

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  
#4074**

### **NOTICE OF LAND SALE**

**Anthony Timberlands, Inc. Land Sale – Tract #238 (Listing #4074)**

**Bid Date: Friday, June 12, 2009 @ 3:00 P. M.**

**— Timberland / Hunting Land in Dallas County, Arkansas —**

Anthony Timberlands, Inc. has authorized Kingwood Forestry Services, Inc. to manage the sale of a tract of land containing 105 acres, more or less, in Dallas County, Arkansas

**Location:** Land to be sold is described as the NW $\frac{1}{4}$  of NE $\frac{1}{4}$  & N $\frac{1}{2}$  of NW $\frac{1}{4}$ , Section 19, Township 7 South, Range 17 West, containing a total of 105 acres, more or less, Dallas County, Arkansas (ATI Tract #238 - **Listing #4074**). Tax records indicate 120 acres; however, owner indicates 105 acres. Measurements made from aerial photographs suggest 105 acres, more or less.

**Tract Description:** ATI Tract #238 (**Listing #4074**) is located four miles east of Joan, Arkansas and eleven miles east of Arkadelphia. Access is excellent with one-quarter mile of gravel road frontage. Woods roads provide additional access. The tract contains a sixty-three acre plantation established in 2004 with 2<sup>nd</sup> Generation Loblolly Pine seedlings and a forty-two acre Streamside Management Zone (SMZ). The pine plantation is well-stocked and in good condition. The SMZ contains mature hardwood and pine timber and will provide excellent hunting. A pipeline right-of-way also provides access and hunting area. Terrain is gently rolling. Soils consist of deep loams and clay loams with site index for loblolly pine averaging 85 feet on fifty year base. 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 10% fixed radius plot cruise of native timber located with the SMZ (42 acres, more or less). Based on the inventory conducted by Kingwood Forestry in May 2009, estimated tree counts and volumes in 42-acre SMZ are as follows:

Pine Sawtimber	260 Trees	27,400 Board Feet	203 Tons
Red Oak Sawtimber	100 Trees	27,700 Board Feet	203 Tons
White Oak Sawtimber	230 Trees	40,200 Board Feet	341 Tons
Gum/Misc Sawtimber	220 Trees	34,900 Board Feet	263 Tons
Pine Pulpwood	550 Trees	27 Cords	71 Tons
Hardwood Pulpwood	1,140 Trees	118 Cords	355 Tons

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

**— Continued on back of this page —**

**Anthony Timberlands, Inc. Land Sale**  
**ATI Tract #238 (Listing #4074) – Dallas County**  
**Bid Date: Friday, June 12, 2009 @ 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 "**ATI #238 (Listing #4074) Land Sale**" 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, June 12, 2009.** 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., Monday, June 15, 2008. 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 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. Ouachita Abstract 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 bidder should make their own timber volume determination.
8. Questions regarding the land sale should be directed to licensed brokers Pete Prutzman or Terrell Baker or Licensed Agent Mark Clark of Kingwood Forestry Services at 870-246-5757.

**Bid Date: Friday, June 12, 2009 @ 3:00 P. M.**

My offer will remain valid through 3:00 p.m. Monday, June 15, 2008. 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.

**ATI Tract #238 (Listing #4074) (105 acres, more or less):**      \$\_\_\_\_\_

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

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

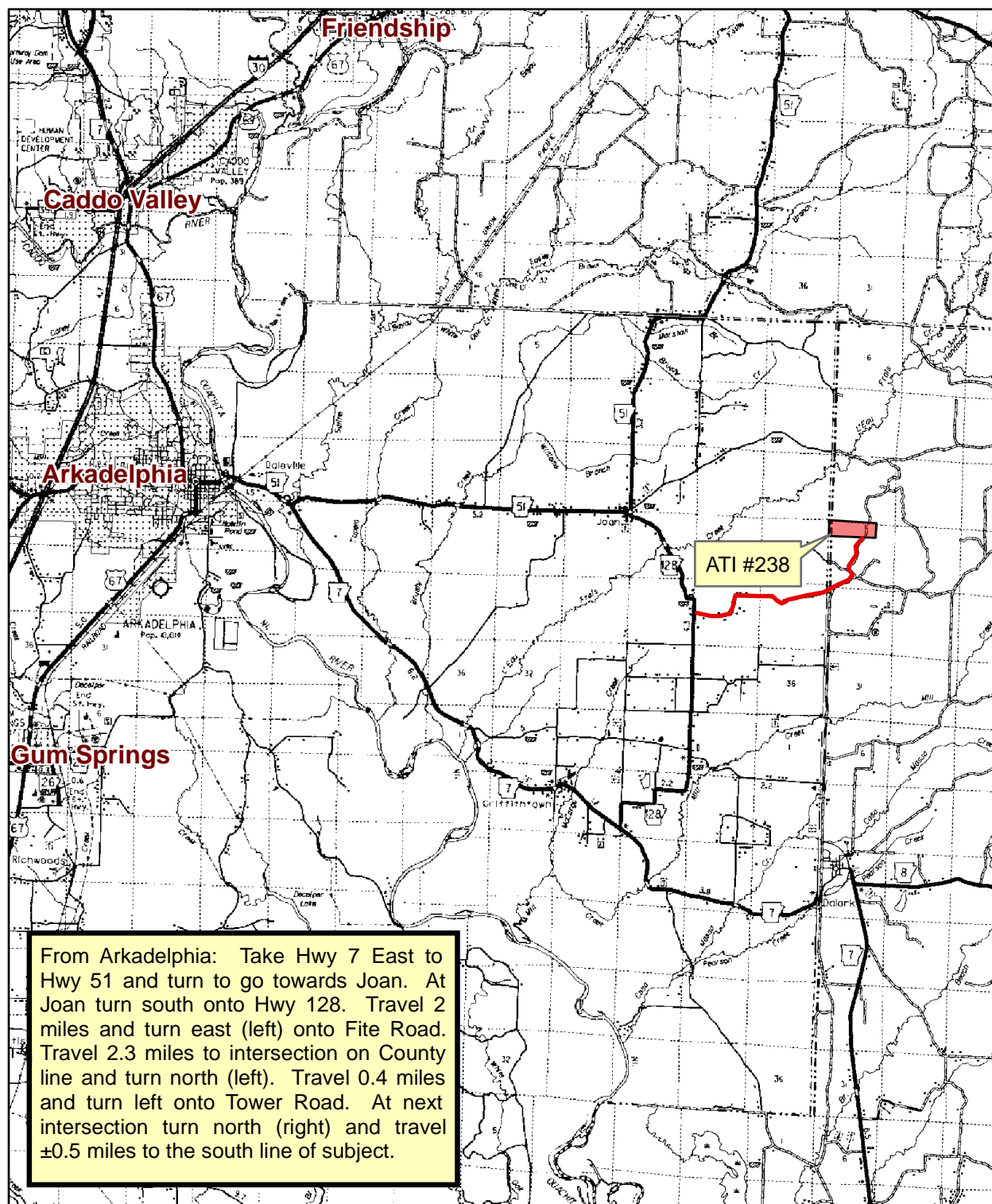
Address: \_\_\_\_\_ Email: \_\_\_\_\_

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

# LAND SALE NOTICE

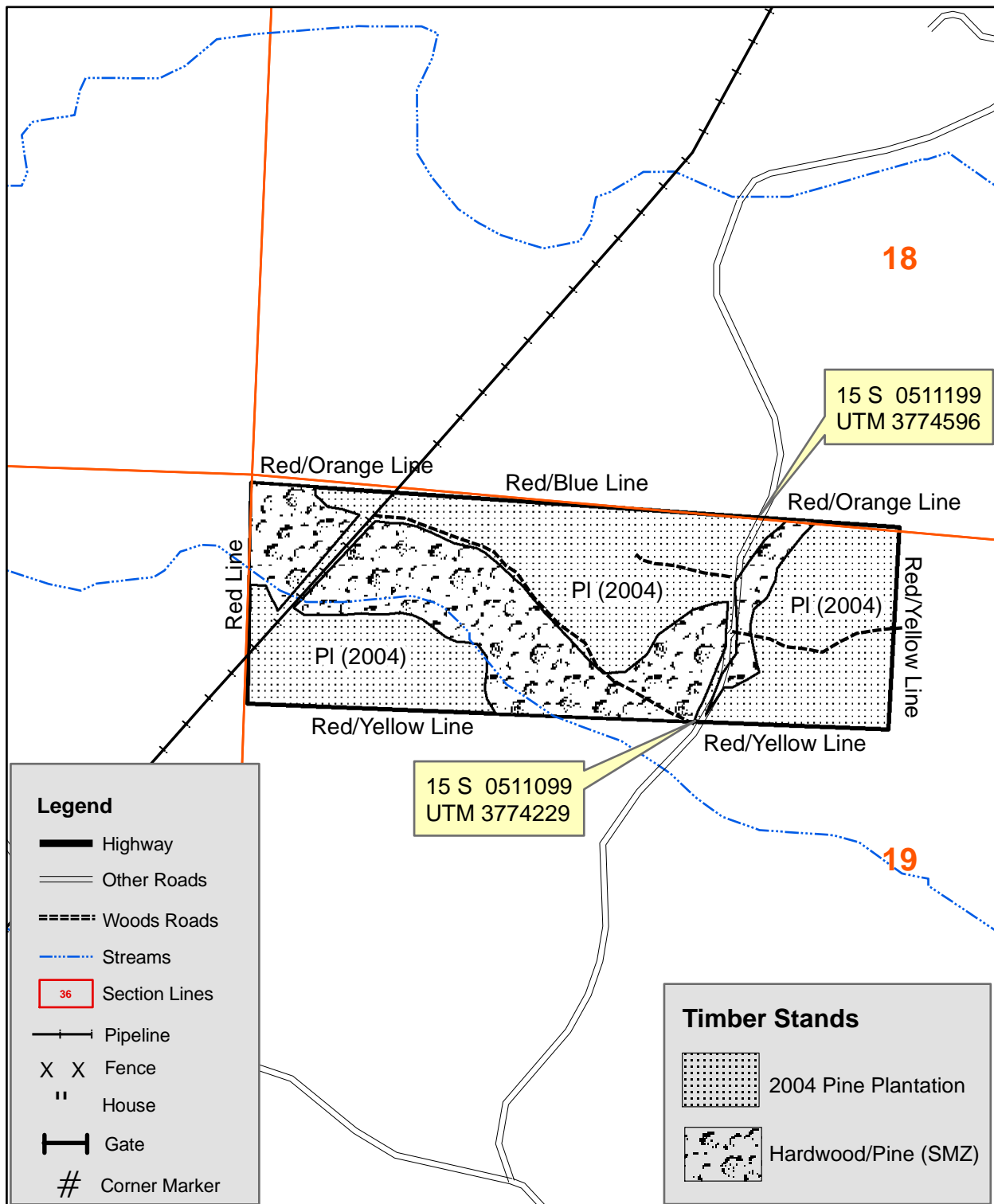
ATI #238 (Listing #4074)

NW 1/4 of NE 1/4 & N 1/2 of NW 1/4, Section 19, Township 7 South, Range 17 West,  
Dallas County, Arkansas,  
containing 105 acres, more or less.



# 2

**LAND SALE NOTICE**  
**ATI #238 (Listing #4074)**  
 NW 1/4 of NE 1/4 & N 1/2 of NW 1/4, Section 19, Township 7 South, Range 17 West,  
 Dallas County, Arkansas,  
 containing 105 acres, more or less.



0 0.25  
 Miles



2

Tract Map

Anthony Timberlands, Inc.

Tract Name	ATI# 238	Stand Number	1
Legal	Pt. Sec. 19, T7S, R17W	Acres	42.0
County		State	
Cruised By	TSB	Sample Method	1/10 Acre
Form Class	RG0 PTons-Logs	Date Cruised	5/20/09
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	4.84
<u>Average Vol/Tree</u>	0.78
<u>Average Vol/Log</u>	0.46
<u>Avg DBH</u>	12.62

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	40	10	110	39													150	49
12	10	3	10	4	30	17											50	25
14					20	15											20	15
16																		
18	10	7															10	7
20																		
22											10	29					10	29
24											10	35					10	35
26											10	43					10	43
Totals	60	21	120	43	50	32					30	107					260	203

Anthony Timberlands, Inc.

Tract Name	ATI# 238	Stand Number	1
Legal	Pt. Sec. 19, T7S, R17W	Acres	42.0
County		State	
Cruised By	TSB	Sample Method	1/10 Acre
Form Class	HH APA sawt	Date Cruised	5/20/09
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	4.82
<u>Average Vol/Tree</u>	2.03
<u>Average Vol/Log</u>	1.16
<u>Avg DBH</u>	21.80

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
16	10	9															10	9
18	10	12	10	14													20	26
20	10	15															10	15
22	10	18	10	22													20	39
24	10	21	10	26													20	47
26	10	25															10	25
28					10	41											10	41
Totals	60	99	30	62	10	41											100	203

Anthony Timberlands, Inc.

Tract Name	ATI# 238	Stand Number	1
Legal	Pt. Sec. 19, T7S, R17W	Acres	42.0
County		State	
Cruised By	TSB	Sample Method	1/10 Acre
Form Class	HH APA sawt	Date Cruised	5/20/09
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	8.11
<u>Average Vol/Tree</u>	1.48
<u>Average Vol/Log</u>	0.77
<u>Avg DBH</u>	18.43

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			20	14													20	14
16			20	19	20	23	20	27									60	68
18	10	9	10	12	10	14	20	34									50	69
20			10	15	20	36	10	21			10	27					50	98
22	10	13	30	53			10	25									50	92
Totals	20	22	90	112	50	73	60	107			10	27					230	341



Anthony Timberlands, Inc.

Tract Name	ATI# 238	Stand Number	1
Legal	Pt. Sec. 19, T7S, R17W	Acres	42.0
County		State	
Cruised By	TSB	Sample Method	1/10 Acre
Form Class	SHwds APA Saw	Date Cruised	5/20/09
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	3.38
<u>Average Vol/Tree</u>	1.18
<u>Average Vol/Log</u>	0.54
<u>Avg DBH</u>	16.83

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	10	6															10	6
16	20	16	30	29	20	23											70	68
18							20	33									20	33
20			10	15			10	20									20	35
Totals	30	22	40	44	20	23	30	53									120	142

Anthony Timberlands, Inc.

Tract Name	ATI# 238	Stand Number	1
Legal	Pt. Sec. 19, T7S, R17W	Acres	42.0
County		State	
Cruised By	TSB	Sample Method	1/10 Acre
Form Class	APA swtgum sawtmb	Date Cruised	5/20/09
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	2.89
<u>Average Vol/Tree</u>	1.21
<u>Average Vol/Log</u>	0.71
<u>Avg DBH</u>	18.20

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	5
16			20	16													20	16
18	20	15			20	26											40	40
20					10	16	10	19									20	34
22																		
24							10	26									10	26
Totals	30	19	20	16	30	41	20	44									100	121

Anthony Timberlands, Inc.

Tract Name	ATI# 238	Stand Number	1
Legal	Pt. Sec. 19, T7S, R17W	Acres	42.0
County		State	
Cruised By	TSB	Sample Method	1/10 Acre
Form Class	RGO PTons-Logs	Date Cruised	5/20/09
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	1.69
<u>Average Vol/Tree</u>	0.13
<u>Average Vol/Log</u>	0.11
<u>Avg DBH</u>	7.24

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	260	21	30	3													290	25
8	90	11	90	16													180	27
10	30	6	50	13													80	19
Totals	380	38	170	33													550	71

Anthony Timberlands, Inc.

Tract Name	ATI# 238	Stand Number	1
Legal	Pt. Sec. 19, T7S, R17W	Acres	42.0
County		State	
Cruised By	TSB	Sample Method	1/10 Acre
Form Class	RG0 HTons-Logs	Date Cruised	5/20/09
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	8.44
<u>Average Vol/Tree</u>	0.31
<u>Average Vol/Log</u>	0.24
<u>Avg DBH</u>	10.02

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	250	23	30	4													280	27
8	130	19	60	12													190	31
10	70	15	130	39	30	12											230	65
12	30	9	190	79	60	33	10	7									290	127
14	30	11	40	22													70	34
16			20	14													20	14
18	10	6	20	18													30	24
20	10	7	10	11	10	15											30	33
Totals	530	90	500	199	100	59	10	7									1,140	355