

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

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

Listings

#4362 & #4421

NOTICE OF LAND SALE

GASTONTOWN WEST & EAST TRACTS

Bid Date: Friday, February 21, 2014 @ 3:00 P. M.

— Pine Sawtimber near Sparkman with Gravel Road Frontage —

Kingwood Forestry Services, Inc. has been authorized to manage the sale of two (2) tracts of timberland, Gastontown West Tract containing 98 acres, more or less, and Gastontown East Tract containing 30 acres, more or less, Dallas County, Arkansas. Bids may be submitted for either or both tracts (see attached maps).

Location: The Gastontown West (#4362) and Gastontown East (#4421) tracts are located approximately two and one-half (2½) miles south of Sparkman and two (2) miles northwest of Ouachita, and are further described below:

Gastontown West (#4362): Pt. of S½ of NW¼, Pt. of SW¼ of SW¼, Section 4, NW¼ of NW¼ Section 9, Township 10 South, Range 17 West, containing 98 acres, more or less. Timber consists of ±81 acres mature pine sawtimber (Stand #1) and ±16 acres of heavy pine pulpwood (Stand #2). Site index averages 85 feet (base age 50) on fine sandy loams. Access is excellent with over one-half (½) mile frontage on Dallas County Road 257 and Dallas County Road 248. Based on January, 2014 inventory (4 cruise lines running North and South with one plot/acre), estimated tree counts and timber volume is as follows (stands 1 and 2 combined):

Pine Sawtimber	2,976 Trees	517,800 Bd. Ft.	3,879 Tons
Pine Pulpwood	10,369 Trees	919 Cords	2,456 Tons
Hardwood Pulpwood	1,029 Trees	111 Cords	332 Tons

Gastontown East (#4421): Pt of NE½ of NW¼, Section 9, Township 10 South, Range 17 West, containing 30 acres, more or less. Timber consists of ±30 acres of good quality pine sawtimber, pine pulpwood, and pine reproduction. Site index averages 85-90 feet (base age 50) on silt loam and fine sandy loam. Access is nearly one-quarter (¼) mile frontage on Dallas County Road 248. Based on 2014 inventory (4 cruise lines running East and West), estimated tree counts and timber volume is as follows:

Pine Sawtimber	870 Trees	178,600 Bd. Ft.	1,354 Tons
Pine Pulpwood	1,370 Trees	90 Cords	241 Tons
Hardwood Pulpwood	120 Trees	11 Cords	33 Tons

Due to variations in cruising methods, utilization standards and scaling practices, volumes estimates cannot be guaranteed. Volume tables in tons are included; Board Feet tables are available upon request. Please visit our website at www.kingwoodforestry.com to view maps and photographs.

Method of Sale: The tracts will be sold on the basis of lump sum sealed bids. Bids may be submitted for either or both tracts. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **"Gastontown Land Sale"** clearly marked in the lower left corner of the envelope to protect security of the offer. An offer form is attached. Bids will be opened at the Kingwood Forestry office at #4 Executive Circle, Arkadelphia, Arkansas at **3:00 P.M., Friday, February 21, 2014.** 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 properties will be provided with a summary of bid results.

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GASTONTOWN WEST & EAST TRACTS

Bid Date: Friday, February 21, 2014 @ 3:00 P. M.

Listing #4362 & #4421

Conditions of Sale:

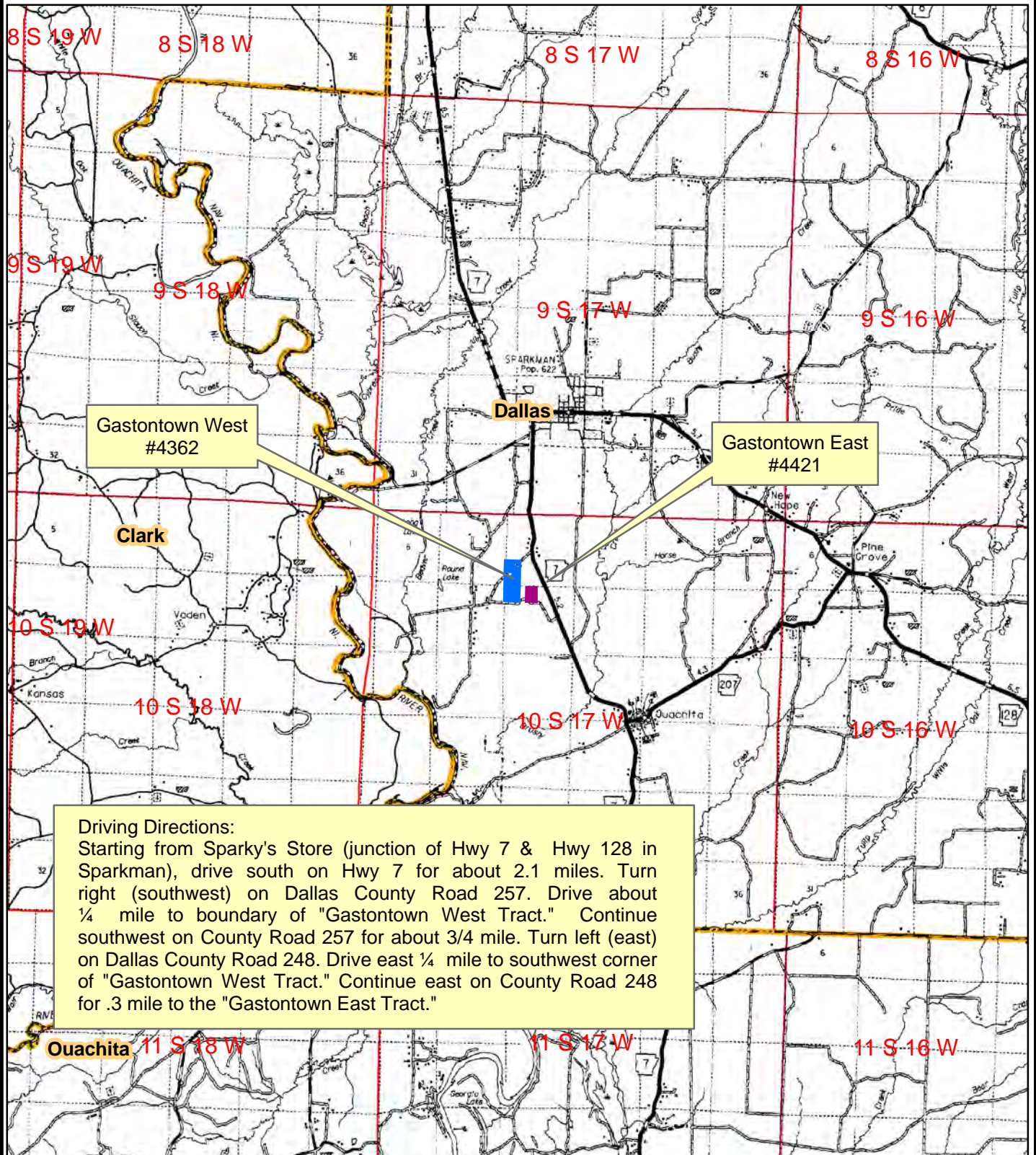
1. The landowner reserves the right to accept or reject any offer or to reject all offers. Bids may be submitted for either or both tracts.
2. Offers submitted will remain valid through 3:00 P.M., Wednesday, February 26, 2014. Successful bidder(s) will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer, a Contract of Sale with earnest money in the amount of 10% of purchase price, will be executed between the successful bidder(s) 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. Parcels are being sold in their entirety for single sums and not on a per acre basis. Advertised acreage is believed to be correct, but is not guaranteed. Offer price is for entire tract(s), 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. Seller will convey one-quarter ($\frac{1}{4}$) of any owned mineral rights (on the property advertised in this notice) without warranty.
5. Seller will pay pro-rated property taxes (to date of closing), deed preparation, and one-half of deed stamps. Buyer will pay recording fees and one-half ($\frac{1}{2}$) of deed stamps.
6. A 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 properties, 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. A hunting club owns one acre, which includes camp building.
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 SALES

"Gastontown West Tract" - Listing #4362
Pt. Sec. 4 & 9, T10S, R17W
Dallas County, Arkansas
Containing 98 acres, more or less

"Gastontown East Tract" - Listing #4421
Pt. Sec. 9, T10S, R17W
Dallas County, Arkansas
Containing 30 acres, more or less



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 Miles

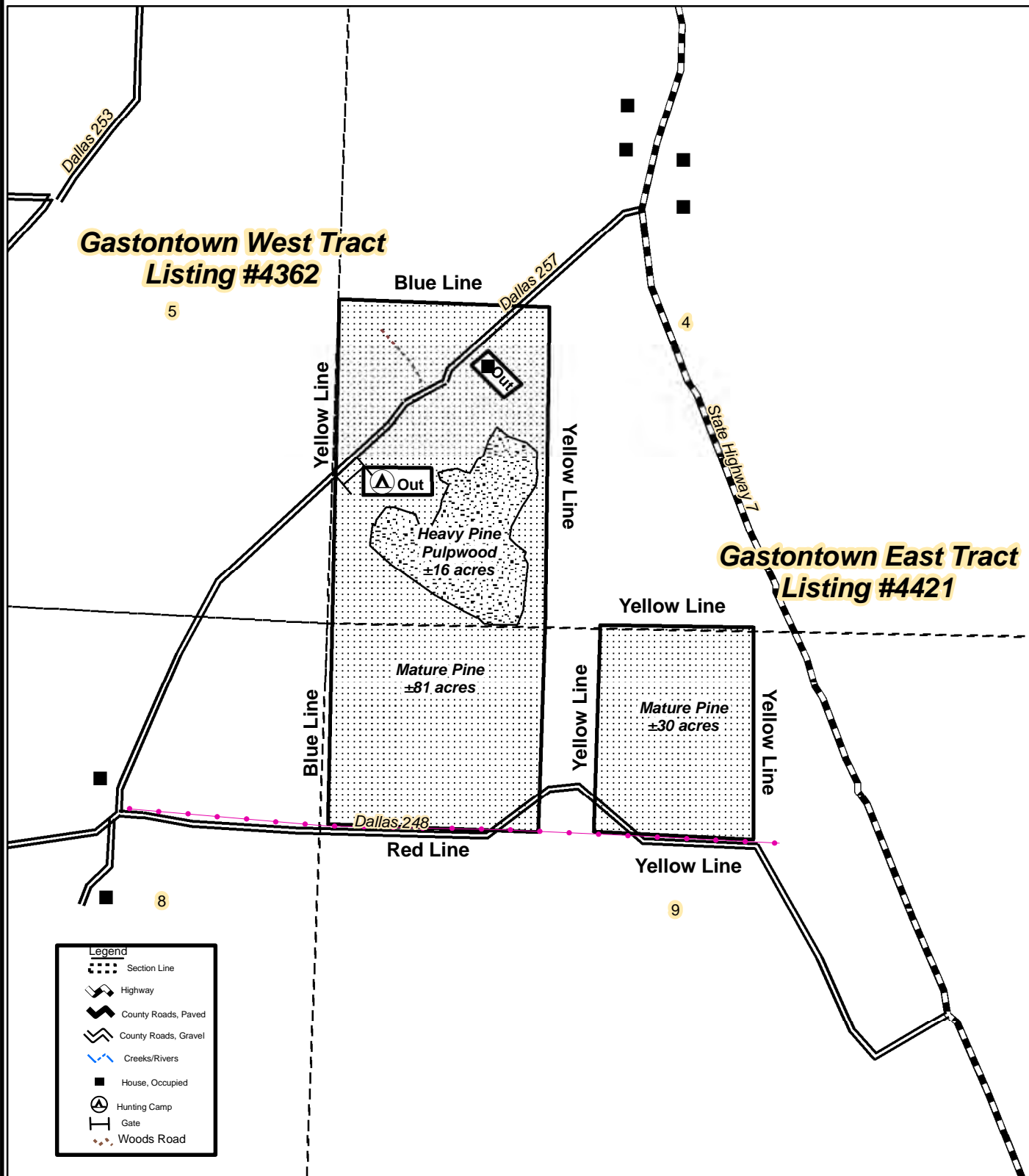


Created: January, 2014
Drawn By: JDT

NOTICE OF LAND SALES

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 Pt. Sec. 9, T10S, R17W
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 Miles

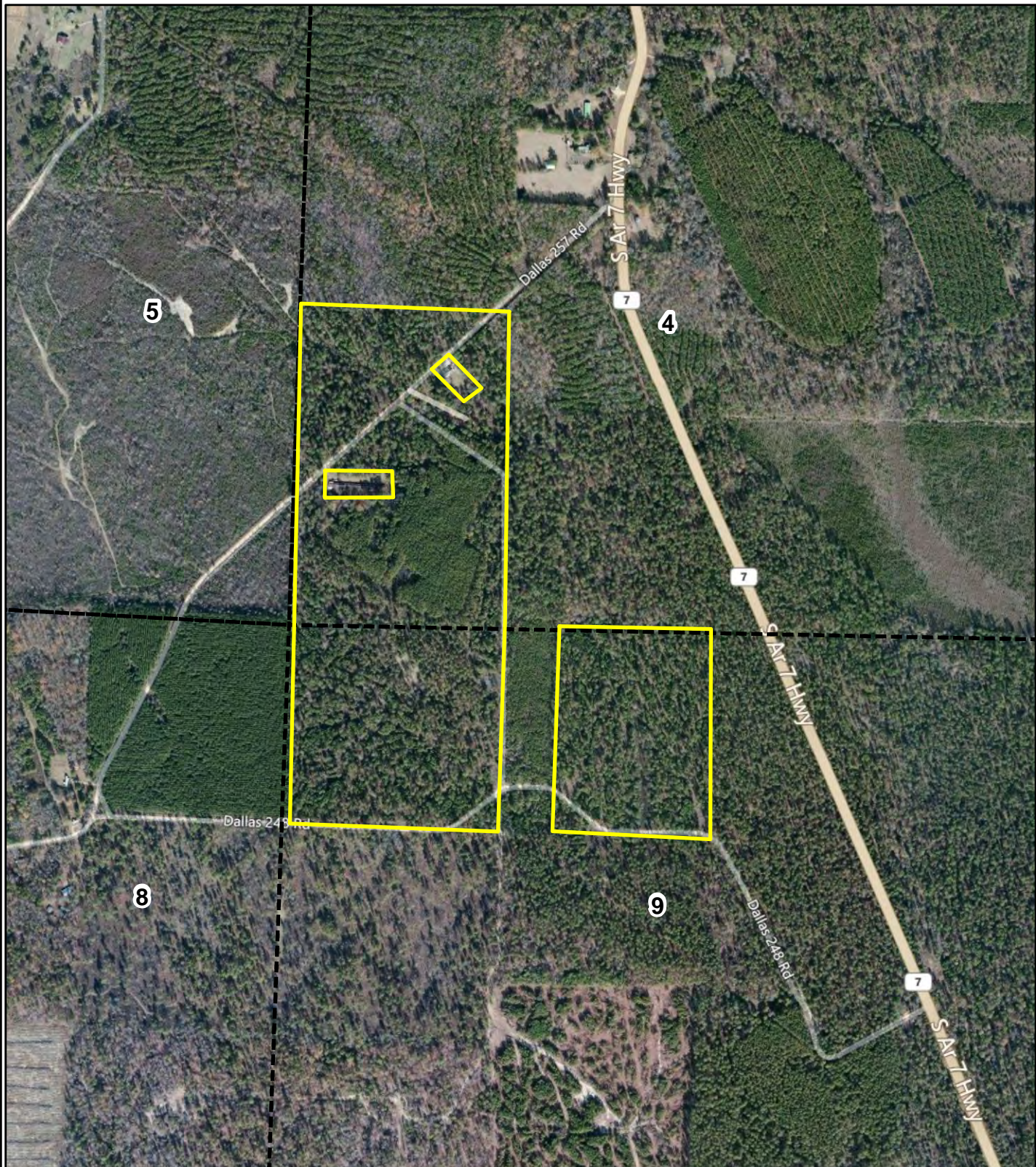


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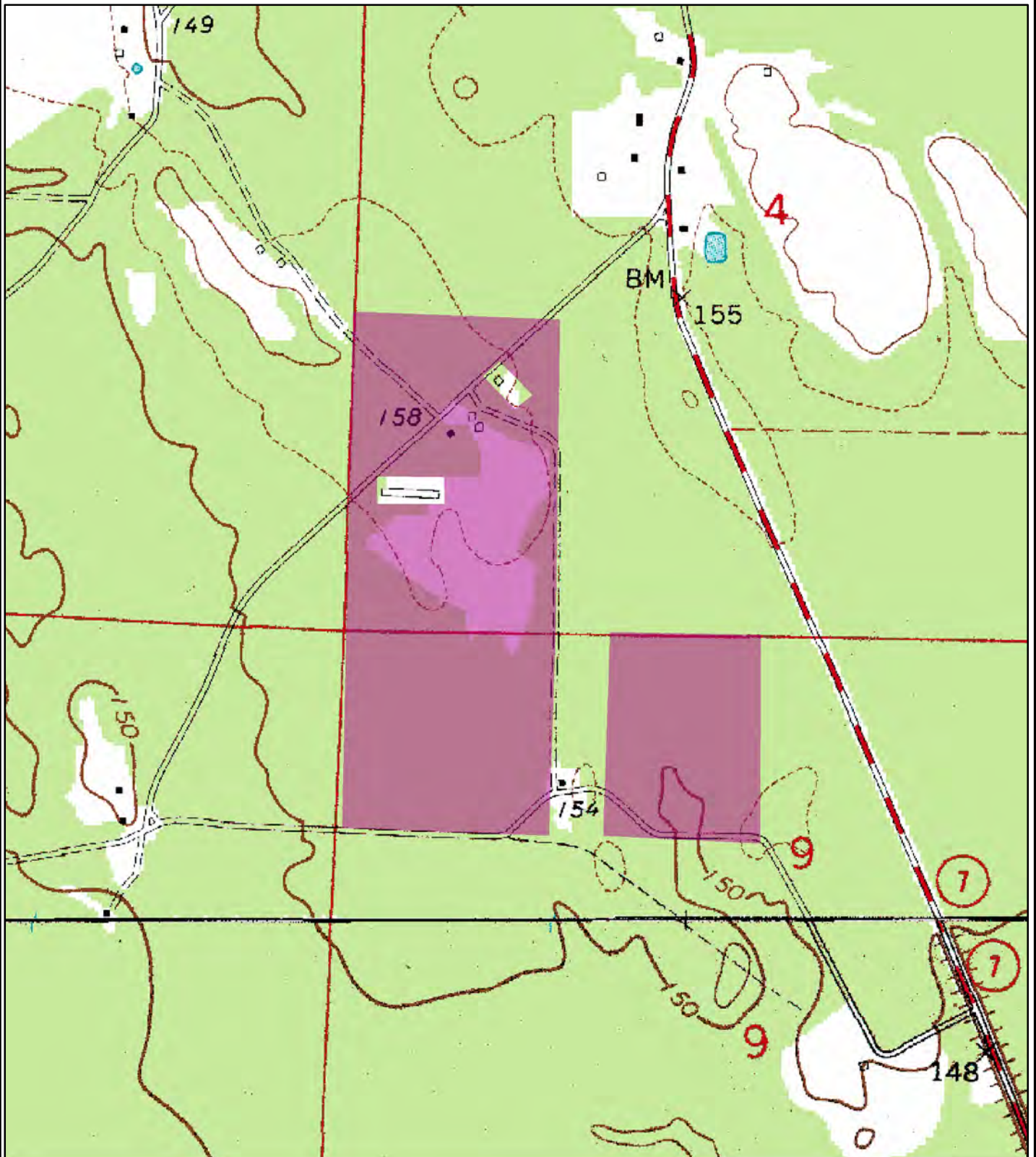


Created: January, 2014
Flown: 2011
Drawn By: JDT

NOTICE OF LAND SALES

"Gastontown West Tract" - Listing #4362
Pt. Sec. 4 & 9, T10S, R17W
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Containing 98 acres, more or less

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Pt. Sec. 9, T10S, R17W
Dallas County, Arkansas
Containing 30 acres, more or less



0 0.125 0.25
Miles



Created: January, 2014
Drawn By: JDT

GASTONTOWN WEST – STAND 1

Tract Name Mature Pine	Stand Number 1
Legal Pt. Sec. 4 & 9, T10S, R17W	Acres 81.0
County Dallas	State AR
Cruised By JDT	Sample Method 1/10 Acre
Form Class KFS PST Tons	Date Cruised 1/7/14
	Percent Cruised 10.12%

Stand Data	
<u>Average Vol/Acre</u>	42.66
<u>Average Vol/Tree</u>	1.56
<u>Average Vol/Log</u>	0.51
<u>Avg DBH</u>	15.88

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
10			49	18	59	29	79	43	79	49							267	138
12	40	13	69	30	30	17	119	76	99	81	109	101					464	318
14	20	9	30	17	30	22	89	78	30	32	59	71	79	104			336	332
16	10	6	10	7	10	10	59	69	79	108	99	152	69	116			336	468
18			10	9	10	12	20	29	10	17	69	133	148	313			267	514
20			10	12			10	19	30	63	49	119	59	155	10	27	168	394
22											99	285	119	375	10	36	227	696
24									10	31	20	70	59	228	10	41	99	369
26											20	85	10	45	10	50	40	180
28									10	46							10	46
Totals	69	27	178	93	138	90	375	313	346	426	524	1,016	543	1,335	40	155	2,213	3,455

Pine Pulpwood

RGO PTons-Logs

Stand Data

<u>Average Vol/Acre</u>	8.5
<u>Average Vol/Tree</u>	0.19
<u>Average Vol/Log</u>	0.11
<u>Avg DBH</u>	7.25

DBH	Trees	Tons
6	1,966	217.4
8	1,047	239.9
10	474	194.6
12	79	38.4

Total	3,566	690.4
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Hardwood Pulpwood

RGO HTons-Logs

Stand Data

<u>Average Vol/Acre</u>	3.9
<u>Average Vol/Tree</u>	0.34
<u>Average Vol/Log</u>	0.23
<u>Avg DBH</u>	10.15

DBH	Trees	Tons
6	79	7.9
8	336	60.3
10	227	73.7
12	119	58.3
14	128	71.4
16	20	14.2
18	20	17.8
20	10	14.5

Total	938	318.2
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GASTONTOWN WEST – STAND 2

Tract Name Heavy Pine Pulpwood	Stand Number 2
Legal Pt. Sec. 4 & 9, T10S, R17W	Acres 16.0
County Dallas	State AR
Cruised By JDT	Sample Method 10 BAF
Form Class KFS PST Tons	Date Cruised 1/7/14
Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	26.49
<u>Average Vol/Tree</u>	0.56
<u>Average Vol/Log</u>	0.25
<u>Avg DBH</u>	10.78

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
10			105	38	105	51	272	147	42	26							524	262
12	15	5			58	34	87	56	44	36							204	130
14			11	6					11	11							21	18
16			8	6													8	6
18					6	8											6	8
Totals	15	5	124	50	169	93	360	203	96	73							764	424

Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	110.4
<u>Average Vol/Tree</u>	0.26
<u>Average Vol/Log</u>	0.11
<u>Avg DBH</u>	7.44

DBH	Trees	Tons
6	2,910	423.6
8	2,914	855.9
10	964	475.7
12	15	10.4
Total	6,803	1,765.6

Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	0.9
<u>Average Vol/Tree</u>	0.15
<u>Average Vol/Log</u>	0.11
<u>Avg DBH</u>	6.72

DBH	Trees	Tons
6	58	5.4
8	33	8.4
Total	91	13.8

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GASTONTOWN EAST
- 30 Acres, more or less -

Tract Name	Gastontown East	Stand Number	1
Legal	Pt. NE¼ of NW¼, Sec. 9, T10S, R17W	Acres	30.0
County	Dallas	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	KFS PST Tons	Date Cruised	1/14/2014
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	45.14
<u>Average Vol/Tree</u>	1.56
<u>Average Vol/Log</u>	0.46
<u>Avg DBH</u>	15.43

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	20	7	30	15	30	16	30	19									110	57
12			20	12	30	19	60	49	20	19							130	99
14	10	6	10	7	30	26	20	21	40	48	70	92					180	201
16							40	55	80	123	80	134					200	312
18							10	17			100	211					110	228
20									20	48	60	157					80	205
22													10	36			10	36
24											20	77	20	83			40	160
26																		
28											10	56					10	56
Totals	30	13	60	34	90	62	160	161	160	238	340	727	30	120			870	1,354

Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	8.0
<u>Average Vol/Tree</u>	0.18
<u>Average Vol/Log</u>	0.11
<u>Avg DBH</u>	7.26

DBH	Trees	Tons
6	720	72.0
8	480	100.5
10	140	58.8
12	20	5.1
14	10	5.0
Total	1,370	241.3

Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	1.1
<u>Average Vol/Tree</u>	0.27
<u>Average Vol/Log</u>	0.19
<u>Avg DBH</u>	9.33

DBH	Trees	Tons
6	20	1.8
8	30	6.6
10	50	13.1
12	10	4.2
14	10	7.3
Total	120	33.0



OFFER FORM

Gastontown West and Gastontown East Tracts Land Sale

Listing #4362 & #4421

Bid Date: Friday, February 21, 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. **Gastontown West and Gastontown East Land Sale Notice**. I submit the following as offer for the purchase of the following tracts located in Dallas County, Arkansas and further described as:

Gastontown West (#4362): Pt. of S $\frac{1}{2}$ of NW $\frac{1}{4}$, Pt. of SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 4, NW $\frac{1}{4}$ of NW $\frac{1}{4}$ Section 9, Township 10 South, Range 17 West, containing 98 acres, more or less, Dallas County, Arkansas (see attached maps).

Gastontown East (#4421): Pt. of NE $\frac{1}{2}$ of NW $\frac{1}{4}$, Section 9, Township 10 South, Range 17 West, containing 30 acres, more or less, Dallas County, Arkansas (see attached maps).

My offer will remain valid through 3:00 P.M., Wednesday, February 26, 2014. 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 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, February 21, 2014)**
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

GASTONTOWN WEST TRACT (Listing #4362: 98 acres, more or less): \$ _____

GASTONTOWN EAST TRACT (Listing #4421: 30 acres, more or less): \$ _____

BOTH TRACTS Combined (128 total acres, more or less): \$ _____
(GASTONTOWN WEST AND GASTONTOWN EAST)

Date: _____

Bidder: _____
Printed

Bidder: _____
Signed

Company Name: _____

Fax#: _____

Phone No.: _____

Address: _____
Street City, State, Zip

E-mail: _____