

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

**Listing  
#4029-East  
#4030-West**



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

## NOTICE OF LAND SALE

### **No-Way Pulpwood, Inc. Land Sale Hwy. 53 East (#4029) & Hwy. 53 West (#4030) Tracts Bid Date: Friday, April 3, 2009 @ 3:00 P. M.**

#### **— Timberland/Recreational Property Bordering Gurdon Golf Course in Clark County —**

No-Way Pulpwood, Inc. has authorized Kingwood Forestry Services, Inc. to manage the sale of two tracts of land containing 424 + 14 acres, more or less, in Clark County, Arkansas. Bids may be submitted on either or both tracts.

**Location: Highway 53 East:** Land to be sold is described as E ½ of SW ¼ and W ½ of SE ¼ of Section 10, Township 10 South, Range 20 West; NE ¼, E ½ of NW ¼, N ½ of SW ¼ of NW ¼ east of highway, and E ½ of NW ¼ of NW ¼, east of highway, Section 15, Township 10 South, Range 20 West. Less and except 2 acres described as follows: A part of the NW ¼ of NW ¼ of Section 15, Township 10 South, Range 20 West, more particularly described as follows: Start at the northwest corner of Section 15, Township 10 South, Range 20 West and run 10.15 chains east to the point of beginning; thence south 4.48 chains; thence east 4.48 chains; thence north 4.48 chains; thence west 4.48 chains to the point of beginning, containing 2.00 acres, more or less and lying in the E ½ of NW ¼ of NW ¼, containing a total of 424 acres, more or less, Clark County, Arkansas (Hwy. 53 East Tract). **Highway 53 West:** Land to be sold is described as that Pt. of the N½ of SW¼ of NW¼, Pt. of the E½ of NW¼ of NW¼, lying west of Highway 53, containing a total of 14 acres, more or less, Clark County, Arkansas (Hwy. 53 West Tract).

**Tract Description:** Hwy. 53 East (#4029) & Hwy. 53 West (#4030) Tracts are located three miles south of Gurdon. Highway 53 provides over one-quarter mile frontage; woods roads provide additional access. Timber was release sprayed in 2005, and clearcut in 2007. Currently contains well stocked natural pine regeneration averaging six feet in height. Soils consist of fine sandy loams with site index for loblolly pine averaging 80 feet on fifty year base. The tracts offer excellent timber investment and possible construction sites around Gurdon golf course. Maps and photographs can be viewed at [www.kingwoodforestry.com/realestate.htm](http://www.kingwoodforestry.com/realestate.htm)

**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 **"Hwy. 53 #4029 East & Hwy. 53 #4030 West Tracts "** 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 3, 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.

— Continued on back of this page —

**No-Way Pulpwood, Inc. Land Sale**  
**Hwy. 53 East (#4029) & Hwy. 53 West (#4030) Tracts - Clark County**  
**Bid Date: Friday, April 3, 2009 @ 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., Monday, April 6, 2009. 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 parcels are being sold in their 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 or tracts, 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. Acreage is estimated using GPS and ArcGIS technology.
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. 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. Questions regarding the land sale should be directed to licensed brokers Pete Prutzman or Terrell Baker of Kingwood Forestry Services at 870-246-5757.

**OFFER FORM**  
**NO-WAY PULPWOOD, INC. LAND SALE**  
**HWY. 53 EAST (#4029) WEST (#4030) TRACTS - CLARK COUNTY**

**Bid Date: Friday, April 3, 2009 @ 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 No-Way Pulpwood, Inc. (**Hwy. 53 #4029 East & #4030 West Tracts**) land sale. I submit the following as an offer for the purchase of the following tract/s located in Clark County, Arkansas and further described in the corresponding sale notice.

My offer will remain valid through 3:00 P.M., Monday, April 6, 2009. Successful bidder(s) 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, April 3, 2009**)  
P. O. Box 65  
Arkadelphia, AR 71923  
Or fax to 870-246-3341

**Hwy. 53 East (#4029) (424 acres, more or less):** \$ \_\_\_\_\_

**Hwy. 53 West (#4030) (14 acres, more or less):** \$ \_\_\_\_\_

**Both Tracts Combined (438 acres, more or less):** \$ \_\_\_\_\_

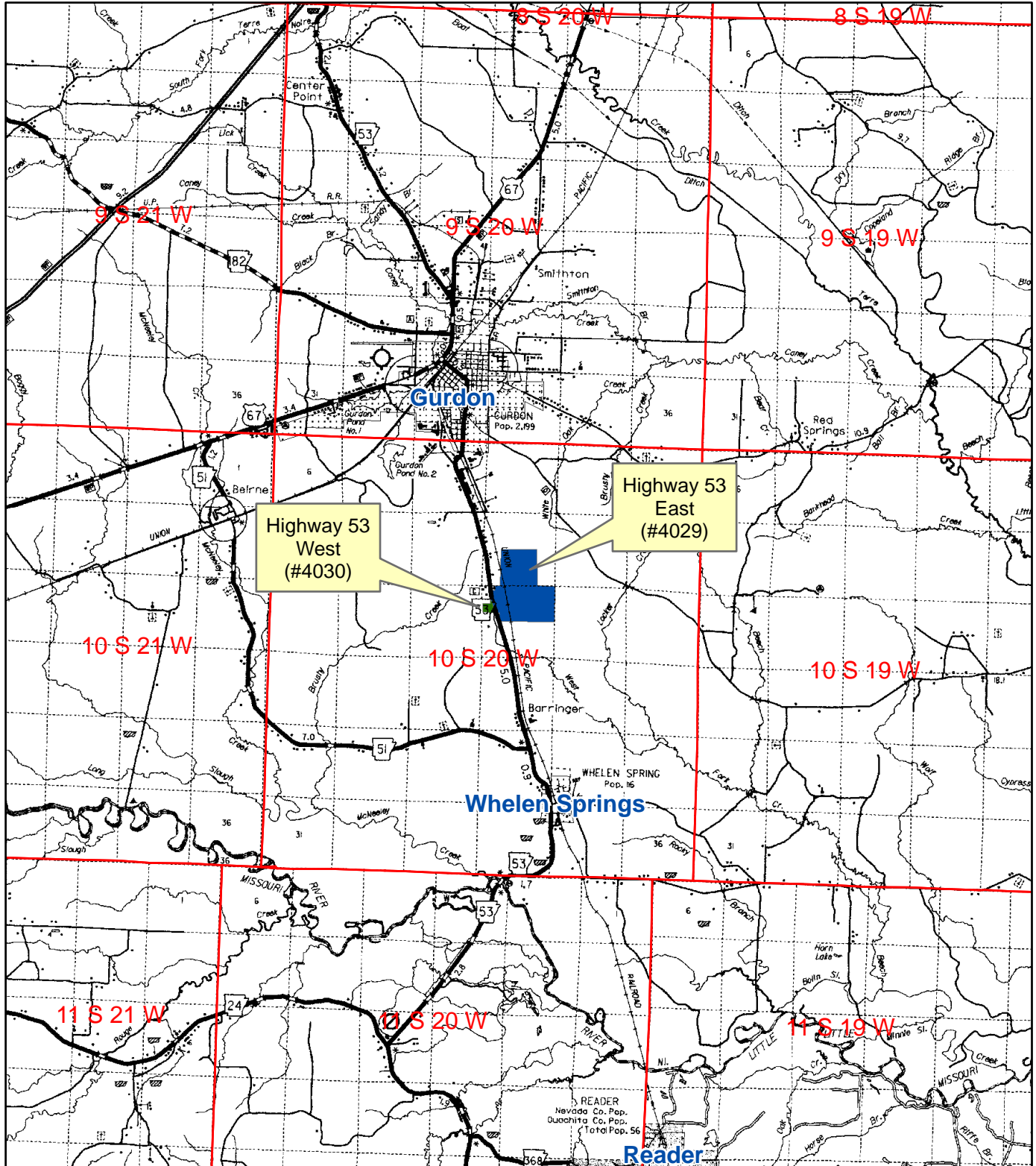
Bidder: \_\_\_\_\_ Fax No.: \_\_\_\_\_  
Printed

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

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

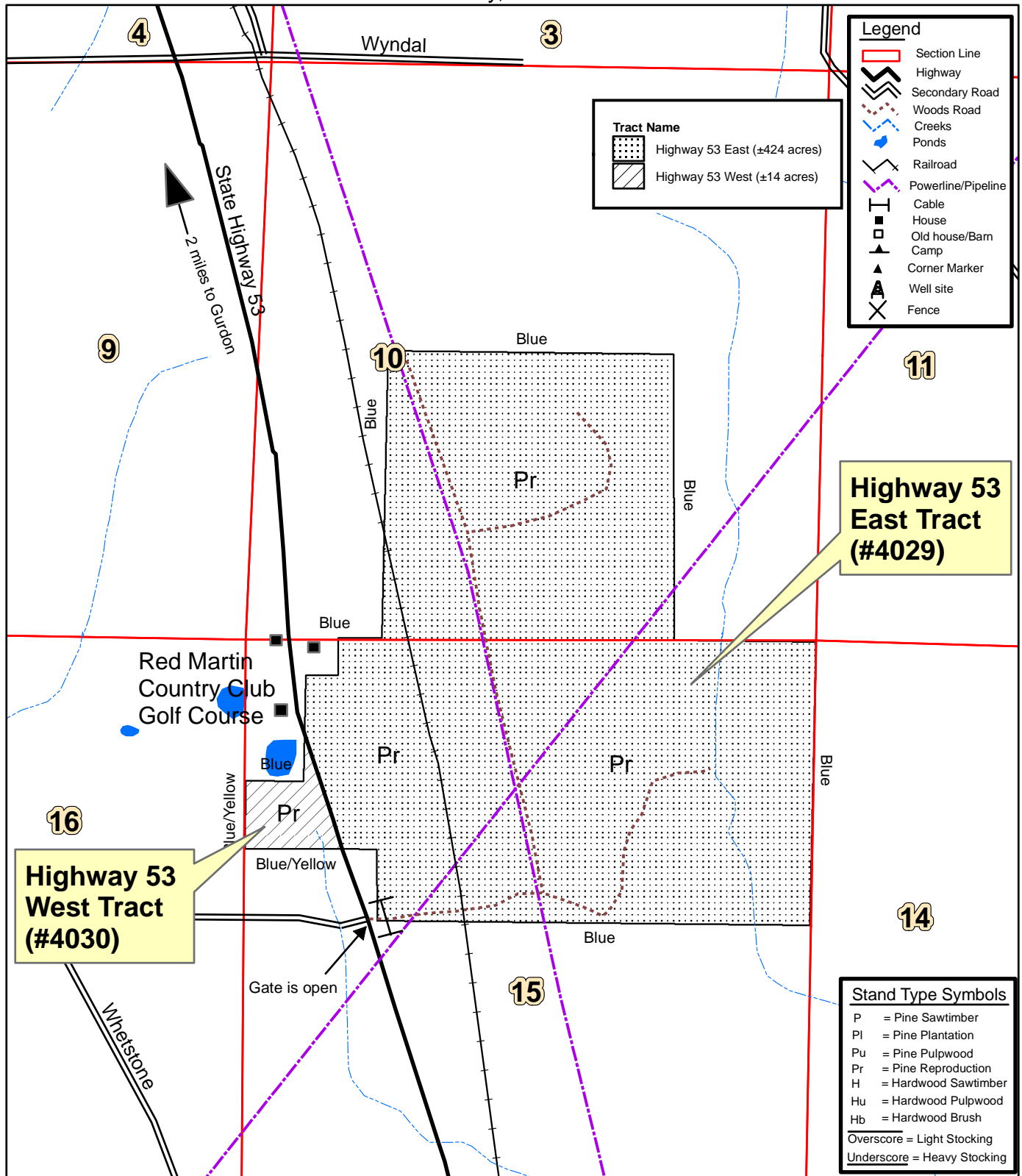
\_\_\_\_\_ Date: \_\_\_\_\_

No Way Pulpwood  
Highway 53 East (#4029) & West (#4030) Tracts  
Pt. Sec. 10 & 15, T10S, R20W  
Clark County, Arkansas



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No Way Pulpwood  
 Highway 53 East (#4029) & West (#4030) Tracts  
 Pt. Sec. 10 & 15, T10S, R20W  
 Clark County, Arkansas



Created: March, 2009  
 By: JDT