

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



## NOTICE OF LAND SALE

### **Sugar Orchard Land & Timber Co. Land Sale Humphries - Tract (#4003)**

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

**— Timberland/Recreational Property in Clark County —**

Sugar Orchard Land & Timber Co. has authorized Kingwood Forestry Services, Inc. to manage the sale of a tract of land containing 26 acres, more or less, in Clark County, Arkansas. See attached maps.

**Location:** Land to be sold is described as the E 26 acres of NW<sup>1</sup>/<sub>4</sub> of SE<sup>1</sup>/<sub>4</sub>, Section 29, Township 9 South, Range 19 West, containing 26 acres, more or less, Clark County, AR (Humphries Tract #4003).

**Tract Description:** Tract is located five miles east of Gurdon or one mile north of Red Springs. Access is via woods road from gated Lockie Road (lock combination 5757). Additional woods road access from the south by permission. Tract contains native hardwood sawtimber and pulpwood. Caney Creek passes through tract. Soils consist of silt 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)

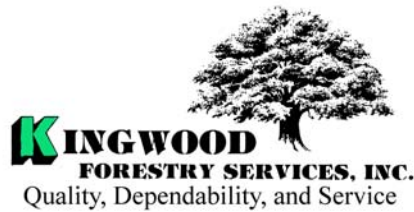
**Merchantable Timber:** Based on a 5% cruise (two lines running North and South) conducted by Kingwood Forestry in July, 2008, estimated tree counts and volumes are as follows:

Red Oak Sawtimber	60 Trees	6,020 Board Feet	63 Tons
White Oak Sawtimber	20 Trees	2,320 Board Feet	23 Tons
Gum/Misc Sawtimber	160 Trees	16,840 Board Feet	154 Tons
Hardwood Pulpwood	440 Trees	63 Cords	188 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 available upon request.

**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 "**Humphries Tract (#4003)**" 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 —**



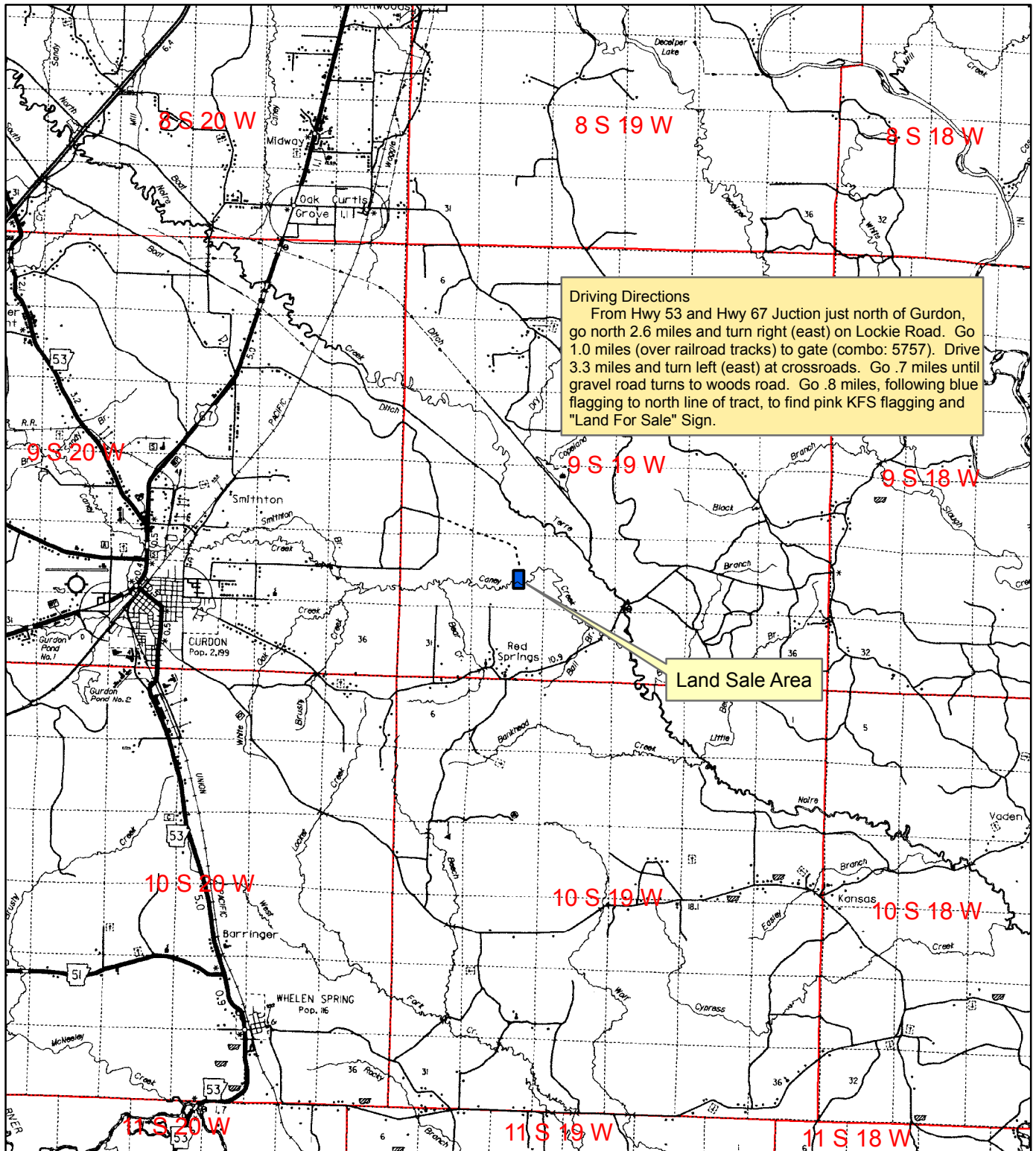
**Sugar Orchard Land & Timber Co. Land Sale – Humphries Tract (#4003)**  
**Bid Date: Friday, April 3, 2009 @ 3:00 P. M.**

**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.
1. 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 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.
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 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. 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 of Kingwood Forestry Services at 870-246-5757.

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

Sugar Orchard Land & Timber  
Humphries Tract (#4003)  
Pt. Sec. 29, T9S, R19W  
Clark County, Arkansas



0 0.5 1 2 3  
Miles



Created: March, 2009  
By: JDT

Sugar Orchard Land & Timber  
Humphries Tract (#4003)  
Pt. NW¼ of SE¼, Sec. 29, T9S, R19W  
Clark County, Arkansas

