

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)367-4067  
FAX 1-870-367-8424

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

**NOTICE OF LAND SALE**  
**Anthony Timberlands, Inc. Land Sale – Tract #327**  
**Bid Date: FRIDAY, March 6, 2009 @ 3:00 P. M.**  
**— 40 Acres Timberland/Recreation in Nevada County —**

Anthony Timberlands, Inc. has authorized Kingwood Forestry Services, Inc. to manage the sale of a tract of land containing 40 acres, more or less, in Nevada County, Arkansas. See attached maps.

**Location:** Land to be sold is described as the NE¼ of SW¼, Section 28, Township 11 South, Range 20 West, containing 40 acres, more or less, Nevada County, Arkansas (ATI Tract #327).

**Tract Description:** ATI Tract #327 is located three miles northwest of Bluff City. Access is via woods road off Hwy 24. Caney Creek crosses the tract. Timber consists of mature bottomland hardwood. Soils consist of silt loams with site index for loblolly pine averaging 85 feet on fifty year base. Terrain is flat. The tract offers duck hunting potential on cypress break. 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 (four lines running East and West) of merchantable timber. Based on the inventory conducted by Kingwood Forestry in January 2009, estimated tree counts and volumes are as follows:

Pine Sawtimber	10 Trees	5,300 Board Feet	32 Tons
Red Oak Sawtimber	560 Trees	115,300 Board Feet	914 Tons
White Oak Sawtimber	30 Trees	8,300 Board Feet	60 Tons
Gum Sawtimber	220 Trees	44,100 Board Feet	308 Tons
Misc. Sawtimber	40 Trees	5,600 Board Feet	45 Tons
Hardwood Pulpwood	1,100 Trees	149 Cords	446 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:** ATI #327 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 #327 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, March 6, 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.

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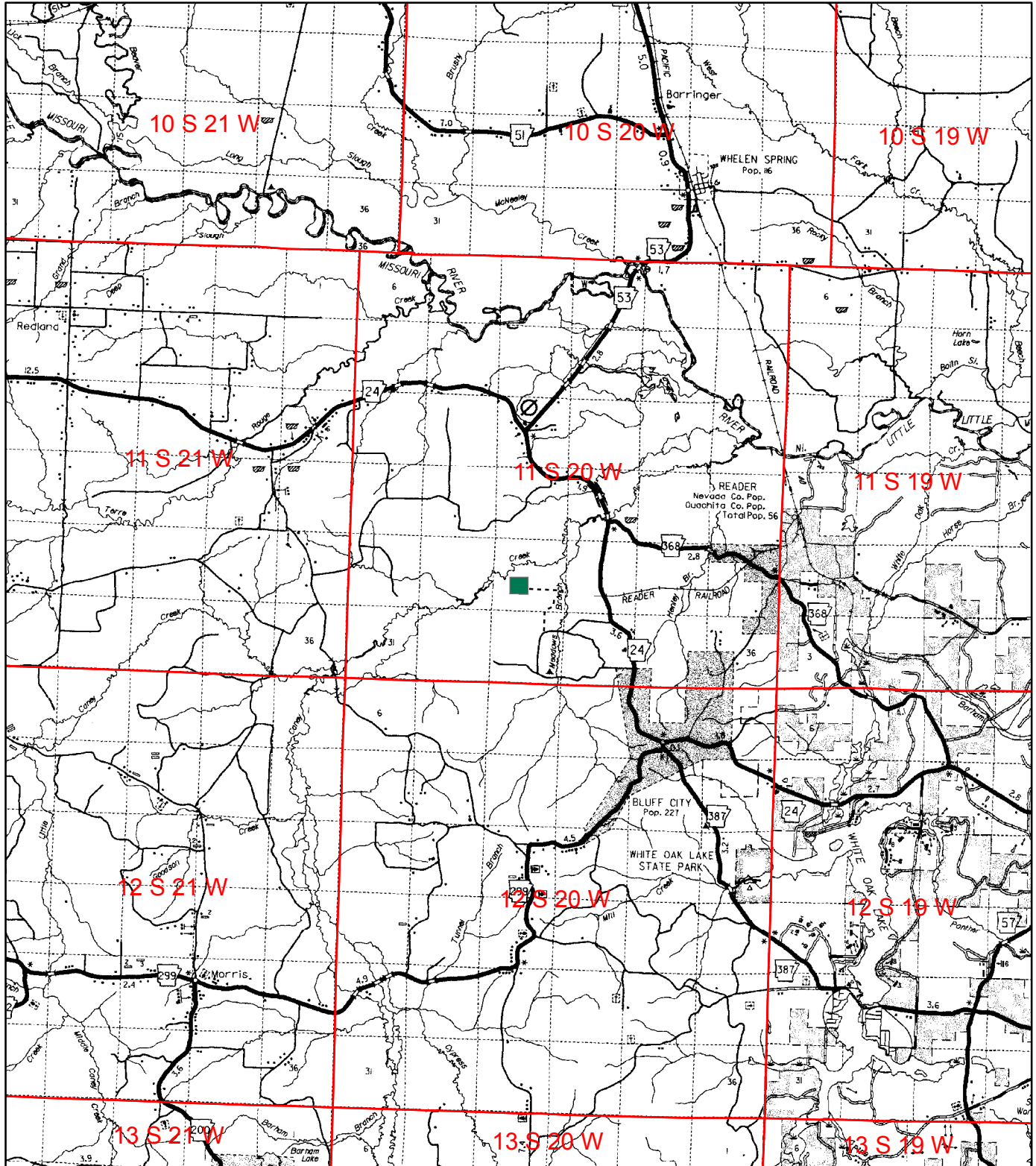
**Anthony Timberlands, Inc. Land Sale**  
**ATI Tract #327 - Nevada County**  
**Bid Date: FRIDAY, March 6, 2009 @ 3:00 P.M.**

**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 1:00 P.M., Tuesday, March 10, 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 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.
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.

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

"Tract #327"  
Pt. Sec. 28, T11S, R20W  
Nevada County, Arkansas

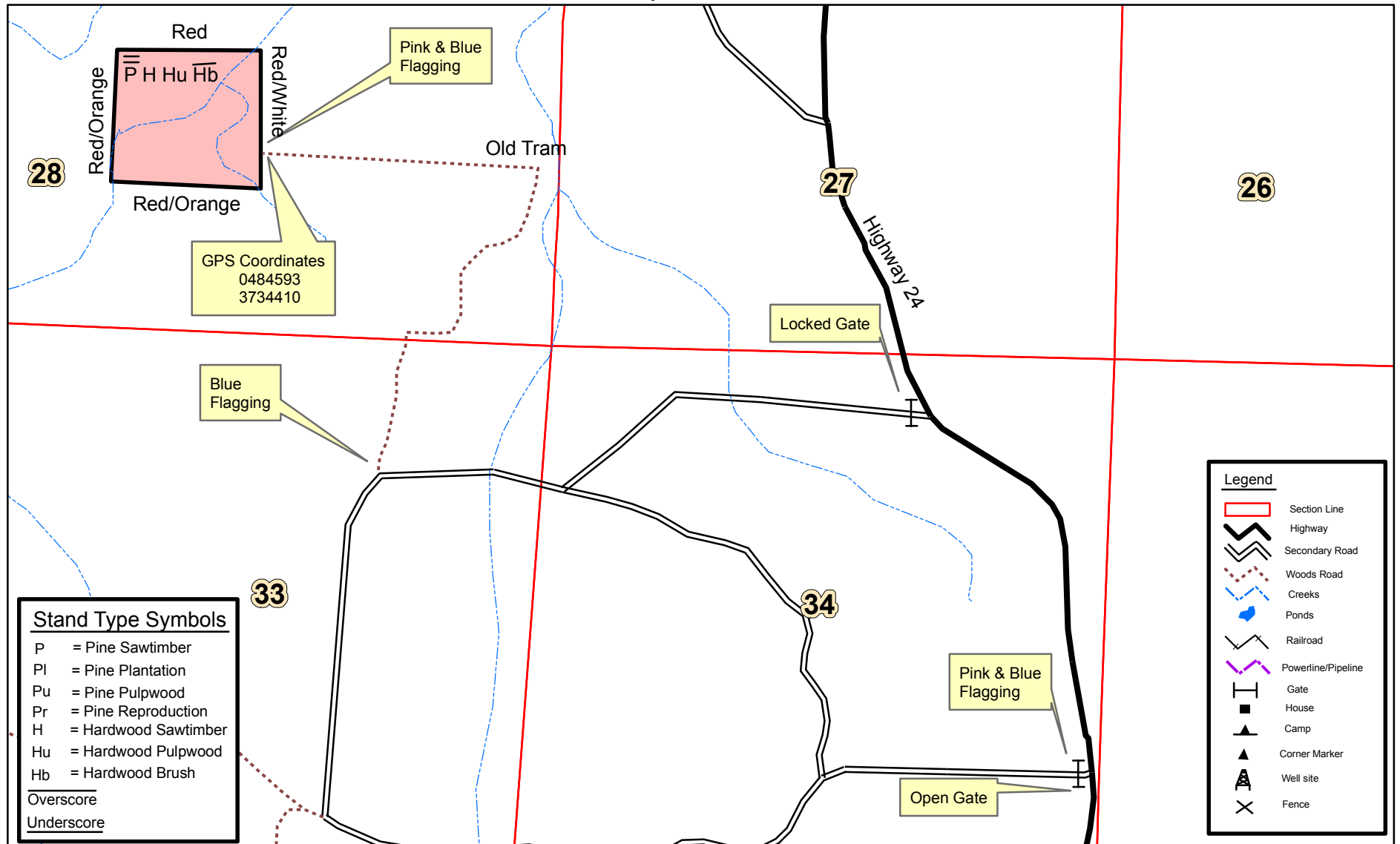


0 1 2 3 4  
Miles



Created: February, 2009  
By: JDT

"Tract #327"  
NE¼ of SW¼, Sec. 28, T11S, R20W  
Nevada County, Arkansas



0 0.125 0.25 0.5  
Miles



Anthony Timberlands, Inc.

Tract Name	#327	Stand Number	1
Legal	NE¼ of SW¼, Sec. 28, T11S, R20W	Acres	40.0
County	Nevada	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	KFS PST Tons	Date Cruised	1/30/09
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	0.79
<u>Average Vol/Tree</u>	3.16
<u>Average Vol/Log</u>	0.79
<u>Avg DBH</u>	22.00

Pine Sawtimber

Inches DBH	4 Logs		4.5 Logs		5 Logs		5.5 Logs		6 Logs		6.5 Logs		7 Logs		7.5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
22	10	32															10	32
Totals	10	32															10	32

## Anthony Timberlands, Inc.

Tract Name	#327	Stand Number	1
Legal	NE¼ of SW¼, Sec. 28, T11S, R20W	Acres	40.0
County	Nevada	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	HH APA sawt	Date Cruised	1/30/09
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	22.85
<u>Average Vol/Tree</u>	1.63
<u>Average Vol/Log</u>	0.87
<u>Avg DBH</u>	19.07

### 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
14	10	5	40	28	30	26											80	60
16	20	14	10	9	50	57	40	53	10	15							130	149
18	10	9	50	59	30	43	20	34	10	19							120	164
20	20	22	20	29	20	36	10	21									70	108
22	10	13			20	43	20	51									50	107
24					40	103	10	30									50	134
26	20	37			10	30	10	36									40	103
28							10	41									10	41
30							10	48									10	48
Totals	90	101	120	126	200	339	130	314	20	34							560	914

## Anthony Timberlands, Inc.

Tract Name	#327	Stand Number	1
Legal	NE¼ of SW¼, Sec. 28, T11S, R20W	Acres	40.0
County	Nevada	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	HH APA sawt	Date Cruised	1/30/09
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	1.51
<u>Average Vol/Tree</u>	2.01
<u>Average Vol/Log</u>	1.10
<u>Avg DBH</u>	21.33

### 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
16					10	11											10	11
18																		
20																		
22	10	13															10	13
24																		
26							10	36									10	36
Totals	10	13			10	11	10	36									30	60



## Anthony Timberlands, Inc.

Tract Name	#327	Stand Number	1
Legal	NE¼ of SW¼, Sec. 28, T11S, R20W	Acres	40.0
County	Nevada	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	SHwds APA Saw	Date Cruised	1/30/09
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	7.71
<u>Average Vol/Tree</u>	1.40
<u>Average Vol/Log</u>	0.62
<u>Avg DBH</u>	18.27

### 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					20	15			10	10							30	26
16	10	6			30	29			20	27							60	62
18			10	10	30	36	10	14			10	19					60	79
20			10	12			10	17									20	29
22	10	10					10	21	10	24							30	55
24					10	21											10	21
26											10	37					10	37
Totals	20	16	20	21	90	101	30	53	40	61	20	56					220	308

## Anthony Timberlands, Inc.

Tract Name	#327	Stand Number	1
Legal	NE¼ of SW¼, Sec. 28, T11S, R20W	Acres	40.0
County	Nevada	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	APA swtgum sawtmb	Date Cruised	1/30/09
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	1.12
<u>Average Vol/Tree</u>	1.12
<u>Average Vol/Log</u>	0.60
<u>Avg DBH</u>	17.00

### 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
14			10	8													10	8
16	10	8															10	8
18			10	13													10	13
20			10	16													10	16
Totals	10	8	30	37													40	45

## Anthony Timberlands, Inc.

Tract Name	#327	Stand Number	1
Legal	NE¼ of SW¼, Sec. 28, T11S, R20W	Acres	40.0
County	Nevada	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
		Date Cruised	1/30/09

### Pine Pulpwood

Stand Data
<u>Average Vol/Acre</u>
<u>Average Vol/Tree</u>
<u>Average Vol/Log</u>
<u>Avg DBH</u>

DBH	Trees
<b>Total</b>	

### Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	11.1
<u>Average Vol/Tree</u>	0.41
<u>Average Vol/Log</u>	0.27
<u>Avg DBH</u>	11.00

DBH	Trees	Tons
6	40	3.7
8	230	36.2
10	370	103.7
12	180	72.3
14	180	117.8
16	80	85.1
18	20	26.8
<b>Total</b>	<b>1,100</b>	<b>445.5</b>