

- ±14 Acres
- Native Pine and Hardwood
- Little DeGray Creek Frontage
- 6 Miles Northwest of Arkadelphia



## Native Timber



## Little DeGray Creek



View More Photographs at  
[www.kingwoodforestry.com](http://www.kingwoodforestry.com)

## SEALED BID LAND SALE MOSLEY ROAD TRACT Clark County, Arkansas

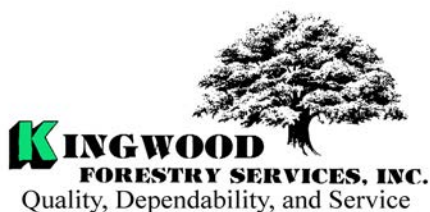
Kingwood Forestry Services has been authorized to manage the sale of 14 acres, more or less, of land and timber near DeGray community in Clark County, Arkansas. Bid opening at 3:00 p.m. Friday, October 30, 2015. Visit our website at [www.kingwoodforestry.com](http://www.kingwoodforestry.com) to view maps and photographs of Listing #4509.

The Mosley Road Tract (#4509) is located six (6) miles northwest of Arkadelphia and further described as: Part of NE¼ of NW¼, Section 34, Township 6 South, Range 20 West, Clark County, Arkansas (see attached maps). Assessor lists 14.4 acres; deed calls for 14.51 acres. Access to the tract is 30 feet wide deeded easement along woods road from Mosley Road. Timber consists of mature pine and hardwood. Loblolly pine site index averages 80 feet (base age 50 years) on Bonnerdale fine sandy loam soils. Homesite potential. Gently rolling terrain. Little DeGray Creek crosses the tract.

Kingwood Forestry conducted a variable radius (10 BAF prism) inventory of merchantable timber (one point / acre) with cruise lines running east and west. Based on the inventory conducted in March, 2013, estimated tree counts and timber volumes are as follows:

Pine Sawtimber	244 Trees	63,700 Board Feet	429 Tons
Oak Sawtimber	49 Trees	3,900 Board Feet	38 Tons
Gum & Misc. Sawtimber	19 Trees	2,000 Board Feet	14 Tons
Pine Pulpwood	97 Trees	20 Cords	54 Tons
Hardwood Pulpwood	935 Trees	125 Cords	375 Tons

*Due to variations in cruising methods, utilization standards and scaling practices, tree counts and volume estimates cannot be guaranteed. Volume tables are available upon request or at [www.kingwoodforestry.com](http://www.kingwoodforestry.com)*



**SUBMIT BIDS BY 3:00 P.M.  
FRIDAY, OCTOBER 30, 2015**  
See Conditions of Sale on the back of this page.

**NOTICE OF LAND SALE**  
**MOSLEY ROAD TRACT (LISTING #4509)**  
**SUBMIT BIDS BY 3:00 PM, FRIDAY, OCTOBER 30, 2015**

**Method of Sale:** The property 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 "**Mosley Road Land Sale**" clearly marked in the lower left corner of the envelope to protect security of the offer. An offer form is attached. 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.** Bids will be opened at the Kingwood Forestry office at #4 Executive Circle, Arkadelphia, Arkansas at **3:00 P.M., Friday, October 30, 2015.**

**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., Wednesday, November 4, 2015. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer a 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 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 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. Offer price is for entire tract regardless of acreage. If Buyer requires a survey, Seller will pay up to \$500.00 towards the cost. The attached tract map is thought to be accurate but should not be considered as a survey plat. See complete legal description on back of offer form.
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. Mineral rights that are owned by Seller will be conveyed without warranty.
5. Seller will pay prorated 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. 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 licensed sales agents Brian Clark or Jimmy Don Thomas, of Kingwood Forestry Services at 870-246-5757.

**Notice:** Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands or causes of action, of every kind, nature and description relating to its access to or presence on the property.

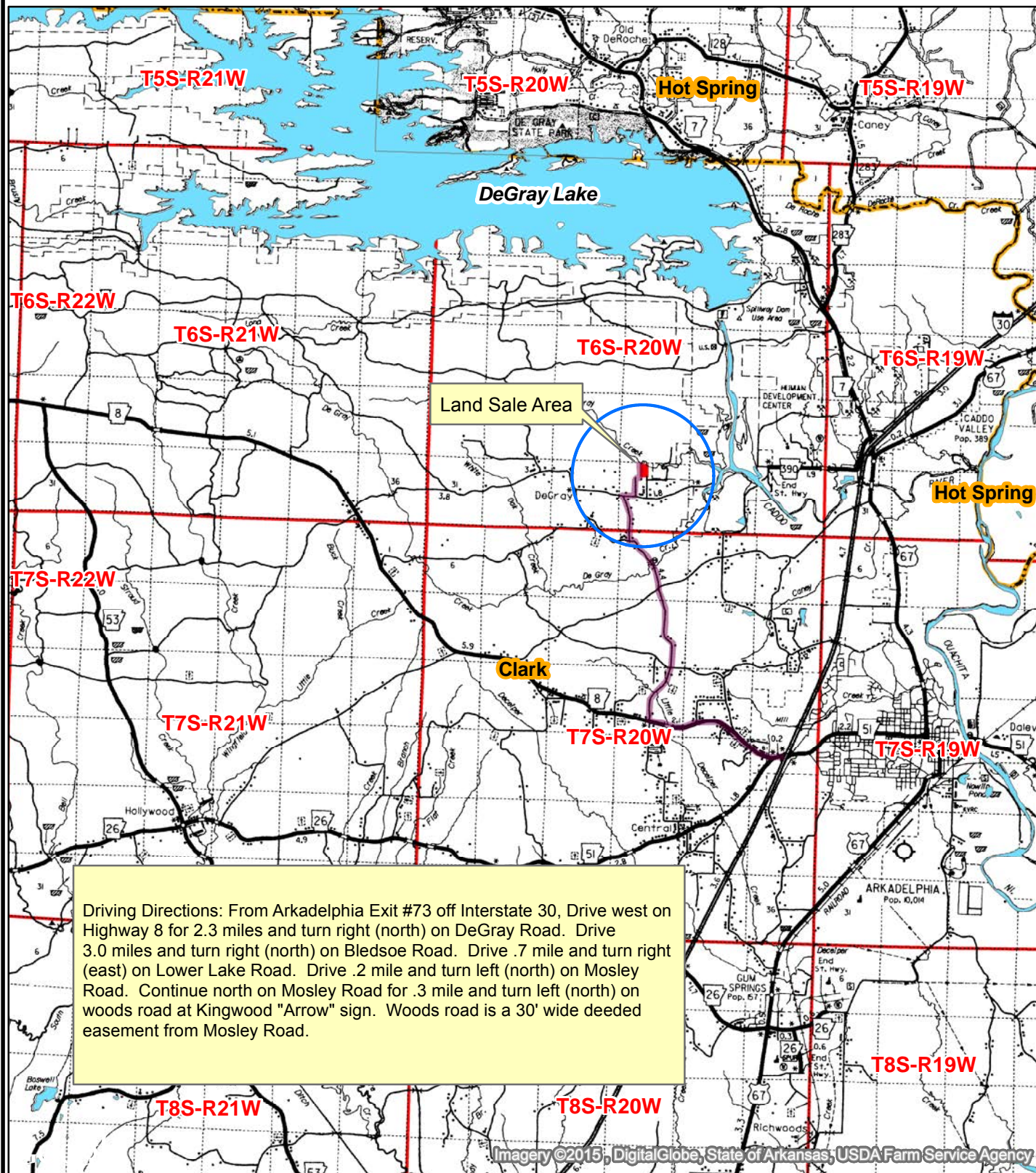


# NOTICE OF LAND SALE #4509

## "Mosley Road Tract"

Pt. NE¼ of NW¼, Sec. 34, T6S, R20W, Clark County, Arkansas

Containing 14 acres, more or less

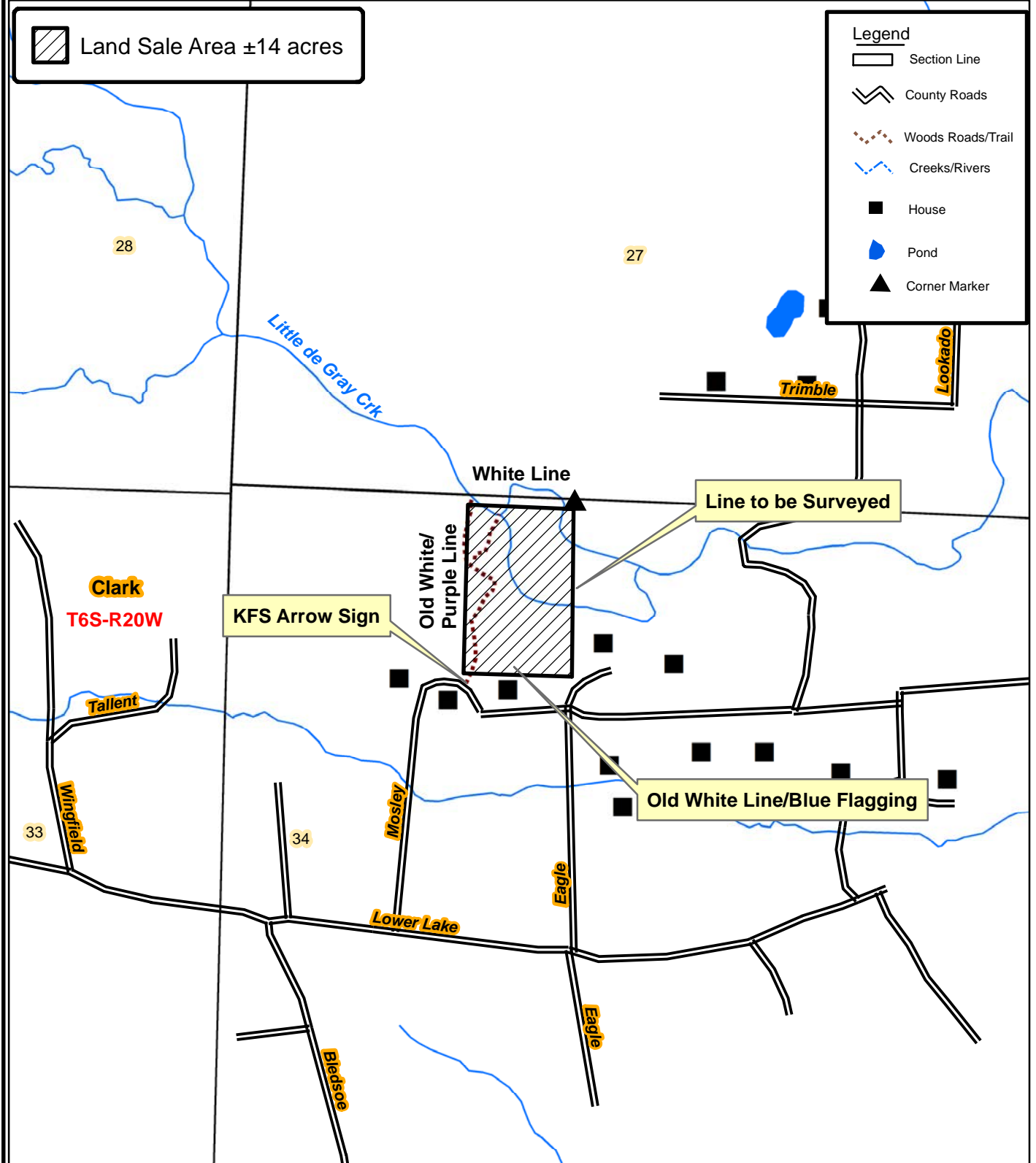


0 0.5 1 2 3 4  
Miles



Created: August, 2015  
Drawn By: JDT

NOTICE OF LAND SALE #4509  
"Mosley Road Tract"  
Pt. NE<sup>1</sup>/<sub>4</sub> of NW<sup>1</sup>/<sub>4</sub>, Sec. 34, T6S, R20W  
Clark County, Arkansas

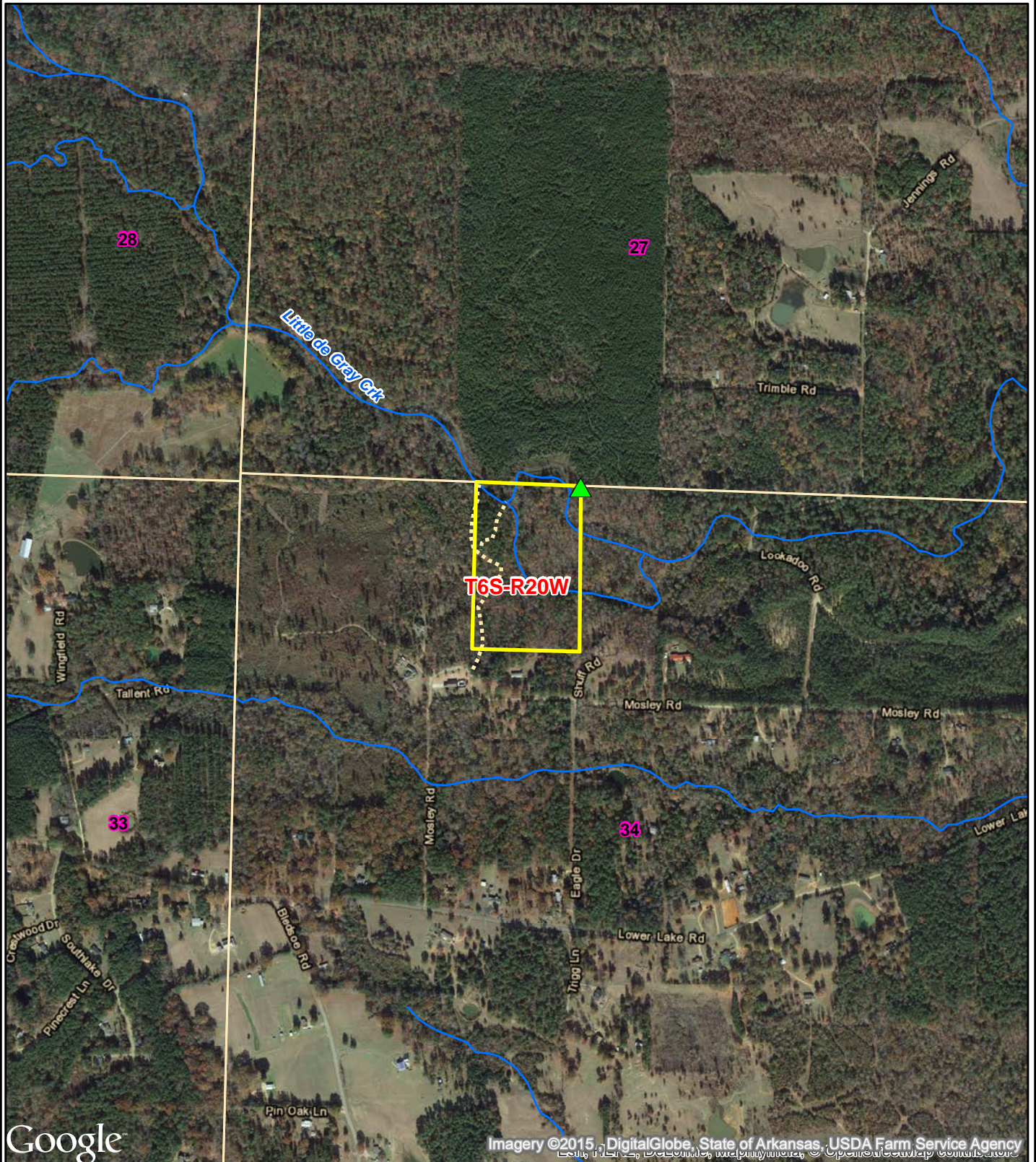


0 0.125 0.25  
Miles





NOTICE OF LAND SALE #4509  
"Mosley Road Tract"  
Pt. NE¼ of NW¼, Sec. 34, T6S, R20W, Clark County, Arkansas  
Containing 14 acres, more or less



0 0.125 0.25  
Miles



Created: August, 2015  
ESRI Aerial Photography  
Drawn By: JDT

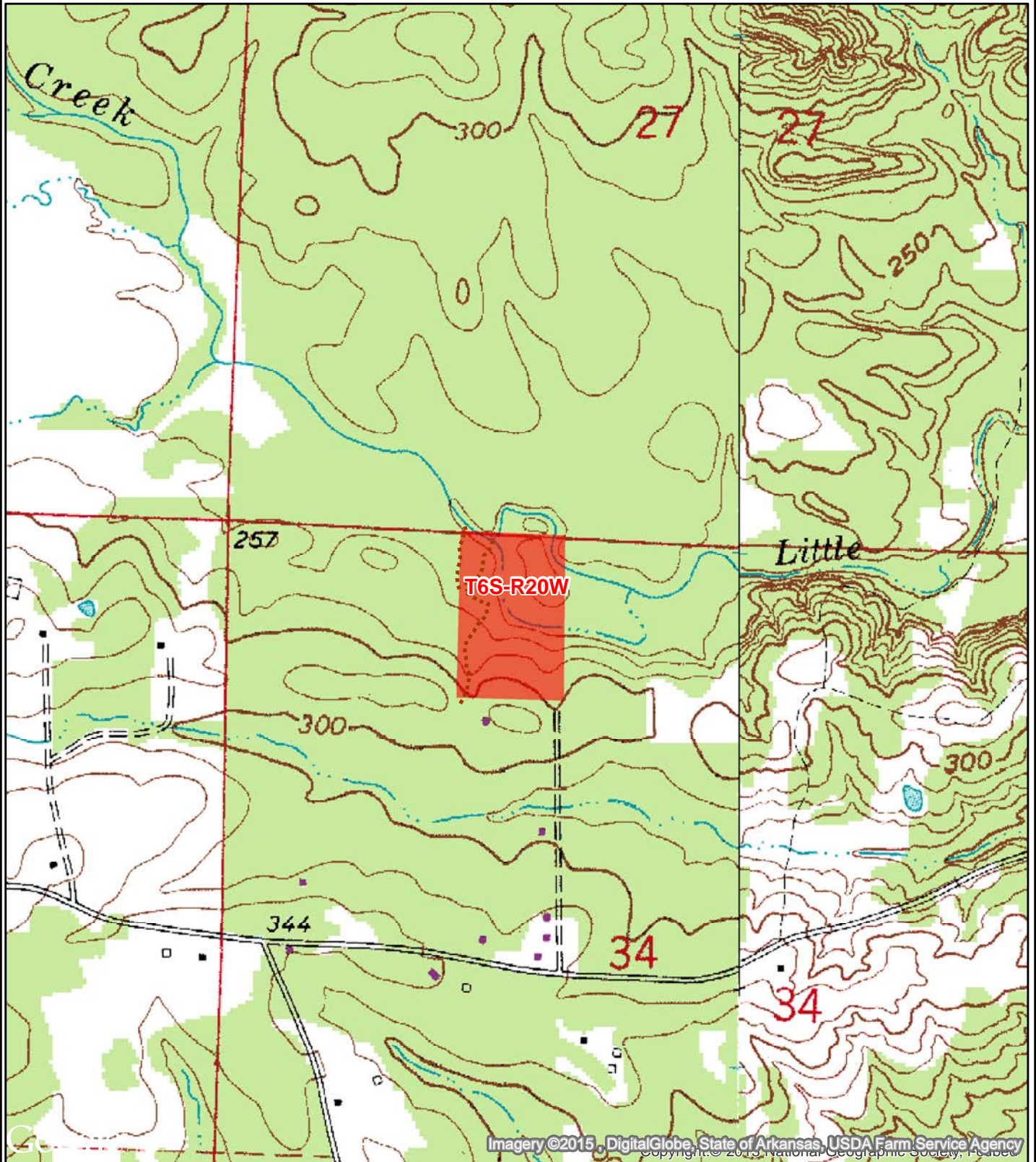


**NOTICE OF LAND SALE #4509**

**"Mosley Road Tract"**

**Pt. NE¼ of NW¼, Sec. 34, T6S, R20W, Clark County, Arkansas**

**Containing 14 acres, more or less**



0 0.125 0.25  
Miles



**Created: August, 2015**  
**ESRI Aerial Photography**  
**Drawn By: JDT**

**Estate of Ross Buck**

14.61 Acres

Clark County, AR

**Stand: # Trees, Volume1, Volume 2, Total****By Product Group****Stand Number: 1**

Area (acres): 14.6

Stand ID: 1

3/6/2013

<b>Product Group</b>	<b># Trees</b>	<b>Volume 1</b>	<b>Volume 2</b>
Pine Sawtimber	243.5	428.9 <i>Tons</i>	63.7 <i>MBF</i>
Red Oak Sawtimber	29.2	20.5 <i>Tons</i>	2.0 <i>MBF</i>
White Oak Sawtimber	19.5	17.7 <i>Tons</i>	1.9 <i>MBF</i>
Gum Sawtimber	9.7	8.0 <i>Tons</i>	0.8 <i>MBF</i>
Misc. Sawtimber	9.7	5.6 <i>Tons</i>	0.7 <i>MBF</i>
Pine Pulpwood	97.4	54.1 <i>Tons</i>	20.2 <i>Cords</i>
Hardwood Pulpwood	935.0	375.3 <i>Tons</i>	125.1 <i>Cords</i>
<b>Stand Total</b>	<b>1,344.1</b>	<b>910.0 <i>Tons</i></b>	

## Estate of Ross Buck

Tract Name	14.61 Acres	Stand Number	1
Legal	Pt. Sec. 34, T6S, R20W	Acres	14.6
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	KFS PST Tons	Date Cruised	3/6/2013
		Percent Cruised	10.27%

Stand Data	
<u>Average Vol/Acre</u>	29.36
<u>Average Vol/Tree</u>	1.76
<u>Average Vol/Log</u>	0.58
<u>Avg DBH</u>	17.52

## Pine 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
12					19	12	10	8									29	20
14			29	22	10	9					10	13					49	43
16							19	27	10	15	19	33					49	74
18									19	38	10	21					29	58
20	10	12							19	47							29	58
22			10	19					29	84							39	103
24											10	37					10	37
26					10	34											10	34
Totals	10	12	39	41	39	55	29	35	78	184	49	103					243	429



## Estate of Ross Buck

Tract Name	14.61 Acres	Stand Number	1
Legal	Pt. Sec. 34, T6S, R20W	Acres	14.6
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	HH APA sawt	Date Cruised	3/6/2013
		Percent Cruised	10.27%

Stand Data	
<u>Average Vol/Acre</u>	1.40
<u>Average Vol/Tree</u>	0.70
<u>Average Vol/Log</u>	0.60
<u>Avg DBH</u>	15.33

## 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	7													10	7
16	19	14															19	14
Totals	19	14	10	7													29	20

## Estate of Ross Buck

Tract Name	14.61 Acres	Stand Number	1
Legal	Pt. Sec. 34, T6S, R20W	Acres	14.6
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	HH APA sawt	Date Cruised	3/6/2013
		Percent Cruised	10.27%

Stand Data	
<u>Average Vol/Acre</u>	1.21
<u>Average Vol/Tree</u>	0.91
<u>Average Vol/Log</u>	0.73
<u>Avg DBH</u>	17.00

## 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	9													10	9
18	10	9															10	9
Totals	10	9	10	9													19	18



## Estate of Ross Buck

Tract Name	14.61 Acres	Stand Number	1
Legal	Pt. Sec. 34, T6S, R20W	Acres	14.6
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	APA swtgum sawtmb	Date Cruised	3/6/2013
		Percent Cruised	10.27%

Stand Data	
<u>Average Vol/Acre</u>	0.55
<u>Average Vol/Tree</u>	0.82
<u>Average Vol/Log</u>	0.41
<u>Avg DBH</u>	14.00

## Gum Sawtimber

Inches DBH	2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs		5 Logs		5.5 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
Totals	10	8															10	8

## Estate of Ross Buck

Tract Name	14.61 Acres	Stand Number	1
Legal	Pt. Sec. 34, T6S, R20W	Acres	14.6
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	SHwds APA Saw	Date Cruised	3/6/2013
		Percent Cruised	10.27%

Stand Data	
<u>Average Vol/Acre</u>	0.38
<u>Average Vol/Tree</u>	0.57
<u>Average Vol/Log</u>	0.57
<u>Avg DBH</u>	16.00

## Misc. 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
16	10	6															10 6
Totals	10	6															10 6



## Estate of Ross Buck

Tract Name	14.61 Acres	Stand Number	1
Legal	Pt. Sec. 34, T6S, R20W	Acres	14.6
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	RG0 PTons-Logs	Date Cruised	3/6/2013
		Percent Cruised	10.27%

Stand Data	
<u>Average Vol/Acre</u>	3.70
<u>Average Vol/Tree</u>	0.56
<u>Average Vol/Log</u>	0.21
<u>Avg DBH</u>	10.00

## Pine Pulpwood

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
6	10	1	10	1													19	2
8					19	5			10	4							29	9
10					19	8			10	6							29	14
12																		
14							10	9									10	9
16																		
18																		
20							10	19									10	19
Totals	10	1	10	1	39	14	19	28	19	9							97	54

## Estate of Ross Buck

Tract Name	14.61 Acres	Stand Number	1
Legal	Pt. Sec. 34, T6S, R20W	Acres	14.6
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	RG0 HTons-Logs	Date Cruised	3/6/2013
		Percent Cruised	10.27%

Stand Data	
<u>Average Vol/Acre</u>	25.69
<u>Average Vol/Tree</u>	0.40
<u>Average Vol/Log</u>	0.21
<u>Avg DBH</u>	9.77

## Hardwood Pulpwood

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
6	97	9	19	2	19	3											136	14
8	68	10	58	12	78	20	78	25									282	66
10	58	12	78	23	39	15	39	19	19	11	19	13					253	93
12	19	6	19	8	19	11	10	7	10	8	29	27	19	21			127	87
14	29	11			49	36			10	11	10	12					97	70
16			10	7	19	18											29	25
18											10	20					10	20
Totals	273	47	185	52	224	103	127	50	39	29	68	73	19	21			935	375



## Estate of Ross Buck

Tract Name	14.61 Acres	Stand Number	1
Legal	Pt. Sec. 34, T6S, R20W	Acres	14.6
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
		Date Cruised	3/6/2013

### Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	<b>3.7</b>
<u>Average Vol/Tree</u>	<b>0.56</b>
<u>Average Vol/Log</u>	<b>0.21</b>
<u>Avg DBH</u>	<b>10.00</b>

DBH	Trees	Tons
6	19	2.4
8	29	9.2
10	29	14.0
12	0	0.0
14	10	9.4
16	0	0.0
18	0	0.0
20	10	19.0
<b>Total</b>	<b>97</b>	<b>54.1</b>

### Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	<b>25.7</b>
<u>Average Vol/Tree</u>	<b>0.40</b>
<u>Average Vol/Log</u>	<b>0.21</b>
<u>Avg DBH</u>	<b>9.77</b>

DBH	Trees	Tons
6	136	14.4
8	282	66.0
10	253	92.8
12	127	86.8
14	97	69.7
16	29	25.5
18	10	20.1
<b>Total</b>	<b>935</b>	<b>375.3</b>

**OFFER FORM**

**MOSLEY ROAD TRACT**

**Listing #4509**

**Bid Date: FRIDAY, OCTOBER 30, 2015 at 3:00 P.M.**

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

Reference is made to the Kingwood Forestry Services, Inc. **Mosley Road Tract Land Sale Notice**. I submit the following as an offer for the purchase of the tract located in Clark County, Arkansas and further described as:

**Mosley Road Tract (Listing #4509):** Part of NE¼ of NW¼, Section 34, Township 6 South, Range 20 West, containing 14 acres, more or less, Clark County, Arkansas (see back of Offer Form for complete legal description).

My offer will remain valid through 3:00 P.M., Wednesday, November 4, 2015. 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 formal 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.

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**Send offer form to:** Kingwood Forestry Services, Inc. (**Before 3:00 p.m., Friday, October 30, 2015**)  
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

**MOSLEY ROAD TRACT:**  
**(Listing #4509: 14 acres, more or less)**

\$ \_\_\_\_\_

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

Bidder: \_\_\_\_\_ Fax No.: \_\_\_\_\_  
Printed

Bidder: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Signed

Company: \_\_\_\_\_

Address: \_\_\_\_\_  
Street City, State, Zip

E-mail: \_\_\_\_\_

