

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

## Listing #4173

### NOTICE OF LAND SALE

**Bull Mountain 80 Land Sale (#4173)**  
**Bid Date: FRIDAY, July 30, 2010 @ 3:00 P. M.**

#### — Immediate Timber Income Potential —

Kingwood Forestry Services, Inc. has been authorized to manage the sale of 80 acres, more or less, in Clark County, Arkansas. Photographs and maps can be viewed at [www.kingwoodforestry.com](http://www.kingwoodforestry.com)

#### **Bull Mountain 80 Tract Location and Description:**

N ½ of SE ¼, Section 18, Township 10 South, Range 19 West, containing 80 acres, more or less, Clark County, Arkansas. (See attached maps). Bull Mountain 80 Tract (#4173) contains approximately 61 acres of mature pine and native hardwood timber near Beech Creek which runs north and south through tract, and 19 acres of natural pine and hardwood regeneration. Access is excellent with over one-quarter mile frontage on public gravel Bull Mountain Road. Terrain is gently rolling, except for some flat terrain near Beech Creek. Pine site index averages 85 feet (base age 50) on fine sandy loams and silt loams.

**Merchantable Timber:** Kingwood Forestry Services has conducted a 10.33% fixed plot inventory of merchantable timber on 61 acres (four lines running east and west). Based on the inventory conducted by Kingwood Forestry in June of 2010, estimated tree counts and volumes are as follows:

Pine Sawtimber	784 Trees	119,100 Board Feet	950 Tons
Oak Sawtimber	107 Trees	11,400 Board Feet	109 Tons
Gum/Misc Sawtimber	107 Trees	11,400 Board Feet	104 Tons
Pine Pulpwood	145 Trees	14 Cords	37 Tons
Hardwood Pulpwood	1,385 Trees	163 Cords	490 Tons

Due to variations associated with sampling, utilization standards, and scaling practices, tree count and timber volumes cannot be guaranteed. Stand tables in tons are included in this bid notice; tables in board feet are available upon request.

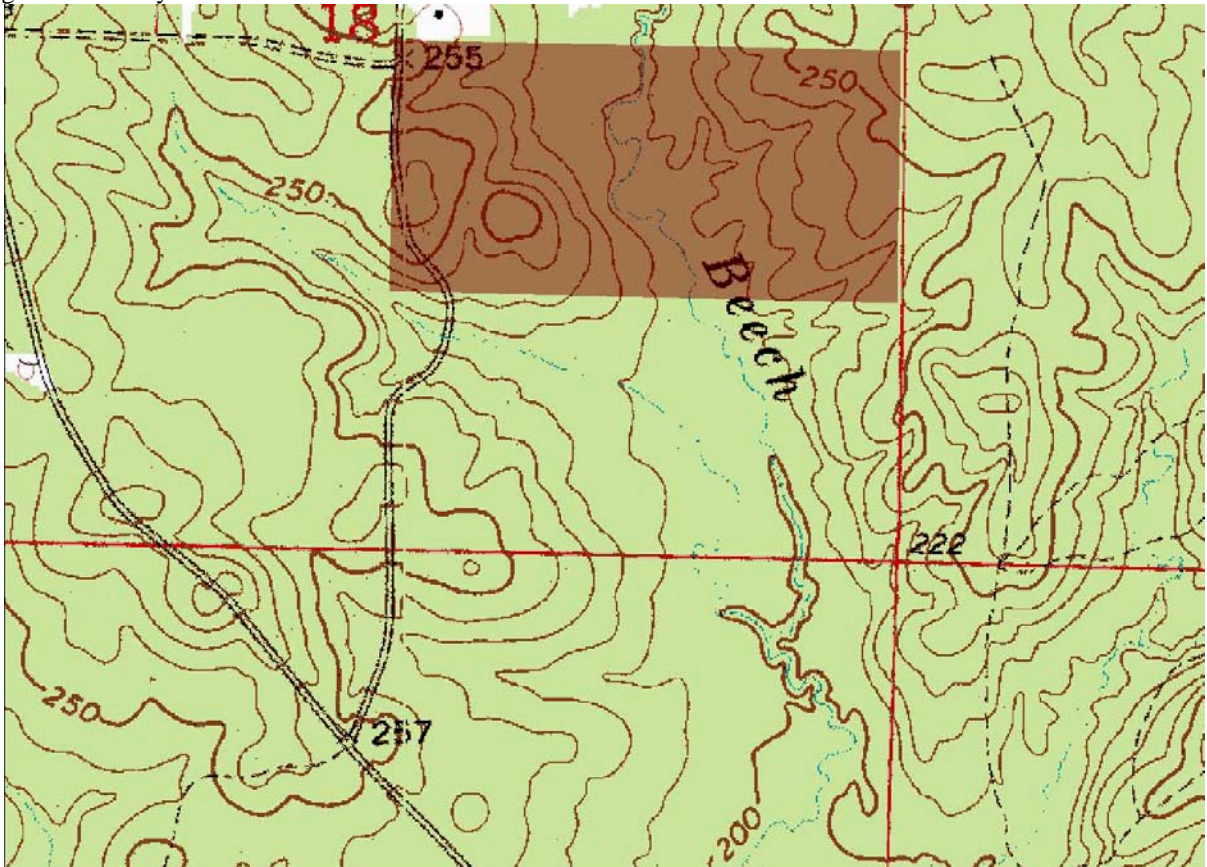
**Method of Sale:** Tract will be sold on the basis of lump sum sealed bids. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **“Bull Mountain 80 Tract Land Sale (#4173)”** clearly marked in the lower left corner of the envelope to protect 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, July 30, 2010.** 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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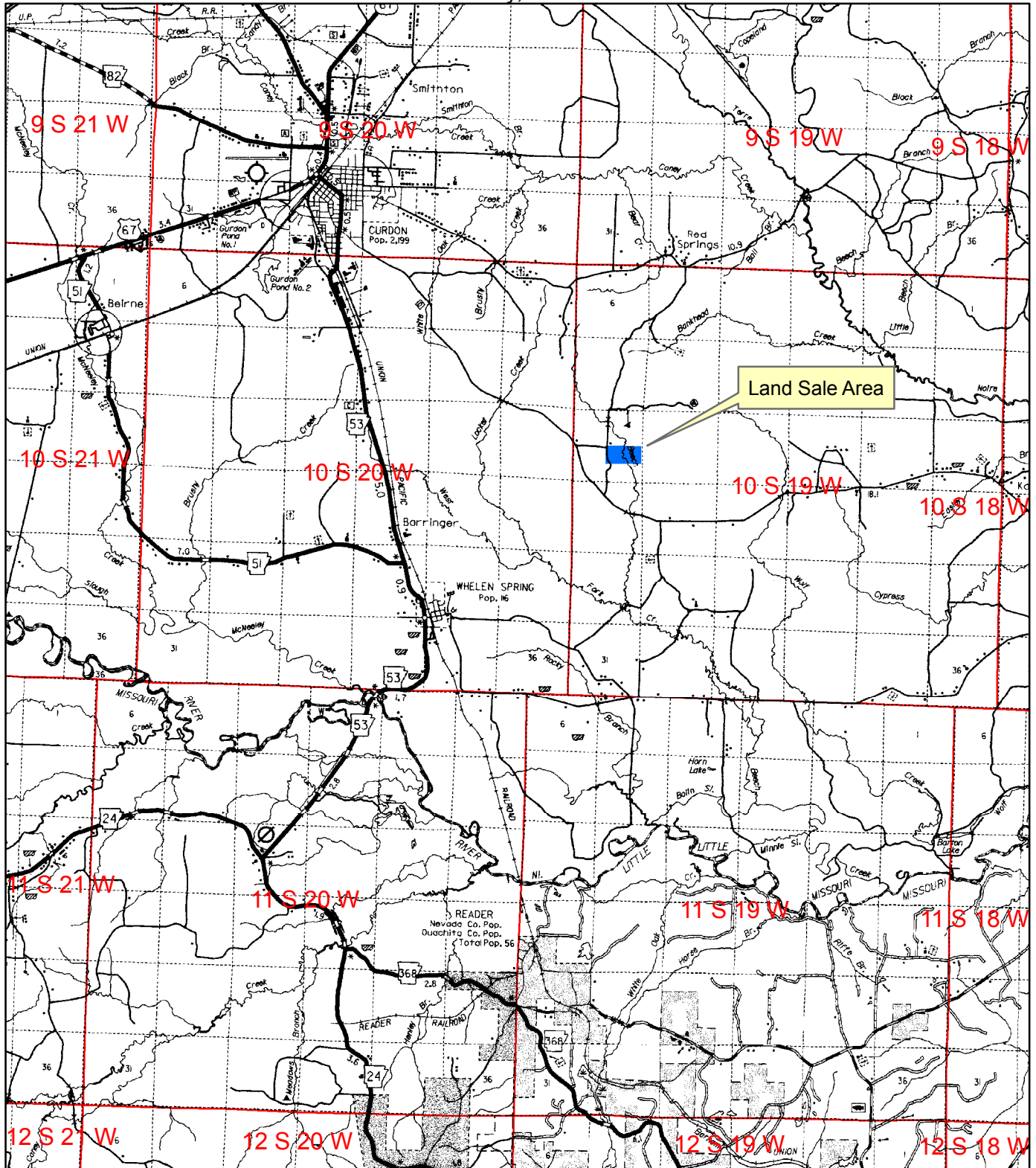
**Bull Mountain 80 Tract Land Sale**  
**Bid Date: FRIDAY, July 30, 2010 @ 3:00 P. M.**

**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 3:00 P.M., Wednesday, August 4, 2010. Successful bidder will be notified on 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 it is not guaranteed. Offer price is for entire tract, regardless of acreage. Seller will not provide 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. No environmental inspection or representation has been or will be made by seller. All mineral rights are reserved.
5. Seller will pay pro-rated property taxes (to date of closing), deed preparation, title insurance policy, and one-half of deed stamps. Buyer will pay recording fees and one-half of deed stamps.
6. Local title company will prepare title insurance policy and 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.
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. Deer stands, feeders, trail cameras 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.



LAND FOR SALE  
"Bull Mountain 80 Tract"  
N½ of SE¼, Sec. 18, T10S, R19W  
Clark County, Arkansas



0 0.5 1 2 3  
Miles



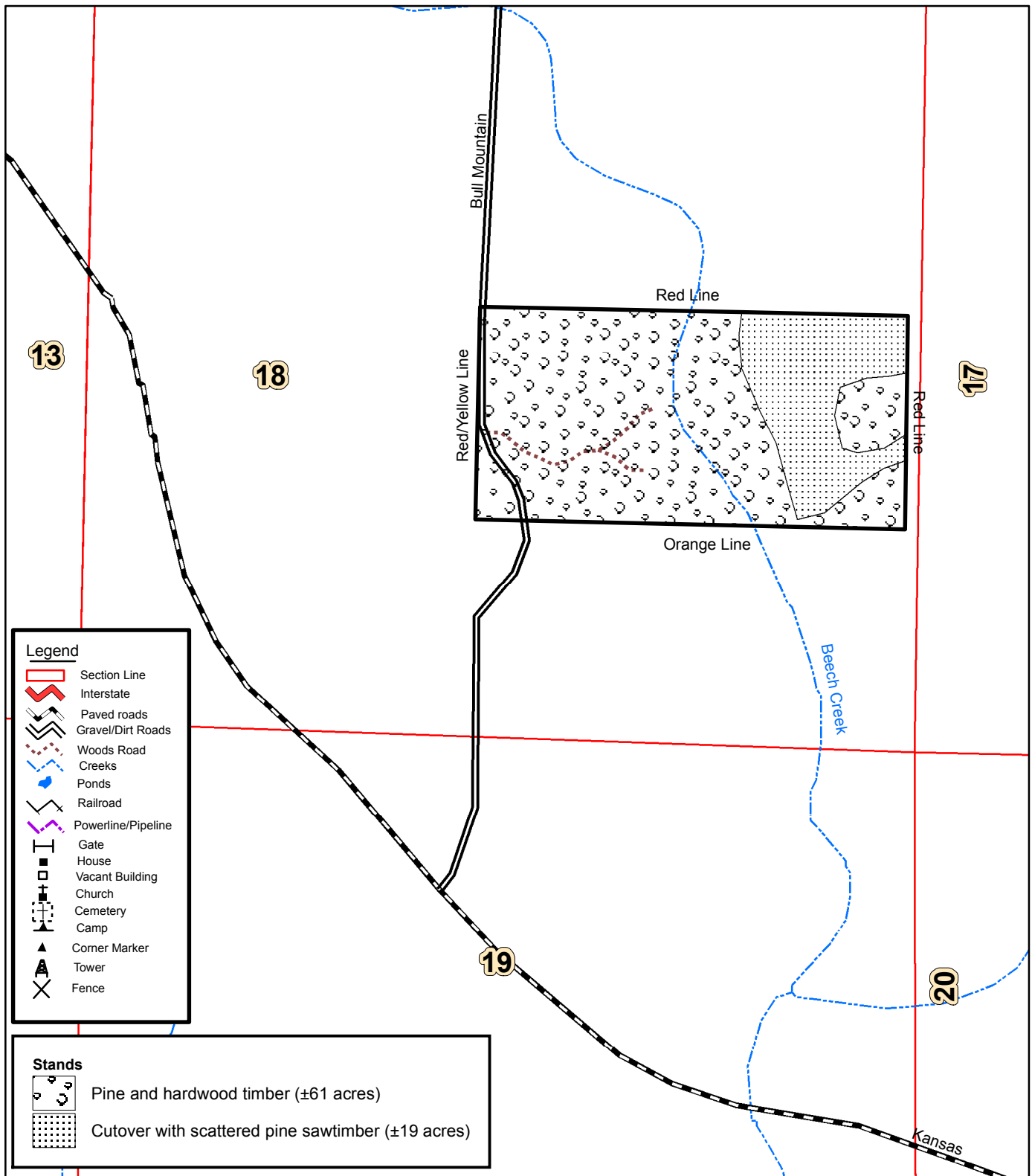
Created: June, 2010  
Drawn By: JDT



# NOTICE OF LAND SALE

## "Bull Mountain 80 Tract"

N½ of SE¼, Sec. 18, T10S, R19W, containing 80 acres, more or less  
Clark County, Arkansas



## BULL MOUNTAIN 80 - CLARK COUNTY, AR

Tract Name	Bull Mountain 80	Stand Number	1
Legal	N½ of SE¼, Sec. 18, T10S, R19W	Acres	61.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	KFS PST Tons	Date Cruised	06/04/2010
		Percent Cruised	10.33%

Stand Data-Pine	
<u>Average Vol/Acre</u>	15.58
<u>Average Vol/Tree</u>	1.21
<u>Average Vol/Log</u>	0.42
<u>Avg DBH</u>	14.64

## 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	
10	10	3	58	21	19	9			10	6							97	39
12	10	3	39	17	19	11	19	12	39	32	29	27					155	102
14	10	4			48	36	48	43	29	31	58	70					194	184
16					10	9			29	40	97	149	19	33			155	231
18									19	34	39	75	77	163			136	272
20											10	23	10	25			19	49
22									29	74							29	74

Totals	29	10	97	38	97	67	68	55	155	216	232	344	107	221	784	950
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## Red Oak Sawtimber

[illegible]

Totals	10	9							10	9
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## White Oak Sawtimber

[illegible]

Totals	19	15	39	36	29	39	10	10						97	100
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# BULL MOUNTAIN 80 - CLARK COUNTY, AR

## Gum 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
14	19	12			39	35											58	47
16			10	9	10	11	10	13									29	34
18					10	14											10	14

Totals	19	12	10	9	58	60	10	13									97	94
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## Misc. 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	10															10	10

Totals	10	10															10	10
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## Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	0.6
<u>Average Vol/Tree</u>	0.25
<u>Average Vol/Log</u>	0.16
<u>Avg DBH</u>	8.80

DBH	Trees	Tons
6	29	2.4
8	39	5.9
10	68	22.6
12	10	5.8
Total	145	36.7

## Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	8.0
<u>Average Vol/Tree</u>	0.35
<u>Average Vol/Log</u>	0.23
<u>Avg DBH</u>	10.03

DBH	Trees	Tons
6	87	8.6
8	523	89.0
10	349	106.2
12	252	136.1
14	107	83.2
16	19	11.7
18	48	55.0

Total	1,385	489.7
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**Bull Mountain 80 Tract (#4173) Land Sale**

**Bid Date: FRIDAY, July 30, 2010 @ 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 Bull Mountain 80 Tract (#4173) land sale. I submit the following as an offer for the purchase of the following  $\pm$  80 acre tract located in Clark County, Arkansas and further described as: N  $\frac{1}{2}$  of SE  $\frac{1}{4}$ , Section 18, Township 10 South, Range 19 West, containing 80 acres, more or less, Clark County, Arkansas

My offer will remain valid through 3:00p.m., Wednesday, August 4, 2010. I understand the successful bidder will be notified at or before that time by telephone, fax, or e-mail. 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, July 30, 2010)  
P. O. Box 65  
Arkadelphia, AR 71923  
Or fax to 870-246-3341

**Bull Mountain 80 Tract (#4173): (80 acres, more or less): \$ \_\_\_\_\_**

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

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

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

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

City, State, Zip: \_\_\_\_\_

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

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