

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

**Listing
#4398**

NOTICE OF LAND AND / OR TIMBER SALE

Mathis Tract

Bid Date: Friday, May 31, 2013 @ 3:00 P. M.

-Good Quality Hardwood Sawtimber Near Hollywood, Arkansas-

Kingwood Forestry Services, Inc. has been authorized to manage the sale of a tract of land and/or timber containing 54 acres, more or less, in Clark County, Arkansas. **Bids may be submitted for timber only, land only, or land and timber combined.**

Location: The Mathis tract is located approximately five miles west of Hollywood (see attached maps). See legal description at bottom of next page.

Tract Description: Access to the Mathis tract is woods roads from gravel Halfway Cemetery Road. Timber consists of mature native hardwood and pine. Trailer Creek crosses eastern part of the tract. Terrain is gently rolling. Average site index for loblolly pine is approximately 87 feet on a fifty-year base. Great property for deer and squirrel hunting. Tract also offers potential for immediate timber income. Visit our website at www.kingwoodforestry.com to view maps and photos.

Merchantable Timber: Kingwood Forestry conducted a 100% marked tally of all merchantable sawtimber, which has been spotted once with blue paint at eye level or above. A 5% inventory of pulpwood was performed with one 1/10th acre plot per two acres, cruise lines running east and west. There are two creeks located on tract, so harvestable timber acres and timber volumes may change if SMZs (streamside management zones) are established. Based on the marked tally and cruise conducted by Kingwood Forestry Services in April, 2013, estimated tree counts and volumes are as follows:

Pine Sawtimber	350 Trees	46,200 Board Feet	364 Tons
Red Oak Sawtimber	409 Trees	64,700 Board Feet	546 Tons
White Oak Sawtimber	85 Trees	12,800 Board Feet	107 Tons
Gum and Misc. Sawtimber	359 Trees	39,700 Board Feet	313 Tons
Pine Pulpwood	270 Trees		73 Tons
Hardwood Pulpwood	2,118 Trees		971 Tons

Due to variations in utilization standards and scaling practices, volumes cannot be guaranteed. Marked sawtimber tree count, however, is guaranteed to be accurate. Volume tables in tons are included; Board Feet tables are available upon request.

Method of Sale: Lump sum bids may be submitted for timber only, land only, or land and timber combined. An offer form is attached. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Mathis Tract (Listing #4398) Land Sale**" clearly marked in the lower left corner of the envelope to protect security of the offer. Bids will be opened at **3:00 P.M., Friday, May 31, 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. 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.

NOTICE OF LAND SALE
Mathis Tract (Listing #4398) – Clark County, Arkansas
Bid Date: Friday, May 31, 2013 @ 3:00 P.M.

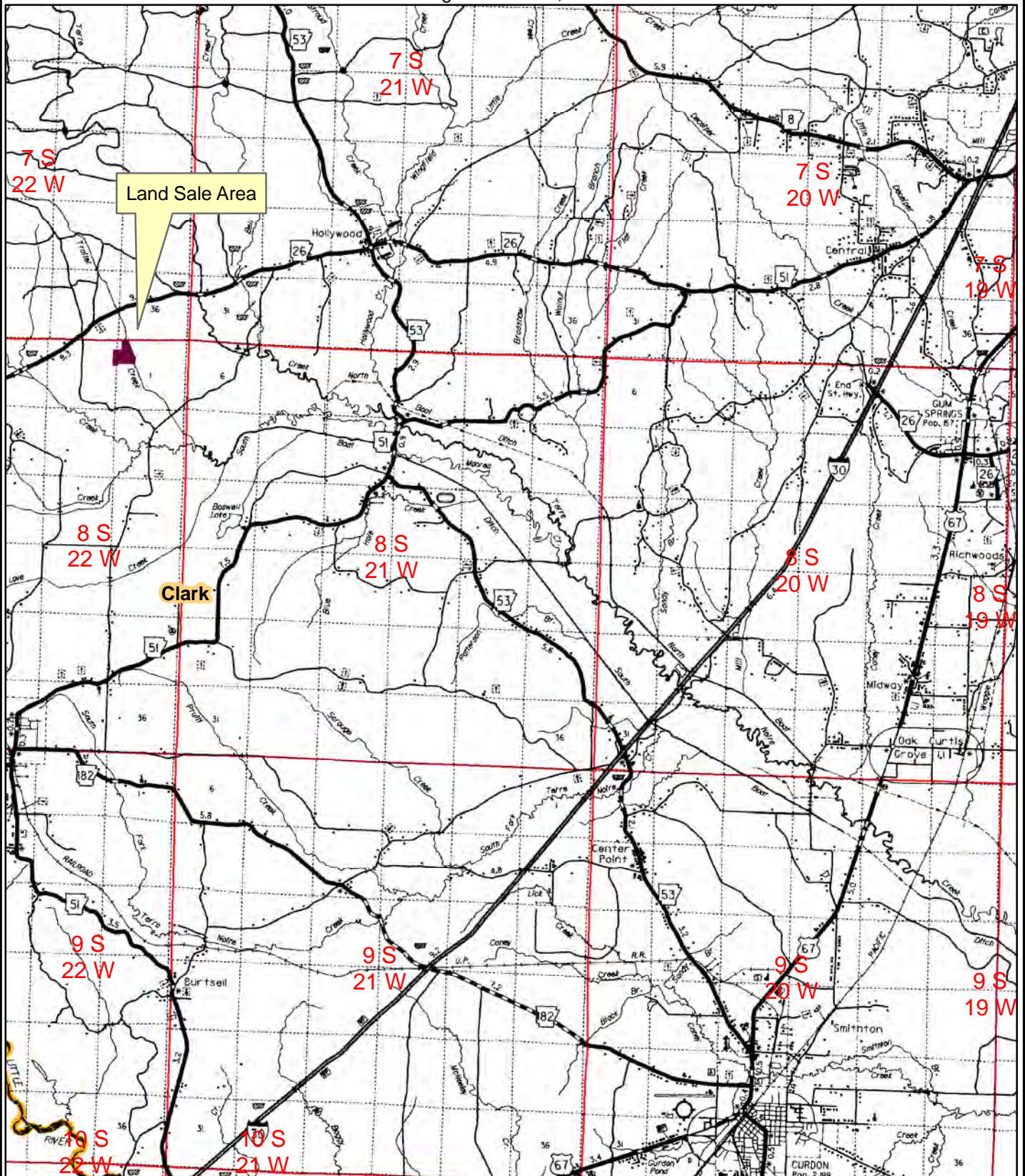
Conditions of Sale:

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., Tuesday, June 4, 2013. Successful bidder(s) will be notified at 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 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 days of offer acceptance.
4. Upon acceptance of an offer for timber, a Forest Products Sale Contract / Timber Deed, allowing buyer until November 1, 2014 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 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.
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. Any mineral rights held by owner will be conveyed without warranty.
7. Conveyance of timber will be by conventional Forest Products Sale Contract providing eighteen (18) 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 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.
9. Local title company will conduct the closing with buyer and seller each paying one-half of fees associated with closing services.
10. 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.
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.

Legal Description:

Starting at the northwest corner of the NW¼ of NW¼, Section 1, Township 8 South, Range 22 West and running thence east 220 feet to the point of beginning, running thence east 485.64 feet, running thence southeast 1,464.37 feet to the southwest corner of the NE¼ of the NW¼, Section 1, Township 8 South, Range 22 West, running thence south 495 feet, running thence west 1,322.64 feet, running thence south 143.88 feet, running thence west 440 feet, running thence north 1,320 feet, running thence east 660 feet, running thence north 660 feet to the point of beginning, containing a total of 54 acres, more or less.

NOTICE OF LAND and/or TIMBER SALE
"Mathis Tract" - Listing #4398
Pt. Sec. 1 & 2, T8S, R22W, Clark County, Arkansas
Containing 54.42 acres, more or less



0 0.5 1 2 3
Miles



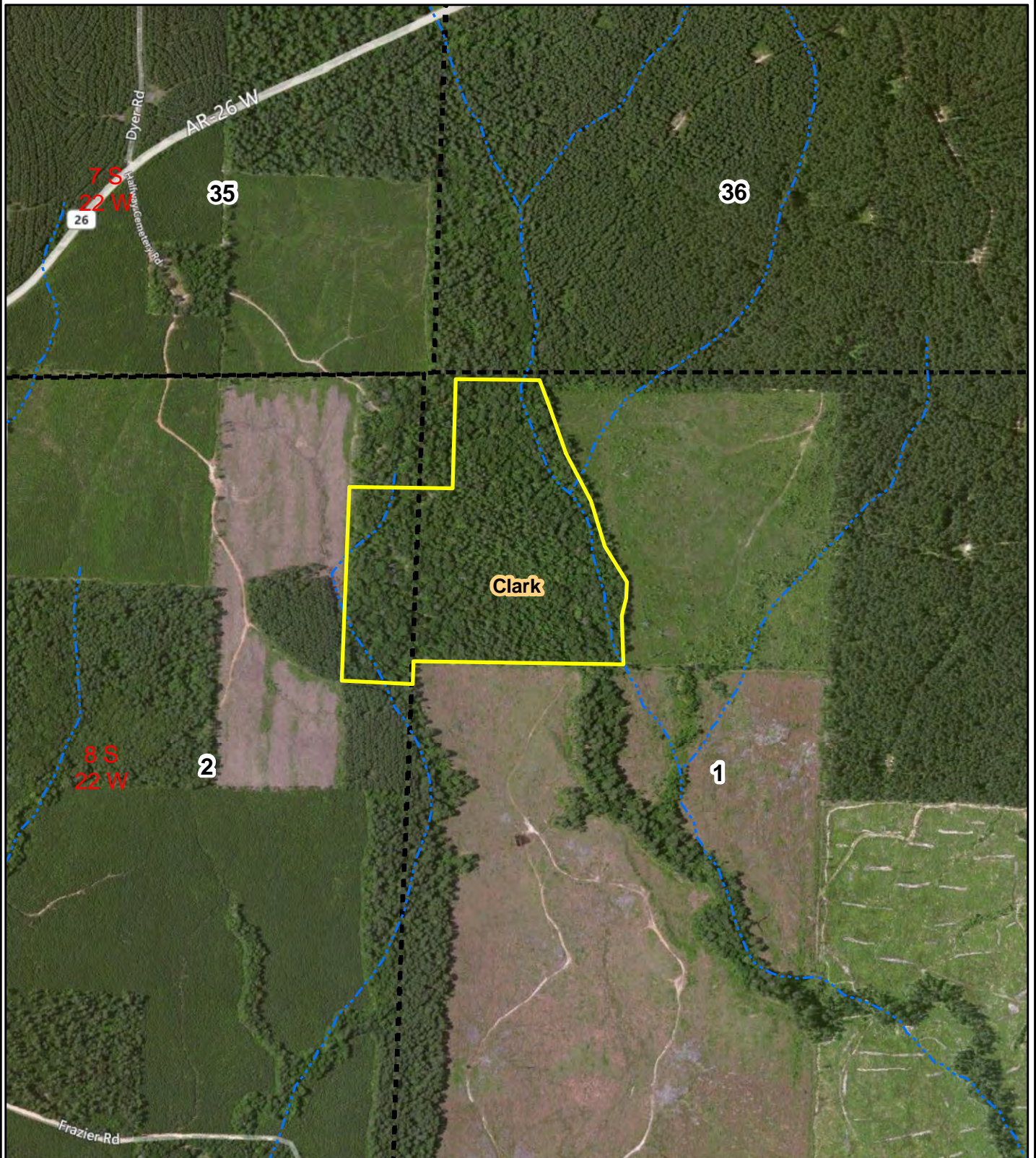
Created: April, 2013
Drawn By: JDT

The map displays the Frazier area, including the land sale area (±54.42 acres) and various roads and timber types. The land sale area is shaded in light blue and labeled 'Land Sale Area, ±54.42 acres'. Roads shown include Highway 26, Highway 35, and Frazier. Timber types include Purple Paint/Timber Type, Pink Flags/Wooden Stakes, Blue Line, Yellow Line/Timber Type, and White/Purple Line. A legend in the bottom left corner defines symbols for Section Line, Highway, County Roads, Secondary Roads, Woods Road, Creeks, Fence, Cable, and Cemetery. A yellow box labeled 'Unlocked Cable' points to a specific location on the map.



Created: April, 2013
By: JDT

NOTICE OF LAND and/or TIMBER SALE
"Mathis Tract" - Listing #4398
Pt. Sec. 1 & 2, T8S, R22W, Clark County, Arkansas
Containing 54.42 acres, more or less

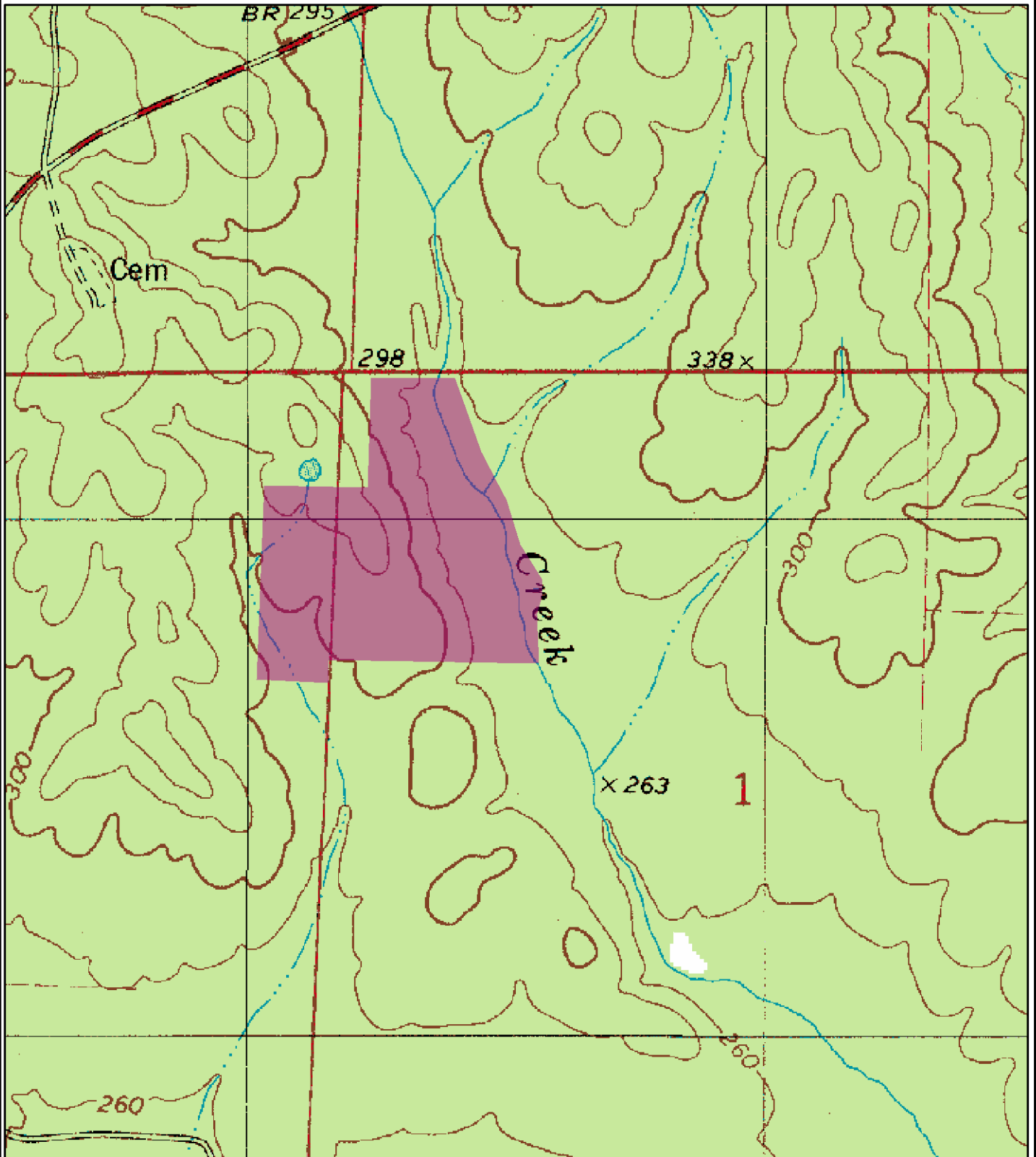


0 0.125 0.25
Miles



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

NOTICE OF LAND and/or TIMBER SALE
"Mathis Tract" - Listing #4398
Pt. Sec. 1 & 2, T8S, R22W, Clark County, Arkansas
Containing 54.42 acres, more or less



0 0.125 0.25
Miles



Created: April, 2013
Drawn By: JDT

MATHIS TRACT (LISTING #4398)

Tract Name		Stand Number	1
Legal	Pt. Sec. 1 & 2, T8S, R22W	Acres	54.4
County	Clark	State	AR
Cruised By	JDT	Sample Method	100% Tally
Form Class	KFS PST Tons	Date Cruised	4/10/2013
		Percent Cruised	

Stand Data	
Average Vol/Acre	6.69
Average Vol/Tree	1.04
Average Vol/Log	0.42
Avg DBH	14.43

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	3	1	22	8	26	13	14	8	2	1							67	30
12	4	1	7	3	14	8	17	11	6	5							48	28
14	2	1	5	3	15	11	26	23	24	26							72	64
16	2	1	3	2	8	8	31	36	52	71	4	6	2	3			102	128
18					4	5	11	16	22	38	4	8					41	67
20					2	3	4	8	5	11	1	2					12	24
22									5	13							5	13
24									1	3							1	3
26									2	8							2	8
Totals	11	4	37	16	69	48	103	101	119	175	9	16	2	3			350	364

Stand Data	
Average Vol/Acre	10.04
Average Vol/Tree	1.34
Average Vol/Log	0.78
Avg DBH	17.92

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	38	20	31	22	6	5	3	3									78	50
16	32	22	39	36	26	30	8	11	3	5	1	2					109	105
18	10	9	36	42	20	29	15	25	5	10	1	2	1	2			88	120
20	5	5	22	32	27	48	8	17	3	7	2	5					67	115
22	3	4	9	16	18	39	8	20	1	3							39	82
24	4	6	5	11	3	8	1	3	3	10							16	38
26			2	5	4	12											6	17
28	1	2			3	11											4	13
30	1	2	1	3													2	6
Totals	94	72	145	167	107	181	43	79	15	36	4	9	1	2			409	546

MATHIS TRACT (LISTING #4398)

Tract Name		Stand Number	1
Legal	Pt. Sec. 1 & 2, T8S, R22W	Acres	54.4
County	Clark	State	AR
Cruised By	JDT	Sample Method	100% Tally
Form Class	HH APA sawt	Date Cruised	4/10/2013
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	1.96
<u>Average Vol/Tree</u>	1.26
<u>Average Vol/Log</u>	0.85
<u>Avg DBH</u>	18.26

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	10	5	4	3	2	2											16	10
16	7	5	10	9													17	14
18	5	4	7	8	6	9											18	21
20	3	3	8	12	7	13	1	2									19	30
22	2	3	3	5	1	2	2	5									8	15
24	1	2	1	2	1	3	1	3									4	9
26	1	2	1	2													2	4
28			1	3													1	3
Totals	29	24	35	45	17	28	4	10									85	107

Stand Data	
<u>Average Vol/Acre</u>	4.07
<u>Average Vol/Tree</u>	0.91
<u>Average Vol/Log</u>	0.54
<u>Avg DBH</u>	15.93

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	15	7	56	36	11	9	7	7	1	1							90	60
16	14	8	38	31	35	36	2	2	3	4	1	2					93	85
18	4	3	14	14	19	24	5	8	1	2							43	51
20	2	2	4	5	7	11											13	18
22			2	3			1	2									3	5
24							1	3									1	3
Totals	35	20	114	90	72	81	16	22	5	7	1	2					243	221

MATHIS TRACT (LISTING #4398)

Tract Name		Stand Number	1
Legal	Pt. Sec. 1 & 2, T8S, R22W	Acres	54.4
County	Clark	State	AR
Cruised By	JDT	Sample Method	100% Tally
Form Class	SHwds APA Saw	Date Cruised	4/10/2013
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	1.69
<u>Average Vol/Tree</u>	0.79
<u>Average Vol/Log</u>	0.58
<u>Avg DBH</u>	16.53

Misc. 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	17	8	13	8	2	2											32	17
16	21	12	19	15	6	6											46	33
18	8	6	12	12	4	5											24	22
20			2	2	3	4	2	3									7	10
22	2	2	1	1	2	4											5	7
24																		
26	2	3															2	3
Totals	50	30	47	38	17	20	2	3									116	92

Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	1.3
<u>Average Vol/Tree</u>	0.27
<u>Average Vol/Log</u>	0.14
<u>Avg DBH</u>	8.46

DBH	Trees	Tons
6	62	6.3
8	83	20.1
10	125	46.4
Total	270	72.8

Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	18.0
<u>Average Vol/Tree</u>	0.46
<u>Average Vol/Log</u>	0.26
<u>Avg DBH</u>	10.65

DBH	Trees	Tons
6	187	20.6
8	644	119.2
10	457	152.6
12	353	214.2
14	249	186.3
16	125	108.7
18	42	55.6
20	62	113.8
Total	2,118	971.0

MATHIS TRACT (LISTING #4398) – CLARK COUNTY

Bid Date: Friday, May 31, 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. notice for Mathis Tract (**Listing #4398**) Land Sale. I submit the following as offer(s) for the purchase of the following tract of timber, or land, or land and timber combined, located in Clark County, Arkansas and further described as pt. Section 1, Township 8 South, Range 22 West, containing 54 acres, more or less, Clark County, Arkansas (complete legal in notice).

My offer(s) will remain valid through 3:00 p.m. Tuesday, June 4, 2013. 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, allowing buyer until November 1, 2014 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 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.

Send offer form to: Kingwood Forestry Services, Inc. (**Before 3:00 p.m. Friday, May 31, 2013**)
P. O. Box 65
Arkadelphia, AR 71923
Or fax to 870-246-3341

Timber Only: \$ _____
(All merchantable timber in designated sale area)

Land Only: \$ _____
(±54 acres, more or less, subject to timber deed)

Mathis Tract Land & Timber Combined: \$ _____
(±54 acres, more or less, land and timber)

Date: _____

Bidder: _____ Signature: _____
Printed Name

Company Name: _____

Phone #: _____ Fax #: _____

Address: _____
Street City, State, Zip

Email: _____