

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

**Listing
#4404**

NOTICE OF LAND SALE

DeLamar Tract

Bid Date: Friday, July 26, 2013 @ 3:00 P. M.

-29 Acres with Highway and County Road frontage-

Kingwood Forestry Services, Inc. has been authorized to manage the sale of 29 acres, more or less, in Dallas County, Arkansas.

Location: Part of NE $\frac{1}{4}$ of SE $\frac{1}{4}$, lying South of County Road 304, Section 15, Township 8 South, Range 17 West, containing 29 acres, more or less, Dallas County, Arkansas. (See attached maps.)

Tract Description: The DeLamar Tract (Listing #4404) is located approximately fifteen (15) miles east of Arkadelphia. Located in the heart of Dallas County deer and turkey hunting, this tract has potential for several uses. Access is frontage on Arkansas Highway 8 and Dallas County Road 304 (Horseshoe Loop). Electricity is available and the property is well-suited to rural home site or hunting cabin. Timber was harvested in 2011 and the land is ready for site preparation and replanting. Based on NRCS data, soils are fine sandy loams, with average site index for loblolly pine approximately 80 feet (fifty year base). Gently rolling terrain. Please visit our website at www.kingwoodforestry.com to view maps and photographs.

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 “**DeLamar Tract Land Sale (Listing #4404)**” 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 **3:00 P.M. Friday, July 26, 2013** at the Kingwood Forestry office at #4 Executive Circle, Arkadelphia, Arkansas. On mailed offers please call our office prior to bid opening to confirm receipt of offer. Buyer 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 offers will be accepted.** Anyone submitting an offer for the purchase of the property will be provided a summary of bid results.

— Continued on back of this page —

NOTICE OF LAND SALE

DELAMAR TRACT

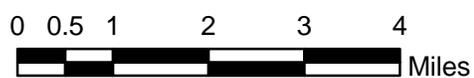
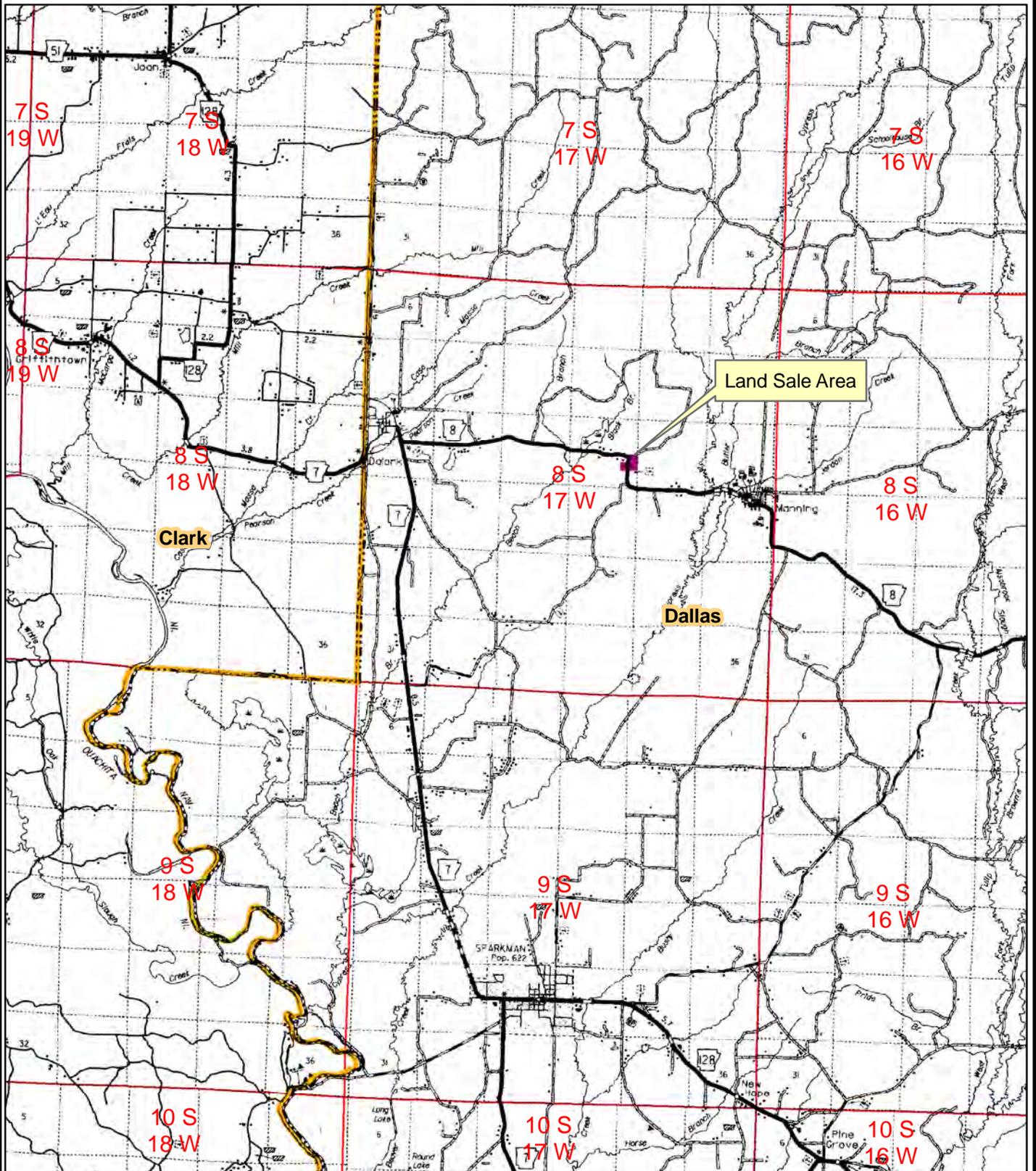
Bid Date: Friday, July 26, 2013 @ 3:00 P. M.

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, July 29, 2013. Successful bidder will be notified at 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 and landowner within seven 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 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. Owner will not provide survey. Offer price is for the entire tract, regardless of acreage.
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 any mineral rights held by surface owner 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. If prospective buyers or their agents wish to inspect the property, such property inspections shall be conducted 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.

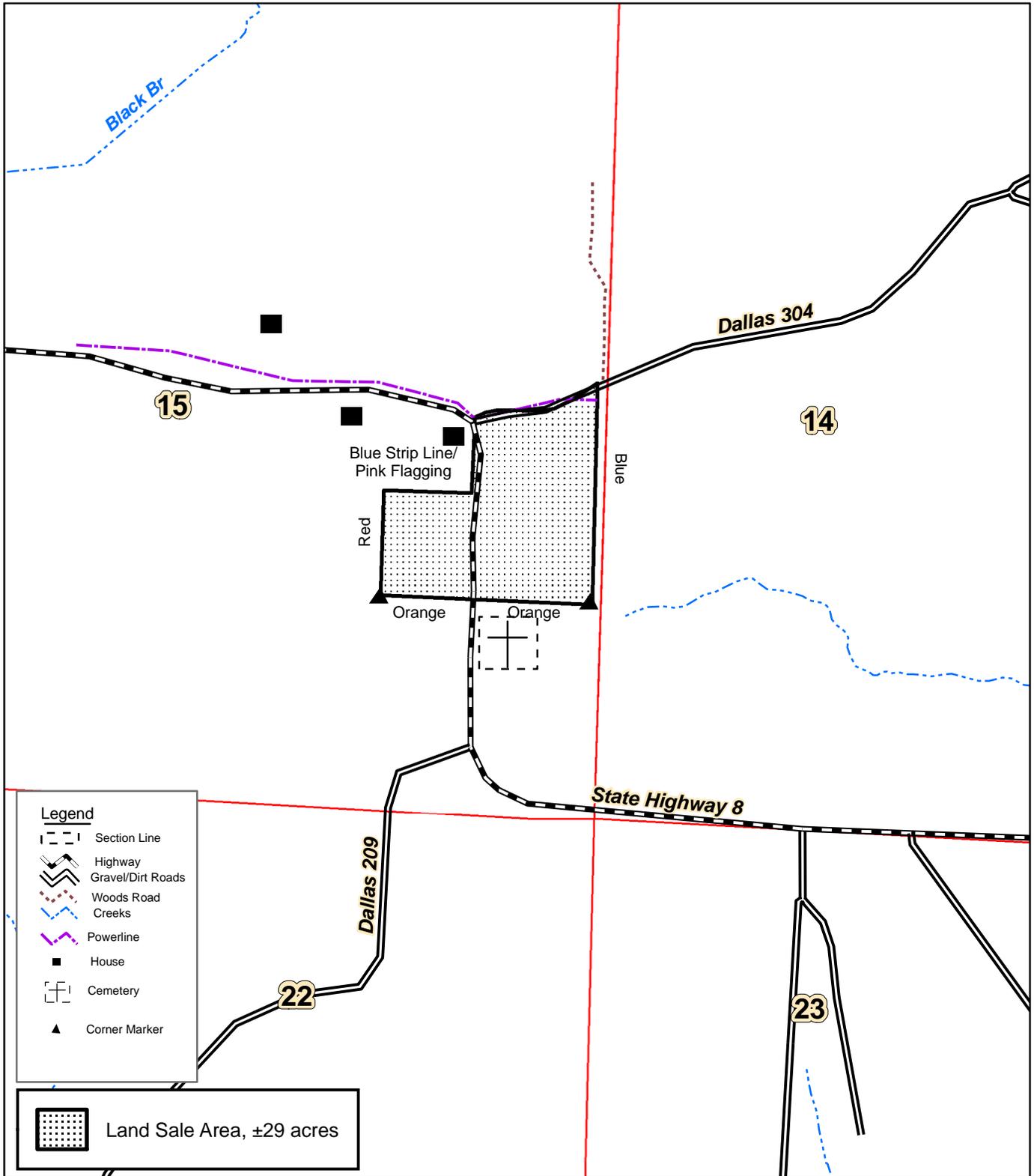


NOTICE OF LAND SALE
"Delamar Tract" - Listing #4404
Pt. of Section 15, T8S, R17W, Dallas County, Arkansas
containing 29 acres more or less



Created: July, 2013
Drawn By: JDT

NOTICE OF LAND SALE
 "Delamar Tract" - Listing #4404
 Pt. of Section 15, T8S, R17W, Dallas County, Arkansas
 containing 29 acres more or less



- Legend**
- Section Line
 - Highway
 - Gravel/Dirt Roads
 - Woods Road
 - Creeks
 - Powerline
 - House
 - Cemetery
 - Corner Marker

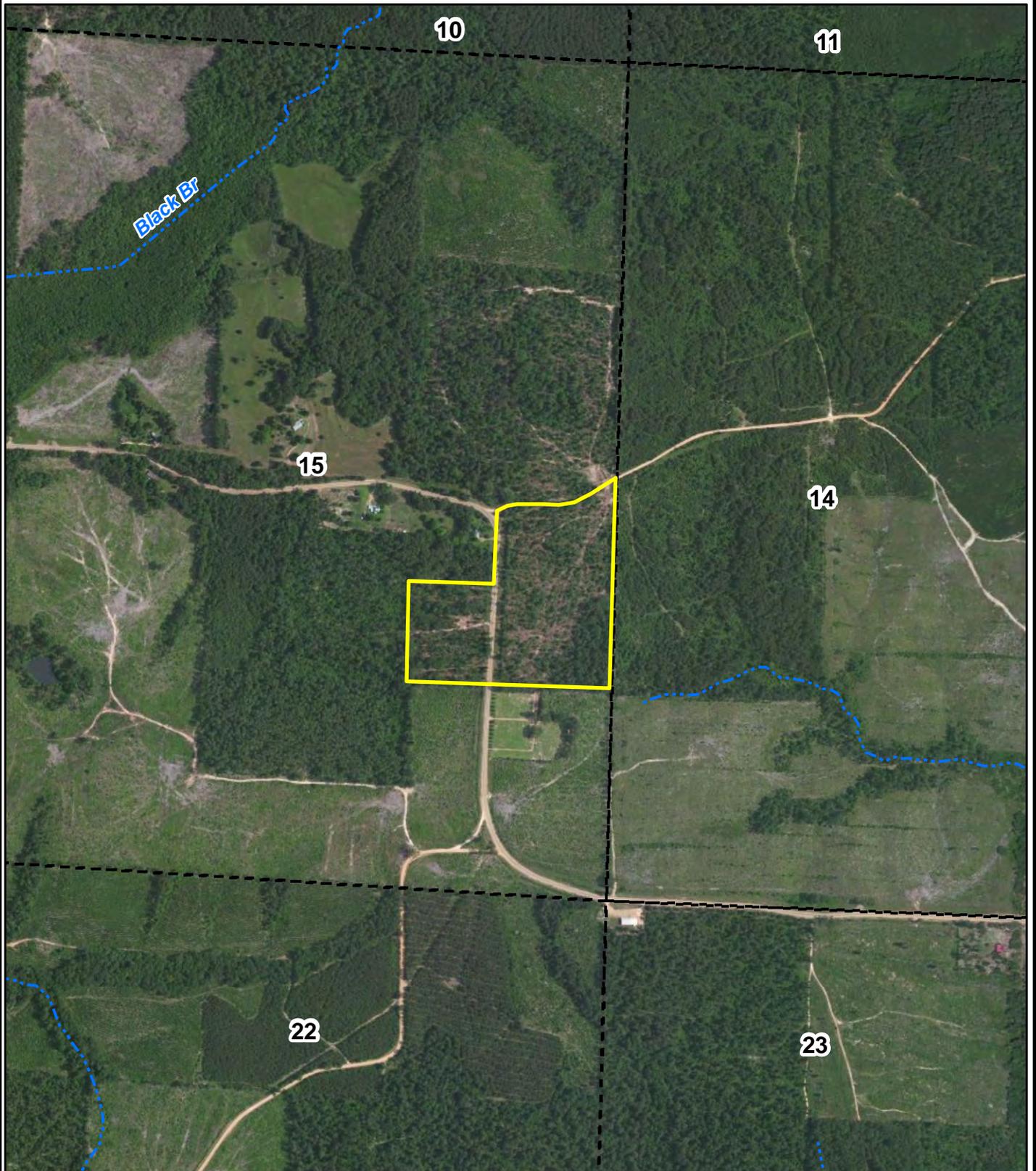
Land Sale Area, ±29 acres



Created: July, 2013
 By: JDT

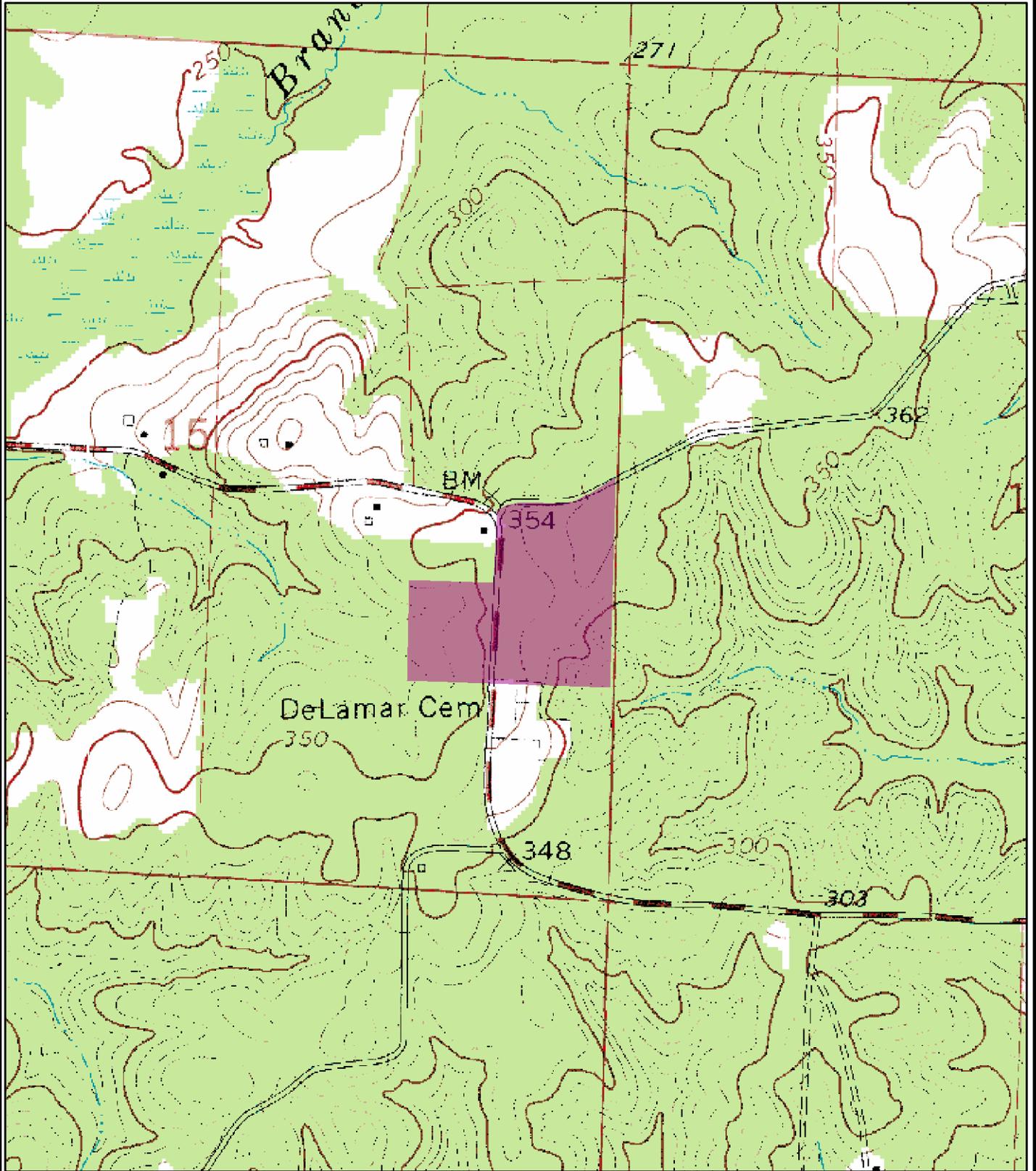


NOTICE OF LAND SALE
"Delamar Tract" - Listing #4404
Pt. of Section 15, T8S, R17W, Dallas County, Arkansas
containing 29 acres more or less



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

NOTICE OF LAND SALE
"Delamar Tract" - Listing #4404
Pt. of Section 15, T8S, R17W, Dallas County, Arkansas
containing 29 acres more or less



Created: July, 2013
Drawn By: JDT

OFFER FORM
DELAMAR TRACT LAND SALE

Bid Date: Friday, July 26, 2013 @ 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. **DeLamar Tract Land Sale Notice**. I submit the following as an offer for the purchase of the following tract further described as: Part of NE¹/₄ of SE¹/₄, Section 15, Township 8 South, Range 17 West, containing 29 acres, more or less, in Dallas County, Arkansas.

My offer will remain valid through 3:00 P.M., Monday, July 29, 2013. 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 business days with earnest money in the amount of 10% of purchase price. Closing is expected to be held within thirty 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, July 26, 2013)**
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

DeLamar Tract (Listing #4404) (29 Acres, more or less): \$ _____

Date: _____

Bidder: _____
Printed

Fax No.: _____

Bidder: _____
Signed

Phone No.: _____

Address: _____
Street City, State, Zip

E-mail: _____

