

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  
#4164**

## NOTICE OF LAND SALE

**Cale Tract (Listing #4164) Land Sale**  
**Bid Date: FRIDAY, May 14, 2010 @ 3:00 P. M.**

### — Upland Pine and Bottomland Hardwood with Caney Creek Frontage —

Hendrix Land Corporation has authorized Kingwood Forestry Services, Inc. to manage the sale of a tract of land containing 80.85 acres, more or less, in Nevada County, Arkansas.

**Location:** Land to be sold is described as Pt. of the S  $\frac{1}{2}$  of SW  $\frac{1}{4}$  of SW  $\frac{1}{4}$ , S  $\frac{1}{2}$  of SE  $\frac{1}{4}$  of SW  $\frac{1}{4}$ , Section 6; NE  $\frac{1}{4}$  of NW  $\frac{1}{4}$ , Section 7, Township 13 South, Range 20 West, containing a total of 80.85 acres, more or less, Nevada County, Arkansas (Cale Tract).

**Tract Description:** Tract is located one-half mile east of Cale with limited frontage on gravel Lake Road. Woods roads provide additional access throughout tract. Timber consists of approximately 50 acres of upland native pine and 30 acres of upland and bottomland hardwood. Soils are predominantly Warnock fine sandy loams and Smithdale fine sandy loams with site index for loblolly pine averaging 90 feet on fifty year base. A camp is located on a neighboring 3-acre parcel. The tract offers potential immediate timber income with wet-weather logging possible on most of tract. Caney Creek passes through tract with approximately 600 feet of frontage near the southeast corner of tract, providing great fishing and bottomland hardwood hunting. Maps and photographs can be viewed at [www.kingwoodforestry.com/realestate.htm](http://www.kingwoodforestry.com/realestate.htm)

**Merchantable Timber:** Kingwood Forestry Services has conducted a 9.89% fixed radius plot cruise (six lines running East and West) of merchantable timber. Based on the inventory conducted by Kingwood Forestry in April 2010, estimated tree counts and volumes are as follows:

Pine Sawtimber	1,910 Trees	176,700 Board Feet	1,525 Tons
Red Oak Sawtimber	61 Trees	8,000 Board Feet	67 Tons
White Oak Sawtimber	20 Trees	1,400 Board Feet	14 Tons
Gum & Misc. Sawtimber	182 Trees	20,800 Board Feet	165 Tons
Pine Pulpwood	1,324 Trees	101 Cords	271 Tons
Hardwood Pulpwood	3,557 Trees	405 Cords	1,215 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.

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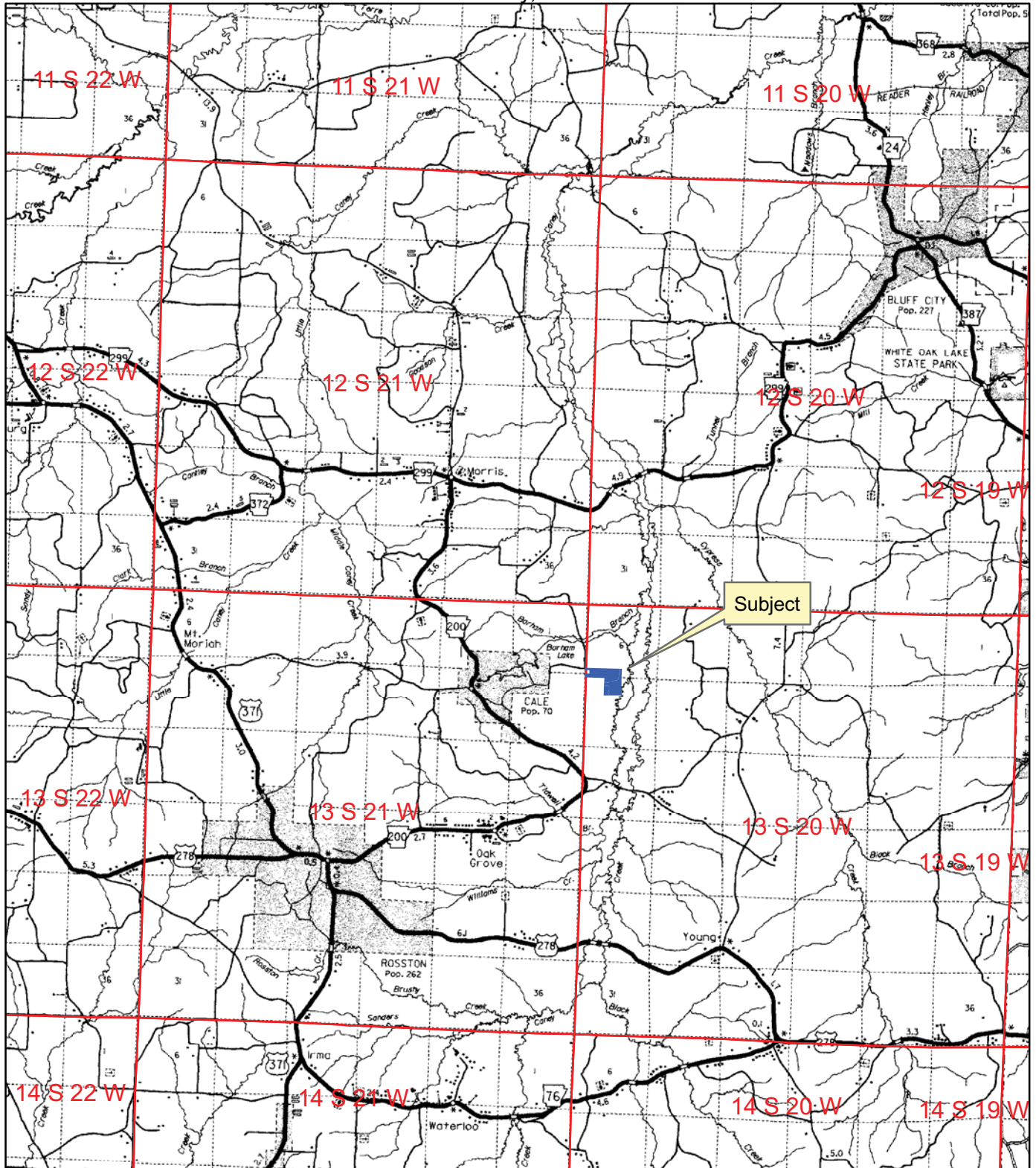
**Cale Tract (Listing #4164) - Nevada County**  
**Bid Date: FRIDAY, May 14, 2010 @ 3:00 P.M.**

**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 "**Cale Tract (Listing #4164)**" 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, May 14, 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.

**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, May 19, 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, 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 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. 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.

NOTICE OF LAND SALE  
"Cale Tract" - Listing #4164  
Pt. Sec. 6 & 7, T13S, R20W  
Nevada County, Arkansas

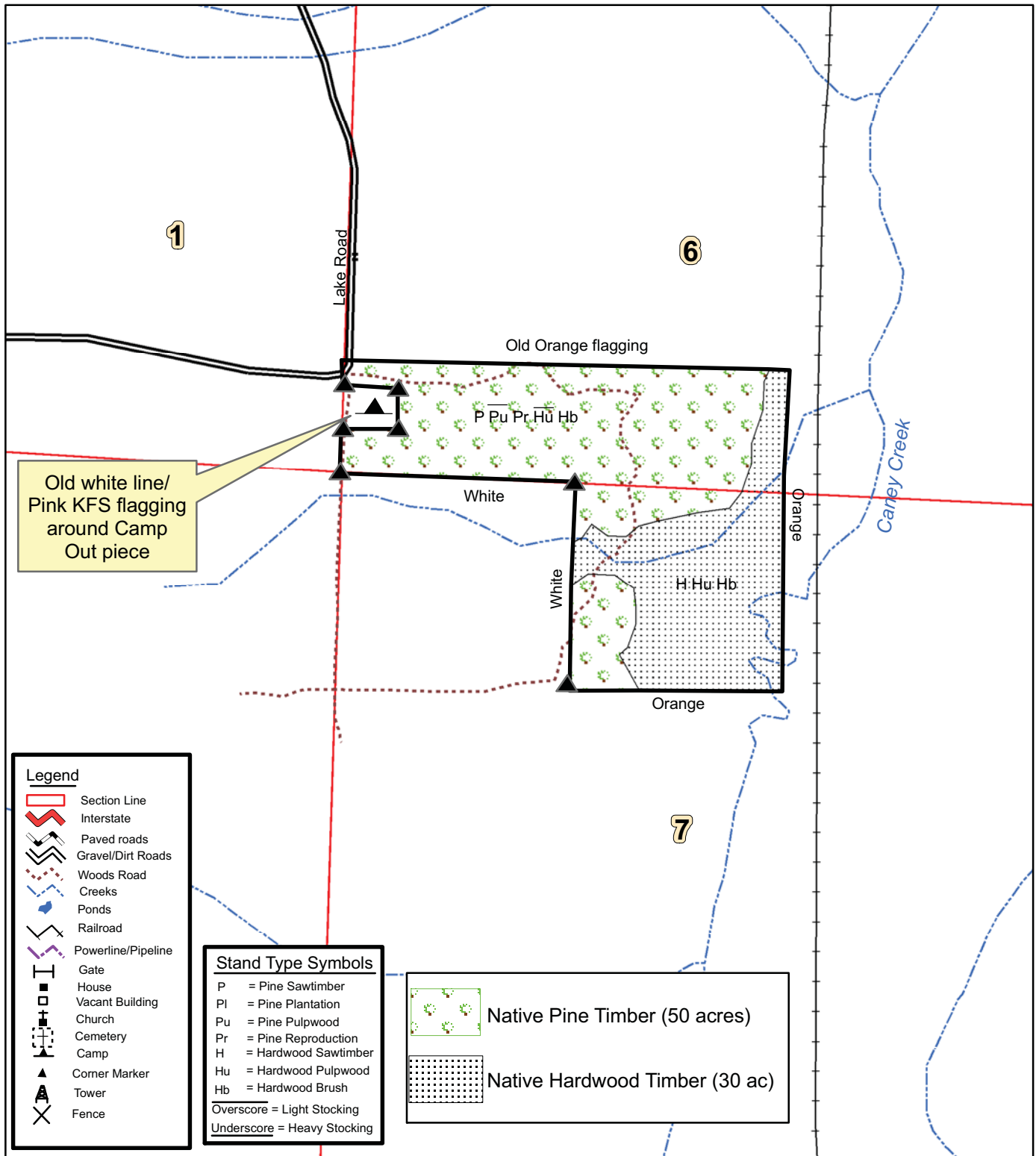


0 0.5 1 2 3  
Miles



Created: April, 2010  
Drawn By: JDT

NOTICE OF LAND SALE  
 "Cale Tract" (Listing #4164)  
 Pt. Sec. 6 & 7, T13S, R20W  
 Nevada County, Arkansas  
 ±80.85 acres

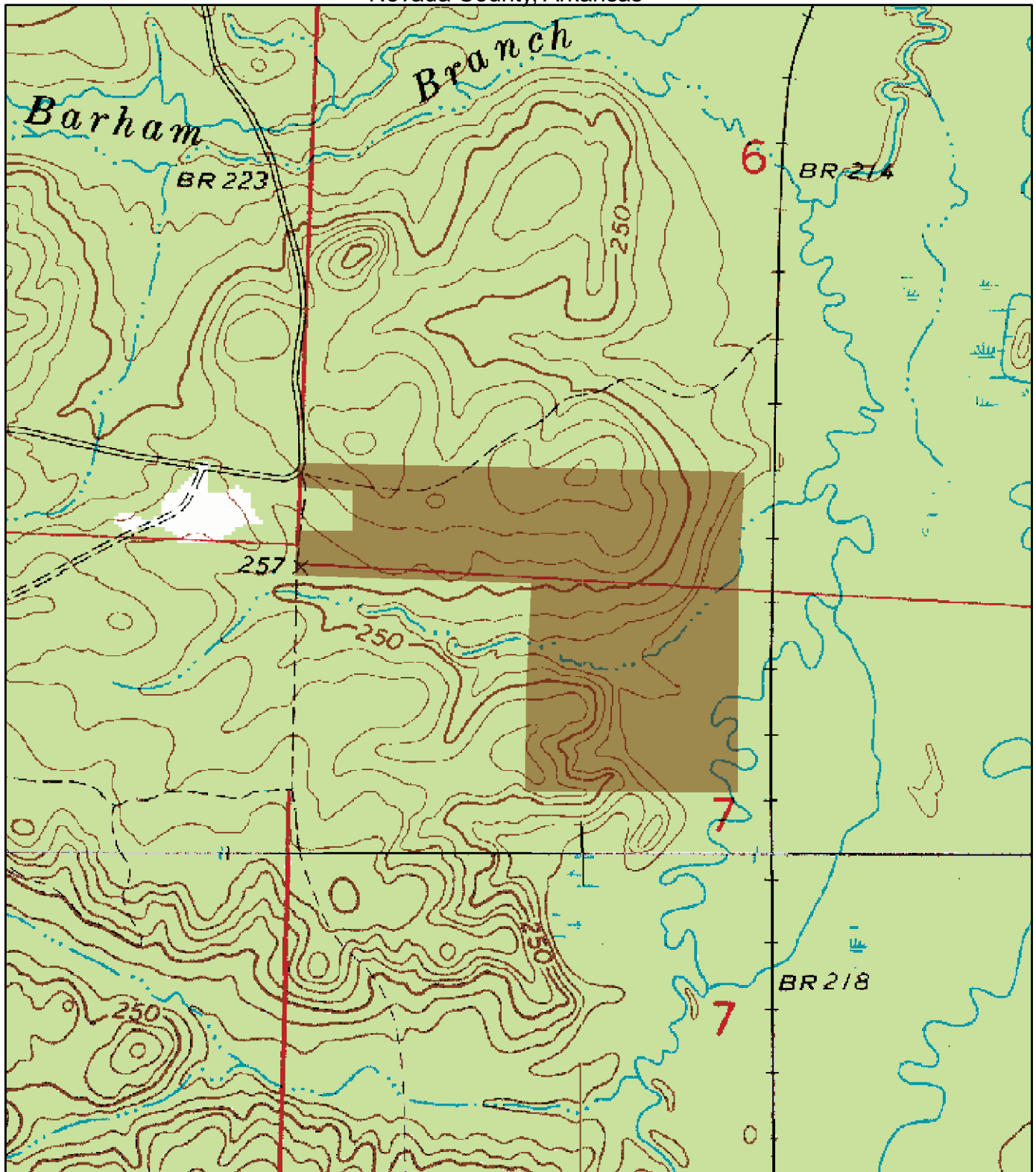


0 0.125 0.25  
 Miles





NOTICE OF LAND SALE  
"Cale Tract" - Listing #4164  
Pt. Sec. 6 & 7, T13S, R20W  
Nevada County, Arkansas



0 0.125 0.25  
Miles



Created: April, 2010  
Drawn By: JDT

Tract Name	Cale Tract	Stand Number	1
Legal	Pt. Sec. 6 & 7, T13S, R20W	Acres	80.9
County	Nevada	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	KFS PST Tons	Date Cruised	04/19/2010
		Percent Cruised	9.89%

Stand Data	
Average Vol/Acre	18.87
Average Vol/Tree	0.80
Average Vol/Log	0.36
Avg DBH	13.56

### 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	3	40	15	121	59	51	27	10	6							232	110
12	71	23	111	48	192	111	182	116	51	41							606	340
14			71	40	111	83	313	276	101	108							596	508
16	10	6	61	45	111	109	121	141	71	97							374	397
18	10	7					20	30	20	35							51	72
20					10	16	10	19	10	21							30	56
22					10	20	10	22									20	42
Totals	101	39	283	148	556	399	707	631	263	309							1,910	1,525

### Pine Pulpwood

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
6	283	24	10	1	121	28	10	3									303	25
8	344	44	91	16	172	59	101	43									566	91
10	71	13	71	19			10	6									414	134
12	10	3	10	4													30	12
14																		
16					10	9											10	9
Totals	718	83	182	40	303	96	121	52									1,324	271





Tract Name	Cale Tract	Stand Number	1
Legal	Pt. Sec. 6 & 7, T13S, R20W	Acres	80.9
County	Nevada	State	AR
Cruised By	JD	Sample Method	1/10 Acre
Form Class	HH APA sawt	Date Cruised	04/19/2010
		Percent Cruised	9.89%

Stand Data	
Average Vol/Acre	0.82
Average Vol/Tree	1.10
Average Vol/Log	0.88
Avg DBH	18.00

### Red 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	20	14															20	14
18	30	27															30	27
20																		
22							10	26									10	26
Totals	51	41					10	26									61	67

### 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			10	7													10	7
16	10	7															10	7
Totals	10	7	10	7													20	14

### Gum 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			10	6	10	8	20	18									40	32
16	20	12			20	20	10	12									51	43
18							10	15									10	15
20			10	12	10	15											20	27
22			10	14													10	14
Totals	20	12	30	32	40	42	40	45									131	131

Tract Name	Cale Tract	Stand Number	1
Legal	Pt. Sec. 6 & 7, T13S, R20W	Acres	80.9
County	Nevada	State	AR
Cruised By	JD	Sample Method	1/10 Acre
Form Class	APA swtgum sawtmb	Date Cruised	04/19/2010
		Percent Cruised	9.89%

Stand Data	
Average Vol/Acre	0.42
Average Vol/Tree	0.67
Average Vol/Log	0.61
Avg DBH	16.40

### 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
14	10	5	10	7													20	11
16	10	6															10	6
18	10	7															10	7
20	10	9															10	9
Totals	40	27	10	7													51	34

### Hardwood Pulpwood

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
6	222	20	61	8													283	28
8	687	98	283	57	111	29	20	6									1,102	189
10	485	96	172	51	222	86	121	58	20	11							1,001	303
12	162	46	131	55	131	72	121	82	51	41							596	285
14	141	54	91	51	91	67	51	46	20	22							394	239
16	30	15	51	36			20	24	10	14							111	89
18	10	6	30	27			10	15									51	49
20	10	8			10	15											20	22
Totals	1,728	343	819	284	566	268	344	231	101	88							3,557	1,214





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