

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

NOTICE OF LAND SALE

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

Listing #4413

PRICE TRAIL TRACT

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

— Clark County Timberland with Mature Pine Sawtimber —

Kingwood Forestry Services, Inc. has been authorized to manage the sale of an outstanding property containing 120 acres, more or less, in Clark County, Arkansas.

Location: The Price Trail tract is located two (2) miles north of Antoine and is further described as the NW¼ of SW¼, S½ of SW¼, Section 12, Township 8 South, Range 23 West, containing a total of 120 acres, more or less, Clark County, Arkansas. Please visit our website at www.kingwoodforestry.com to view maps and photographs of listing #4413.

Tract Description: The Price Trail tract has been owned and managed as commercial timberland for many years. Access is over one-quarter (¼) mile frontage on gated gravel road (Price Trail). Timber consists of heavily stocked native pine sawtimber with pine and hardwood pulpwood. Terrain is gently rolling. Pine site index averages 80 feet (base age 50) on fine sandy loam soils.

Merchantable Timber: Kingwood performed a ten (10) percent cruise (one plot per acre) of merchantable timber. Eight cruise lines ran east and west. Based on the inventory conducted by Kingwood Forestry Services in October, 2012, estimated tree counts and volumes are as follows:

Pine Sawtimber	5,810 Trees	918,800 Board Feet	7,094 Tons
Red Oak Sawtimber	60 Trees	5,600 Board Feet	50 Tons
White Oak Sawtimber	90 Trees	8,200 Board Feet	76 Tons
Gum & Misc Sawtimber	60 Trees	6,800 Board Feet	57 Tons
Pine Pulpwood	3,720 Trees	377 Cords	1,009 Tons
Hardwood Pulpwood	4,070 Trees	407 Cords	1,221 Tons

Due to variations associated with sampling, utilization standards, and scaling practices, the above tree counts and timber volumes advertised in this notice cannot be guaranteed. Pine sawtimber averages 15 inches DBH and 158 BF/tree.

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 **"Price Trail 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 3, 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 —

Price Trail Tract Land Sale

Listing #4413

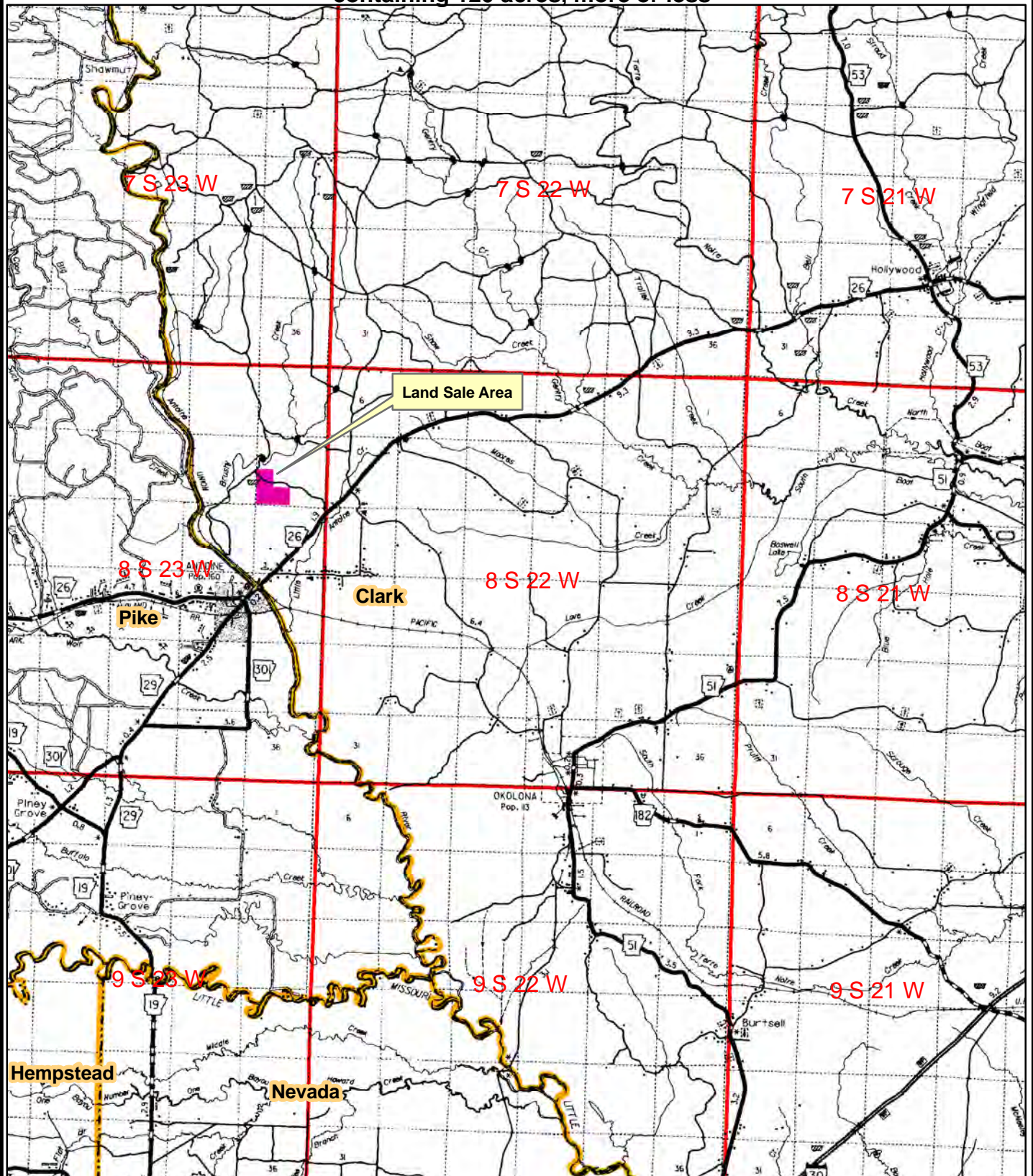
Bid Date: Friday, January 3, 2014 @ 3:00 P.M.

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 6, 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. Seller will convey one-half (½) 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 (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
"Price Trail Tract" - Listing #4413
NW¼ of SW¼, S½ of SW¼, Sec. 12, T8S, R23W, Clark County, Arkansas
containing 120 acres, more or less



0 0.5 1 2 3
Miles










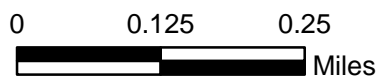
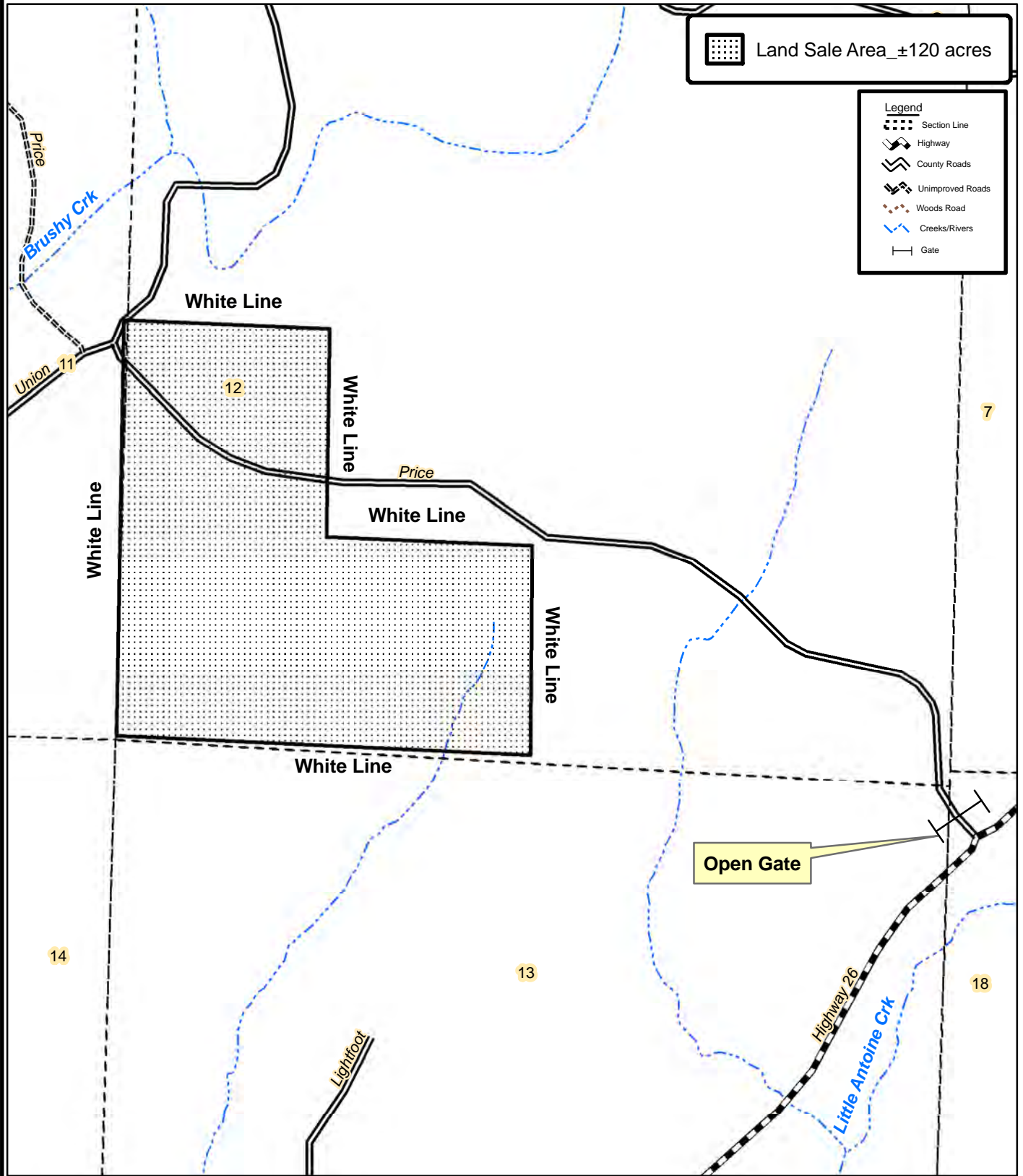
Created: November, 2013
Drawn By: JDT

NOTICE OF LAND SALE
"Price Trail Tract" - Listing #4413
NW¼ of SW¼, S½ of SW¼, Sec. 12, T8S, R23W, Clark County, Arkansas
containing 120 acres, more or less

 Land Sale Area_±120 acres

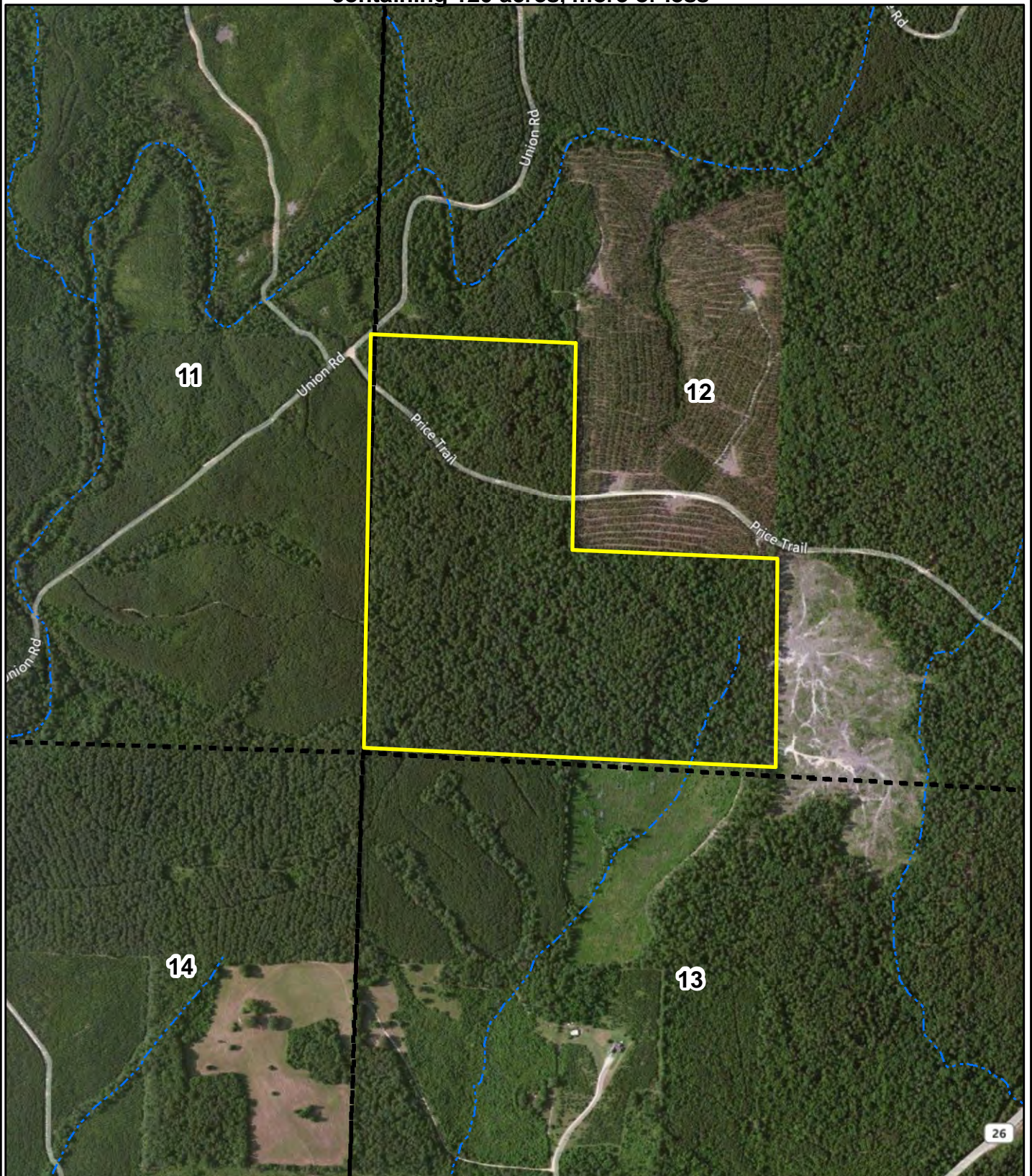
Legend

-  Section Line
-  Highway
-  County Roads
-  Unimproved Roads
-  Woods Road
-  Creeks/Rivers
-  Gate



Created: November, 2013
By: JDT

NOTICE OF LAND SALE
"Price Trail Tract" - Listing #4413
NW¼ of SW¼, S½ of SW¼, Sec. 12, T8S, R23W, Clark County, Arkansas
containing 120 acres, more or less

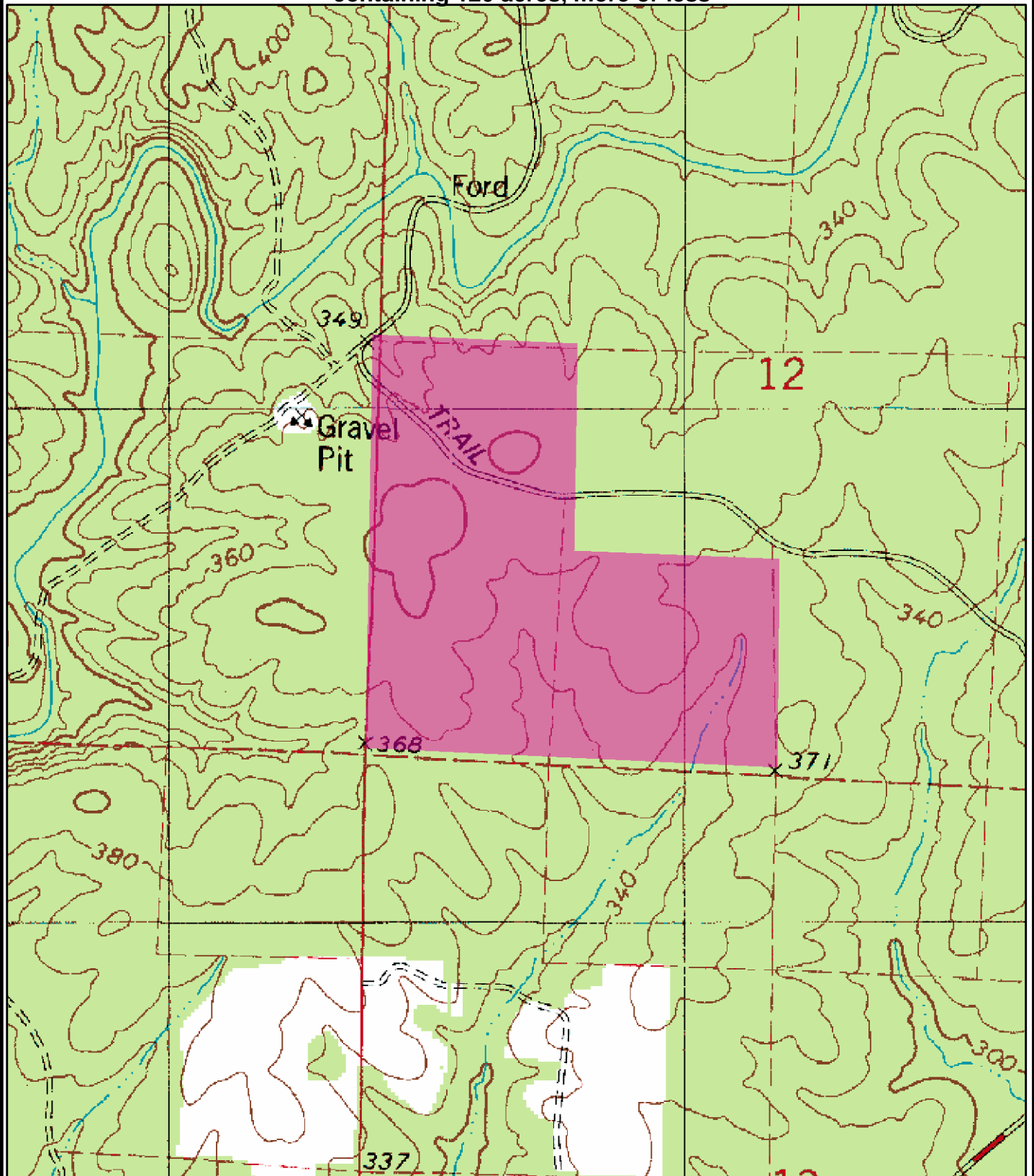


0 0.125 0.25
Miles



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

NOTICE OF LAND SALE
"Price Trail Tract" - Listing #4413
NW¼ of SW¼, S½ of SW¼, Sec. 12, T8S, R23W, Clark County, Arkansas
containing 120 acres, more or less



0 0.125 0.25
Miles



Created: November, 2013
Drawn By: JDT

Tract Name	Price Trail	Stand Number	1
Legal	Pt. Sec. 12, T8S, R23W	Acres	120.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	KFS PST Tons	Date Cruised	10-25-2012
		Percent Cruised	10.00%

Stand Data	
Average Vol/Acre	59.12
Average Vol/Tree	1.22
Average Vol/Log	0.44
Avg DBH	15.07

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	40	10	90	32	170	83	110	59	20	12							430	198
12	90	30	130	56	230	133	260	166	260	213	140	130					1,110	729
14	40	18	70	40	210	158	340	299	430	460	390	468	60	79			1,540	1,521
16	30	17	60	44	160	157	160	186	540	740	400	616	60	101			1,410	1,860
18	10	7	20	19	40	49	110	161	220	381	210	405	80	169			690	1,191
20			10	12	30	48	10	19	130	274	150	360	20	52			350	766
22			10	15	10	19			90	229	70	202	20	63			200	529
24									10	31	50	176					60	207
26											10	43					10	43
28											10	51					10	51
Totals	210	82	390	219	850	648	990	890	1,700	2,340	1,430	2,452	240	464			5,810	7,094

Stand Data	
Average Vol/Acre	0.42
Average Vol/Tree	0.84
Average Vol/Log	0.77
Avg DBH	16.67

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	20	11															20	11
16	20	14															20	14
18																		
20	10	11	10	15													20	26
Totals	50	36	10	15													60	50

Tract Name	Price Trail	Stand Number	1
Legal	Pt. Sec. 12, T8S, R23W	Acres	120.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	HH APA sawt	Date Cruised	10-25-2012
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	0.63
<u>Average Vol/Tree</u>	0.84
<u>Average Vol/Log</u>	0.72
<u>Avg DBH</u>	16.22

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	40	21															40	21
16	10	7	10	9													20	16
18	10	9															10	9
20			20	29													20	29
Totals	60	37	30	38													90	76

Stand Data	
<u>Average Vol/Acre</u>	0.42
<u>Average Vol/Tree</u>	1.02
<u>Average Vol/Log</u>	0.54
<u>Avg DBH</u>	16.00

Gum 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			10	6													10	6
16	10	6	10	8			10	12									30	27
18									10	18							10	18
Totals	10	6	20	15			10	12	10	18							50	51

Stand Data	
<u>Average Vol/Acre</u>	0.05
<u>Average Vol/Tree</u>	0.61
<u>Average Vol/Log</u>	0.41
<u>Avg DBH</u>	14.00

Misc. 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	10	6															10	6
Totals	10	6															10	6

Tract Name	Price Trail	Stand Number	1
Legal	Pt. Sec. 12, T8S, R23W	Acres	120.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	RGO PTons-Logs	Date Cruised	10-25-2012
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	8.41
<u>Average Vol/Tree</u>	0.27
<u>Average Vol/Log</u>	0.14
<u>Avg DBH</u>	8.09

Pine Pulpwood

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
6	720	59	350	39	90	13	40	7									1,200	117
8	100	13	250	45	480	110	380	107	180	60	20	8					1,410	342
10	10	2	30	8	160	55	270	115	330	167	110	64					910	411
12			10	4	20	10	40	24	60	43	20	17					150	97
14			10	5	10	7	10	8			10	11					40	31
16							10	11									10	11

Totals	830	74	650	100	760	194	750	271	570	270	160	100					3,720	1,009
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Stand Data	
<u>Average Vol/Acre</u>	10.17
<u>Average Vol/Tree</u>	0.30
<u>Average Vol/Log</u>	0.20
<u>Avg DBH</u>	9.29

Hardwood Pulpwood

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
6	350	32	60	7													410	40
8	940	134	450	90	220	57	50	16									1,660	296
10	310	64	330	98	350	136	200	95	40	23							1,230	416
12	100	29	110	46	210	115	130	88	30	24							580	301
14	30	11	10	6	50	37	20	18	10	11	10	13					130	95
16					20	19			20	28	10	16					50	64
18			10	9													10	9

Totals	1,730	270	970	256	850	362	400	217	100	86	20	29					4,070	1,221
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OFFER FORM

Price Trail Tract Land Sale

Listing #4413

BID DATE: FRIDAY, JANUARY 3, 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. **Price Trail Tract Land Sale Notice**. I submit an offer for the purchase of the tract further described as: NW¼ of SW¼, S½ of SW¼, Section 12, Township 8 South, Range 23 West, containing a total of 120 acres, more or less, Clark County, Arkansas (see attached maps).

My offer will remain valid through 3:00 P.M., Monday, January 6, 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 more formal 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, January 3, 2014)**
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

PRICE TRAIL TRACT (Listing #4413: 120 acres, more or less): \$_____

Date: _____

Bidder: _____ Fax No.: _____
Printed

Bidder: _____ Phone No.: _____
Signed

Company: _____

Address: _____
Street City, State, Zip

E-mail: _____

