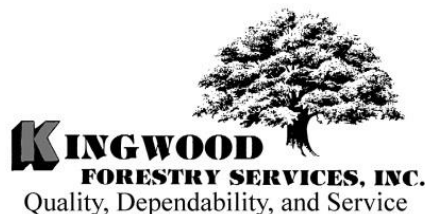


P.O. Box 65  
No. 4 Executive Circle  
Arkadelphia, AR 71923  
(870) 246-5757  
FAX 1-870-246-3341  
E-mail: [arkadelphia@kingwoodforestry.com](mailto:arkadelphia@kingwoodforestry.com)



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

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

**Listing  
#4488**

## NOTICE OF LAND SALE

### -HICKS ROAD TRACT-

**Bid Date: Friday, April 17, 2015 @ 3:00 P. M.**

**— Pine Plantation with Paved Road Frontage —**

Kingwood Forestry Services, Inc. has been authorized to manage the sale of 57.5 acres, more or less, in Saline County, Arkansas (see attached maps). Please visit our website at [www.kingwoodforestry.com](http://www.kingwoodforestry.com) to view maps, copy of 1996 survey, and photographs of listing #4488.

**Location:** The Hicks Road Tract is located just west of East End city limits and about eight (8) miles southeast of Bryant, Arkansas. The tract is described as: Part of the SW $\frac{1}{4}$  of NW $\frac{1}{4}$ ; W $\frac{1}{2}$  of NW $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 13, Township 2 South, Range 13 West, Saline County, Arkansas (Hicks Road Tract – see attached maps).

**Tract Description:** The tract has over 700 feet of paved frontage on Hicks Road with a strip of native mature pine/hardwood along the road. Pine plantation established in 1996 was thinned in 2012. Loblolly pine site index averages 85 feet (base age 50 years) on predominantly Smithdale sandy loam. Tract offers potential for forest recreation, timber investment, or residential development. Utilities are available at road right-of-way.

**Merchantable Timber:** Kingwood Forestry Services conducted a variable radius (10 BAF prism) inventory of merchantable timber (one point / acre) cruise lines running north and south. Based on the inventory conducted by Kingwood Forestry Services in August, 2014, tree counts and volumes are estimated as follows:

<b>Pine Sawtimber</b>	<b>223 Trees</b>	<b>13,038 Bd. Ft.</b>	<b>120 Tons</b>
<b>Pine Chip N' Saw</b>	<b>1,288 Trees</b>	<b>18,900 Bd. Ft.</b>	<b>463 Tons</b>
<b>Red Oak Sawtimber</b>	<b>55 Trees</b>	<b>9,400 Bd. Ft.</b>	<b>74 Tons</b>
<b>White Oak Sawtimber</b>	<b>5 Trees</b>	<b>2,170 Bd. Ft.</b>	<b>14 Tons</b>
<b>Misc. Sawtimber</b>	<b>6 Trees</b>	<b>2,600 Bd. Ft.</b>	<b>14 Tons</b>
<b>Pine Pulpwood</b>	<b>5,679 Trees</b>	<b>452 Cords</b>	<b>1,131 Tons</b>
<b>Hardwood Pulpwood</b>	<b>547 Trees</b>	<b>21 Cords</b>	<b>64 Tons</b>

*Due to variations in utilization standards and scaling practices, tree counts and timber volumes cannot be guaranteed. Volume tables in tons are included; Board Feet tables are available upon request.*

**Method of Sale:** The tract will be sold on the basis of lump sum sealed bids. Bids will be opened at the Kingwood Forestry office at **3:00 P.M., Friday, April 17, 2015**, at #4 Executive Circle, Arkadelphia, Arkansas. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **"Hicks 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. 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

## -Hicks Road Tract-

**Bid Date: Friday, April 17, 2015 @ 3:00 P. M.**

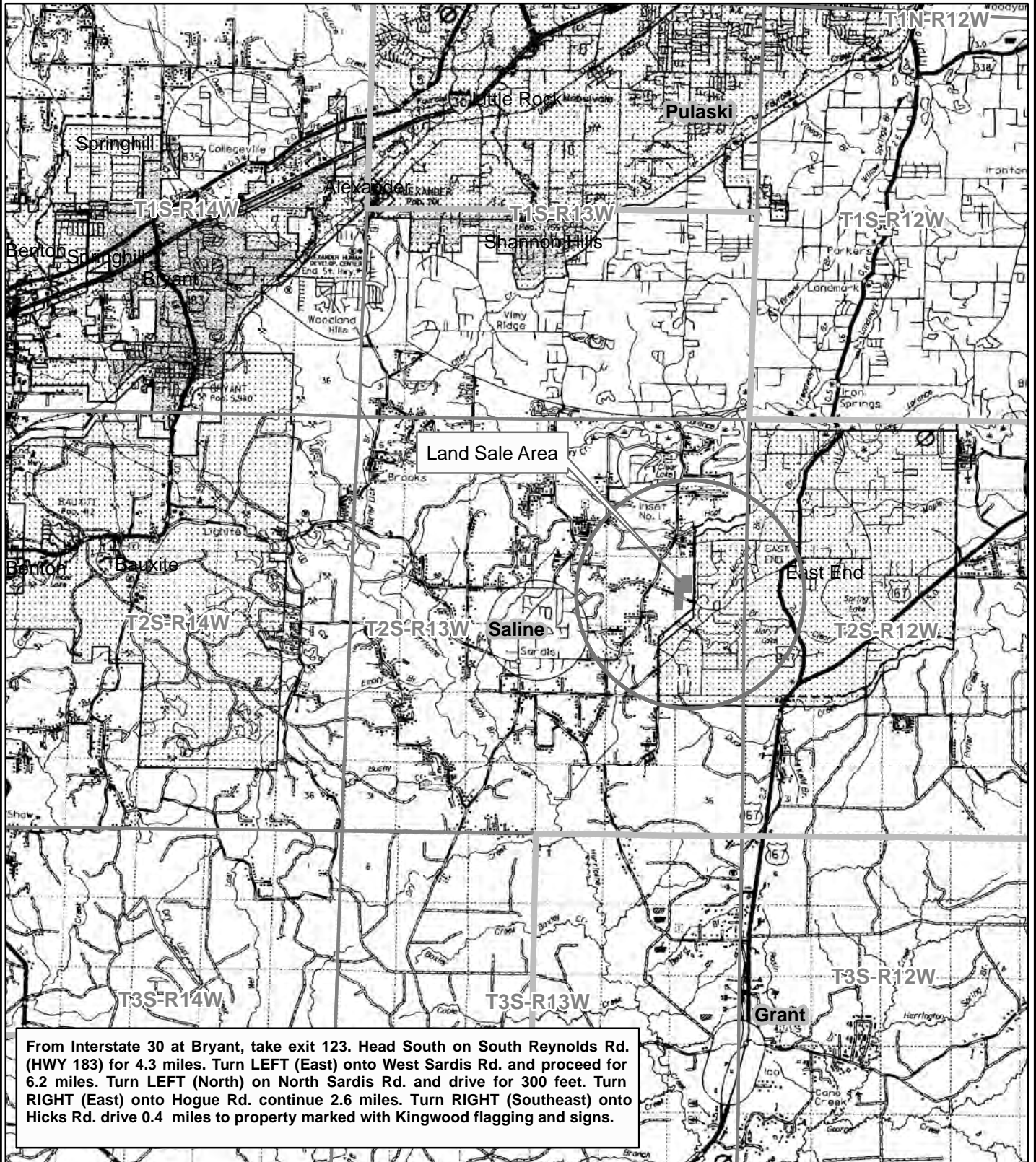
### **Conditions of Sale:**

1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid through 3:00 P.M., Monday, April 20, 2015. 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 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 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. 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 this property.
5. Seller will pay pro-rated 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 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 sales agents Jimmy Don Thomas or Brian Clark of Kingwood Forestry Services at 870-246-5757.

# NOTICE OF LAND SALE - #4488

## "Hicks Road Tract"

Pt. SW¼ of NW¼; W½ of NW¼ of SW¼, Sec. 13, T2S, R13W  
Saline County, Arkansas



0 0.5 1 2 3  
Miles



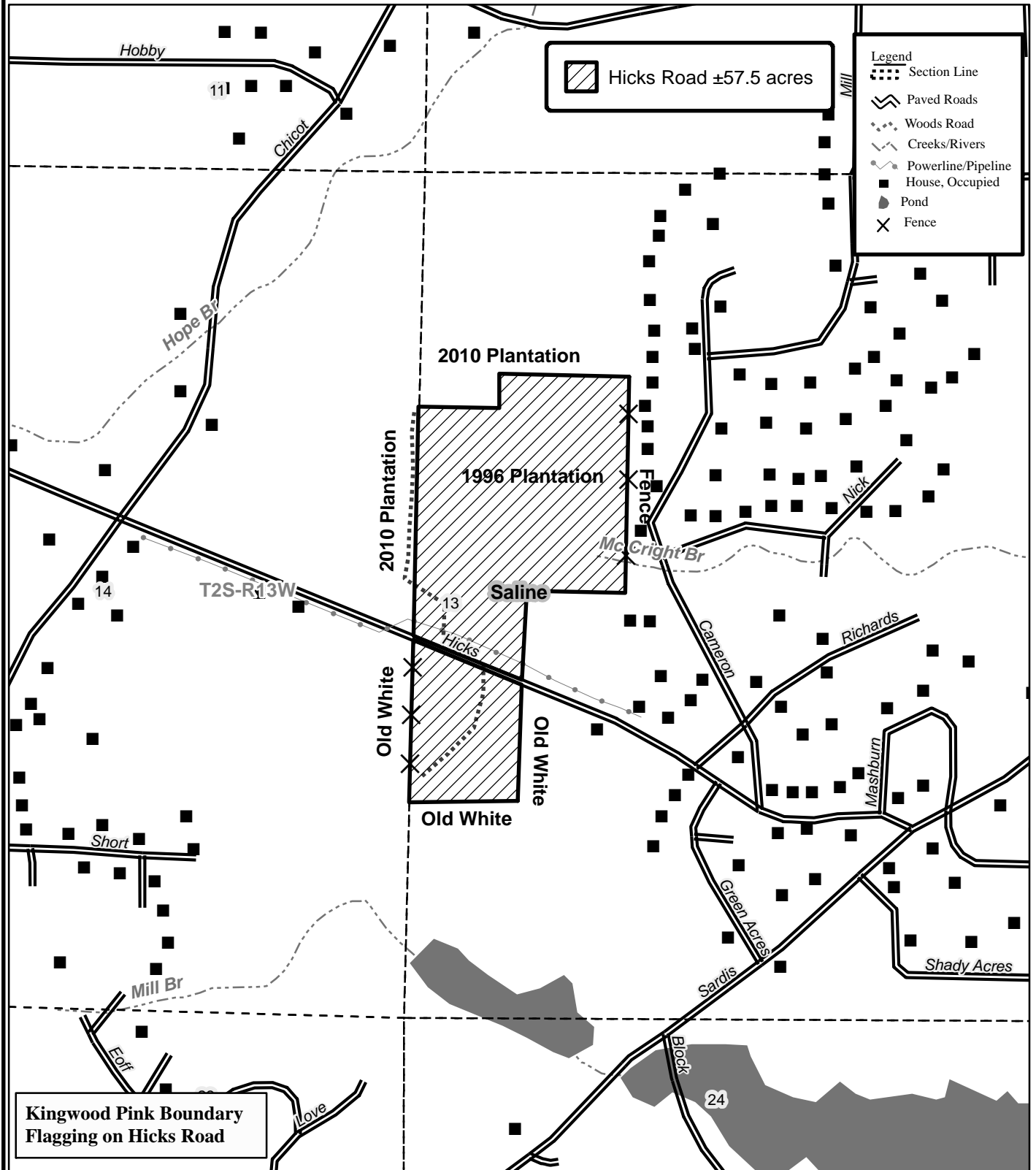
Created: March, 2015  
ESRI Aerial Photography  
Drawn By: BJC

NOTICE OF LAND SALE - #4488

"Hicks Road Tract"

Pt. SW¼ of NW¼; W½ of NW¼ of SW¼, Sec. 13, T2S, R13W

Saline County, Arkansas



0 0.125 0.25  
Miles



Created: March, 2015  
By: BJC



## Saline County, Arkansas



**Created: March, 2015**  
**ESRI Aerial Photography**  
**Drawn By: BJC**

## BLACKMON FAMILY

Tract Name	Hicks Road	Stand Number	1
Legal	Pt. of Sec. 13, T2S, R13W	Acres	57.5
County	Saline	State	AR
Cruised By	BJC	Sample Method	10 BAF
Form Class	Kingwood PSTTI	Date Cruised	8/21/14
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	2.08
<u>Average Vol/Tree</u>	0.53
<u>Average Vol/Log</u>	0.34
<u>Avg DBH</u>	12.36

### Pine 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
12	54	18	81	35	81	47											217	100
13																		
14																		
15																		
16																		
17																		
18																		
19																		
20																		
21																		
22																		
23																		
24							7	20									7	20
Totals	54	18	81	35	81	47	7	20									224	120

Stand Data	
<u>Average Vol/Acre</u>	8.06
<u>Average Vol/Tree</u>	0.36
<u>Average Vol/Log</u>	0.22
<u>Avg DBH</u>	9.50

### Pine Chip-N-Saw

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
8	81	9	122	23													183	32
9			193	58	145	58											337	116
10			469	169	195	96	39	21									703	285
11			32	13	32	18											65	31
Totals	61	9	816	262	372	171	39	21									1,288	463



# BLACKMON FAMILY

Tract Name	Hicks Road	Stand Number	1
Legal	Pt. of Sec. 13, T2S, R13W	Acres	57.5
County	Saline	State	AR
Cruised By	BJC	Sample Method	10 BAF
Form Class	HH APA sawt	Date Cruised	8/21/14
		Percent Cruised	

## Red Oak Sawtimber

Stand Data	
Average Vol/Acre	1.29
Average Vol/Tree	1.35
Average Vol/Log	0.87
Avg DBH	18.08

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	20	14															20	14
15	17	14															17	14
16																		
17																		
18																		
19																		
20																		
21																		
22																		
23																		
24																		
25			6	18													6	18
26	12	29															12	29
Totals	49	57	6	18													55	74

## White Oak Sawtimber

Stand Data	
Average Vol/Acre	0.25
Average Vol/Tree	2.88
Average Vol/Log	1.92
Avg DBH	28.00

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
28	5	14															5	14
Totals	5	14															5	14

## Misc. Sawtimber

Stand Data	
Average Vol/Acre	0.24
Average Vol/Tree	2.22
Average Vol/Log	1.11
Avg DBH	25.00

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
25	6	14															6	14
Totals	6	14															6	14

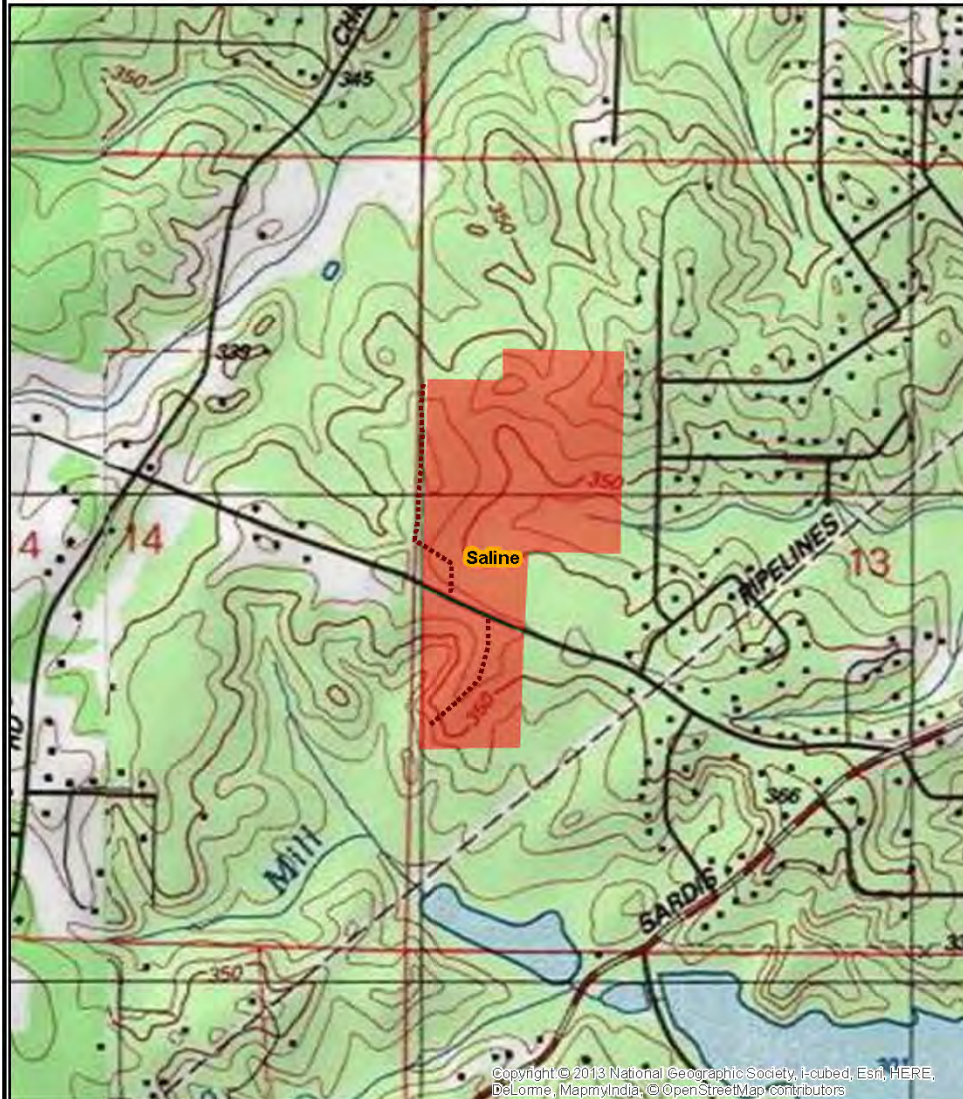
# BLACKMON FAMILY

## NOTICE OF LAND SALE - #4488

"Hicks Road Tract"

Pt. SW¼ of NW¼; W½ of NW¼ of SW¼, Sec. 13, T2S, R13W

Saline County, Arkansas



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0 0.05 0.1 0.2  
Miles



Created: March, 2015  
ESRI Aerial Photography  
Drawn By: BJC

## Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	19.7
<u>Average Vol/Tree</u>	0.20
<u>Average Vol/Log</u>	0.12
<u>Avg DBH</u>	7.65

DBH	Trees	Tons
5	469	30.1
6	759	77.9
7	1,355	220.8
8	1,464	298.6
9	1,061	288.9
10	508	181.5
11	65	32.9
Total	5,679	1,130.8

## Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	1.1
<u>Average Vol/Tree</u>	0.12
<u>Average Vol/Log</u>	0.10
<u>Avg DBH</u>	5.71

DBH	Trees	Tons
5	469	33.8
10	78	30.2
Total	547	64.1





## OFFER FORM

### HICKS ROAD TRACT

**Bid Date: Friday, April 17, 2015 @ 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. **Hicks Road Tract Land Sale Notice**. I submit the following as offer for the purchase of the following tract described as: Part of the SW $\frac{1}{4}$  of NW $\frac{1}{4}$ ; W $\frac{1}{2}$  of NW $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 13, Township 2 South, Range 13 West, Saline County, Arkansas.

My offer will remain valid through 3:00 P.M., Monday, April 20, 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 Contract of Sale within seven (7) business days with earnest money in the amount of 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, April 17, 2015**)  
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

**Hicks Road Tract (Listing #4488,  $\pm$ 57.5 Acres):** \$ \_\_\_\_\_

Date: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Bidder: \_\_\_\_\_  
Printed

Phone No.: \_\_\_\_\_

Bidder: \_\_\_\_\_  
Signed

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

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

Email: \_\_\_\_\_



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11 12  
4 13

S 89° 45' 12"W  
2690.36'

POSITION COMP.  
FROM SAWMILL ESTATE  
FLAT

S 0° 59' 1"E  
1364.87'

NW/4 NW/4

E/2 NE/4  
E/2 NW/4

S 88° 42' 32"W 525.00'  
S 88° 42' 32"W 525.00'  
S 0° 59' 1"E 210.00'

PINE KNOT

S 0° 59' 1"E  
1154.86'

SW/4 NW/4  
SEC. 13 T2S R13W  
39.534 ACRES

N 0° 55' 46"W  
1354.15'

S 88° 15' 9"W 673.65'  
N 88° 15' 9"E 673.65'

S 88° 15' 9"W  
1347.29'

W/2 NW/4 SW/4  
20.325 ACRES

E/2 NW/4 SW/4

NE/4 SW/4

S 1° 32' 1"E  
1316.39'

N 1° 25' 6"W  
1317.39'

S 1° 18' 13"E  
1318.40'

N 88° 20' 14"E 670.99'  
S 88° 20' 14"W 671.00'

N 88° 20' 14"E 1341.99'

SW/4 SW/4

SE/4 SW/4

S 1° 32' 1"E 1316.39'  
N 8° 20' 32"E 1329.35'

N 1° 18' 13"W 1318.40'

N 1° 4' 27"W 1320.44'

N 1° 4' 27"W 1320.44'