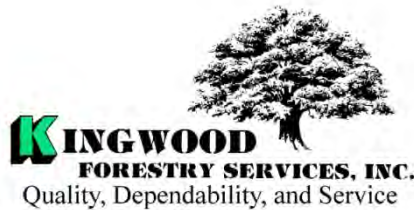




P.O. Box 65
No. 4 Executive Circle
Arkadelphia, AR 71923
(870) 246-5757
FAX 1-870-246-3341
E-mail: arkadelphia@kingwoodforestry.com



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

**Listing
#4654**

NOTICE OF LAND SALE

HARDIN NORTH TRACT

Bid Date: Friday, July 27, 2018 @ 10:00 a.m.

- Well-Stocked 2016-2017 Pine Plantations in Jefferson County, Arkansas -

Kingwood Forestry Services, Inc. has been authorized to manage the sale of 85 GIS acres, more or less, of land in Jefferson County, Arkansas. Please visit our website at www.kingwoodforestry.com to view maps and photographs of listing #4654.

Location: The **Hardin North Tract** is located three (3) miles northwest of White Hall and is described as NW $\frac{1}{4}$ of NE $\frac{1}{4}$, SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 3, Township 5 South, Range 11 West, containing a total of 85 GIS acres, more or less, Jefferson County, Arkansas. Although assessor lists ± 80 acres, GIS indicates approximately 85 acres (see attached maps), and contractors site prepared and planted ± 85 acres.

Tract Description: In 2016-2017, the tract was aerial site prep sprayed and planted with improved containerized loblolly seedlings on an 8'x10' grid (± 63 acres planted in 2016; ± 22 acres planted in 2017). Access is via gated woods road from the east through Weyerhaeuser. Site index for loblolly pine averages ninety-nine (99) feet (base age 50) on fine sandy and silt loam soils. A small block cabin is located on the tract. Tract offers excellent long-term investment potential and recreational opportunities.

Method of Sale: The tract will be sold on 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, July 27, 2018.** Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Hardin North Land Sale**" 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 SALE

-HARDIN NORTH TRACT-

Bid Date: Friday, July 27, 2018 @ 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. Tuesday, July 31, 2018. Successful bidder 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 forty-five (45) 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 is not guaranteed. Seller will not provide survey. The attached maps are thought to be accurate but should not be considered as 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. Seller 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 (½) of deed stamps. Buyer will pay recording fees and one-half (½) of deed stamps.
6. A local title company will conduct the closing with buyer and seller each paying one-half (½) 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. An owner of the property offered for sale is an Arkansas real estate agent. 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 sales agents Brian Clark, Drew Griffin, or Jimmy Don Thomas of Kingwood Forestry Services at 870-246-5757 or arkadelphia@kingwoodforestry.com

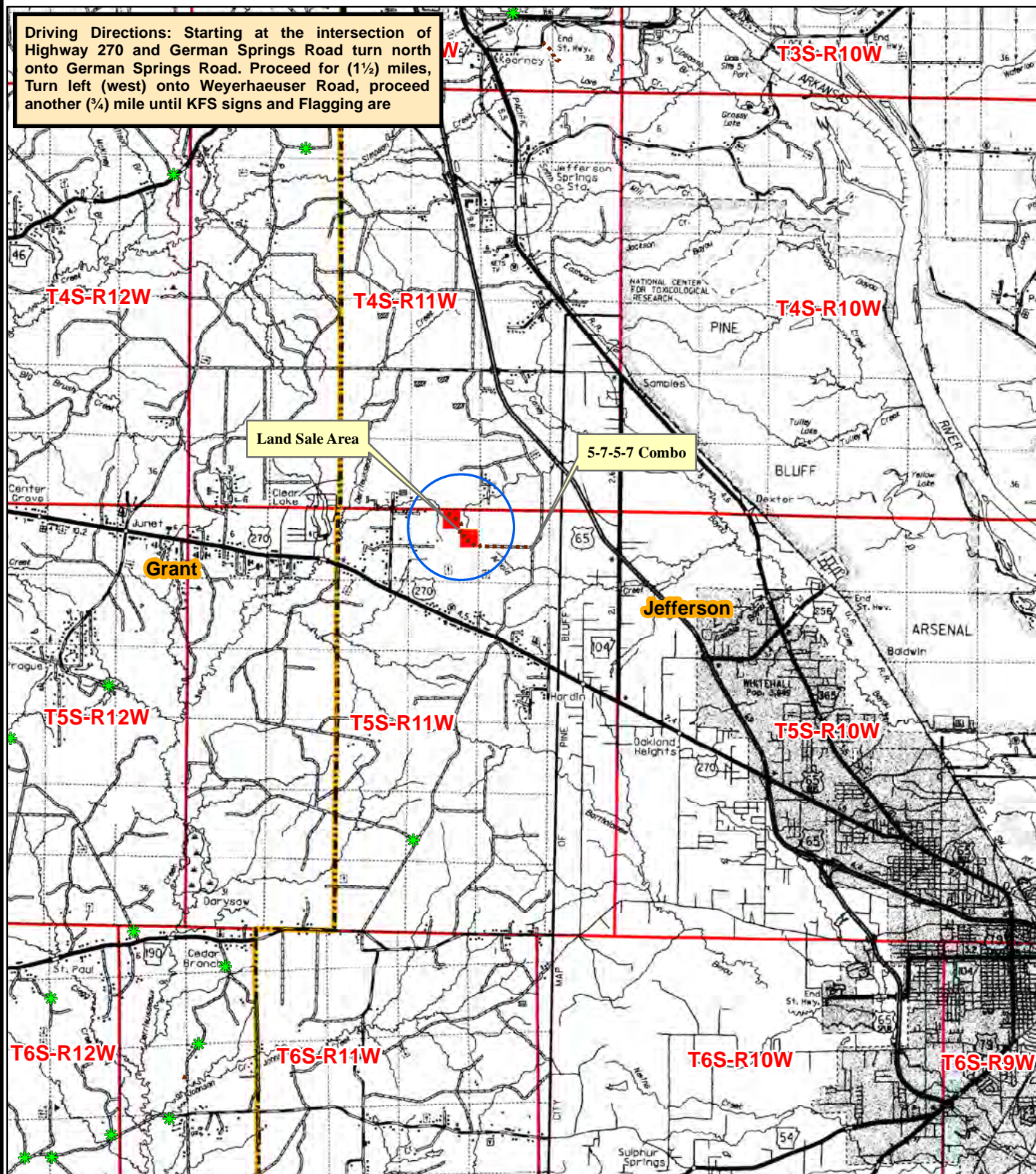
NOTICE OF LAND SALE - Listing #4654

"Hardin North Tract"

NW¹/₄ of NE¹/₄, SE¹/₄ of NE¹/₄, Sec. 3, T5S, R11W, Jefferson County, Arkansas

Containing ±80 (Parcel Acres); ±85 (GIS Acres), more or less

Driving Directions: Starting at the intersection of Highway 270 and German Springs Road turn north onto German Springs Road. Proceed for (1½) miles, Turn left (west) onto Weyerhaeuser Road, proceed another (¾) mile until KFS signs and Flagging are



0 0.5 1 2 3 4
Miles

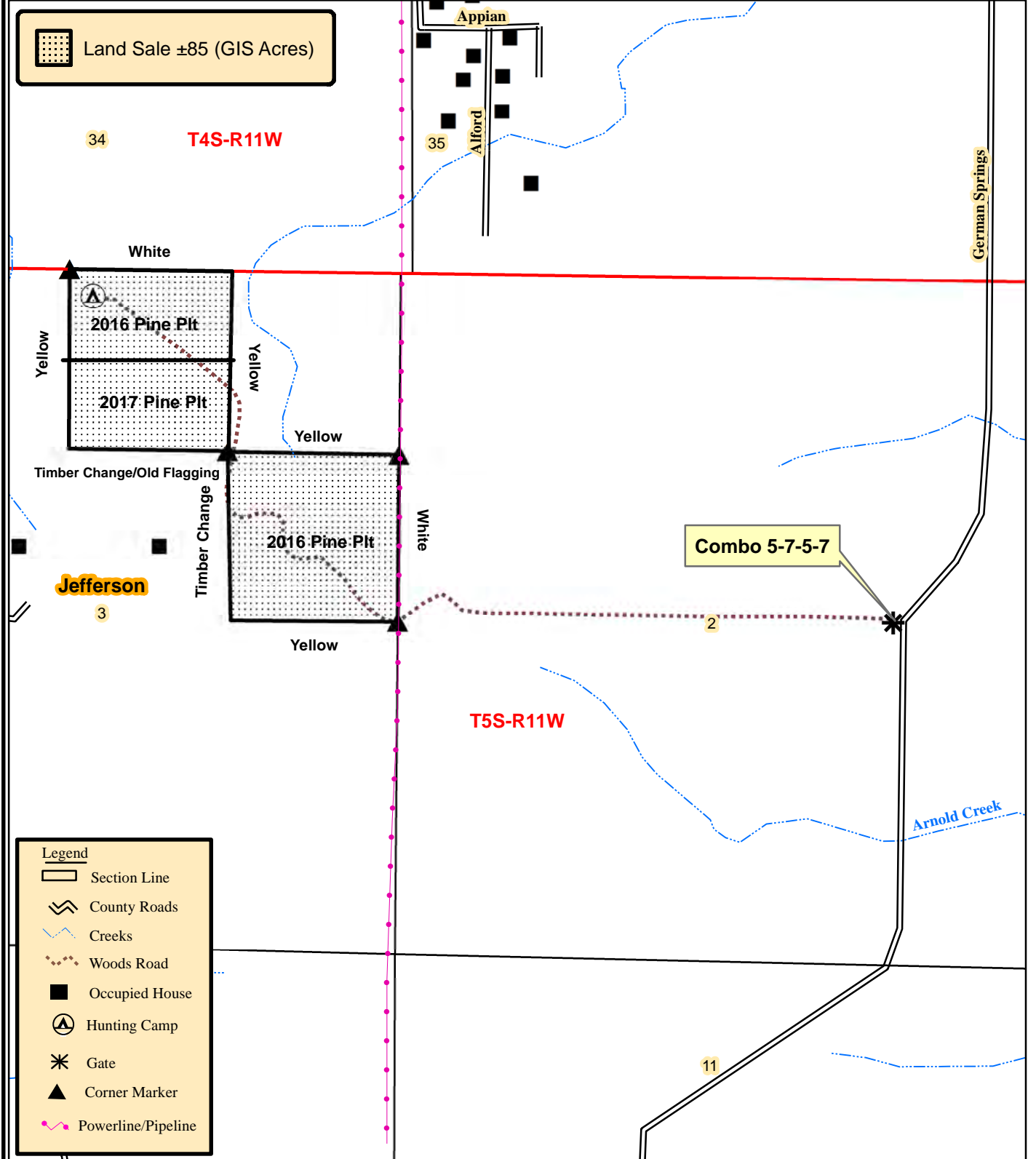


Created: June, 2018
Drawn By: ATG

NOTICE OF LAND SALE - Listing #4654

"Hardin North Tract"

SE $\frac{1}{4}$ of NE $\frac{1}{4}$, NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Sec. 3, T5S, R11W,
Jefferson County, Arkansas Containing ± 80 (Parcel Acres); ± 85 (GIS Acres)



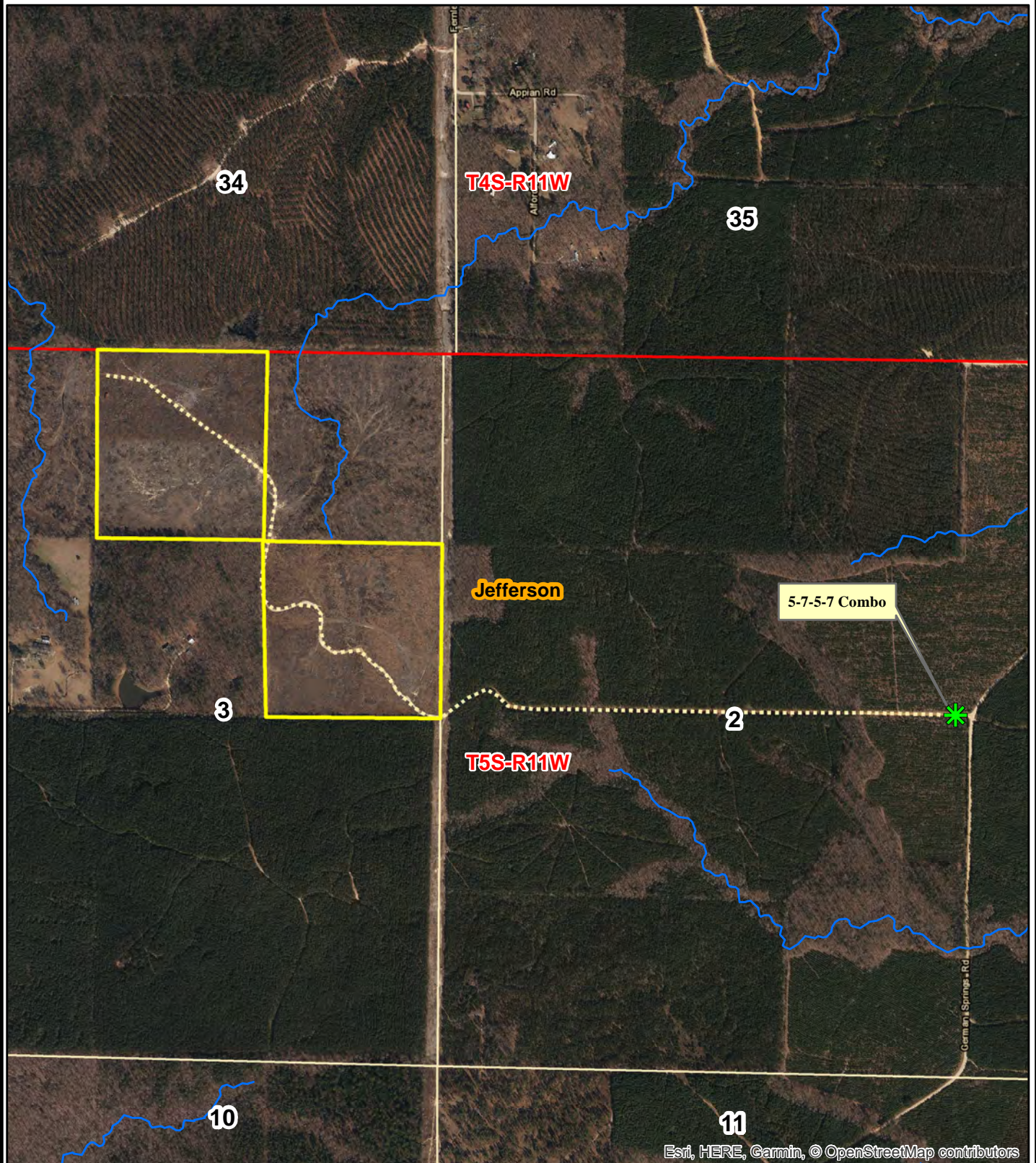
Date: 7/6/2018
ESRI GIS Mapping
Drawn By: BJC

NOTICE OF LAND SALE - Listing #4654

"Hardin North Tract"

NW¼ of NE¼, SE¼ of NE¼, Sec. 3, T5S, R11W, Jefferson County, Arkansas

Containing ±80 (Parcel Acres); ±85 (GIS Acres), more or less



Esri, HERE, Garmin, © OpenStreetMap contributors

0 0.125 0.25
Miles



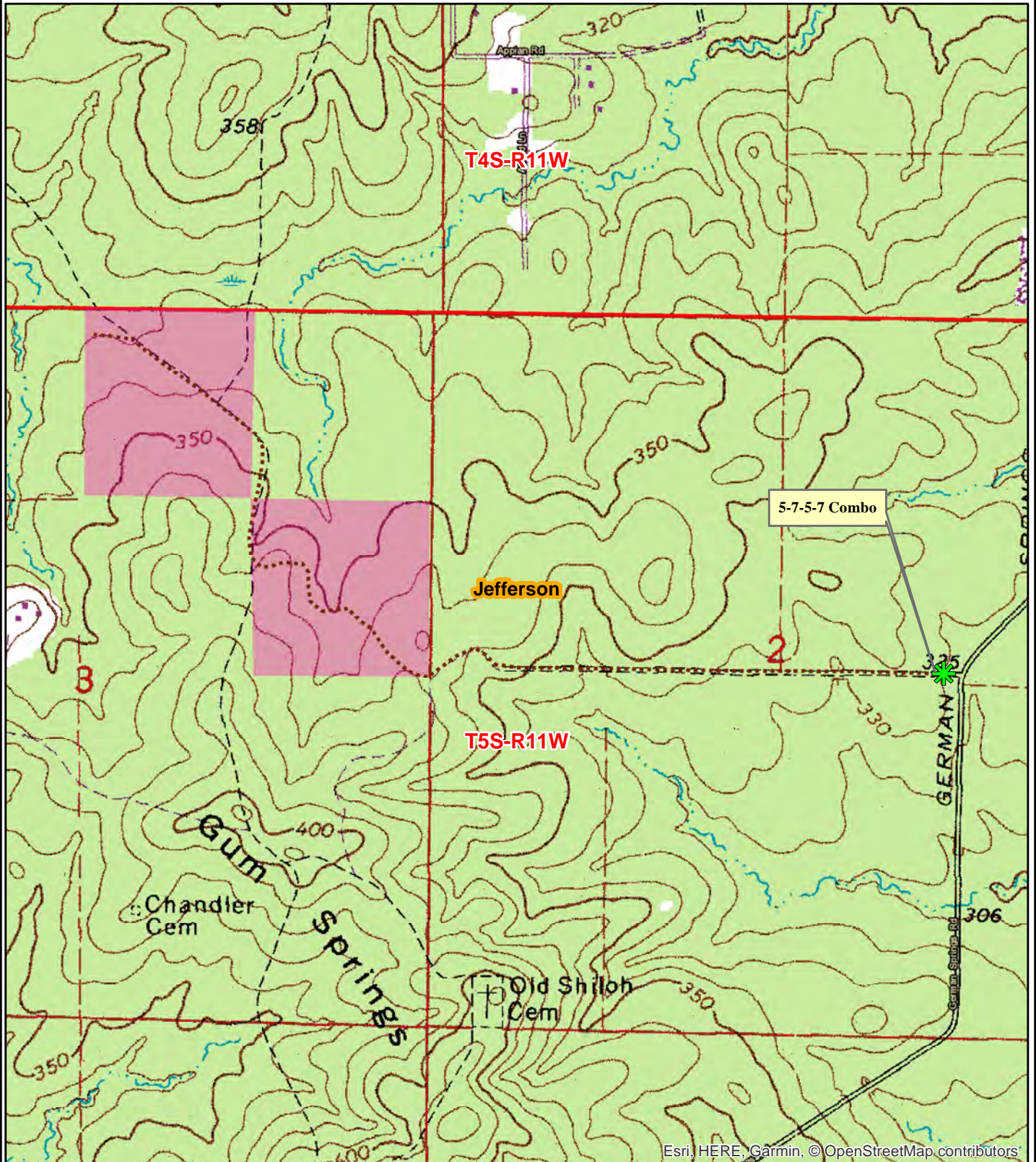
Created: June, 2018
ESRI Aerial Photography
Drawn By: ATG

NOTICE OF LAND SALE - Listing #4654

"Hardin North Tract"

NW¼ of NE¼, SE¼ of NE¼, Sec. 3, T5S, R11W, Jefferson County, Arkansas

Containing ±80 (Parcel Acres); ±85 (GIS Acres), more or less



Esri, HERE, Garmin, © OpenStreetMap contributors

0 0.125 0.25
Miles



Created: June, 2018
ESRI Aerial Photography
Drawn By: ATG



OFFER FORM

–HARDIN NORTH TRACT–

Bid Date: Friday, July 27, 2018 @ 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. **Hardin North Tract Notice of Land Sale**. I submit the following offer for the purchase of the tract further described as NW¼ of NE¼, SE¼ of NE¼, Section 3, Township 5 South, Range 11 West, containing a total of 85 GIS acres, more or less, Jefferson County, Arkansas. Although assessor lists ±80 acres, GIS indicates approximately 85 acres (see attached maps).

My offer will remain valid through 10:00 a.m., Tuesday, July 31, 2018. Successful bidder 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 forty-five (45) 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, July 27, 2018**)

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

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

Hardin North Tract (Listing #4654: 85 GIS acres, more or less): \$ _____

Date: _____ Fax No.: _____

Bidder: _____
Printed Phone No.: _____

Bidder: _____
Signed E-mail: _____

Address: _____
Street City, State, Zip

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent / Broker: _____
Name Date

