

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

**Listing #4432**

## NOTICE OF LAND SALE

### COUNTY ROAD #310 TRACT

**BID DATE: FRIDAY, JUNE 6, 2014 @ 3:00 P. M.**

**—Timberland with Significant Pine and Hardwood—**

Kingwood Forestry Services, Inc. has been authorized to manage the sale of a timberland property containing 196 acres, more or less, in Dallas County, Arkansas.

**Location:** The County Road #310 tract is located three (3) miles west of Tulip and eight (8) miles northeast of Manning and is further described as the E½ of the SE¼, Section 26, Township 7S, Range 16W, containing 80 acres more or less; E½ of the NE¼, NW¼ of NE¼, Section 35, Township 7S, Range 16W, containing 120 acres more or less, LESS AND EXCEPT: Beginning at a point on the north side of highway where the west line of the NW¼ of NE¼, Section 35, Township 7S, Range 16W, intersects said highway and running north 150 feet; thence run east 381 feet, thence run south 600 feet to intersection on the north side of highway, thence along the north line of right-of-way 567 feet to the point of beginning containing 4 acres, more or less; subject contains an aggregate of 196 acres, more or less, Dallas County, Arkansas. Please visit our website at [www.kingwoodforestry.com](http://www.kingwoodforestry.com) to view maps and photographs of listing #4432.

**Tract Description:** Native pine and hardwood of good quality. Frontage on Dallas County Road #310, plus internal woods roads. A branch of Tulip Creek crosses the tract. Soils consist of Guyton, Sacul-Sawyer and Smithton-Pheba association with site index for loblolly pine averaging 80 - 85 feet on 50-year base. Excellent opportunity for timber investment and forest recreation.

**Merchantable Timber:** Kingwood Forestry Services conducted a variable radius (10 BAF prism) inventory of merchantable timber (one point / acre) with sixteen (16) cruise lines running east and west (2 chains x 5 chains). Based on the inventory conducted by Kingwood Forestry Services in April, 2014, tree counts and volumes are estimated as follows (187 timbered acres):

<b>Pine Sawtimber</b>	<b>6,131 Trees</b>	<b>924,100 Board Feet</b>	<b>7,259 Tons</b>
<b>Red Oak Sawtimber</b>	<b>141 Trees</b>	<b>22,300 Board Feet</b>	<b>189 Tons</b>
<b>White Oak Sawtimber</b>	<b>44 Trees</b>	<b>7,900 Board Feet</b>	<b>65 Tons</b>
<b>Gum Sawtimber</b>	<b>27 Trees</b>	<b>3,500 Board Feet</b>	<b>29 Tons</b>
<b>Misc. Sawtimber</b>	<b>55 Trees</b>	<b>5,400 Board Feet</b>	<b>47 Tons</b>
<b>Pine Pulpwood</b>	<b>3,211 Trees</b>	<b>285 Cords</b>	<b>761 Tons</b>
<b>Hardwood Pulpwood</b>	<b>9,039 Trees</b>	<b>899 Cords</b>	<b>2,695 Tons</b>

*Due to variations in cruising methods, 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. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**County Road #310 Land Sale**" clearly marked in the lower left corner of the envelope to protect security of the offer. Bids will be opened at the Kingwood Forestry office at #4 Executive Circle, Arkadelphia, Arkansas at **3:00 P.M., Friday, June 6, 2014.** 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 —**

## **County Road #310 Tract Land Sale**

**Listing #4432**

**Bid Date: Friday, June 6, 2014 @ 3:00 P.M.**

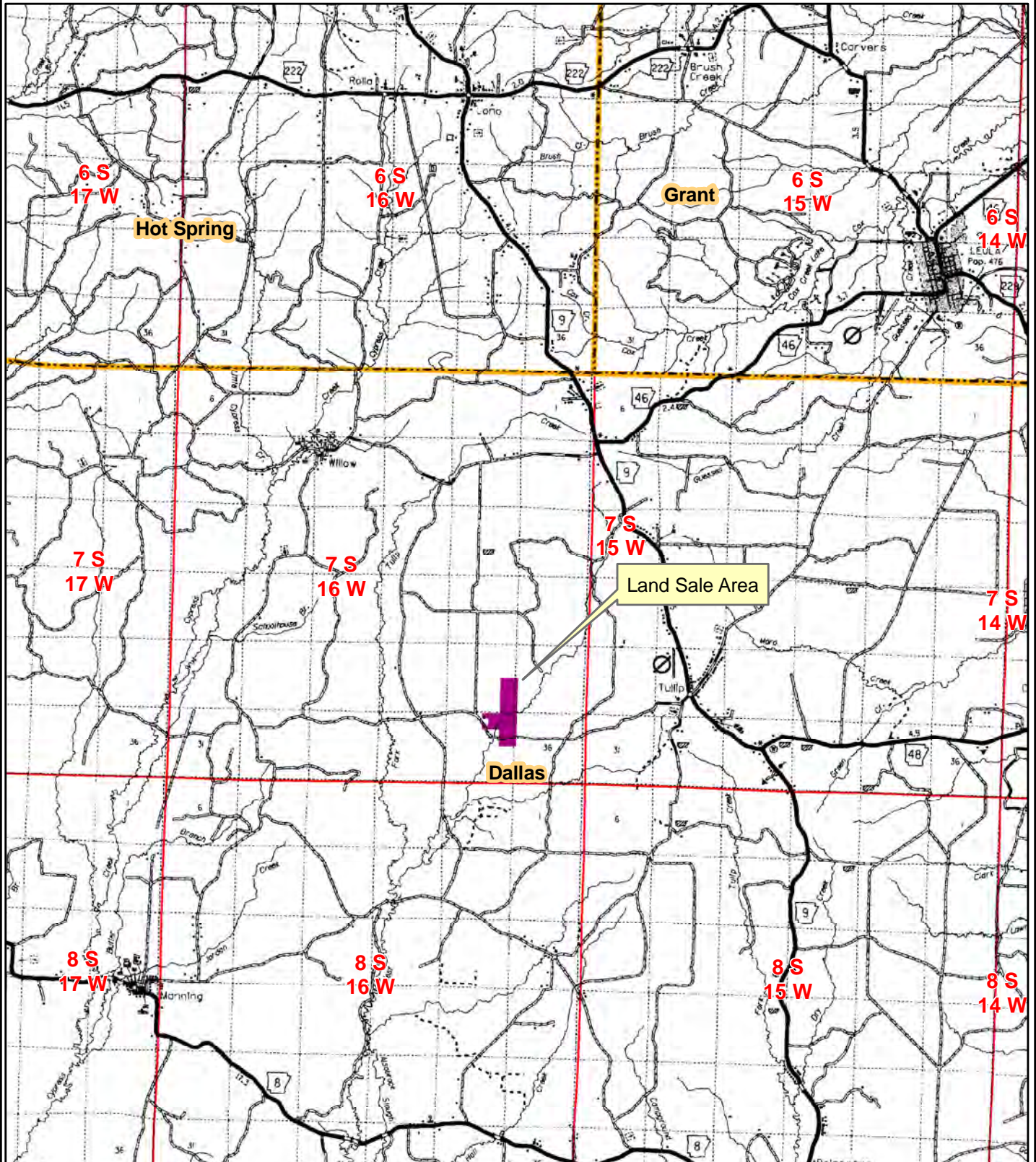
### **Conditions of Sale:**

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, June 9, 2014. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer a more formal Contract of Sale, with earnest money in the amount of ten (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. Seller will not provide survey. 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 one-half (½) of any owned mineral rights without warranty.
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 of Kingwood Forestry Services at 870-246-5757.





**NOTICE OF LAND SALE**  
**"County Road #310 Tract" - Listing #4432**  
**Pt. Sec. 26 & 35, T7S, R16W, Dallas County, Arkansas**  
**Containing 196 acres, more or less**

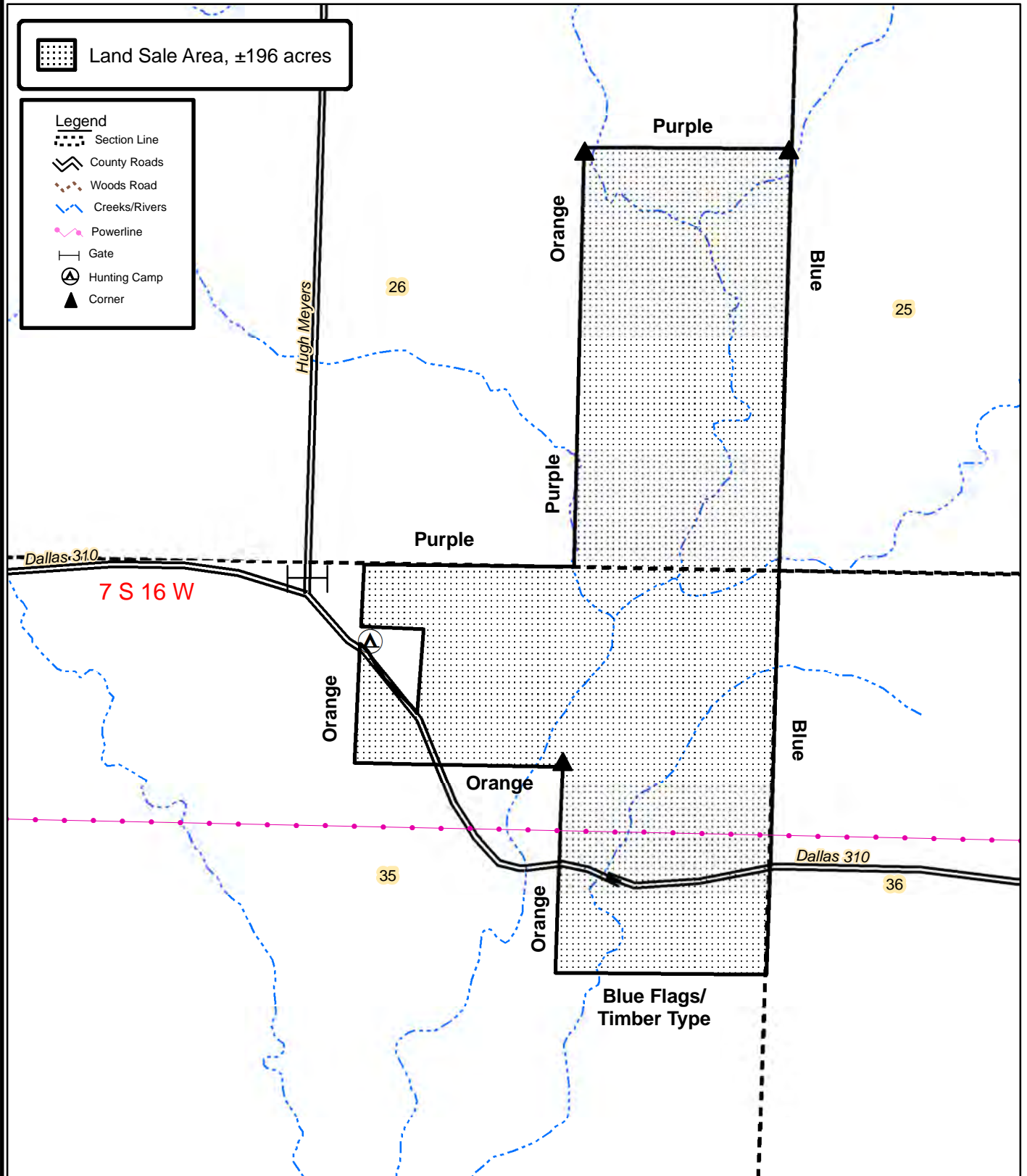


0 0.5 1 2 3  
Miles



Created: April, 2014  
Drawn By: JDT

NOTICE OF LAND SALE  
"County Road #310 Tract" - Listing #4432  
Pt. Sec. 26 & 35, T7S, R16W, Dallas County, Arkansas  
Containing 196 acres, more or less



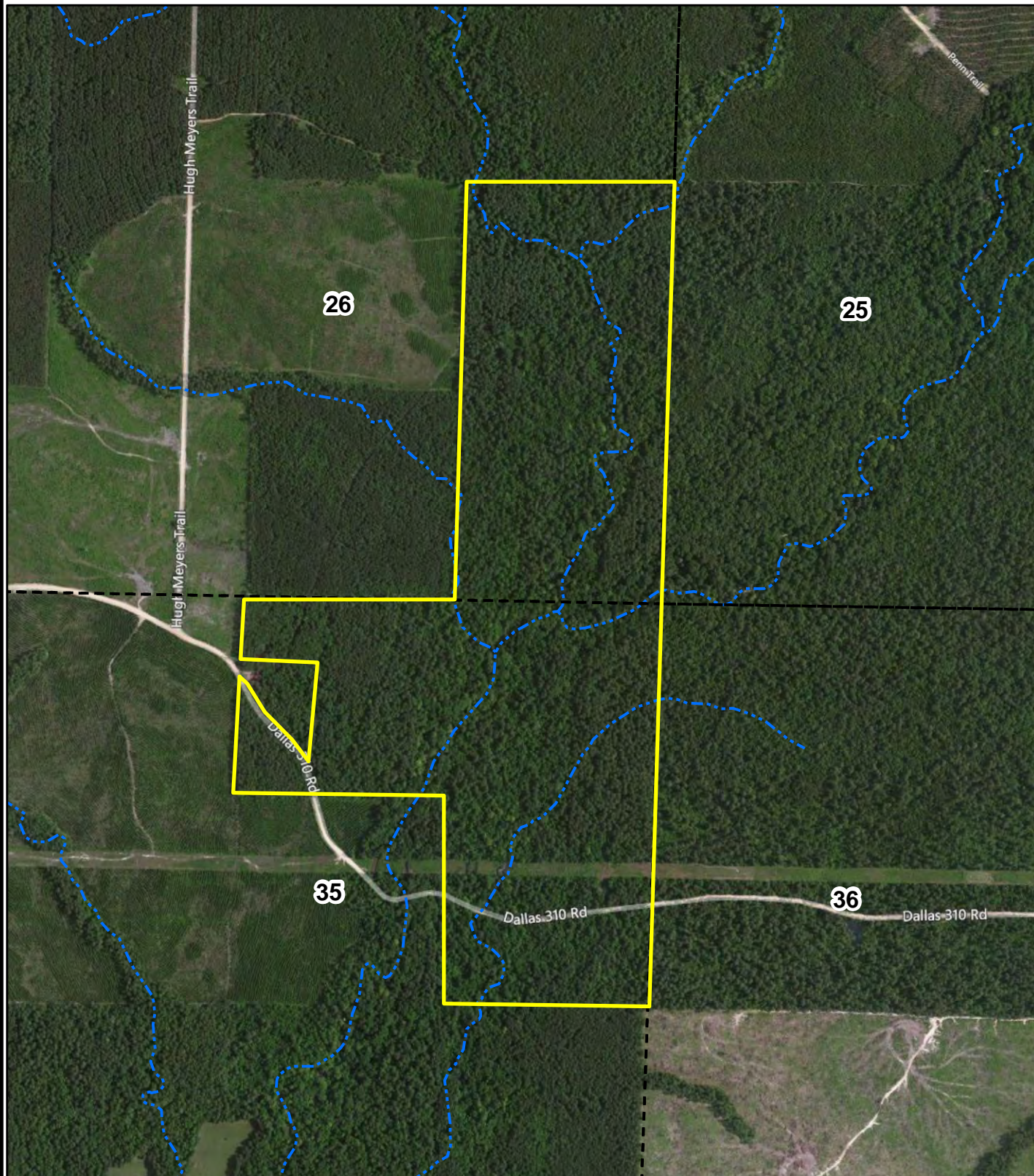
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Created: April, 2014  
By: BSE



**NOTICE OF LAND SALE**  
**"County Road #310 Tract" - Listing #4432**  
**Pt. Sec. 26 & 35, T7S, R16W, Dallas County, Arkansas**  
**Containing 196 acres, more or less**



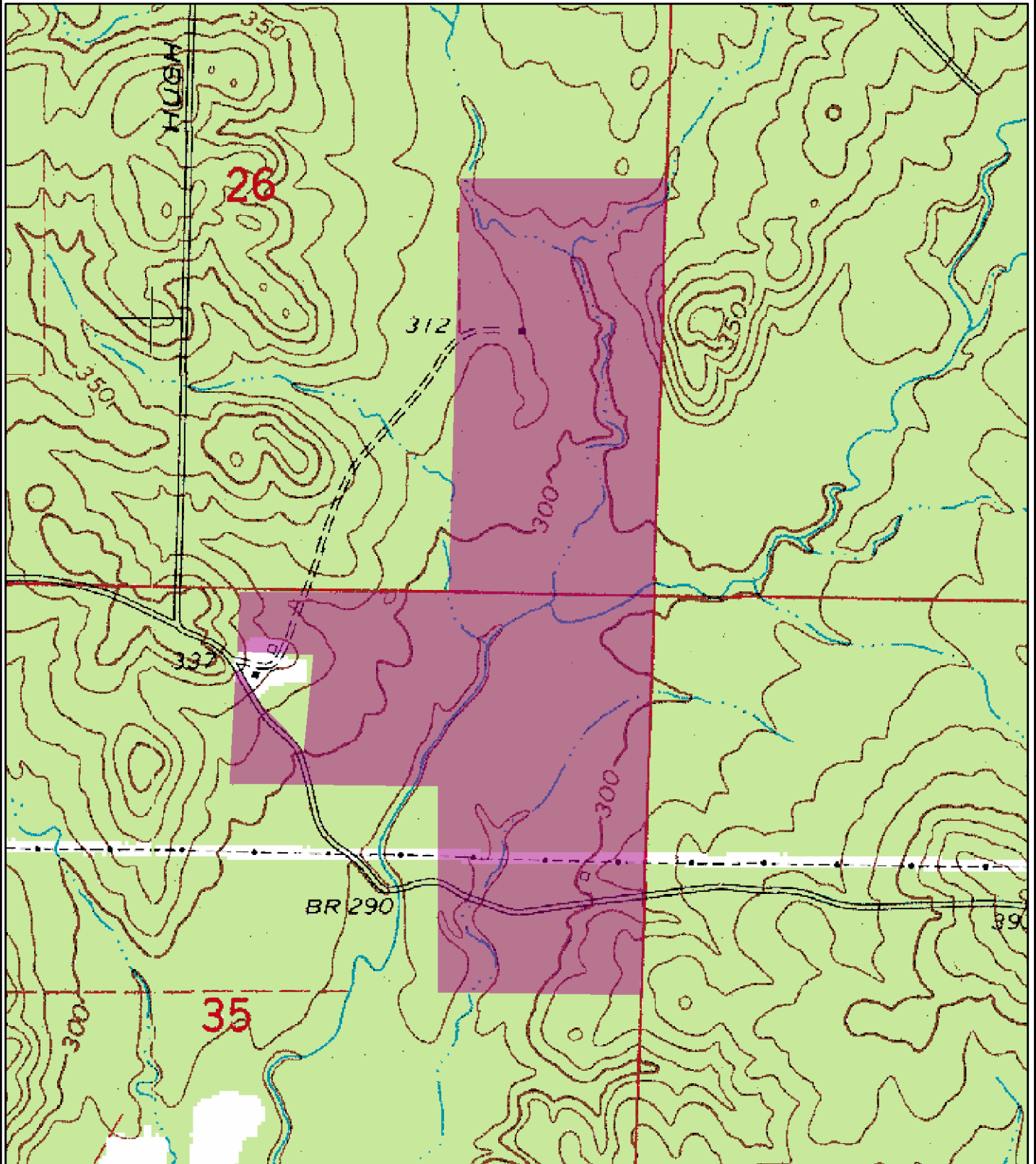
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Miles



Created: April, 2014  
Flown: 2011  
Drawn By: JDT



**NOTICE OF LAND SALE**  
**"County Road #310 Tract" - Listing #4432**  
**Pt. Sec. 26 & 35, T7S, R16W, Dallas County, Arkansas**  
**Containing 196 acres, more or less**



0 0.125 0.25  
Miles



Created: April, 2014  
Drawn By: JDT

# NOTICE OF LAND SALE

Tract Name	County Road #310	Stand Number	1
Legal	Pt. Sec. 26 & 35, T7S, R16W	Acres	187.0
County	Dallas	State	AR
Cruised By	BSE	Sample Method	10 BAF
Form Class	KFS PST Tons	Date Cruised	4/29/2014

Stand Data	
Average Vol/Acre	38.82
Average Vol/Tree	1.18
Average Vol/Log	0.43
Avg DBH	14.23

## 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
10	106	38	1,272	624	18	10											1,396	671
12			25	14	1,190	762	49	40									1,264	816
14					370	325	893	955									1,262	1,280
16					7	8	877	1,201	41	64							925	1,273
18							49	85	496	958	49	104					595	1,147
20					4	8	9	19	186	445	106	278					305	750
22							4	9	95	274	139	438					237	722
24					3	9			28	97	71	271					101	377
26											29	131	5	27			34	157
28											7	38	2	14			9	51
30													2	14			2	14
Totals	106	38	1,297	638	1,592	1,122	1,880	2,309	846	1,839	400	1,259	9	54			6,131	7,259

Stand Data	
Average Vol/Acre	1.01
Average Vol/Tree	1.34
Average Vol/Log	0.77
Avg DBH	17.82

## 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			18	13													18	13
16	7	5	21	19	21	24											48	48
18			16	19	16	24											33	43
20			4	6	18	32											22	38
22					15	32											15	32
24					3	8											3	8
26																		
28					2	8											2	8
Totals	7	5	60	58	75	126											141	189

# NOTICE OF LAND SALE

Tract Name	County Road #310	Stand Number	1
Legal	Pt. Sec. 26 & 35, T7S, R16W	Acres	187.0
County	Dallas	State	AR
Cruised By	BSE	Sample Method	10 BAF
Form Class	KFS PST Tons	Date Cruised	4/29/2014

Stand Data	
<u>Average Vol/Acre</u>	0.35
<u>Average Vol/Tree</u>	1.49
<u>Average Vol/Log</u>	0.85
<u>Avg DBH</u>	18.96

## White Oak 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
16	7	6															7	6
18	11	13	5	8													16	21
20	4	8	9	16													13	22
22			7	16													7	16
Totals	22	26	22	40													44	65

Stand Data	
<u>Average Vol/Acre</u>	0.15
<u>Average Vol/Tree</u>	1.05
<u>Average Vol/Log</u>	0.52
<u>Avg DBH</u>	15.99

## 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	9	7															9	7
16	14	14															14	14
18																		
20	4	7															4	7
Totals	27	29															27	29



# NOTICE OF LAND SALE

Tract Name	County Road #310	Stand Number	1
Legal	Pt. Sec. 26 & 35, T7S, R16W	Acres	187.0
County	Dallas	State	AR
Cruised By	BSE	Sample Method	10 BAF
Form Class	KFS PST Tons	Date Cruised	4/29/2014

Stand Data	
<u>Average Vol/Acre</u>	0.25
<u>Average Vol/Tree</u>	0.85
<u>Average Vol/Log</u>	0.59
<u>Avg DBH</u>	15.85

## 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	Tons
14	9	5	27	17													36	22
16																		
18	5	5															5	5
20			4	5	9	14											13	20
Totals	14	10	31	23	9	14											55	47

## Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	4.1
<u>Average Vol/Tree</u>	0.24
<u>Average Vol/Log</u>	0.10
<u>Avg DBH</u>	7.09

DBH	Trees	Tons
6	1,669	233.3
8	1,464	456.7
10	18	10.4
12	25	17.6
14	18	16.0
16	14	17.4
18	0	0.0
20	4	10.0
Total	3,211	761.4

## Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	14.4
<u>Average Vol/Tree</u>	0.30
<u>Average Vol/Log</u>	0.17
<u>Avg DBH</u>	8.09

DBH	Trees	Tons
6	4,075	428.9
8	2,651	655.8
10	1,043	451.5
12	749	497.5
14	289	286.2
16	131	180.1
18	82	145.4
20	13	29.0
22	7	20.9
Total	9,039	2,695.4

## OFFER FORM

### County Road #310 Tract Land Sale

Listing #4432

**BID DATE: FRIDAY, JUNE 6, 2014 @ 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. **County Road #310 Land Sale Notice**. I submit an offer for the purchase of the tract further described as: E½ of the SE¼, Section 26, Township 7S, Range 16W, containing 80 acres more or less; E½ of the NE¼, NW¼ of NE¼, Section 35, Township 7S, Range 16W, containing 120 acres more or less, LESS AND EXCEPT: Beginning at a point on the north side of highway where the west line of the NW¼ of NE¼, Section 35, Township 7S, Range 16W, intersects said highway and running north 150 feet; thence run east 381 feet, thence run south 600 feet to intersection on the north side of highway, thence along the north line of right-of-way 567 feet to the point of beginning containing 4 acres, more or less; subject contains an aggregate of 196 acres, more or less, Dallas County, Arkansas (see attached maps).

My offer will remain valid through 3:00 P.M., Monday, June 9, 2014. 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.

**Send offer form to:** Kingwood Forestry Services, Inc. (**Before 3:00 p.m., Friday, June 6, 2014**)  
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

**COUNTY ROAD #310 TRACT:**  
(Listing #4432: 196 acres, more or less)

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

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

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

Name: \_\_\_\_\_  
Printed

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

Name: \_\_\_\_\_  
Signed

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

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

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

