas 75503. **No verbal telephone offers will be accepted.**

— Continued on back of this page —



## **Miller 80 Tract (#7087)**

### **Conditions of Sale:**

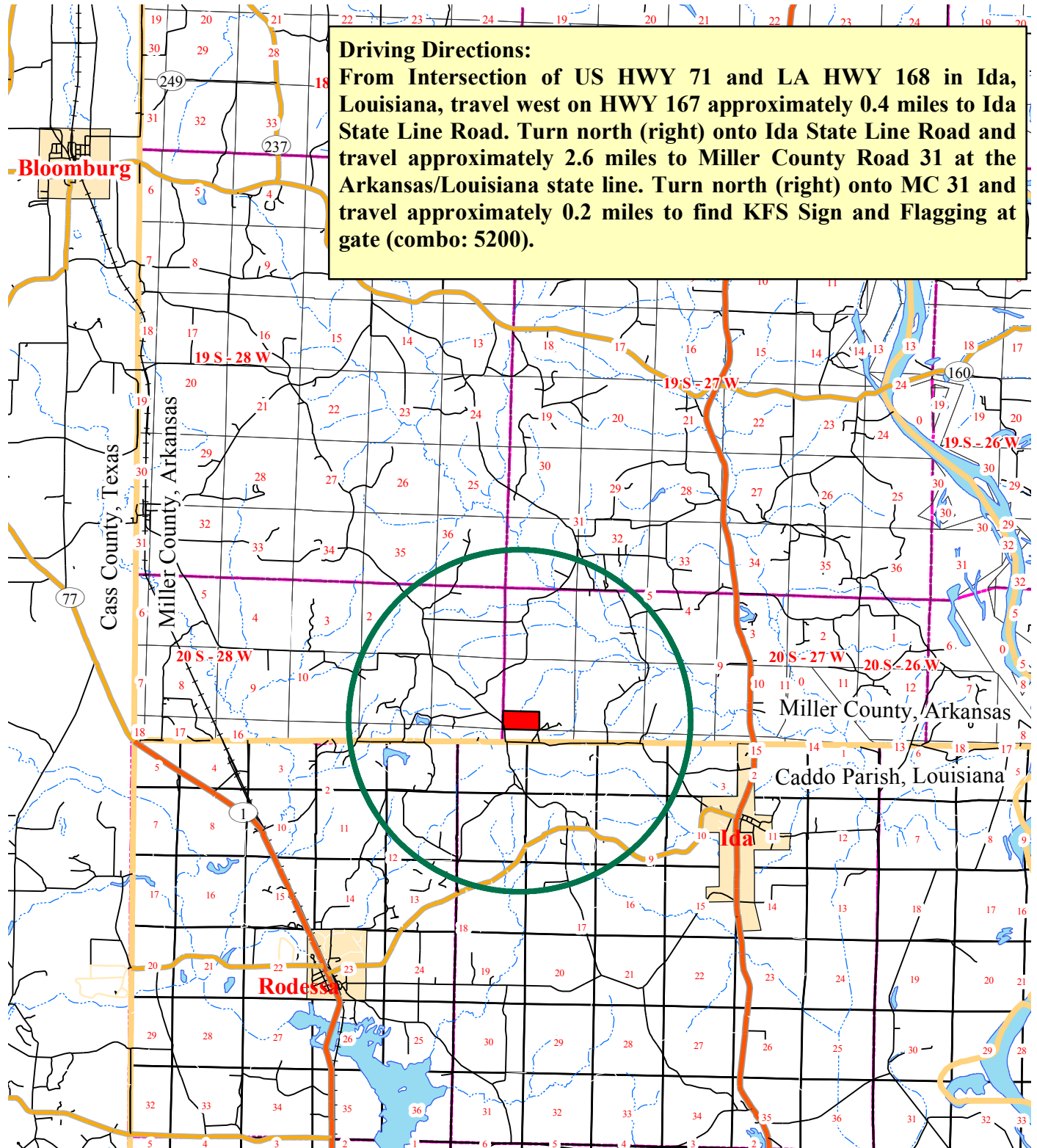
1. The landowner reserves the right to accept or reject any offer or to reject all offers
2. Offers submitted will remain valid for five (5) business days after date of submittal. Upon acceptance of an offer a more formal Contract of Sale, with earnest money in the amount of 10% of purchase price, will 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 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 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. All mineral rights are previously reserved.
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. Property inspections shall be done in daylight hours. 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.
8. Deer stands, feeders, trail cameras and any other man-made items 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 responsible for verifying information presented in this sale notice.
10. Questions regarding the land sale should be directed to Roger Hooper of Kingwood Forestry Services at 903-831-5200.

**Photographs and Maps may be viewed at:**  
**[www.kingwoodforestry.com/realestate.htm](http://www.kingwoodforestry.com/realestate.htm)**

Land For Sale  
Miller 80 Tract (#7087)  
+/-80 Acres  
S1/2 of SW1/4, Sec. 7, T20S, R27W  
Miller County, Arkansas

**Driving Directions:**

From Intersection of US HWY 71 and LA HWY 168 in Ida, Louisiana, travel west on HWY 167 approximately 0.4 miles to Ida State Line Road. Turn north (right) onto Ida State Line Road and travel approximately 2.6 miles to Miller County Road 31 at the Arkansas/Louisiana state line. Turn north (right) onto MC 31 and travel approximately 0.2 miles to find KFS Sign and Flagging at gate (combo: 5200).



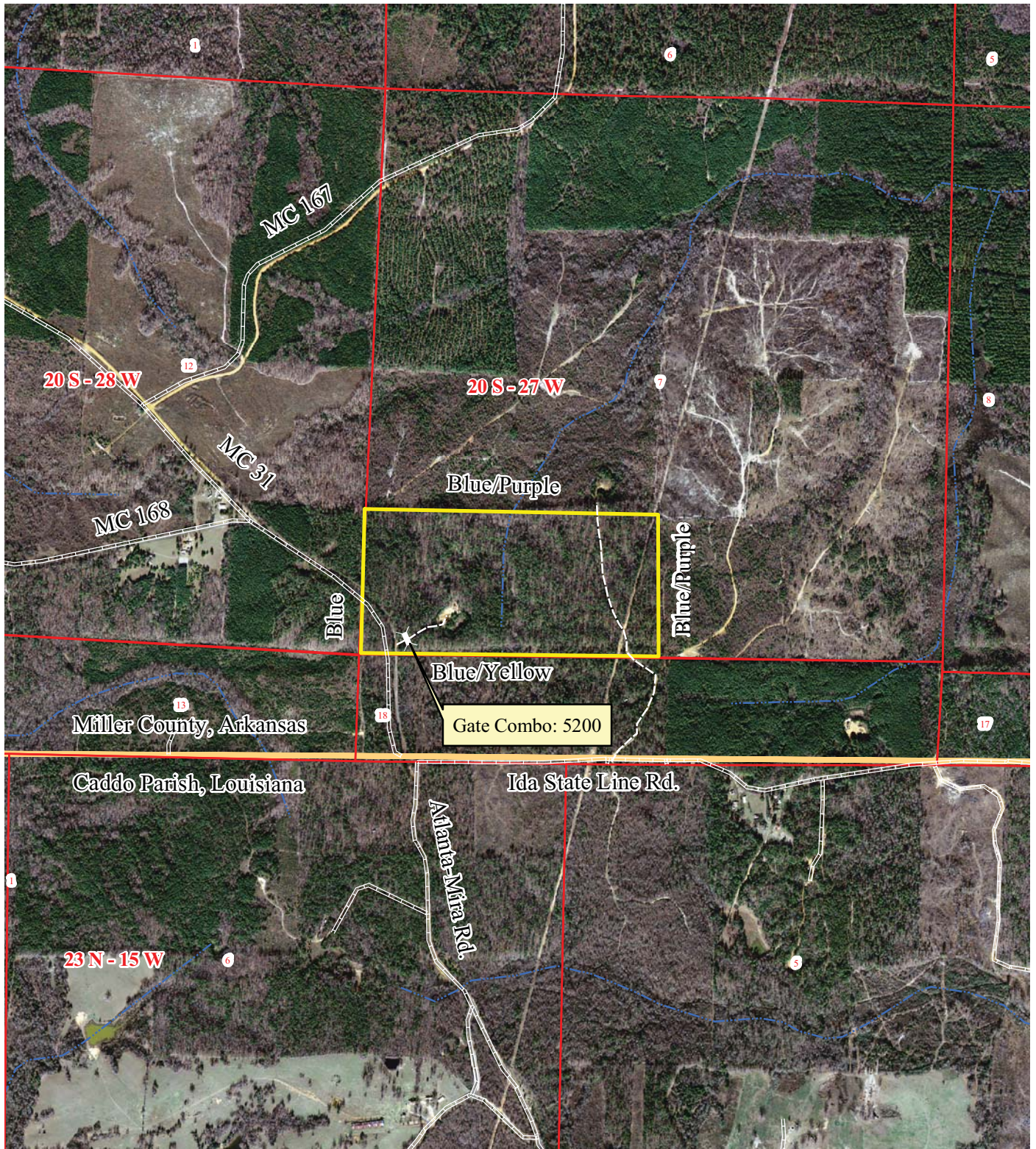
0 1 2 3 4  
Miles



StreetMap USA  
February 2010  
Printed By: RDH



Land For Sale  
Miller 80 Tract (#7087)  
+/-80 Acres  
S1/2 of SW1/4, Sec. 7, T20S, R27W  
Miller County, Arkansas



0 0.5  
Miles





2006 AR DOQQ  
October 2010  
Printed By: RDH








Land For Sale  
 Miller 80 Tract (#7087)  
 +/-80 Acres  
 S1/2 of SW1/4, Sec. 7, T20S, R27W  
 Miller County, Arkansas

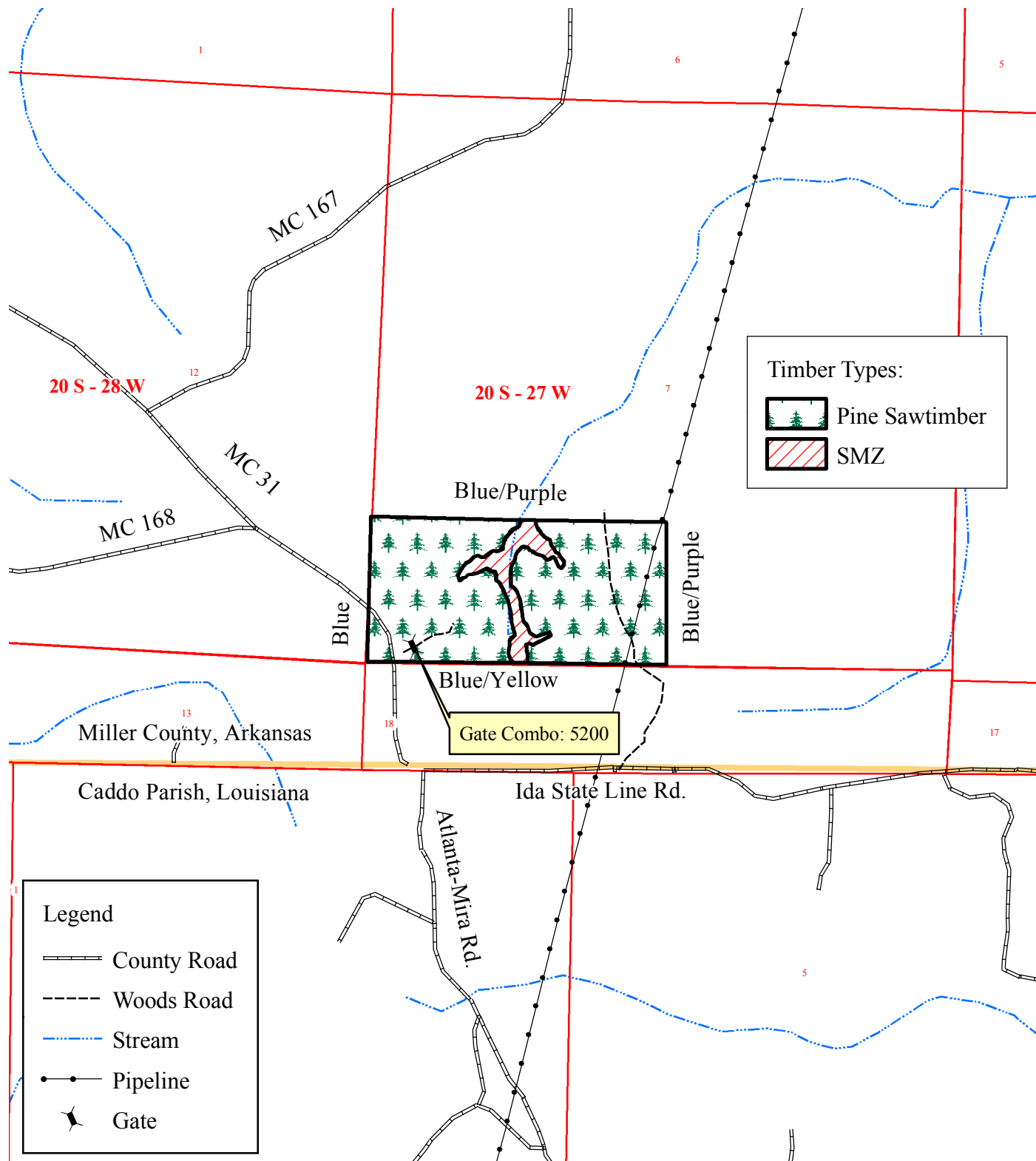
Timber Types:

-  Pine Sawtimber
-  SMZ

Legend

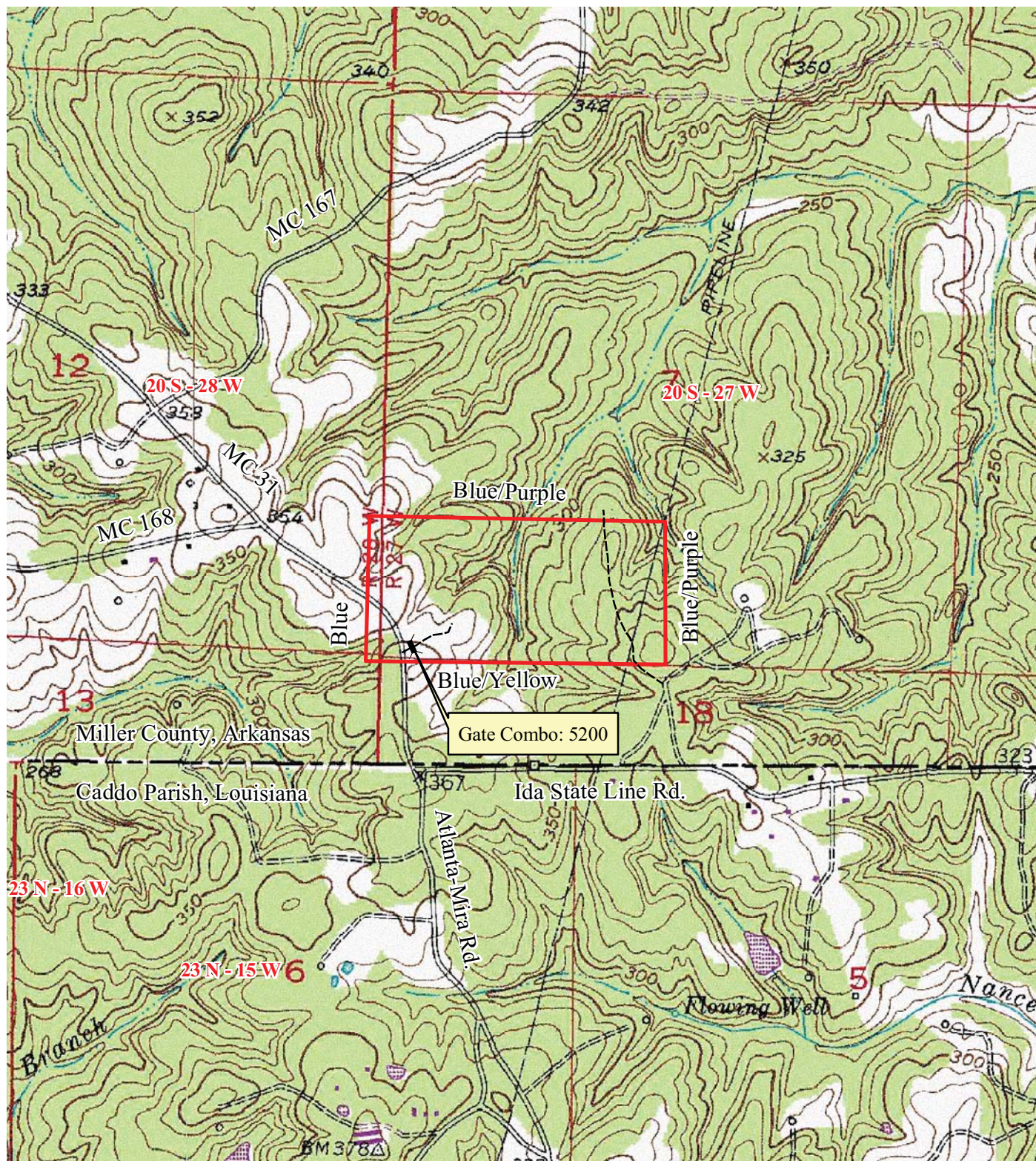
-  County Road
-  Woods Road
-  Stream
-  Pipeline
-  Gate

0 0.5  
 Miles





Land For Sale  
Miller 80 Tract (#7087)  
+/-80 Acres  
S1/2 of SW1/4, Sec. 7, T20S, R27W  
Miller County, Arkansas



0 0.5  
Miles





## Miller 80

Tract Name	Miller 80	Stand Number	1
Legal	S½ of SW¼, Sec. 7, T20S, R27W	Acres	80.0
County	Miller	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	KFS PST Tons	Date Cruised	6/5/2009
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	28.47
<u>Average Vol/Tree</u>	1.38
<u>Average Vol/Log</u>	0.43
<u>Avg DBH</u>	15.32

## 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	20	5			20	10	50	27	10	6							100	48
12	10	3			10	6	40	26	110	90	70	65					240	190
14					10	8	40	35	90	96	150	180	100	131			390	450
16	10	6	10	7	10	10	20	23	90	123	200	308	150	252			490	729
18					30	37	20	29	20	35	130	251	120	253			320	605
20					10	16	20	38			20	48	20	52			70	154
22							10	22	10	25							20	48
24									10	31							10	31
26			10	22													10	22
Totals	40	14	20	30	90	86	200	200	340	407	570	852	390	689			1,650	2,278

## Miller 80

Tract Name	Miller 80	Stand Number	1
Legal	S½ of SW¼, Sec. 7, T20S, R27W	Acres	80.0
County	Miller	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	HH APA sawt	Date Cruised	6/5/2009
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	0.15
<u>Average Vol/Tree</u>	1.18
<u>Average Vol/Log</u>	0.79
<u>Avg DBH</u>	18.00

## Red Oak Sawtimber

Inches DBH	1.5 Logs		2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs		5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
18	10	12															10	12
Totals	10	12															10	12



## Miller 80

Tract Name	Miller 80	Stand Number	1
Legal	S½ of SW¼, Sec. 7, T20S, R27W	Acres	80.0
County	Miller	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	HH APA sawt	Date Cruised	6/5/2009
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	0.20
<u>Average Vol/Tree</u>	0.81
<u>Average Vol/Log</u>	0.65
<u>Avg DBH</u>	16.00

## 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
16	10	7	10	9													20	16
Totals	10	7	10	9													20	16

## Miller 80

Tract Name	Miller 80	Stand Number	1
Legal	S½ of SW¼, Sec. 7, T20S, R27W	Acres	80.0
County	Miller	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	SHwds APA Saw	Date Cruised	6/5/2009
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	0.14
<u>Average Vol/Tree</u>	1.16
<u>Average Vol/Log</u>	0.46
<u>Avg DBH</u>	16.00

## Gum Sawtimber

Inches DBH	2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs		5 Logs		5.5 Logs		6 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
16	10	12															10	12
Totals	10	12															10	12



## Miller 80

Tract Name	Miller 80	Stand Number	1
Legal	S½ of SW¼, Sec. 7, T20S, R27W	Acres	80.0
County	Miller	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	APA swtgum sawtmb	Date Cruised	6/5/2009
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	0.09
<u>Average Vol/Tree</u>	0.74
<u>Average Vol/Log</u>	0.74
<u>Avg DBH</u>	18.00

## Misc. 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
18	10	7															10	7
Totals	10	7															10	7

## Miller 80

Tract Name	Miller 80	Stand Number	1
Legal	S½ of SW¼, Sec. 7, T20S, R27W	Acres	80.0
County	Miller	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
		Date Cruised	6/5/2009

### Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	<b>0.9</b>
<u>Average Vol/Tree</u>	<b>0.23</b>
<u>Average Vol/Log</u>	<b>0.14</b>
<u>Avg DBH</u>	<b>8.12</b>

DBH	Trees	Tons
6	100	8.8
8	130	24.2
10	80	35.6
12	20	6.3
<b>Total</b>	<b>330</b>	<b>74.9</b>

### Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	<b>1.8</b>
<u>Average Vol/Tree</u>	<b>0.30</b>
<u>Average Vol/Log</u>	<b>0.22</b>
<u>Avg DBH</u>	<b>10.21</b>

DBH	Trees	Tons
6	10	0.9
8	180	29.1
10	110	33.6
12	110	47.1
14	70	35.4
<b>Total</b>	<b>480</b>	<b>146.1</b>



## OFFER FORM

### MILLER 80 TRACT LAND SALE (#7087)

**---Please fax offer to 903-831-9988 or mail to P. O. Box 5887, Texarkana, TX 75505 ---  
Or hand deliver to 4414 Morris Ln. Texarkana, TX 75503**

Reference is made to the Kingwood Forestry Services, Inc. notice for the Miller 80 (#7087) Land Sale.

I submit the following as an offer for the purchase of the following tract described as the S½ of SW¼, Section 7, Township 20 South, Range 27 West, Miller County, Arkansas.

My offer will remain valid through five business days following the day of submitted offer. 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.  
P. O. Box 5887  
Texarkana, TX 75505  
Or fax to 903-831-9988  
Or hand deliver to 4414 Morris Lane  
Texarkana, TX 75503

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**Miller 80 Tract (#7087), +/- 80 acres**

**\$** \_\_\_\_\_

Name: \_\_\_\_\_  
Printed

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

\_\_\_\_\_  
Signed

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

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

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

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

**\*Kingwood Forestry Services, Inc. is the real estate agent representing the seller in this land sale transaction.\***