

P.O. Box 65  
No. 4 Executive Circle  
Arkadelphia, AR 71923  
(870)246-5757  
FAX (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 (870) 367-8424

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

## NOTICE OF LAND AND/OR TIMBER SALE

**Listing  
#4418**

### REID CLARK TRACT

**BID DATE: FRIDAY, JANUARY 17, 2014 @ 3:00 P. M.**

— **Timberland/Recreational Property in Hempstead County** —

Kingwood Forestry Services, Inc. has been authorized to manage the sale of a tract of land containing 26.7 acres, more or less, plus .81 acres in deeded right-of-way, Hempstead County, Arkansas. **Bids may be submitted for timber only (24 month timber deed to February 1, 2016), land only, or land and timber combined.**

**Location:** The property is described as Part of the SW¼ of SE¼, Section 14, Township 11 South, Range 24 West, more particularly described as follows, to-wit; Commence at the SW corner of the said SW¼ of SE¼, the POINT OF BEGINNING (POB); Run thence East 886 ft.; Run thence North 1309 ft.; Run thence West 894 ft.; Run thence South 1296 ft. back to the POB, containing a total of 26.7 acres, more or less, plus .81 acres of deeded right-of-way, Hempstead County, Arkansas. Legal descriptions of right-of-way acreage are included on back of offer form. Visit [www.kingwoodforestry.com](http://www.kingwoodforestry.com) to view maps and photographs of listing #4418.

**Tract Description:** The Reid Clark tract is located about eight (8) miles north of Hope near the DeAnn Community. Access is by deeded right-of-way from Highway 332. Copy of right-of-way deeds available upon request. Timber consists of mature native pine and hardwood. Excellent deer and squirrel hunting. Soils are fine sandy loam with loblolly site index of 80 feet (base age 50 years). Terrain is gently rolling.

**Merchantable Timber:** Kingwood performed a 10.86 percent cruise (one plot per acre) of merchantable timber, with three (3) cruise lines running north and south. Based on the inventory conducted by Kingwood Forestry Services in October, 2013, estimated tree counts and volumes are as follows:

Pine Sawtimber	727 Trees	89,200 Board Feet	736 Tons
Red Oak Sawtimber	110 Trees	19,000 Board Feet	155 Tons
White Oak Sawtimber	64 Trees	12,000 Board Feet	100 Tons
Gum Sawtimber	83 Trees	9,800 Board Feet	85 Tons
Pine Pulpwood	377 Trees	53 Cords	142 Tons
Hardwood Pulpwood	1,188 Trees	177 Cords	530 Tons

*Due to variations associated with sampling, utilization standards, and scaling practices, the tree counts and timber volumes advertised in this notice cannot be guaranteed.*

**Method of Sale:** Lump sum bids may be submitted for timber only, land only, or land and timber combined. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Reid Clark 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, January 17, 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 —

**Reid Clark Tract - Hempstead County**  
**Listing #4418**  
**BID DATE: FRIDAY, JANUARY 17, 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, January 20, 2014. Successful bidder will be notified on or before that time by telephone, fax, or e-mail.
3. Upon acceptance of an offer for land, an Offer and Acceptance Contract, 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 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.
4. Upon acceptance of an offer for timber only, a Forest Products Sale Contract / Timber Deed, allowing buyer until February 1, 2016 to harvest the timber, will be executed between the successful bidder and landowner with payment in full due at time of contract execution. A sample contract is available upon request.
5. Only offers for a specific dollar amount will be accepted. The land and/or timber is being sold in its entirety, for single sum(s) and not on a per acre basis. Advertised acreage is believed to be correct, but is not guaranteed. Owner will not provide survey. Offer price is for entire tract, regardless of acreage. Attached maps are thought to be accurate but should not be considered survey plats.
6. Conveyance of land 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 were previously reserved and will not convey.
7. Conveyance of timber will be by conventional Forest Products Sale Contract providing twenty-four (24) months from contract execution to cut and remove the designated timber. Buyer must notify Kingwood Forestry Services, Inc. two (2) days prior to start of harvesting operation. Logging damage must be held to a minimum. Compliance with Best Management Practices for Arkansas will be required.
8. Seller will pay prorated 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.
9. Local title company will conduct the closing with buyer and seller each paying one-half (½) of fees associated with closing services.
10. 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.
11. 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.
12. 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.
13. Questions regarding the land sale should be directed to licensed broker Pete Prutzman of Kingwood Forestry Services at 870-246-5757.

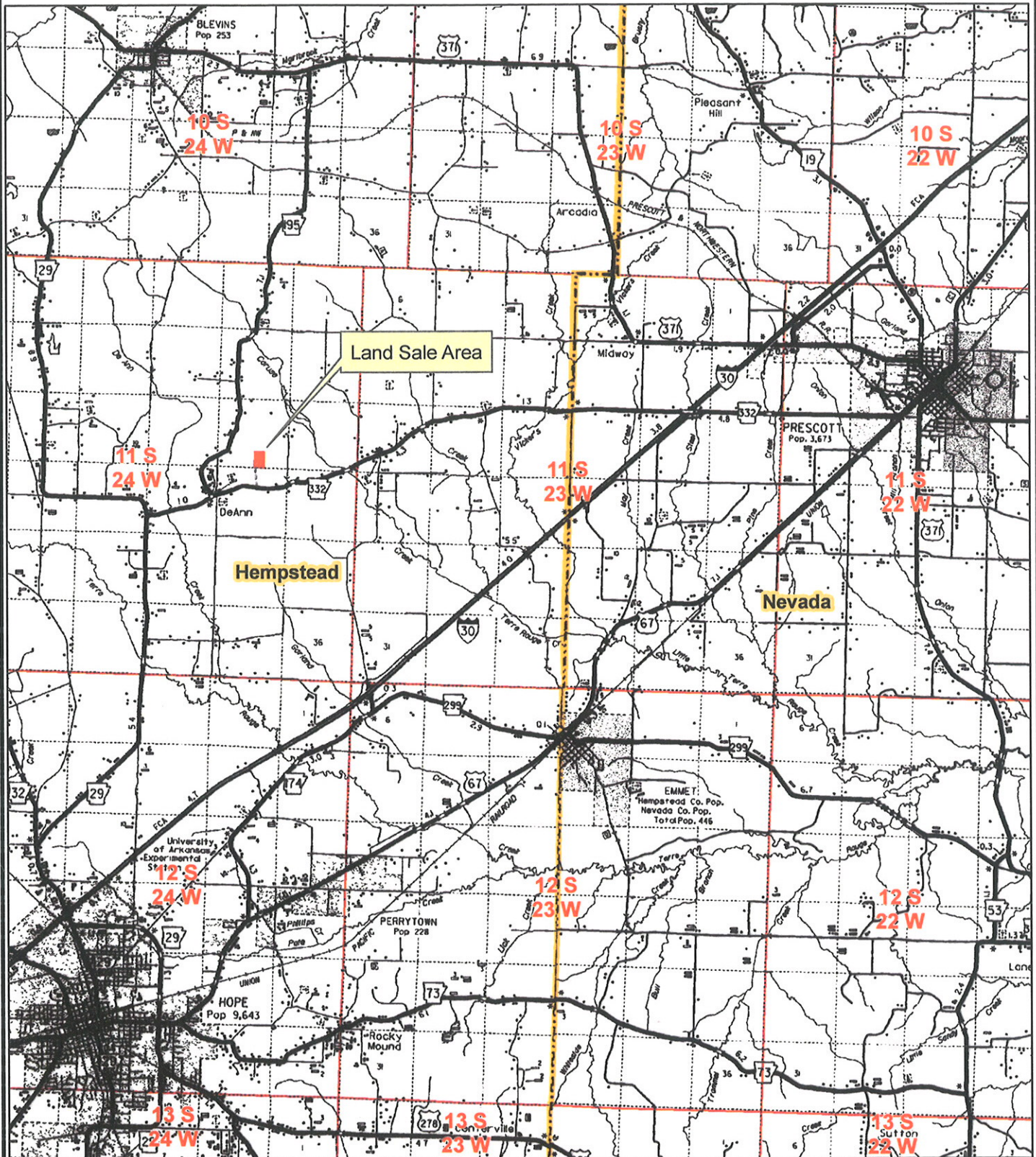




# NOTICE OF LAND SALE

"Reid Clark Tract"

Pt. SW<sup>1</sup>/<sub>4</sub> of SE<sup>1</sup>/<sub>4</sub>, Sec. 14, T11, R24W, Hempstead County, Arkansas  
containing 26.7 acres, more or less

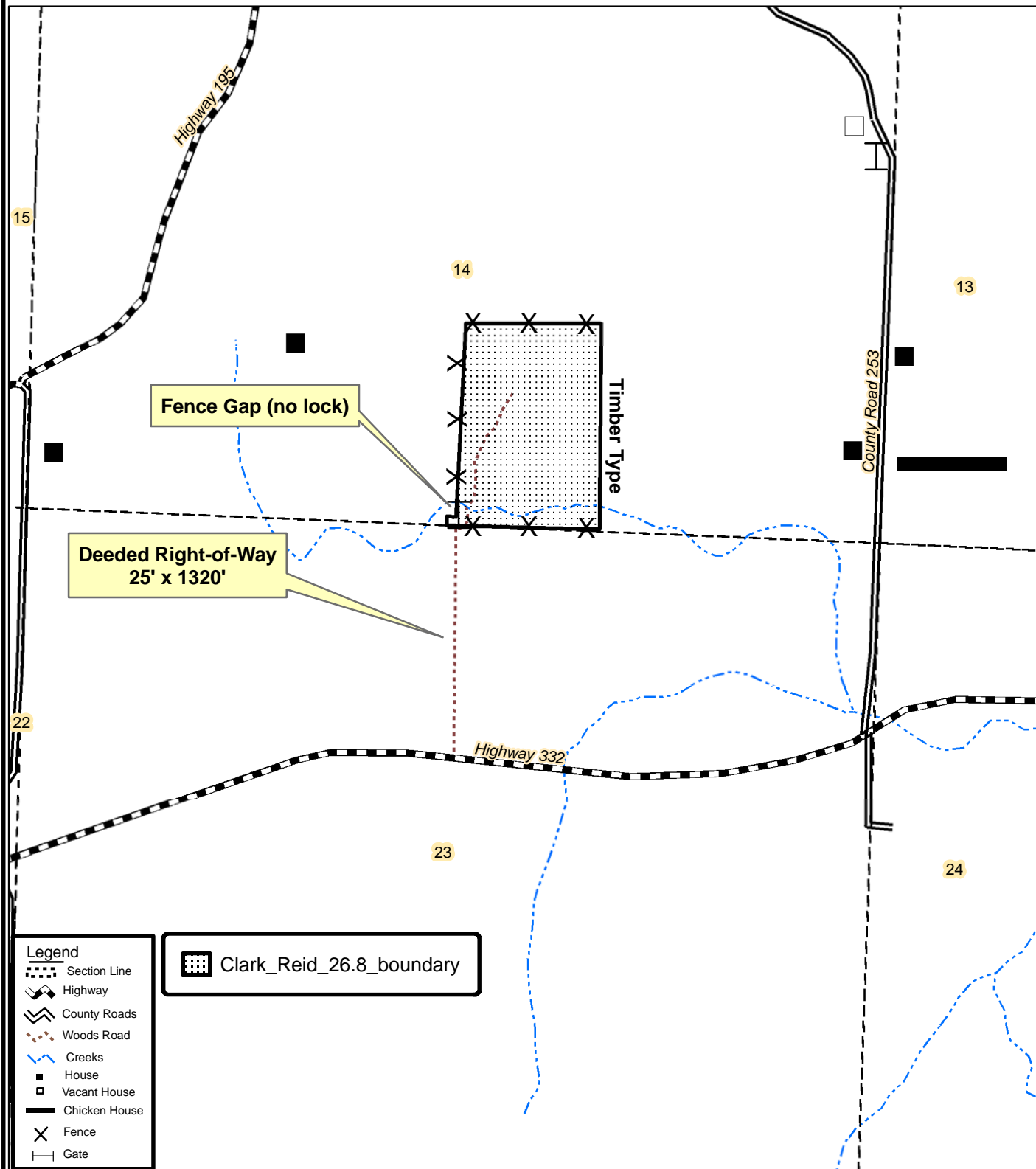


0 0.5 1 2  
Miles



Created: October, 2013  
Location  
Drawn By: BSE

NOTICE OF LAND SALE  
"Reid Clark Tract"  
Pt. SW¼ of SE¼, Sec. 14, T11S, R24W,  
Hempstead County, Arkansas



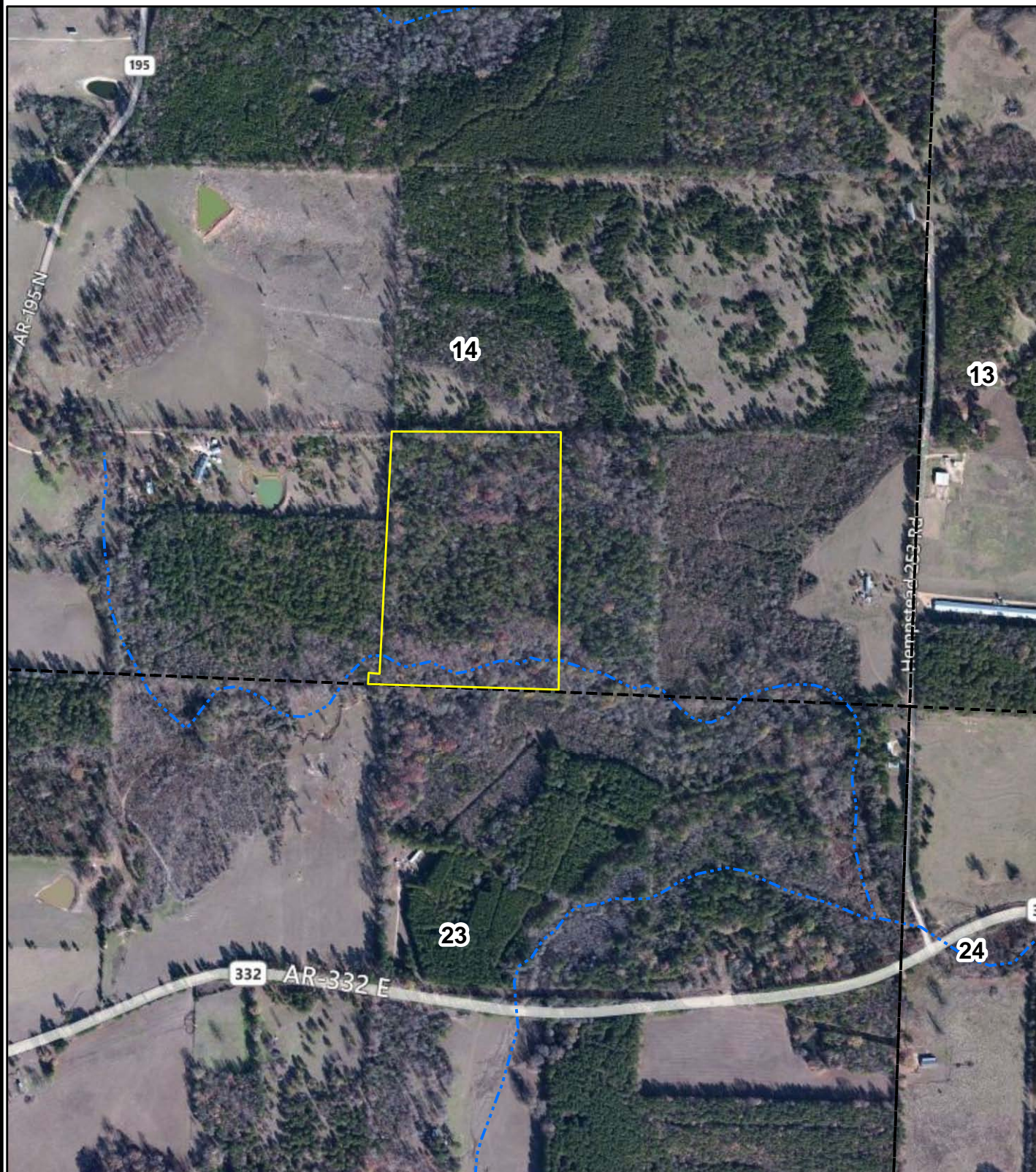
0 0.125 0.25  
Miles



Created: October, 2013  
By: JDT



NOTICE OF LAND SALE  
"Reid Clark Tract"  
Pt. SW $\frac{1}{4}$  of SE $\frac{1}{4}$ , Sec. 14, T11S, R24W,  
Hempstead County, Arkansas



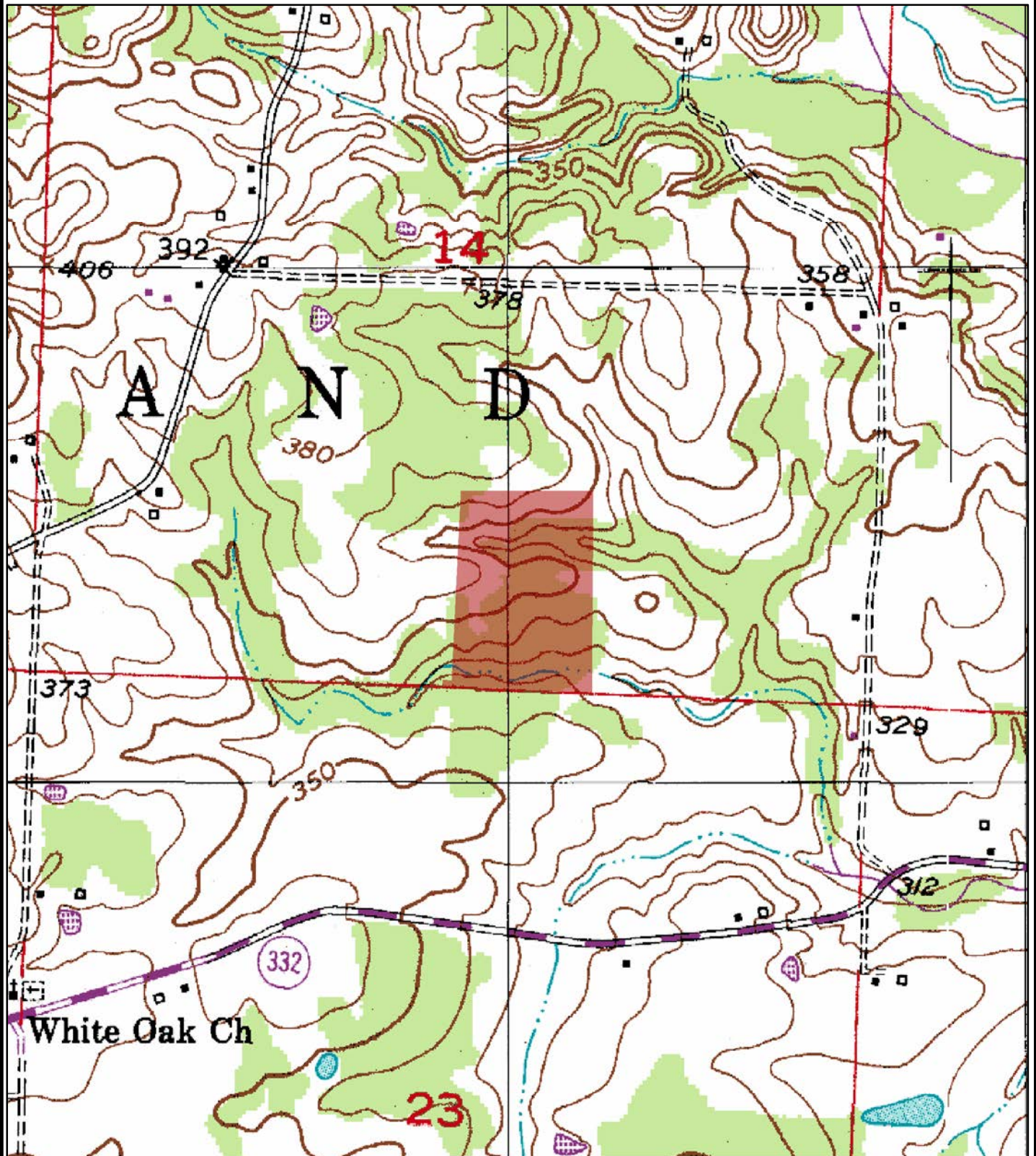
0 0.125 0.25  
Miles



Created: December, 2013  
Flown: 2011  
Drawn By: JDT



NOTICE OF LAND SALE  
"Reid Clark Tract"  
Pt. SW¼ of SE¼, Sec. 14, T11S, R24W,  
Hempstead County, Arkansas



0 0.125 0.25  
Miles



Created: October, 2013  
Topo  
Drawn By: BSE

## NOTICE OF LAND SALE

Tract Name	Reid Clark	Stand Number	1
Legal	Pt. SW¼ of SE¼, Sec. 14, T11S, R24W	Acres	26.7
County	Hempstead	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	Kingwood PSTT1	Date Cruised	10/14/2013
		Percent Cruised	10.86%

Stand Data	
<u>Average Vol/Acre</u>	27.58
<u>Average Vol/Tree</u>	1.01
<u>Average Vol/Log</u>	0.40
<u>Avg DBH</u>	13.99

### 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
8			9	2	9	2											18	4
9			9	3	37	15											46	17
10			9	3	18	9	18	10	9	6							55	28
11	9	3	18	7	18	10	18	11	9	7							74	38
12			28	12	37	21			18	15							83	48
13	9	4			9	6	28	22									46	31
14					9	7	18	16	64	69	9	11					101	103
15							28	29	55	69	9	13					92	111
16									18	25							18	25
17	9	6			9	10	28	37									46	53
18							9	11	55	93	18	36					83	140
19					9	13			18	36	9	20					37	69
20													9	24			9	24
21																		
22									18	43							18	43
Totals	28	12	74	27	157	94	147	136	267	363	46	80	9	24			727	736

# NOTICE OF LAND SALE

Tract Name	Reid Clark	Stand Number	1
Legal	Pt. SW¼ of SE¼, Sec. 14, T11S, R24W	Acres	26.7
County	Hempstead	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	HH APA sawt	Date Cruised	10/14/2013
		Percent Cruised	10.86%

Stand Data	
<u>Average Vol/Acre</u>	5.80
<u>Average Vol/Tree</u>	1.40
<u>Average Vol/Log</u>	0.76
<u>Avg DBH</u>	17.83

## 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
15			18	15													18	15
16	9	6	9	7	28	31											46	45
17							18	28									18	28
18																		
19																		
20			18	23													18	23
21																		
22																		
23																		
24																		
25																		
26																		
27																		
28																		
29																		
30							9	44									9	44
Totals	9	6	46	45	28	31	28	72									110	155



# NOTICE OF LAND SALE

Tract Name	Reid Clark	Stand Number	1
Legal	Pt. SW¼ of SE¼, Sec. 14, T11S, R24W	Acres	26.7
County	Hempstead	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	HH APA sawt	Date Cruised	10/14/2013
		Percent Cruised	10.86%

Stand Data	
<u>Average Vol/Acre</u>	3.73
<u>Average Vol/Tree</u>	1.55
<u>Average Vol/Log</u>	0.77
<u>Avg DBH</u>	18.00

## 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
15	18	15															18	15
16																		
17			9	12													9	12
18			9	13	9	16											18	29
19	9	12															9	12
20																		
21																		
22																		
23																		
24							9	32									9	32
Totals	28	27	18	25	9	16	9	32									64	100

Stand Data	
<u>Average Vol/Acre</u>	3.20
<u>Average Vol/Tree</u>	1.03
<u>Average Vol/Log</u>	0.53
<u>Avg DBH</u>	16.00

## Gum 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
14	18	11	9	8													28	19
15			9	9													9	9
16	9	8			9	11											18	19
17																		
18			18	24													18	24
19					9	16											9	16
Totals	28	19	37	40	18	27											83	85

# NOTICE OF LAND SALE

Tract Name	Reid Clark	Stand Number	1
Legal	Pt. SW¼ of SE¼, Sec. 14, T11S, R24W	Acres	26.7
County	Hempstead	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
		Date Cruised	10/14/2013

## Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	5.3
<u>Average Vol/Tree</u>	0.38
<u>Average Vol/Log</u>	0.18
<u>Avg DBH</u>	9.15

DBH	Trees	Tons
5	18	1.2
6	46	4.0
7	55	9.7
8	74	16.4
9	18	6.4
10	74	33.6
11	37	21.5
12	9	3.4
13	9	5.2
14	18	14.9
15	0	0.0
16	0	0.0
17	18	26.1
<b>Total</b>	<b>377</b>	<b>142.4</b>

## Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	19.9
<u>Average Vol/Tree</u>	0.45
<u>Average Vol/Log</u>	0.23
<u>Avg DBH</u>	10.19

DBH	Trees	Tons
5	18	1.3
6	110	11.1
7	101	14.9
8	147	31.6
9	138	40.7
10	157	63.1
11	110	48.1
12	101	73.2
13	166	109.5
14	74	67.0
15	18	17.3
16	37	41.3
17	0	0.0
18	9	11.0
<b>Total</b>	<b>1,188</b>	<b>530.0</b>



## OFFER FORM

### Reid Clark Tract - Hempstead County

**BID DATE: FRIDAY, JANUARY 17, 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. **Reid Clark Tract Land Sale Notice**. I submit the following as offer(s) for the purchase of the following tract of timber, or land, or land and timber combined, further described as: Part of the SW¼ of SE¼, Section 14, Township 11 South, Range 24 West, containing a total of 26.7 acres, more or less, plus .81 acre deeded right-of-way, Hempstead County, Arkansas.

My offer will remain valid through 3:00 p.m. Monday, January 20, 2014. Successful bidder will be notified at or before that time by telephone, fax, or e-mail. If timber offer is accepted, a Timber Deed / Forest Products Sale Contract will be executed reserving full payment at closing and allowing buyer until February 1, 2016 to harvest all merchantable timber. If land offer is accepted, I am ready, willing, able, and obligated to execute an Offer and Acceptance Contract 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.

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**Send offer form to:** Kingwood Forestry Services, Inc. (Before 3:00 p.m. Friday, January 17, 2014)  
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

**Timber Only:** \$ \_\_\_\_\_  
(All merchantable timber in designated sale area.)  
Subject to 24 month timber deed

**Land Only: (including right-of-way)** \$ \_\_\_\_\_  
(±27.51 acres, more or less, subject to timber deed)

**Reid Clark Tract Land & Timber Combined:** \$ \_\_\_\_\_  
(±27.51 acres, more or less, land and timber)

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

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

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

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

Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

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

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



## LEGAL DESCRIPTION

Part of the SW $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 14, Township 11 South, Range 24 West, more particularly described as follows, to-wit; Commence at the Southwest corner of the said SW $\frac{1}{4}$  of SE $\frac{1}{4}$ , the POINT OF BEGINNING (POB); Run thence East 886 ft.; Run thence North 1309 ft.; Run thence West 894 ft.; Run thence South 1296 ft. back to the POB, containing a total of 26.7 acres, more or less; in Hempstead County, Arkansas;

### **PLUS:**

#### **Deeded Right-Of-Way**

A square shaped parcel of land being fifty feet (50') by fifty feet (50') in size located in the Southeast corner of the SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 14, Township 11 South, Range 24 West;

And

A twenty-five feet (25') wide right-of-way running 1320 feet North and South contiguous to and parallel with the East line of the East Half of the Northwest Quarter (E $\frac{1}{2}$  of NW $\frac{1}{4}$ ) of Section 23, Township 11 South, Range 24 West commencing with the North line of said E $\frac{1}{2}$  of NW $\frac{1}{4}$  and run thence South for a distance of 1320 feet, more or less, to State of Arkansas Highway No. 332, formerly known as the Washington-Prescott Road, said right-of way being 1320 North and South and 25 feet wide East and West and containing .75 acre, more or less.

SUBJECT, HOWEVER, to any and all valid and existing oil, gas and other mineral and royalty reservations, conveyances and leases of record and any and all valid and existing easements of record.