

P.O. Box 65  
No. 4 Executive Circle  
Arkadelphia, AR 71923  
(870)246-5757  
FAX 1-870-246-3341  
E-mail: [arkadelphia@kingwoodforestry.com](mailto: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

## NOTICE OF LAND SALE

**Listing #4361**

### “CRAIGTOWN 160 TRACT”

**Bid Date: Friday, December 14, 2012 @ 3:00 P. M.**

### —160 Acres with Quality Pine Sawtimber near Sparkman, Arkansas—

Kingwood Forestry Services, Inc. has been authorized to manage the sale of an outstanding timberland property containing 160 acres, more or less, in Dallas County, Arkansas.

**Location:** The “Craigtown 160 Tract” is located approximately five miles northeast of Sparkman, and is further described as E ½ of SE ¼, SW ¼ of SE ¼, Section 12 and NW¼ of NE¼, Section 13, Township 9 South, Range 17 West, containing a total of 160 acres, more or less, Dallas County, Arkansas. Please visit our website at [www.kingwoodforestry.com](http://www.kingwoodforestry.com) to view maps and photographs of listing #4361.

**Tract Description:** The Craigtown 160 Tract has woods road access from County Road 230. Timber consists of mature native pine sawtimber with advanced natural pine regeneration. Terrain is gently rolling to flat. Pine site index averages 85 feet (base age 50) on fine sandy loam and silt loam soils. The property offers immediate timber income, timberland management options, and excellent deer hunting.

**Merchantable Timber:** Based on the 5% inventory conducted by Kingwood Forestry Services in October, 2012, estimated tree counts and volumes are as follows:

Pine Sawtimber	2,520 Trees	564,100 Board Feet	3,899 Tons
Hardwood Sawtimber	160 Trees	22,500 Board Feet	188 Tons
Pine Pulpwood	5,580 Trees	319 Cords	854 Tons
Hardwood Pulpwood	820 Trees	99 Cords	297 Tons

Kingwood performed a fixed 1/10<sup>th</sup> acre plot cruise (one plot per 2 acres) on the tract in October, 2012. Four cruise lines ran north and south. 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 is of excellent quality, averaging 224 board feet per tree.

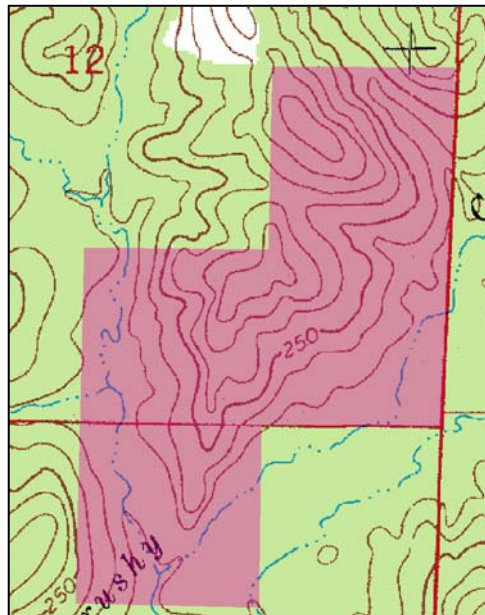
**Method of Sale:** The tract will be sold on the basis of lump sum sealed bids. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **“Craigtown Tract Land Sale”** clearly marked in the lower left corner of the envelope to protect security of 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, December 14, 2012.** 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 —

**“Craigtown 160 Tract” Land Sale**  
**Listing #4361**  
**Bid Date: Friday, December 14, 2012 @ 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., Wednesday, December 18, 2012. 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 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. 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-fourth (¼) of any owned mineral rights.
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 (½) of deed stamps.
6. A 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 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 at 870-246-5757.

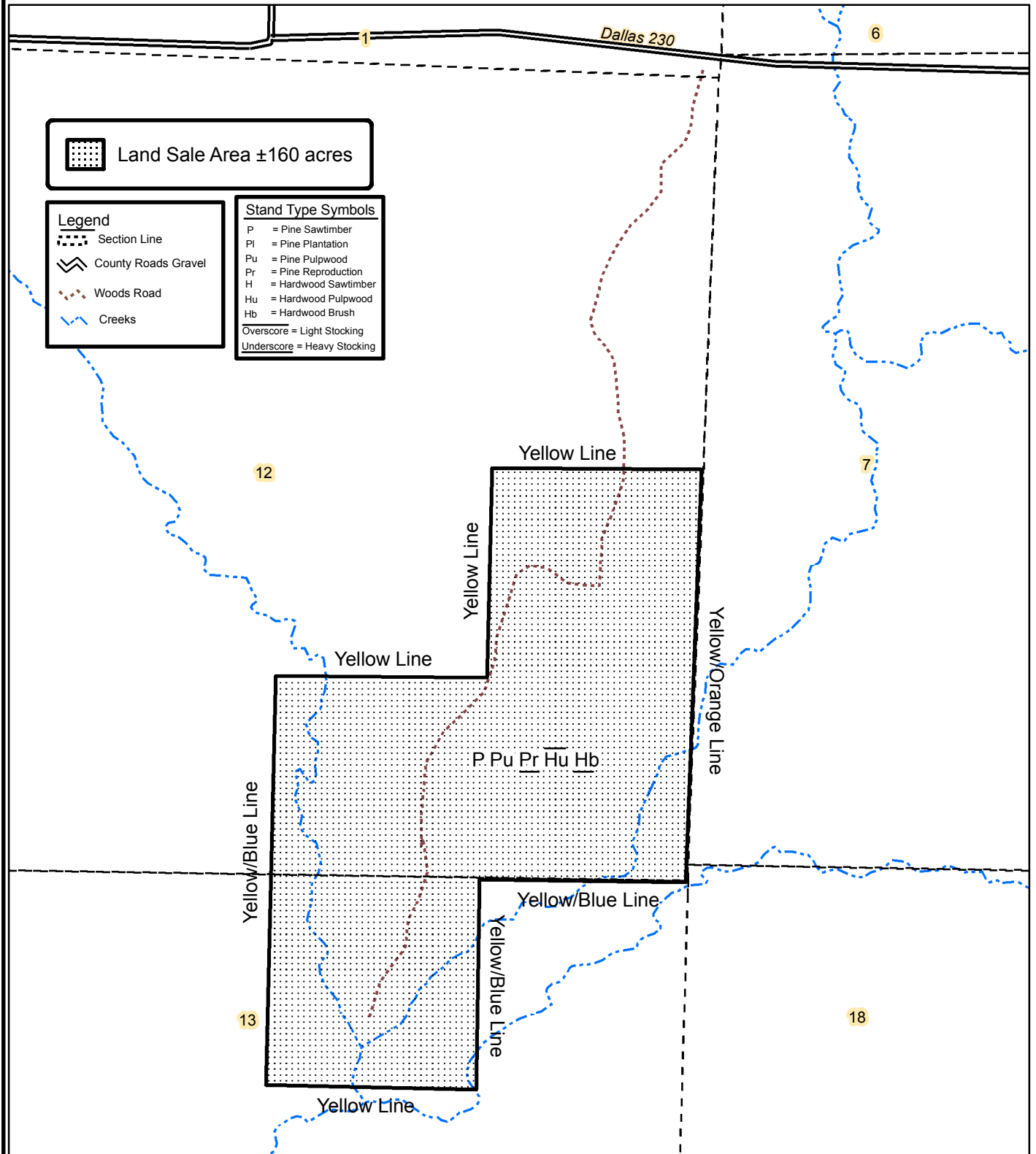


This topographic map depicts the Dallas, Texas area, centered on the Dallas River. The map features a grid of section numbers (e.g., 7 S 18 W, 8 S 17 W) and a pink shaded area indicating the location of the Dallas River. The map also shows major roads, water bodies, and the names of several towns including Clark, Dallas, and Sparkman.







Created: October, 2012  
Drawn By: JDT


NOTICE OF LAND SALE  
 Craigtown 160 Tract - Listing #4361  
 E½ of SE¼, SW¼ of SE¼, Section 12; NW¼ of NE¼, Section 13, T9S, R17W  
 Dallas County, Arkansas  
 Containing 160 acres, more or less



 Land Sale Area ±160 acres

**Legend**  
 Section Line  
 County Roads Gravel  
 Woods Road  
 Creeks

**Stand Type Symbols**  
 P = Pine Sawtimber  
 Pu = Pine Pulpwood  
 Pr = Pine Reproduction  
 H = Hardwood Sawtimber  
 Hu = Hardwood Pulpwood  
 Hb = Hardwood Brush  
 Overscore = Light Stocking  
 Underscore = Heavy Stocking

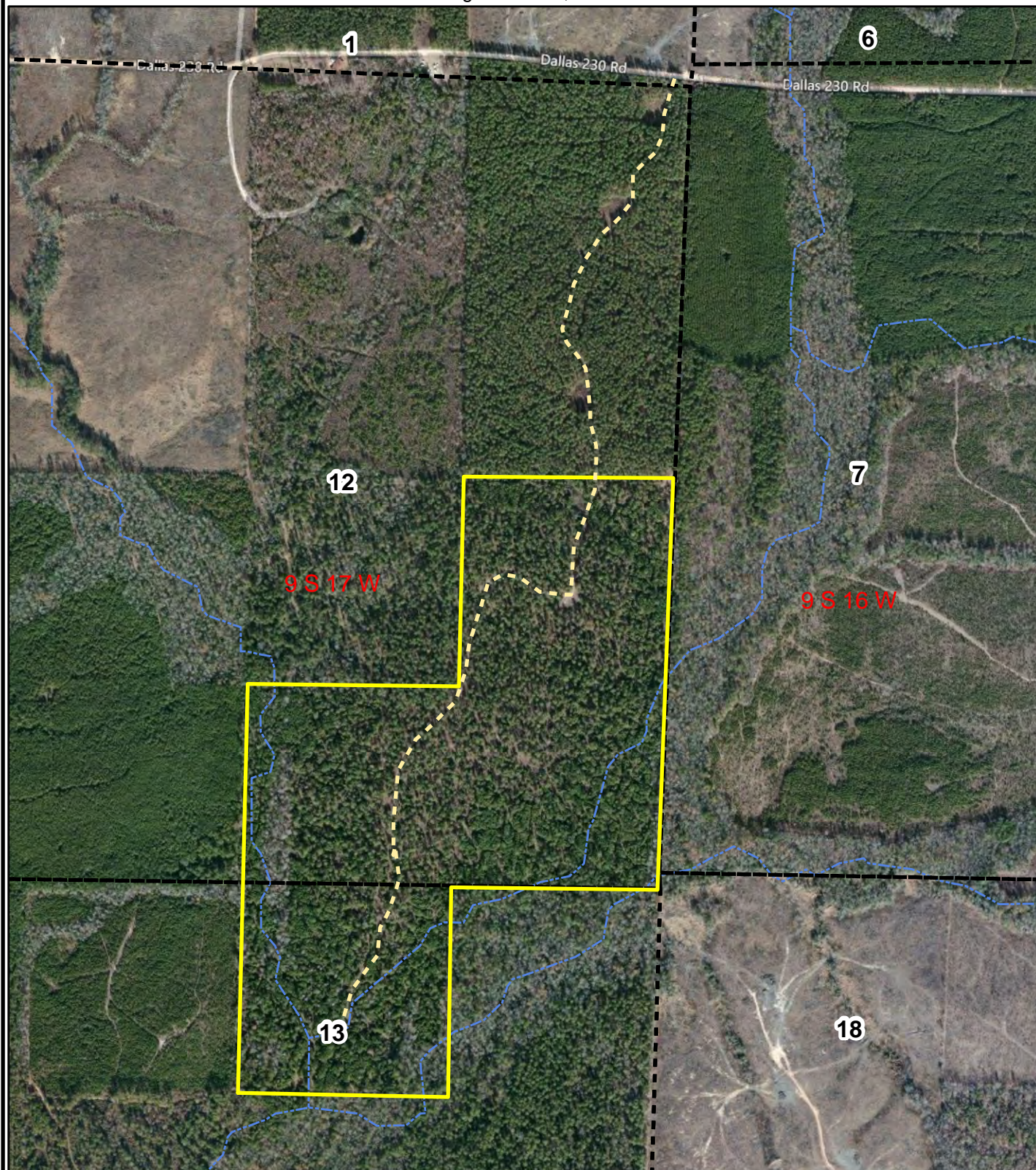
0 0.125 0.25  
 Miles



Created: October, 2012  
 By: JDT



NOTICE OF LAND SALE  
Craigtown 160 Tract - Listing #4361  
E½ of SE¼, SW¼ of SE¼, Section 12; NW¼ of NE¼, Section 13, T9S, R17W  
Dallas County, Arkansas  
Containing 160 acres, more or less



0 0.125 0.25  
Miles



Created: October, 2012  
Flown: 2011  
Drawn By: JDT



## Craigtown Tract – Dallas County, AR

Tract Name	Craigtown, #4361	Stand Number	1
Legal	Pt. Sec. 12 & 13, T9S, R17W	Acres	160.0
County	Dallas	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	KFS PST Tons	Date Cruised	10/18/2012
		Percent Cruised	5.00%

Stand Data	
<u>Average Vol/Acre</u>	24.37
<u>Average Vol/Tree</u>	1.55
<u>Average Vol/Log</u>	0.54
<u>Avg DBH</u>	16.10

### 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	140	36	120	43	20	10			20	12							300	102
12	60	20	100	43	100	58	80	51	20	16	40	37					400	226
14	20	9	60	34			60	53	180	193	120	144					440	432
16							80	93	100	137	200	308	20	34			400	571
18							40	58	100	173	120	232	40	84			300	547
20							20	38	60	127	120	288	100	262	20	56	320	770
22									40	102	80	231	100	316	20	73	240	722
24													60	230			60	230
26											20	86					20	86
28									20	92							20	92
30											20	120					20	120
Totals	220	65	280	120	120	68	280	293	540	852	720	1,446	320	926	40	129	2,520	3,899

Stand Data	
<u>Average Vol/Acre</u>	1.18
<u>Average Vol/Tree</u>	1.18
<u>Average Vol/Log</u>	0.90
<u>Avg DBH</u>	18.50

### 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	20	11															20	11
16	20	14															20	14
18	20	18	20	24	20	29											60	70
20	20	22	20	29													40	51
22																		
24			20	42													20	42
Totals	80	64	60	95	20	29											160	188

## Craigtown Tract – Dallas County, AR

Tract Name	Craigtown, #4361	Stand Number	1
Legal	Pt. Sec. 12 & 13, T9S, R17W	Acres	160.0
County	Dallas	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
		Date Cruised	10/18/2012

### Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	5.3
<u>Average Vol/Tree</u>	0.15
<u>Average Vol/Log</u>	0.10
<u>Avg DBH</u>	6.97

DBH	Trees	Tons
6	3,400	319.3
8	1,680	348.8
10	460	168.4
12	40	17.1
<b>Total</b>	<b>5,580</b>	<b>853.6</b>

### Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	1.9
<u>Average Vol/Tree</u>	0.36
<u>Average Vol/Log</u>	0.22
<u>Avg DBH</u>	10.00

DBH	Trees	Tons
6	40	4.3
8	260	45.1
10	280	79.6
12	140	94.5
14	100	73.3
<b>Total</b>	<b>820</b>	<b>296.8</b>

**OFFER FORM**

**“Craigtown 160 Tract” Land Sale**

**Listing #4361**

**Bid Date: Friday, December 14, 2012 @ 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. **Craigtown Land Sale Notice**. I submit the following as offer for the purchase of the following tract located in Dallas County, Arkansas and further described as:

**“CRAIGTOWN 160 TRACT” (Listing #4361):** E ½ of SE ¼, SW ¼ of SE ¼, Section 12 and NW¼ of NE¼, Section 13, Township 9 South, Range 17 West, containing a total of 160 acres, more or less, Dallas County, Arkansas (see attached maps).

My offer will remain valid through 3:00 P.M., Wednesday, December 18, 2012. 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 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.

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**Send offer form to:** Kingwood Forestry Services, Inc. (**Before 3:00 p.m., Friday, December 14, 2012**)  
P. O. Box 65, Arkadelphia, AR 71923  
or fax to 870-246-3341

**CRAIGTOWN 160 TRACT**  
**(Listing #4361: 160 acres, more or less):**

\$ \_\_\_\_\_

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

Bidder: \_\_\_\_\_ Fax No.: \_\_\_\_\_  
Printed

Bidder: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Signed

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

E-mail: \_\_\_\_\_