

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

NOTICE OF LAND SALE

Listing #4260

MATTHEWS CREEK WEST TRACT

Bid Date: Friday, February 14, 2014 @ 3:00 P. M.

—Pine Plantations plus Native Hardwood on Matthews Creek and Skyline Drive—

Kingwood Forestry Services, Inc. has been authorized to manage the sale of timberland containing 226 acres, more or less, in Clark County, Arkansas.

Location: The Matthews Creek West tract is located approximately five miles southeast of Amity and twenty-two miles west of Arkadelphia, and is described as Part of Sections 22, 23, 26, 27, Township 6 South, Range 23 West, containing a total of 226 acres, more or less, Clark County, Arkansas. (Detailed legal description is on the back of bid form.) Please visit our website at www.kingwoodforestry.com to view maps and photographs of listing #4260.

Tract Description: The Matthews Creek West tract offers beautiful vistas and public road frontage plus over $\frac{3}{4}$ mile frontage on Matthews Creek, which makes up the north boundary of tract. Merchantable timber includes ± 145 acres of merchantable pine plantations and ± 39 acres of native pine/hardwood. Pre-merchantable pine plantation acreage and year planted are as follows: ± 18 acres in 2003, and ± 19 acres in 2007. Terrain is gently rolling to steep. Loblolly pine site index averages 80 feet (base age 50) on fine sandy loam and silt loam soils. The property offers excellent deer and turkey hunting, fishing, and recreation.

Merchantable Timber: Kingwood Forestry Services conducted a variable radius, 10 basal area factor prism inventory of merchantable timber (one point / 2 acres) with cruise lines running north and south (2 chains x 10 chains). Based on the inventory conducted by Kingwood Forestry in June, 2013 on 184 timbered acres, tree counts and volumes are estimated as follows:

Pine Sawtimber	4,379 Trees	213,700 Board Feet	2,829 Tons
White Oak Sawtimber	100 Trees	7,300 Board Feet	77 Tons
Pine Pulpwood	14,705 Trees	946 Cords	2,528 Tons
Hardwood Pulpwood	3,062 Trees	210 Cords	630 Tons

Due to variations in cruising methods, utilization standards and scaling practices, volume estimates cannot be guaranteed. Volume tables in tons are included in this notice; 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 **"Matthews Creek West 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 14, 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 property will be provided with a summary of bid results.

— Continued on back of this page —

Matthews Creek West Tract Land Sale

Listing #4260

Bid Date: Friday, February 14, 2014 @ 3:00 P.M.

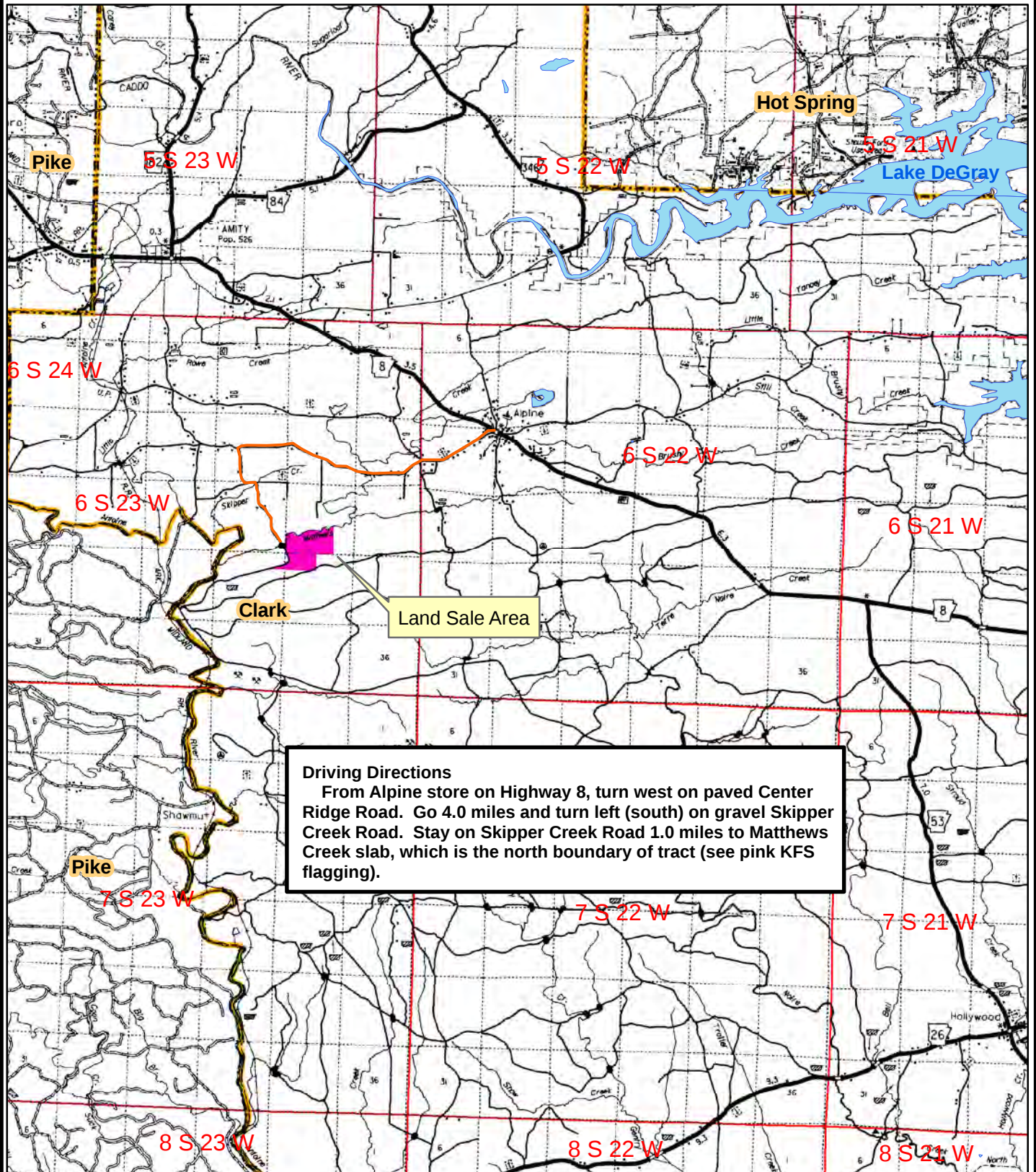
Conditions of Sale:

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., Wednesday, February 19, 2014. 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 (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 single sum and not on a per acre basis. Advertised acreage is believed to be correct, but it is not guaranteed. Offer price is for entire tract regardless of acreage. Seller will not provide survey. The attached tract maps are 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. One-half of mineral rights that are owned by the seller will be conveyed 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 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. 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. Each prospective buyer should make their own timber volume determination.
8. Property inspections shall be done in daylight hours prior to the bid date stated in this notice. Seller and Kingwood Forestry Services, Inc. in no way warrant the conditions of the property, including access routes, and all persons entering upon the property do so at their own risk and accept said property in its existing condition during such inspection(s). All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend and hold harmless Seller, its managers, agents and employees, from and against any and all claims, demands, causes of action and damages resulting from any accident, incident or occurrence arising out of, incidental to or in any way resulting from his or her inspection or the property or his or her exposure to the conditions of the property.
9. Farm equipment, deer stands, feeders and any other man-made items do not convey unless stated otherwise.
10. Questions regarding the land sale should be directed to licensed broker Pete Prutzman 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 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
"Matthews Creek West Tract" - Listing #4260
Pt. Sec. 22, 23, 26, 27, T6S, R23W, Clark County, Arkansas
Containing 226 acres, more or less



0 0.5 1 2 3 4
Miles



Created: January, 2014
By: JDT

Stands

- Thinned Pine (Merch)_±123 ac
- Native Timber (Merch)_±39 ac
- ±2000 Plantation (Merch)_±22 ac
- ±2003 Plantation (Pre-Merch)_±18 ac
- ±2007 Plantation (Pre-Merch)_±19 ac
- Pine & Hardwood Repro (Pre-Merch)_±4 ac

Legend

- Section Line
- Gravel Road
- Woods Road
- Creeks
- Gate
- Corner Marker
- Fence
- Bridge

Stand Type Symbols

- P = Pine Sawtimber
- PI = Pine Plantation
- Pu = Pine Pulpwood
- Pr = Pine Reproduction
- H = Hardwood Sawtimber
- Hu = Hardwood Pulpwood
- Hb = Hardwood Brush

Overscore
Underscore

Concrete Slab

Gate with 5-7-5-7 combo

Mathews Crk

2000 PI

2007 PI

2003 PI

20087 PI

2006 PI

P Pu Hu Hb

Pr Hb

Orange

Orange

Orange

Skipper Creek Rd.

Skyline Dr.

White

Orange

27

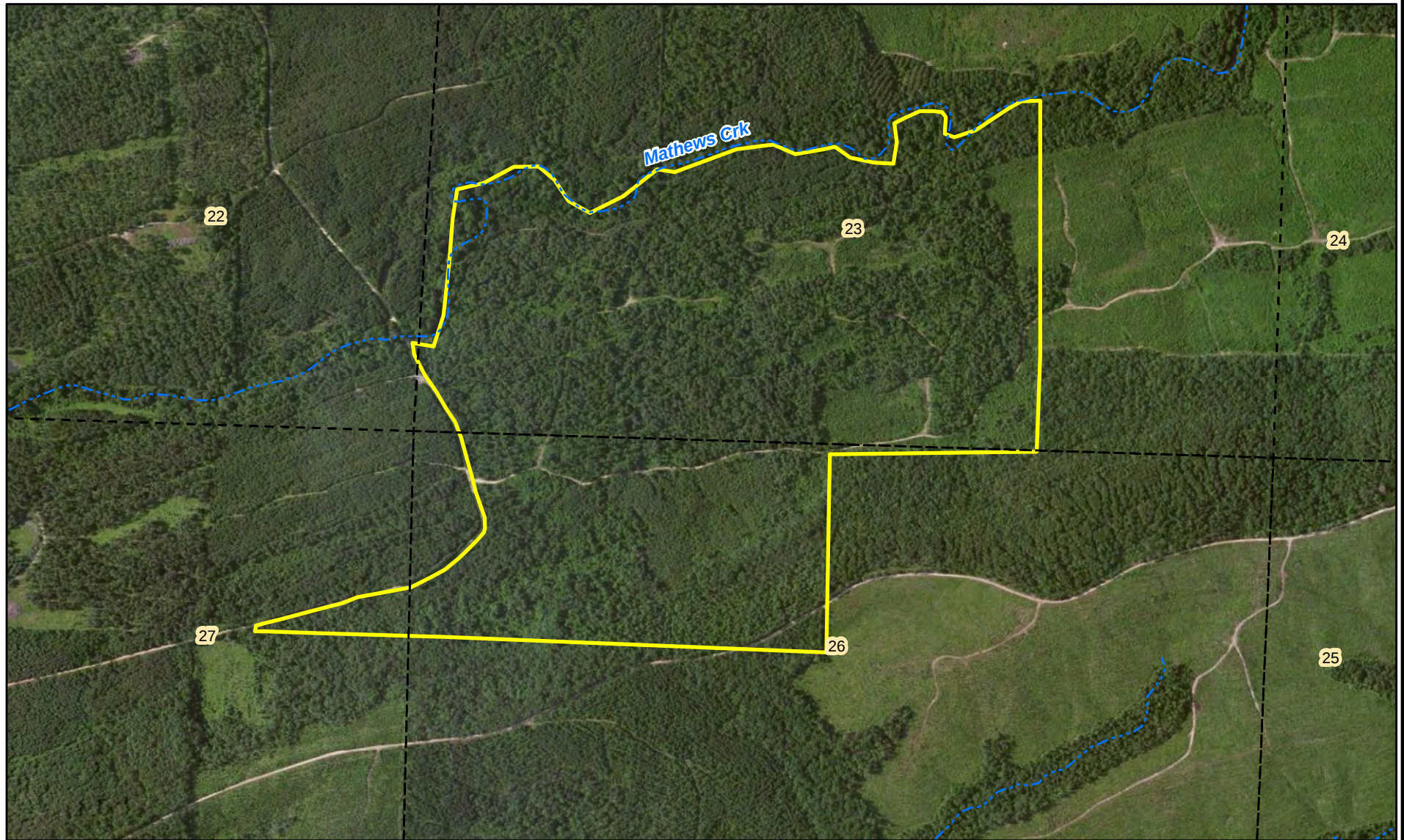
26

23



Created: January, 2014
By: JDT

NOTICE OF LAND SALE
"Matthews Creek West Tract" - Listing #4260
Pt. Sec. 22, 23, 26, 27, T6S, R23W, Clark County, Arkansas
Containing 226 acres, more or less

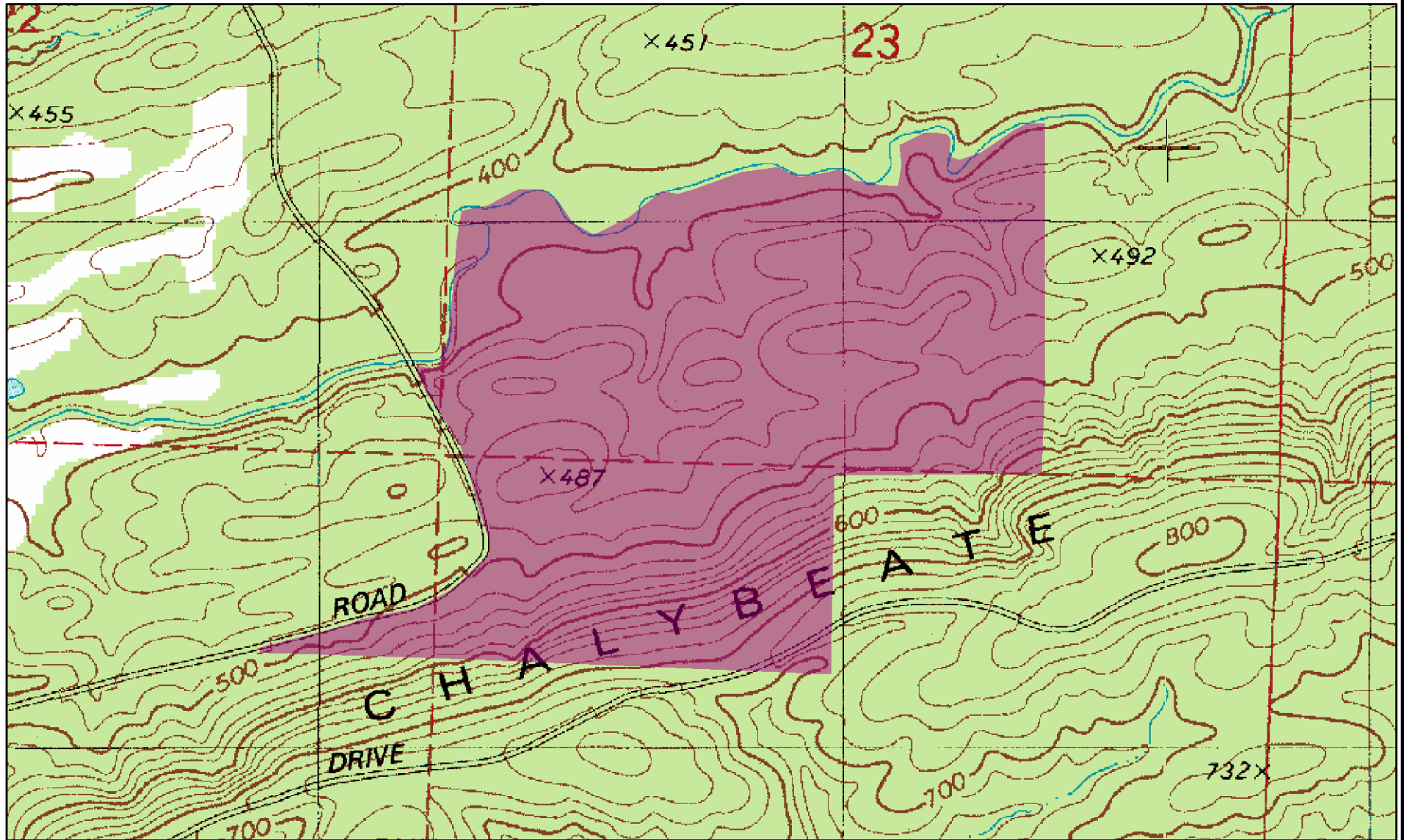


0 0.125 0.25
Miles



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

NOTICE OF LAND SALE
"Matthews Creek West Tract" - Listing #4260
Pt. Sec. 22, 23, 26, 27, T6S, R23W, Clark County, Arkansas
Containing 226 acres, more or less



0 0.125 0.25
Miles



Created: January, 2014
Drawn By: JDT

MATTHEWS CREEK WEST TRACT

Tract Name	Matthews Creek West (#4260)	Stand Number	1
Legal	Pt. Sec. 23, 24, 26, 27, T6S, R23W	Acres	184.0
County	Clark	State	AR
Cruised By	JDT, CC	Sample Method	10 BAF
Form Class	KFS PST Tons	Date Cruised	6/5/2013
		Percent Cruised	

Stand Data	
Average Vol/Acre	15.37
Average Vol/Tree	0.65
Average Vol/Log	0.26
Avg DBH	11.24

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	37	10	37	13	482	236	853	460	927	575							2,336	1,294
12	26	8	129	55	206	119	592	379	489	401	26	24					1,467	987
14	19	8			95	71	227	200	132	142	19	23					492	443
16					29	28	14	17	14	20	14	22					72	87
18							11	17									11	17
Totals	82	26	166	69	811	455	1,698	1,073	1,563	1,137	59	69					4,379	2,829

Stand Data	
Average Vol/Acre	0.42
Average Vol/Tree	0.77
Average Vol/Log	0.55
Avg DBH	14.87

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
14	38	20			19	16											57	37
16			43	40													43	40
Totals	38	20	43	40	19	16											100	77

Pine Pulpwood

RGO PTons-Logs

Stand Data	
Average Vol/Acre	13.7
Average Vol/Tree	0.17
Average Vol/Log	0.09
Avg DBH	6.61

DBH	Trees	Tons
6	10,298	1,317.6
8	4,344	1,194.0
10	37	6.8
12	26	9.5
Total	14,705	2,528.0

Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
Average Vol/Acre	3.4
Average Vol/Tree	0.21
Average Vol/Log	0.15
Avg DBH	8.24

DBH	Trees	Tons
6	1,030	128.1
8	1,159	221.7
10	482	123.2
12	283	107.8
14	95	42.6
16	14	7.1
Total	3,062	630.5



OFFER FORM

Matthews Creek West Tract Land Sale

Listing #4260

Bid Date: Friday, February 14, 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. **Matthews Creek West Land Sale Notice**. I submit the following as offer for the purchase of the following tract located in Clark County, Arkansas and further described as:

MATTHEWS CREEK WEST TRACT (Listing #4260): Pt. Sections 22, 23, 26, 27, Township 6 South, Range 23 West, containing a total of 226 acres, more or less, Clark County, Arkansas (Matthews Creek West tract - see attached maps).

My offer will remain valid through 3:00 P.M., Wednesday, February 19, 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 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.

Send offer form to: Kingwood Forestry Services, Inc. **(Before 3:00 p.m., Friday, February 14, 2014)**
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

MATTHEWS CREEK WEST TRACT: \$ _____
(Listing #4260: 226 acres, more or less)

Date: _____

Bidder: _____
Printed Name

Signature: _____

Company Name: _____

Phone #: _____

Fax#: _____

Address: _____
Street City, State, Zip

E-mail: _____



LEGAL DESCRIPTION

That part of NE $\frac{1}{4}$ of NE $\frac{1}{4}$, lying South of gravel road, Section 27;
That part of N $\frac{1}{2}$ of NW $\frac{1}{4}$, lying east and south of gravel road, Section 26;
That part of SE $\frac{1}{4}$ of SE $\frac{1}{4}$, lying east of gravel road and south of Matthews Creek, Section 22;
That part of S $\frac{1}{2}$ of SW $\frac{1}{4}$ and that part of N $\frac{1}{2}$ of SW $\frac{1}{4}$,
and that part of W $\frac{1}{2}$ of SE $\frac{1}{4}$,
all lying South and East of Matthews Creek, Section 23;
all in Township 6 South, Range 23 West,
containing in aggregate 226 acres, more or less,
Clark County, Arkansas.