

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
#4400**

NOTICE OF LAND SALE

Matthews & Wright Tract

Bid Date: Friday, June 21, 2013 @ 3:00 P. M.

-Pine Plantations in Dallas County, Arkansas-

Kingwood Forestry Services, Inc. has been authorized to manage the sale of 120 acres, more or less, in Dallas County, Arkansas.

Location: N $\frac{1}{2}$ of SW $\frac{1}{4}$, SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 5, Township 8 South, Range 14 West, containing 120 acres, more or less, in Dallas County, Arkansas.

Tract Description: The Matthews & Wright Tract (Listing #4400) is located approximately two (2) miles south of Carthage. Timber includes 40 acres of well stocked pine sawtimber and pulpwood, which is ready for thinning, and 80 acres of a 2001 pine plantation that should be merchantable in the next few years. Access is via woods roads from Bypass Road and Adair Road. Average soil site index for loblolly pine is approximately 85 feet on a fifty year base. Please visit our website at www.kingwoodforestry.com to view maps and photographs.

Merchantable Timber: An inventory of merchantable timber on northern 40 acres was performed with one point per two acres, cruise lines running East and West, with 10 basal area factor prism. Based on an inventory conducted by Kingwood Forestry Services in April, 2013, estimated tree counts and volumes on the "North 40" are as follows:

Pine Sawtimber	2,269 Trees	195,600 Board Feet	1,885 Tons
Pine Chip N Saw	953 Trees		481 Tons
Pine Pulpwood	4,261 Trees		1,021 Tons
Hardwood Pulpwood	73 Trees		15 Tons

Due to variations in cruising methods, utilization standards and scaling practices, tree counts and volume estimates cannot be guaranteed. Volume tables in tons are included; 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 & Wright Tract Land Sale (Listing #4400)**" 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, June 21, 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.

NOTICE OF LAND SALE

MATTHEWS & WRIGHT TRACT

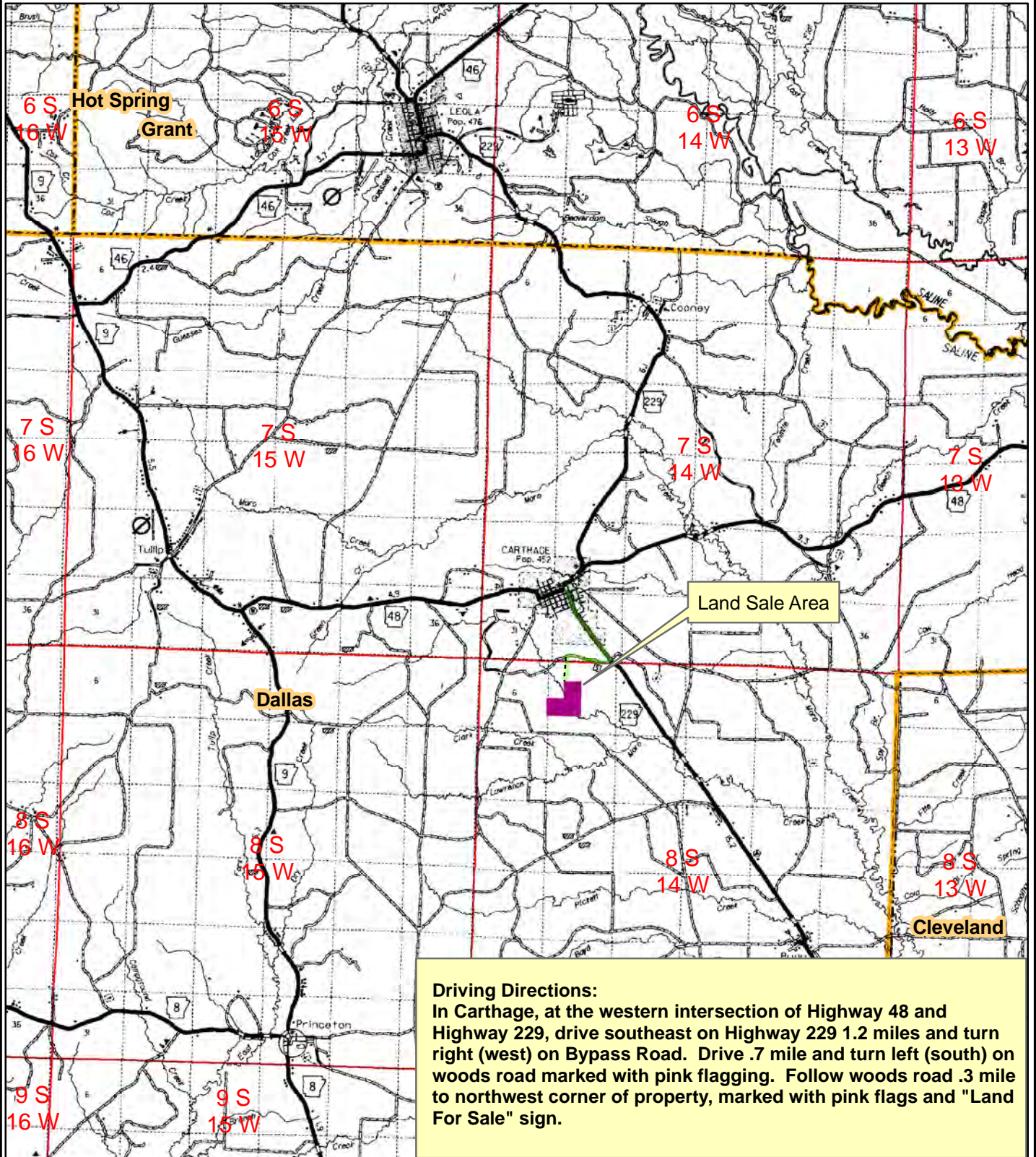
Bid Date: Friday, June 21, 2013 @ 3:00 P. M.

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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., Tuesday, June 25, 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. Mineral rights are previously reserved and will not convey.
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
"Matthews & Wright Tract" - Listing #4400
 N½ of SW¼, SE¼ of NW¼, Sec. 5, T8S, R14W, Dallas County, Arkansas
 Containing 120 acres, more or less



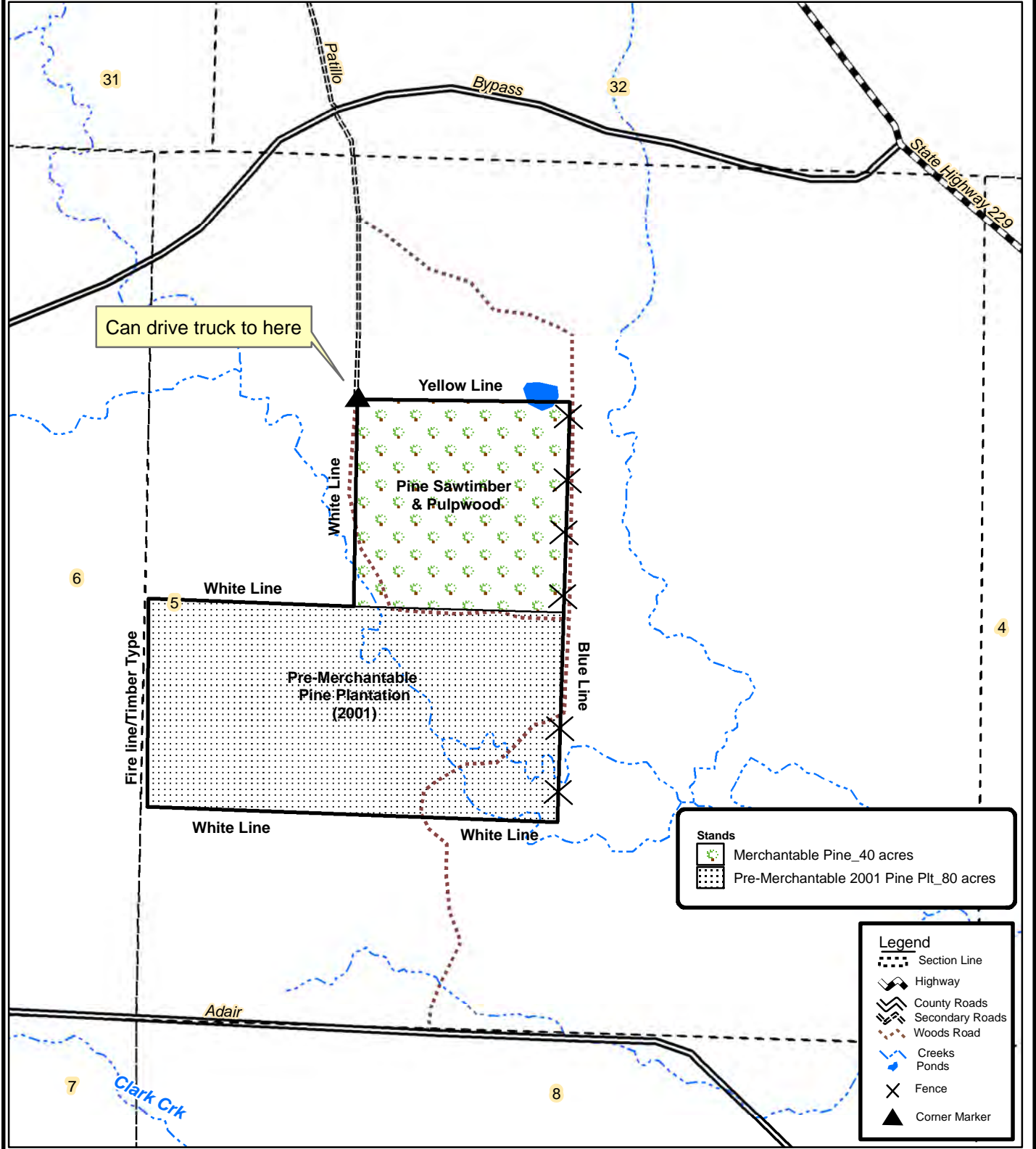
Driving Directions:
 In Carthage, at the western intersection of Highway 48 and Highway 229, drive southeast on Highway 229 1.2 miles and turn right (west) on Bypass Road. Drive .7 mile and turn left (south) on woods road marked with pink flagging. Follow woods road .3 mile to northwest corner of property, marked with pink flags and "Land For Sale" sign.





Created: May, 2013
 Drawn By: JDT












NOTICE OF LAND SALE
 "Matthews & Wright Tract" - Listing #4400
 N½ of SW¼, SE¼ of NW¼, Sec. 5, T8S, R14W, Dallas County, Arkansas
 Containing 120 acres, more or less

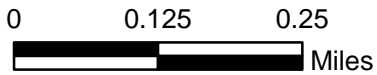


Stands

-  Merchantable Pine_40 acres
-  Pre-Merchantable 2001 Pine Plt_80 acres

Legend

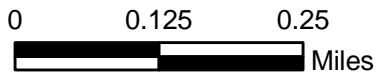
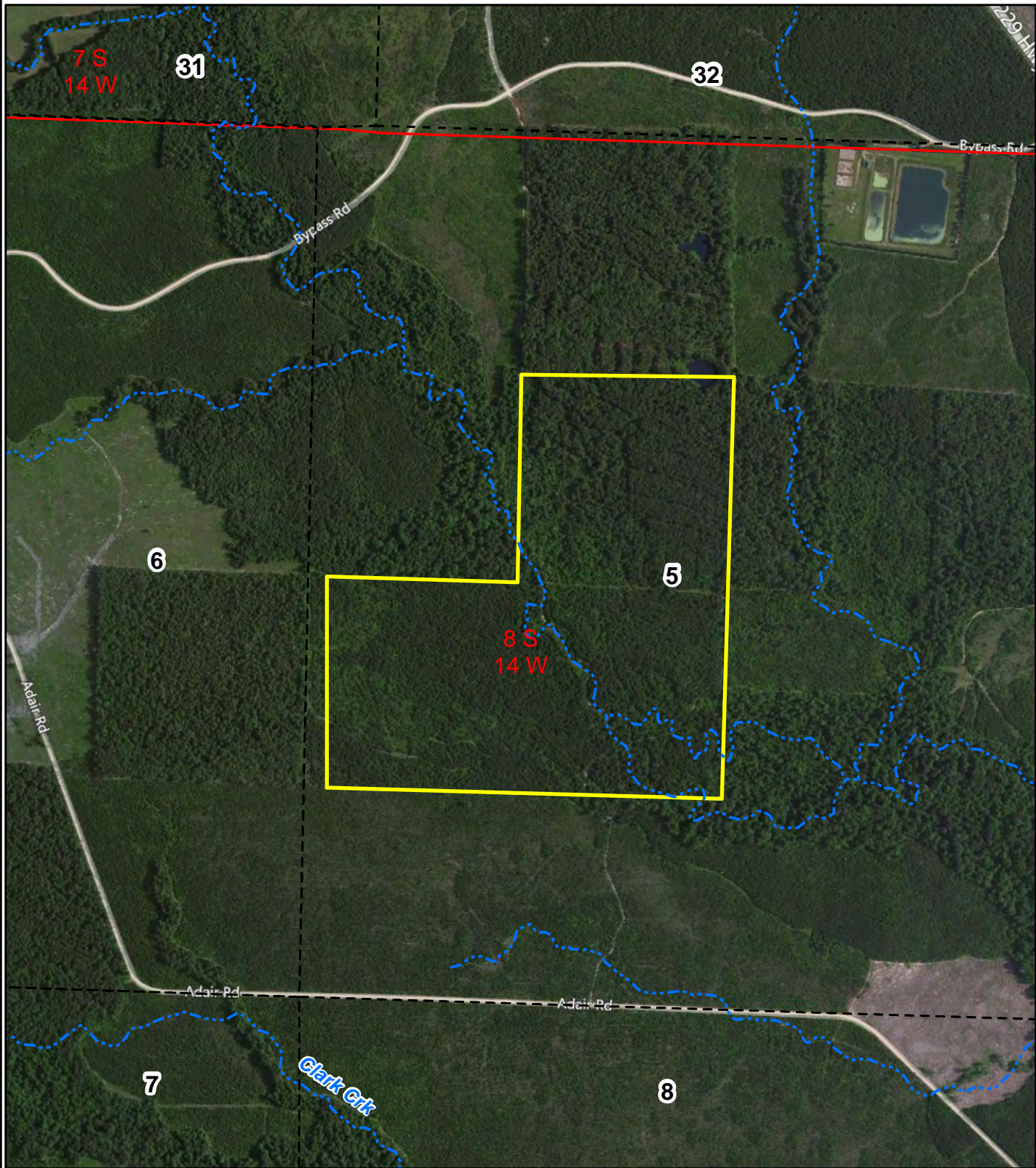
-  Section Line
-  Highway
-  County Roads
-  Secondary Roads
-  Woods Road
-  Creeks
-  Ponds
-  Fence
-  Corner Marker



Created: May, 2013
 By: JDT

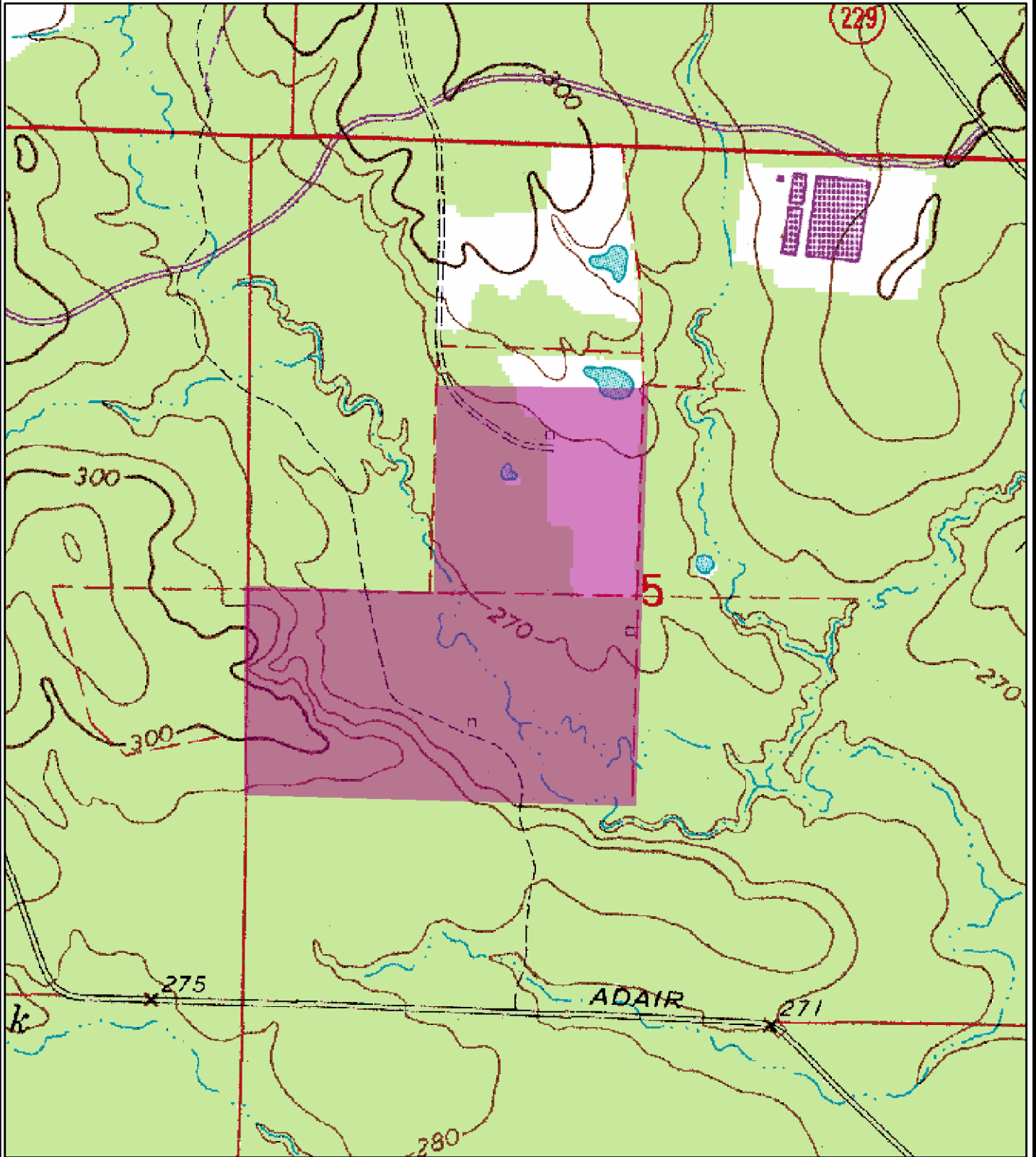


NOTICE OF LAND SALE
"Matthews & Wright Tract" - Listing #4400
N½ of SW¼, SE¼ of NW¼, Sec. 5, T8S, R14W, Dallas County, Arkansas
Containing 120 acres, more or less



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

NOTICE OF LAND SALE
"Matthews & Wright Tract" - Listing #4400
N½ of SW¼, SE¼ of NW¼, Sec. 5, T8S, R14W, Dallas County, Arkansas
Containing 120 acres, more or less



0 0.125 0.25
Miles



Created: April, 2013
Drawn By: JDT

Matthews & Wright Tract Land Sale (Listing #4400) – North 40 Timber

Tract Name	Matthews & Wright	Stand Number	1
Legal	Pt. Sec. 5, T8S, R14W	Acres	40.0
County	Dallas	State	AR
Cruised By	JDT	Sample Method	10 BAF
Form Class	KFS PST Tons	Date Cruised	4/26/13
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	47.12
<u>Average Vol/Tree</u>	0.83
<u>Average Vol/Log</u>	0.33
<u>Avg DBH</u>	13.19

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
12	25	8	76	33	204	118	458	293	407	334	51	47					1,222	834
14			150	85	94	70	168	148	355	380	37	45					804	729
16			29	21			57	66	86	118	29	44					201	250
18					11	14			23	39							34	53
20																		
22									8	19							8	19
Totals	25	8	255	139	309	202	684	508	879	891	117	136					2,269	1,885

Stand Data	
<u>Average Vol/Acre</u>	12.03
<u>Average Vol/Tree</u>	0.50
<u>Average Vol/Log</u>	0.22
<u>Avg DBH</u>	10.00

Pine Chip N Saw

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	73	19	183	66	73	36	330	178	293	182							953	481
Totals	73	19	183	66	73	36	330	178	293	182							953	481

Matthews & Wright Tract Land Sale (Listing #4400) – North 40 Timber

Tract Name	Matthews & Wright	Stand Number	1
Legal	Pt. Sec. 5, T8S, R14W	Acres	40.0
County	Dallas	State	AR
Cruised By	JDT	Sample Method	10 BAF
		Date Cruised	4/26/13

Pine Pulpwood

RGO PTons-Logs

Stand Data

<u>Average Vol/Acre</u>	25.5
<u>Average Vol/Tree</u>	0.24
<u>Average Vol/Log</u>	0.12
<u>Avg DBH</u>	7.65

DBH	Trees	Tons
6	1,833	203.3
8	1,375	348.2
10	1,027	460.4
12	25	9.4
Total	4,261	1,021.3

Hardwood Pulpwood

RGO HTons-Logs

Stand Data

<u>Average Vol/Acre</u>	0.4
<u>Average Vol/Tree</u>	0.21
<u>Average Vol/Log</u>	0.21
<u>Avg DBH</u>	10.00

DBH	Trees	Tons
10	73	15.2
Total	73	15.2

OFFER FORM
MATTHEWS & WRIGHT TRACT LAND SALE
Bid Date: Friday, June 21, 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. **Matthews & Wright Tract Land Sale Notice**. I submit the following as an offer for the purchase of the following tract further described as: N½ of SW¼, SE¼ of NW¼, Section 5, Township 8 South, Range 14 West, containing 120 acres, more or less, in Dallas County, Arkansas.

My offer will remain valid through 3:00 P.M., Tuesday, June 25, 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, June 21, 2013)**
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

Matthews & Wright Tract (Listing #4400) (120 Acres, more or less): \$ _____

Date: _____

Bidder: _____
Printed

Fax No.: _____

Bidder: _____
Signed

Phone No.: _____

Address: _____
Street City, State, Zip

E-mail: _____

