



P.O. Box 65
No. 4 Executive Circle
Arkadelphia, AR 71923
(870) 246-5757
FAX 1-870-246-3341
E-mail: arkadelphia@kingwoodforestry.com



Other Kingwood Locations:
P.O. Box 1290
145 Greenfield Drive
Monticello, AR 71657
(870) 367-8567
FAX 1-870-367-8424

P.O. Box 5887
4414 Galleria Oaks
Texarkana, TX 75505
(903) 831-5200
FAX 1-903-831-9988

Listings
#4601
#4600

NOTICE OF LAND SALES

PUMPKIN HILL ROAD TRACTS

Bid Date: Friday, August 18, 2017 @ 10:00 a.m.

- Land on county road ready for replanting, conversion to pasture, or residential development -

Kingwood Forestry Services, Inc. has been authorized to manage the sale of two (2) adjoining tracts containing 15+101 acres, more or less, in Cleveland County, Arkansas. Bids may be submitted for either or both tracts. Please visit our website at www.kingwoodforestry.com to view maps and photographs.

Location: The **West Pumpkin Hill Road Tract** (listing #4601) is located within one (1) mile east of Rison, and is described as that part of NW¼ of SW¼ lying west of Pumpkin Hill Road, Section 8, Township 9 South, Range 10 West, containing 15 acres, more or less, Cleveland County, Arkansas. The **East Pumpkin Hill Road Tract** (listing #4600) is located within one (1) mile east of Rison, Arkansas, and is described as that part of NW¼ of SW¼ lying east of Pumpkin Hill Road, NE¼ of SW¼, NW¼ of SE¼, Section 8, Township 9 South, Range 10 West, containing a total of 101 acres, more or less, in Cleveland County, Arkansas (see attached maps).

Tract Descriptions: Both tracts have over one-quarter-mile of public gravel frontage on Pumpkin Hill Road. Electric, water, and telephone utilities are available to both tracts. Timber was cleanly harvested in January – February, 2017 and land is ready to be site prepped for replanting. Site index for loblolly pine averages eighty-five (85) feet (base age 50) on Savannah and Pheba fine sandy loams. Boundary lines consist of yellow and white painted blazes and blue flagging. The East Pumpkin Hill Road tract has a small creek on the eastern side of the tract. Both tracts offer opportunities for long-term timber investment, conversion to pasture, and/or residential development.

Method of Sale: The tracts will be sold on the basis of lump sum sealed bids. An offer form is attached. Bids will be opened at the Kingwood Forestry office at #4 Executive Circle, Arkadelphia, Arkansas at **10:00 a.m., Friday, August 18, 2017.** Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **"Pumpkin Hill Road Land Sales"** clearly marked in the lower left corner of the envelope to protect security of the offer. On mailed offers, please call our office prior to bid opening to confirm receipt of offer. Completed offer forms may also be delivered by fax to 870-246-3341 or e-mailed to arkadelphia@kingwoodforestry.com. All faxed / e-mailed offers will be immediately acknowledged. Please await confirmation that your faxed / e-mailed offer has been received. No verbal telephone offers will be accepted. Buyers submitting offers are welcome to attend the bid opening. 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 —

NOTICE OF LAND SALES

- PUMPKIN HILL ROAD TRACTS-

Bid Date: Friday, August 18, 2017 @ 10:00 a.m.

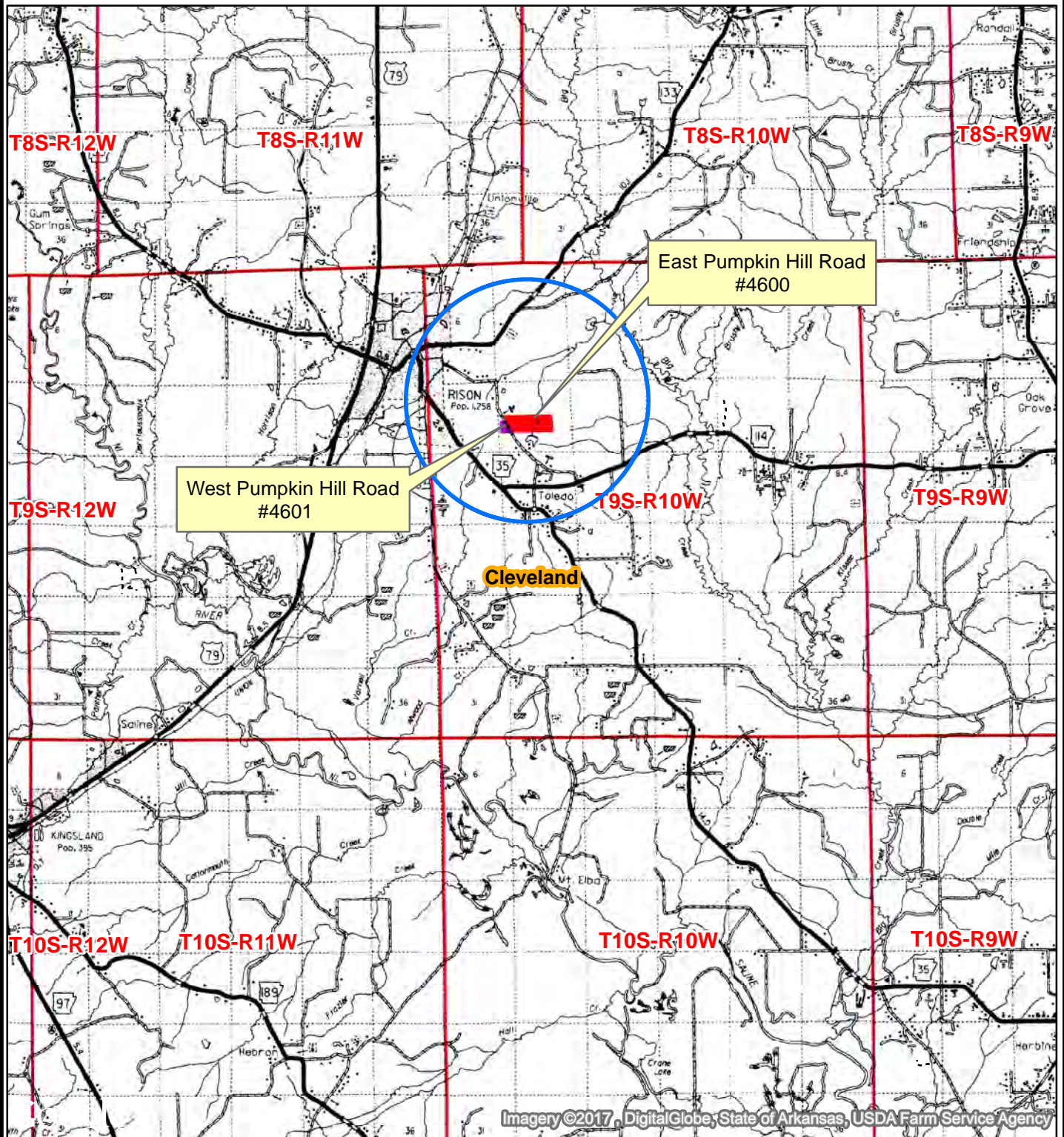
Conditions of Sale:

1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid through 10:00 a.m. Wednesday, August 23, 2017. Successful bidder(s) will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer, a formal Contract of Sale, with earnest money in the amount of ten percent (10%) of purchase price, will be executed between the successful bidder and landowner within seven (7) 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 (30) 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 sum(s) and not on a per-acre basis. Advertised acreage is believed to be correct, but is not guaranteed. Seller will not provide a survey. Offer price is for entire tract, regardless of acreage. 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. Owner will convey, without warranty, any mineral rights they may own on the property advertised in this notice.
5. Seller will pay prorated property taxes (to date of closing), deed preparation, and one-half (1/2) of deed stamps. Buyer will pay recording fees and one-half (1/2) of deed stamps.
6. A local title company will conduct the closing with buyer and seller each paying one-half (1/2) of settlement / closing fee.
7. If prospective buyers or their agents wish to inspect the property, such property inspections shall be done at reasonable times during daylight hours. Prospective buyers and their agents understand and acknowledge that while on the property, prospective buyers and their agents assume all liability and shall indemnify Seller and its agents, property managers and Kingwood Forestry Services from and against all claims, demands, or causes of action, of every kind, nature and description relating to its access to or presence on the property.
8. Hunting equipment (such as deer stands, feeders, trail cameras, etc.) and any other man-made items found on the property do not convey unless stated otherwise.
9. 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.
10. Questions regarding the land sale should be directed to licensed broker Pete Prutzman or sales agents Brian Clark and Jimmy Don Thomas of Kingwood Forestry Services at 870-246-5757 or arkadelphia@kingwoodforestry.com

NOTICE OF LAND SALES

"West Pumpkin Hill Road Tract" - Listing #4601
Pt. NW¼ of SW¼ lying west of Pumpkin Hill Road,
Section 8, T9S, R10W, Cleveland County, Arkansas
containing 15 acres, more or less

"East Pumpkin Hill Road Tract" - Listing #4600
Pt. NW¼ of SW¼ lying east of Pumpkin Hill Road,
NE¼ of SW¼, NW¼ of SE¼, Section 8, T9S, R10W,
Cleveland County, Arkansas
containing 101 acres, more or less



0 0.5 1 2 3 4
Miles

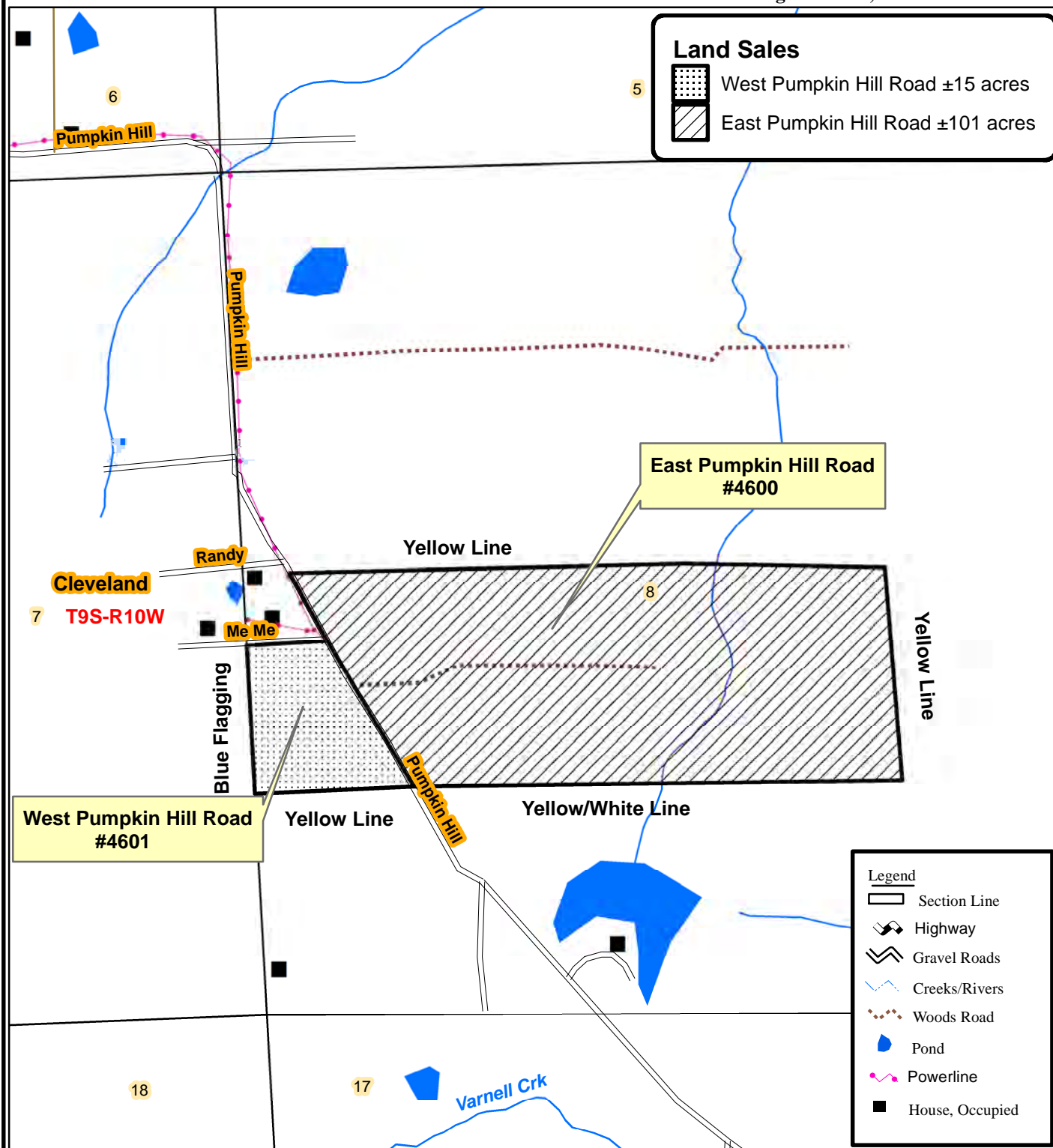


Date: 7/31/2017
ESRI Aerial Photography
Drawn By: BJC

NOTICE OF LAND SALES

"West Pumpkin Hill Road Tract" - Listing #4601
 Pt. NW¼ of SW¼ lying west of Pumpkin Hill Road
 Section 8, T9S, R10W, Cleveland County, Arkansas
 containing 15 acres, more or less

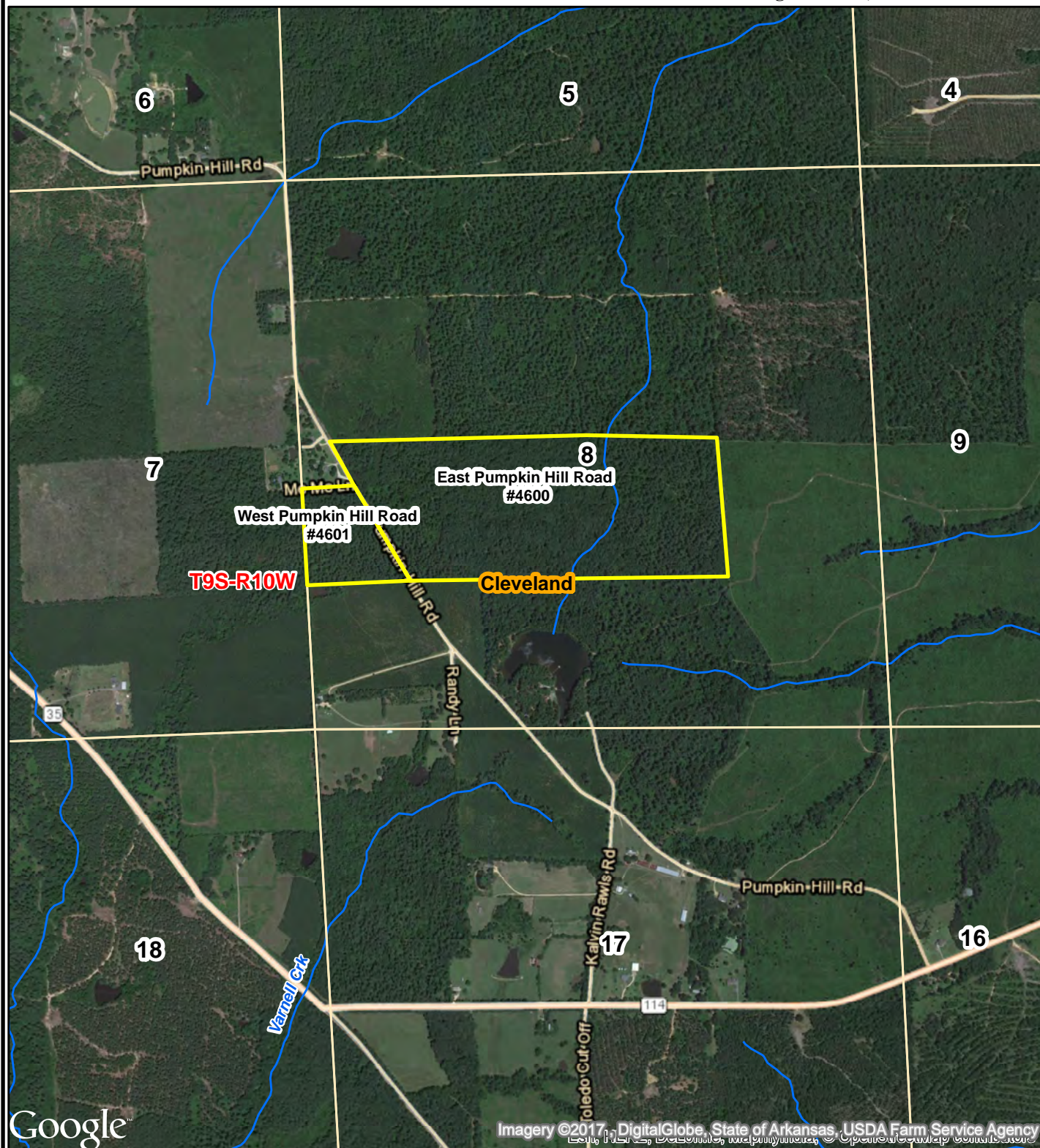
"East Pumpkin Hill Road Tract" - Listing #4600
 Pt. NW¼ of SW¼ lying east of Pumpkin Hill Road,
 NE¼ of SW¼, NW¼ of SE¼, Section 8, T9S, R10W,
 Cleveland County, Arkansas
 containing 101 acres, more or less



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Section 8, T9S, R10W, Cleveland County, Arkansas
containing 15 acres, more or less

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Pt. NW¼ of SW¼ lying east of Pumpkin Hill Road,
NE¼ of SW¼, NW¼ of SE¼, Section 8, T9S, R10W,
Cleveland County, Arkansas
containing 101 acres, more or less



0 0.125 0.25 0.5
Miles

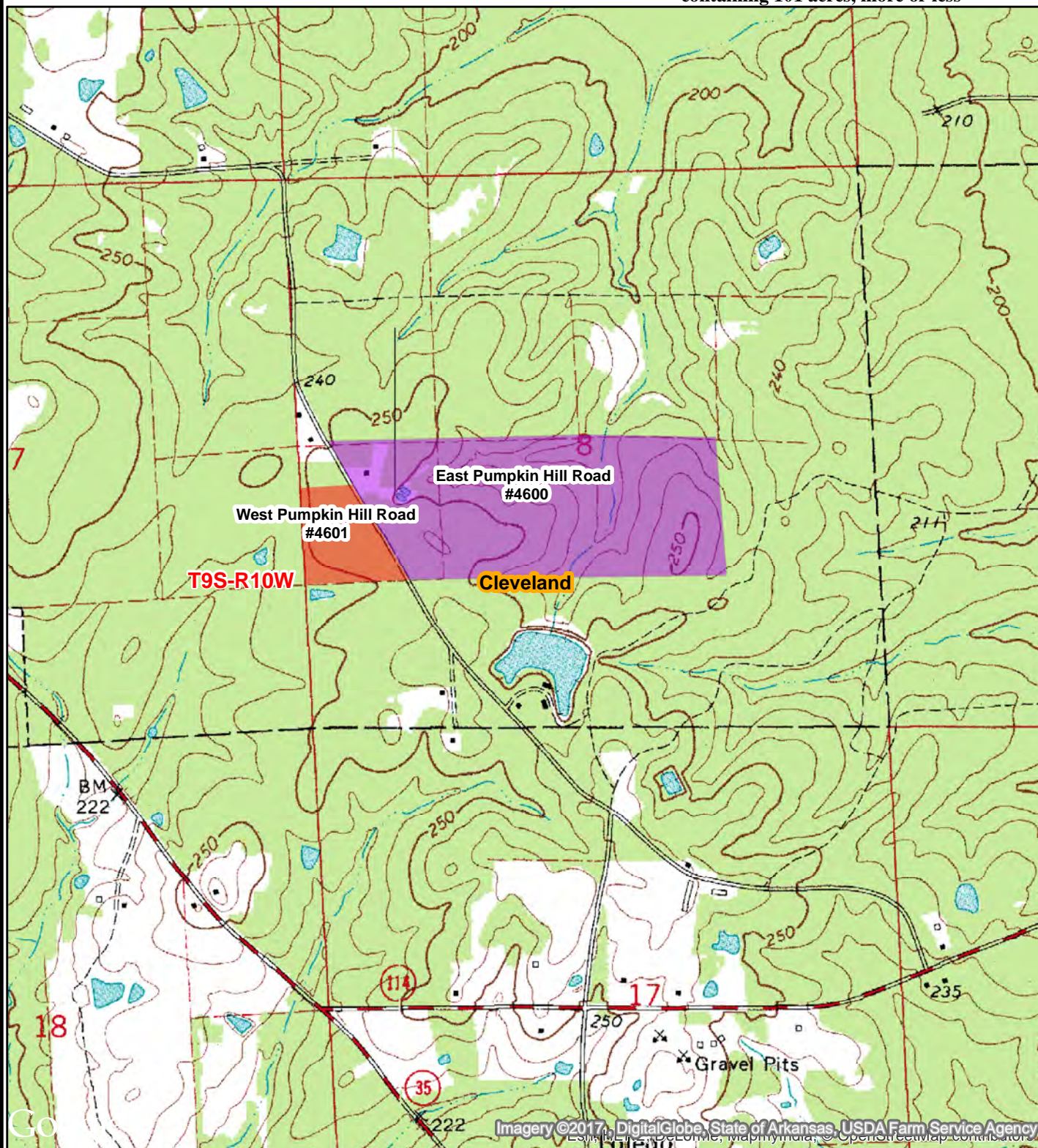


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 Cleveland County, Arkansas
 containing 101 acres, more or less



0 0.125 0.25 0.5
 Miles



Date: 7/31/2017
 ESRI Aerial Photography
 Drawn By: BJC

OFFER FORM

PUMPKIN HILL ROAD TRACTS

Bid Date: Friday, August 18, 2017 @ 10:00 a.m.

Send Completed Offer Forms to us:

Mail: P.O. Box 65, Arkadelphia, AR 71923

Fax: 870-246-3341

Hand Deliver: #4 Executive Circle
Arkadelphia, AR 71923

E-mail: arkadelphia@kingwoodforestry.com

Reference is made to the attached Kingwood Forestry Services, Inc. **Notice of Land Sales**. I submit the following offer(s) for the purchase of the tract(s) located in Cleveland County, Arkansas and further described as follows (see attached maps and Conditions of Sale).

West Pumpkin Hill Road Tract (Listing #4601): That part of NW¼ of SW¼ lying west of Pumpkin Hill Road, Section 8, Township 9 South, Range 10 West, containing 15 acres, more or less, Cleveland County, Arkansas (see attached maps).

East Pumpkin Hill Road Tract (Listing #4600): That part of NW¼ of SW¼ lying east of Pumpkin Hill Road, NE¼ of SW¼, Section 8, Township 9 South, Range 10 West, containing a total of 101 acres, more or less, Cleveland County, Arkansas (see attached maps).

My offer will remain valid through 10:00 a.m., Wednesday, August 23, 2017. 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 Contract of Sale within seven (7) business days with earnest money in the amount of ten percent (10%) of purchase price. Closing is expected to be held within thirty (30) days of offer acceptance. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

Send offer form to: Kingwood Forestry Services, Inc. (**Before 10:00 a.m., Friday, August 18, 2017**)

P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

E-mail completed offer form to: arkadelphia@kingwoodforestry.com

West Pumpkin Hill Road Tract (Listing #4601: ±15 acres, more or less): \$ _____

East Pumpkin Hill Road Tract (Listing #4600: ±101 acres, more or less): \$ _____

Both Tracts Combined (±116 total acres, more or less): \$ _____

Date: _____ Fax No.: _____

Bidder: _____ Printed _____
Phone No.: _____

Bidder: _____ Signed _____
Company: _____ Printed _____

Address: _____
Street City, State, Zip

Email: _____

