

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

**Anthony Timberlands, Inc. Land Sale – Tracts #65 & # 64**

**Bid Date: TUESDAY, January 13, 2009 @ 3:00 P. M.**

**— Pine plantations West of Arkadelphia —**

Anthony Timberlands, Inc. has authorized Kingwood Forestry Services, Inc. to manage the sale of two tracts of land containing 135 + 80 acres, more or less, in Clark County, Arkansas. Offers can be made for either or both tracts. See attached maps for detailed directions.

**Location and Tract Description:** ATI Tracts #65 & # 64 are located 2 miles north of Hollywood, AR, east of Hwy. 53. Both tracts contain industry grade plantations established with 2<sup>nd</sup> generation Weyerhaeuser loblolly seedlings. Site preparation by herbicide and burn; herbaceous weed control after planting. Terrain is gently rolling. Soils consist of fine sandy loams with a site index for loblolly pine averaging 85 feet (base age fifty years). The tracts offer excellent hunting/wildlife viewing opportunities. Quality Deer Management has been practiced on these tracts and the surrounding 60,000 acres for more than fifteen years. Deer and turkey hunting in the area is excellent due to intensive management and controlled access. The tracts are also located within the newly expanded Bear Zone #2. Maps and photographs can be viewed at [www.kingwoodforestry.com/realestate.htm](http://www.kingwoodforestry.com/realestate.htm)

**Tract #65:** ATI Tract #65 is described as part of W½, Section 16, Township 7 South, Range 21 West, containing a total of 135 acres, more or less. Access is Military Road frontage (Gate #55 on Military Road can be opened with 5757 combo). Subject contains a 31-acre pine plantation established in 2007 and a 97-acre stand of natural pine regeneration that was release sprayed with 16 oz. Arsenal in October 2004, then pre-commercial thinned to ~8X10 spacing in 2007. The tract also contains a 9-acre Streamside Management Zone along Stroud Creek, which crosses the tract.

**Tract #64:** ATI Tract #64 is described as part of S½ of SW¼, Section 15; Township 7 South, Range 21 West, containing a total of 80 acres, more or less. Access is via woods road off Military Road. (Gate #55 on Military Road can be opened with 5757 combo). Subject contains a well-stocked 78-acre pine plantation established in 2006.

**Method of Sale:** The tracts 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 Tracts #65 & # 64**" 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., TUESDAY, January 13, 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 —**

**Anthony Timberlands, Inc. Land Sale**  
**ATI Tracts #65 & # 64 - Clark County**  
**Bid Date: TUESDAY, January 13, 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 may be submitted for either or both tracts. Offers submitted will remain valid through 1:00 P.M., Wednesday, January 14, 2009. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer (s) 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 single sums 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 maps are 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.

**Bid Date: TUESDAY, January 13, 2009 @ 3:00 P. M.**

My offer will remain valid through 1:00 p.m. Wednesday, January 14, 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.

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

## LAND SALE NOTICE

ATI #64: S 1/2 of SW 1/4 of Section 15

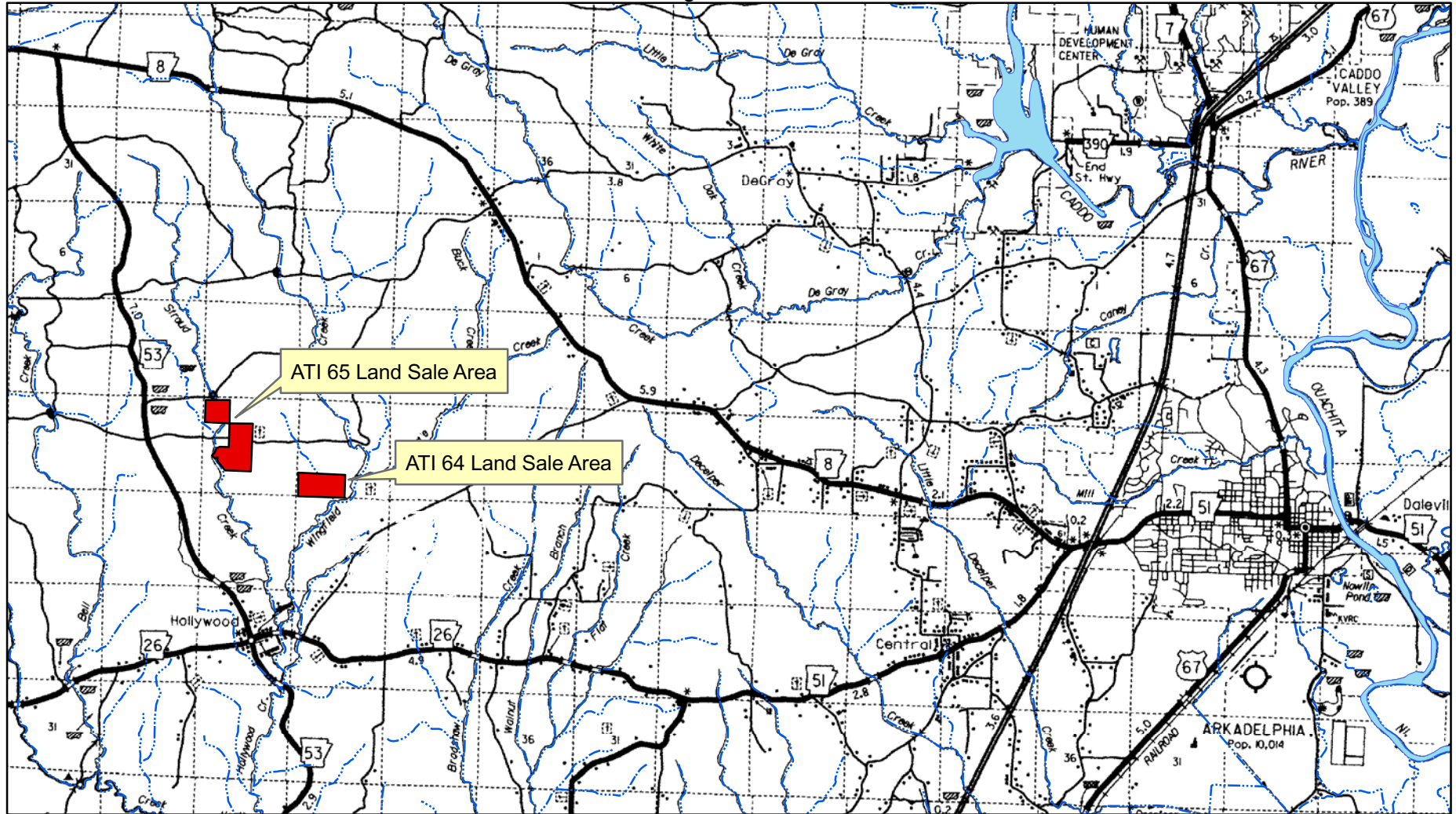
ATI#65 Pt. W 1/2 of Section 16

Township 7S, Range 21 West

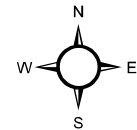
Clark County, Arkansas

ATI # 64 containing 80 acres, more or less;

ATI# 65 containing 135 acres, more or less.



0 1 2 3 4 5 Miles



Location Map  
Map by MEC  
Dec 2008

## LAND SALE NOTICE

ATI #64: S 1/2 of SW 1/4 of Section 15

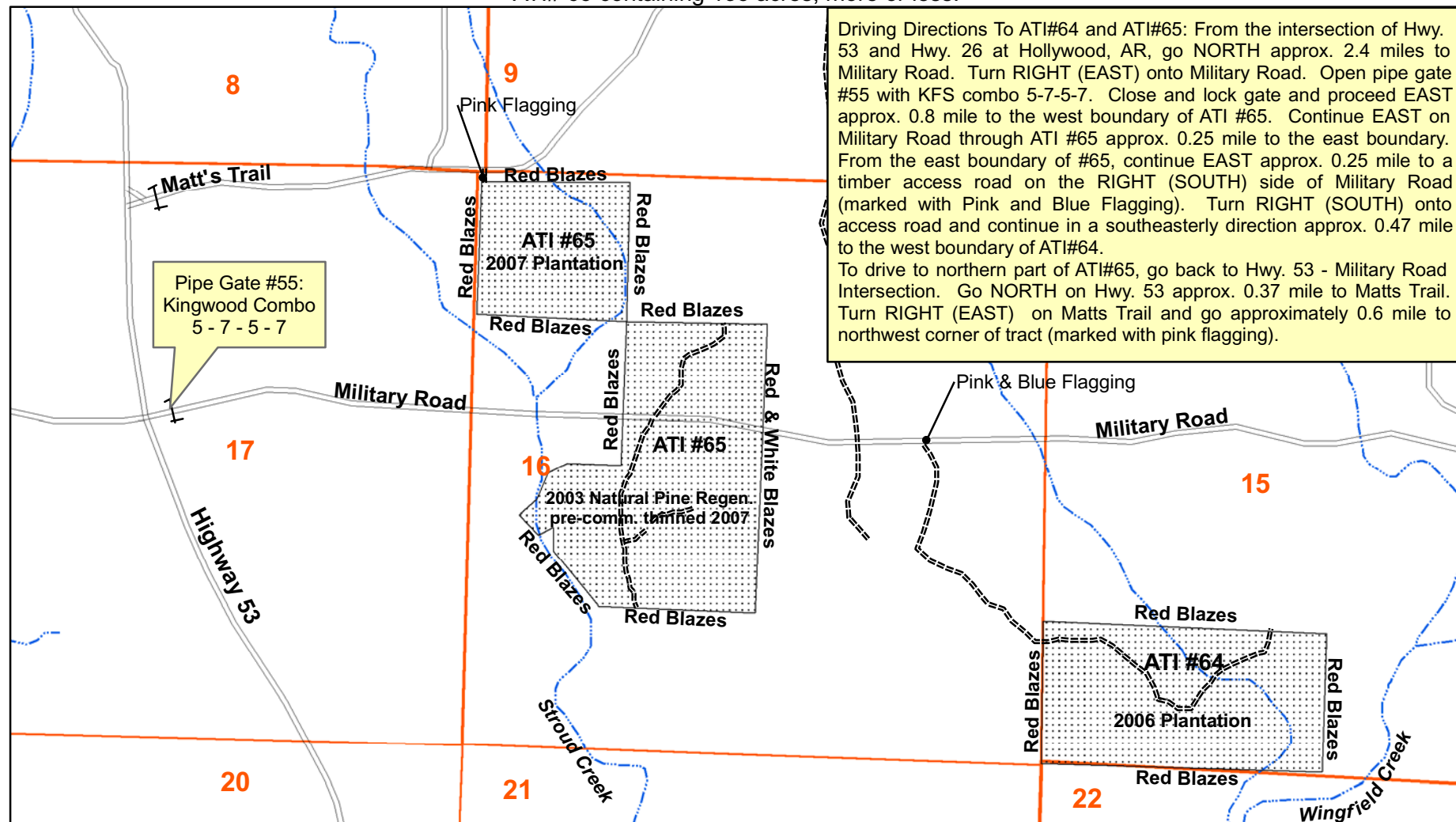
ATI#65 Pt. W 1/2 of Section 16

Township 7S, Range 21 West

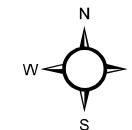
Clark County, Arkansas

ATI # 64 containing 80 acres, more or less;

ATI# 65 containing 135 acres, more or less.



0 0.25 Miles



USGS 24K Topo  
Map by MEC  
Dec 2008