

P.O. Box 5887  
4414 Morris Ln.  
**Texarkana, TX 75505**  
(903)831-5200  
FAX 1-903-831-9988  
E-mail: [texarkana@kingwoodforestry.com](mailto:texarkana@kingwoodforestry.com)



Other Kingwood Locations:  
P.O. Box 1290  
145 Greenfield Drive  
**Monticello, AR 71657**  
(870)367-8567  
FAX 1-870-367-8424

P.O. Box 64  
No. 4 Executive Circle  
**Arkadelphia, AR 71923**  
(870)246-5757  
FAX 1-870-246-3341

## NOTICE OF LAND SALE

### CENTER POINT TRACT (#7123)

**Bid Date: Friday, November 9, 2012 @ 10:00 A.M.**

**--- Excellent Timber Investment with Cabin in Howard County ---**

Kingwood Forestry Services, Inc. has been authorized to manage the sale of 228 acres of land and timber in Howard County, Arkansas.

**Location:** The Center Point Tract is described as part of Sections 33 and 34, Township 8 South, Range 28 West, Howard County, Arkansas, containing 228 acres, more or less. See attached maps.

**Tract Description:** The Center Point Tract has excellent potential to serve as a long term timber investment, as well as an enjoyable hunting and recreation tract. The property consists of +/-51 acres of a 1992 pine plantation that has been thinned once, +/-39 acres of a 1998 pine plantation, and +/-118 acres of a 2008 pine plantation. The plantations are all well stocked and in excellent condition. The remaining acreage is comprised of +/-17 acres of a 2005 clearcut that consists of natural pine and hardwood regeneration, +/-2 acres of a wildlife food plot centrally located on the property, and +/-1 acre of a cabin site. The cabin has two bedrooms and 1 bathroom, kitchen and living room, electricity, central heat and air conditioning, and well water. Anyone wishing to view the inside of the cabin must contact Roger Hooper at 903-831-5200 to schedule an appointment. Access to the tract is excellent with approximately 2,800 feet of frontage on Possum Hollow Road and approximately 375 feet of frontage along State Hwy 26. Internal access is excellent also with maintained woods roads. Topography on the tract is gently rolling and the soils are predominantly fine sandy loams that are well drained with elevations ranging from approximately 500 feet to 580 feet. The average site index for loblolly pine is 82 feet on base age 50. Logging operability is excellent with the elevation changes and well drained nature of the property.

Photographs and maps can be viewed at [www.kingwoodforestry.com/real-estate.html](http://www.kingwoodforestry.com/real-estate.html)

**Merchantable Timber:** Based on a timber inventory conducted by Kingwood in October 2012 on the 1992 pine plantation (51 acres), estimated tree counts and volumes are as follows:

Pine Sawtimber	1,168 Trees	454 Tons
Pine Pulpwood	2,965 Trees	985 Tons
Hardwood Pulpwood	2,051 Trees	634 Tons

Due to variations associated with sampling methods, utilization standards, and scaling practices, tree count and timber volumes cannot be guaranteed. Volume tables in tons are included in this sale notice.

**--Continued on back of this page--**



### **Center Point Tract (#7123)**

**Bid Date: Friday, November 9, 2012 @ 10:00 A.M.**

**Method of Sale:** The tract will be sold on the basis of **lump sum sealed bids.** Offers may be submitted for purchase of land and the cabin or for land only. If land only is sold, Seller will retain a 30 ft. wide easement along the existing road to the cabin and one acre for the cabin site. Offers may be mailed, faxed, or hand delivered. All offers should be on the attached form. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 5887, Texarkana, Texas 75505 with **“Center Point Tract Land Sale Bid”** clearly marked in the lower left corner of the envelope to protect the security of the offer. Offers may be delivered by fax to 903-831-9988. Faxed offers will be acknowledged upon receipt. Offers may be hand delivered to Kingwood Forestry Office at 4414 Morris Lane, Texarkana, Texas 75503. **No verbal offers will be accepted.** Bids will be opened at the Kingwood Forestry Office at 4414 Morris Lane, Texarkana, Texas 75503 at **10:00 A.M., Friday November 9, 2012.** Anyone submitting a bid is welcome to attend the bid opening.

**Conditions of Sale:**

1. The Seller reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid until 5:00 P.M., November 16, 2012. 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 Seller 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 forty-five 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 maps are thought to be accurate but should not be considered as survey plats.
4. Conveyance will be by Special 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. Any mineral rights owned by seller will be conveyed. If the cabin is not sold with the remaining acreage, Seller will retain a 30 ft. wide easement along existing road to the cabin and a 1 acre cabin site. Personal property in the cabin will not be conveyed.
5. Seller will pay for an owner's title insurance policy. If additional insurance such as a Lender's Title Policy is required, that cost shall be at the expense of the Buyer.
6. 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.

**--Conditions of Sale Continued on next page--**



**Center Point Tract (#7123)**

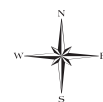
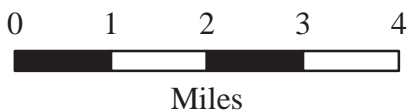
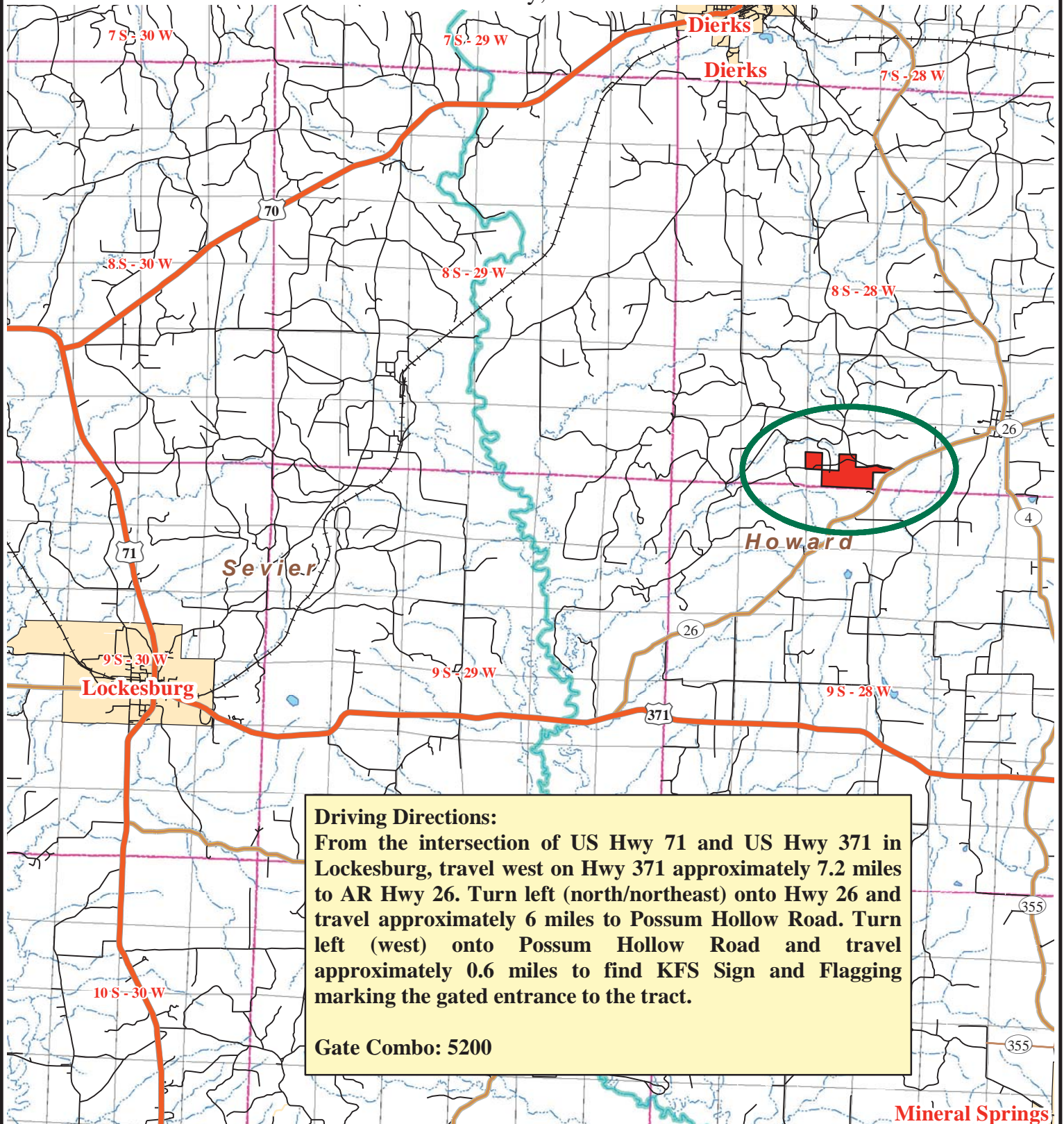
**Bid Date: Friday, November 9, 2012 @ 10:00 A.M.**

7. A local title company or attorney will conduct the closing with buyer and seller each paying one-half of fees associated with closing services.
8. No environmental inspection or representation has been or will be made by seller.
9. Property inspections shall be done in daylight hours. Seller and Kingwood Forestry Services, Inc. in no way warrant the conditions of the property, including access routes, and all persons entering upon the property do so at their own risk and accept said property in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend and hold harmless Seller, its managers, agents and employees, from and against any and all claims, demands, causes of action and damages resulting from any accident, incident or occurrence arising out of, incidental to or in any way resulting from his or her inspection or the property or his or her exposure to the conditions of the property.
10. Deer stands, feeders, trail cameras and any other man-made items do not convey unless stated otherwise. Personal property inside the cabin will not be conveyed.
11. 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 responsible for verifying information presented in this sale notice.
12. Questions regarding the land sale should be directed to licensed broker Roger Hooper of Kingwood Forestry Services at 903-831-5200.

**Photographs and Maps may be viewed at:**

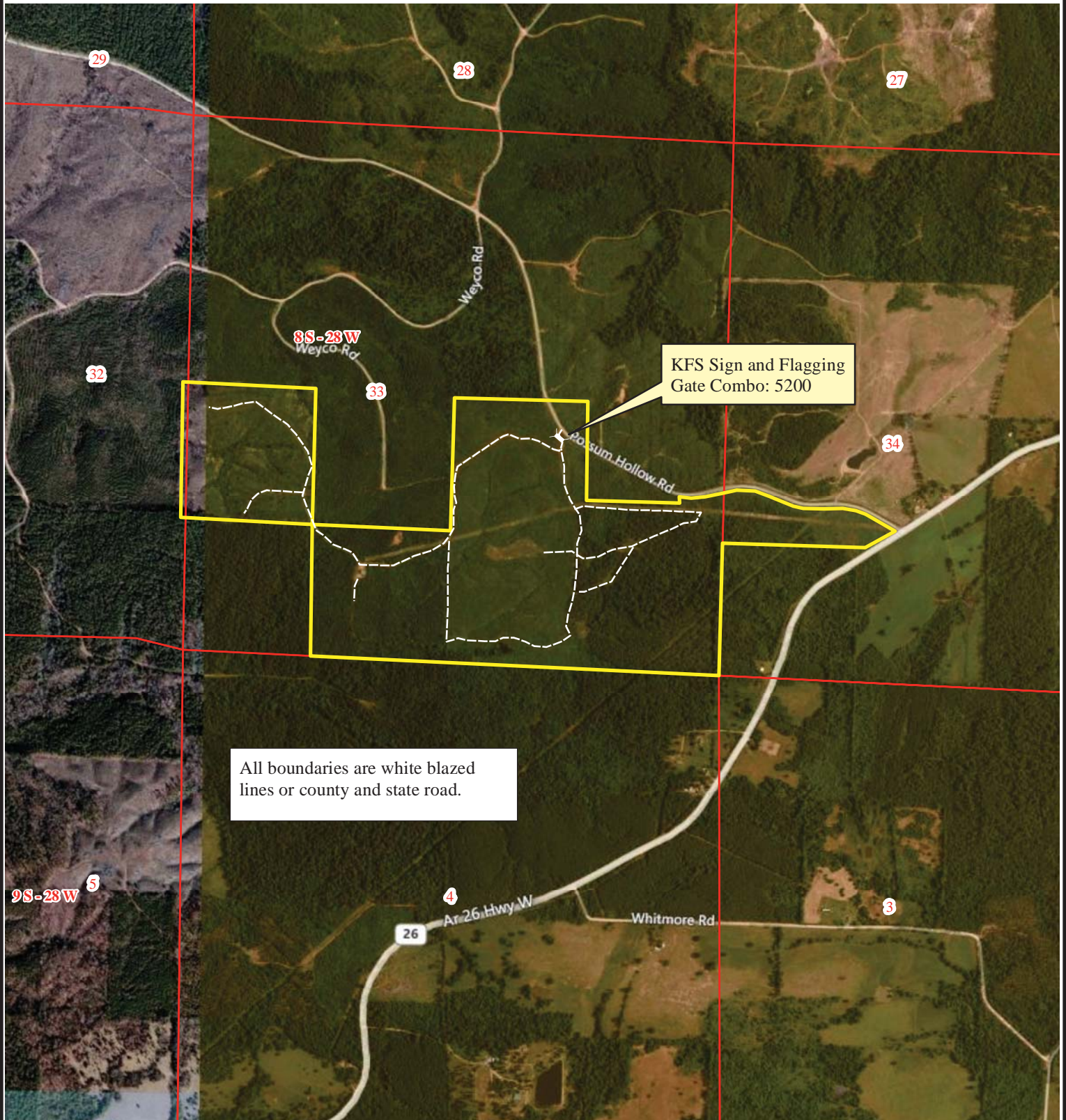
**[www.kingwoodforestry.com/real-estate.html](http://www.kingwoodforestry.com/real-estate.html)**

Land For Sale  
Center Point Tract (#7123)  
+/-228 Acres  
Pt. of Secs. 33 & 34, T8S, R28W  
Howard County, Arkansas

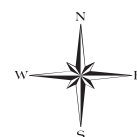




Land For Sale  
Center Point Tract (#7123)  
+/-228 Acres  
Pt. of Secs. 33 & 34, T8S, R28W  
Howard County, Arkansas

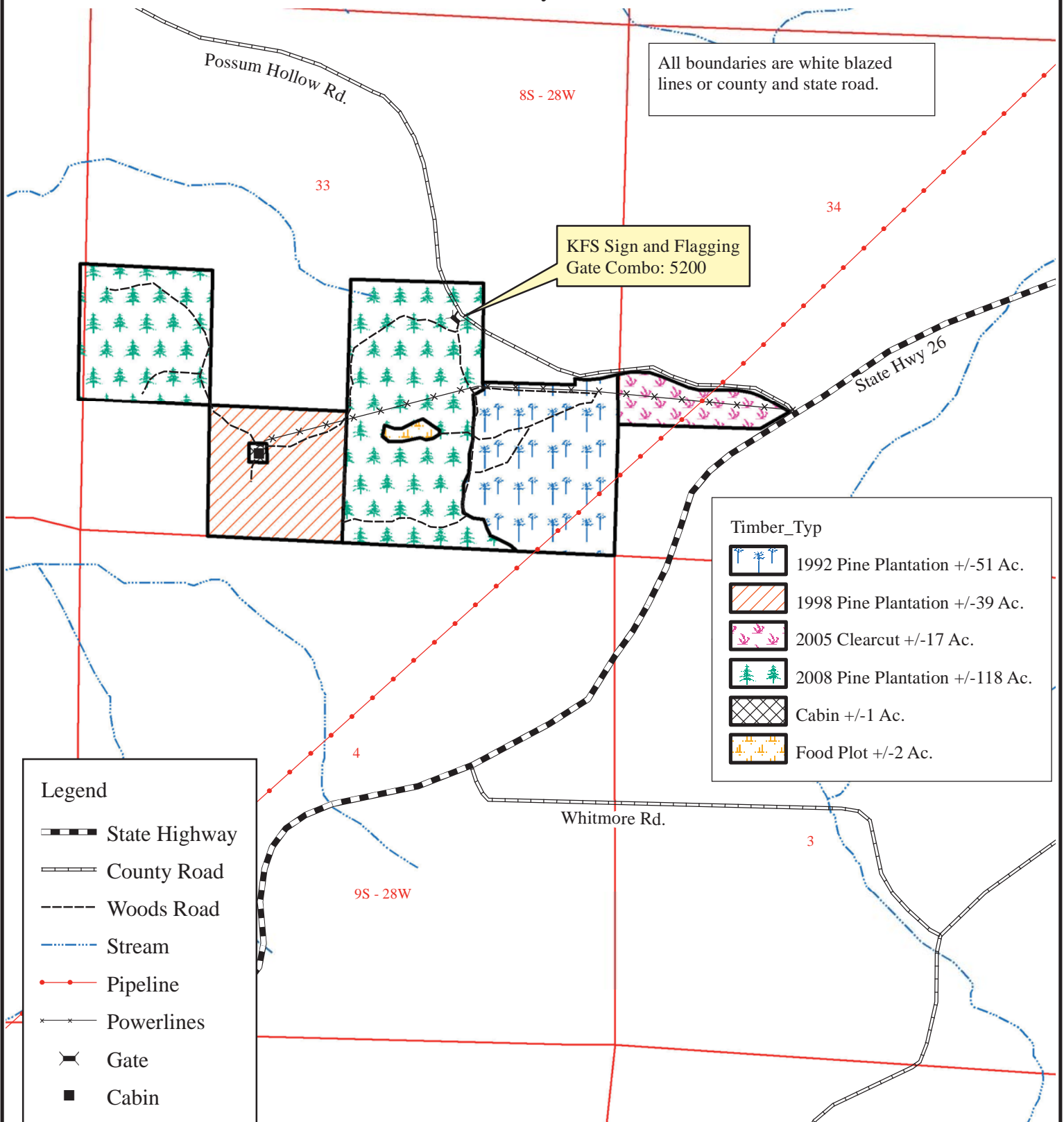


0 0.5  
Miles



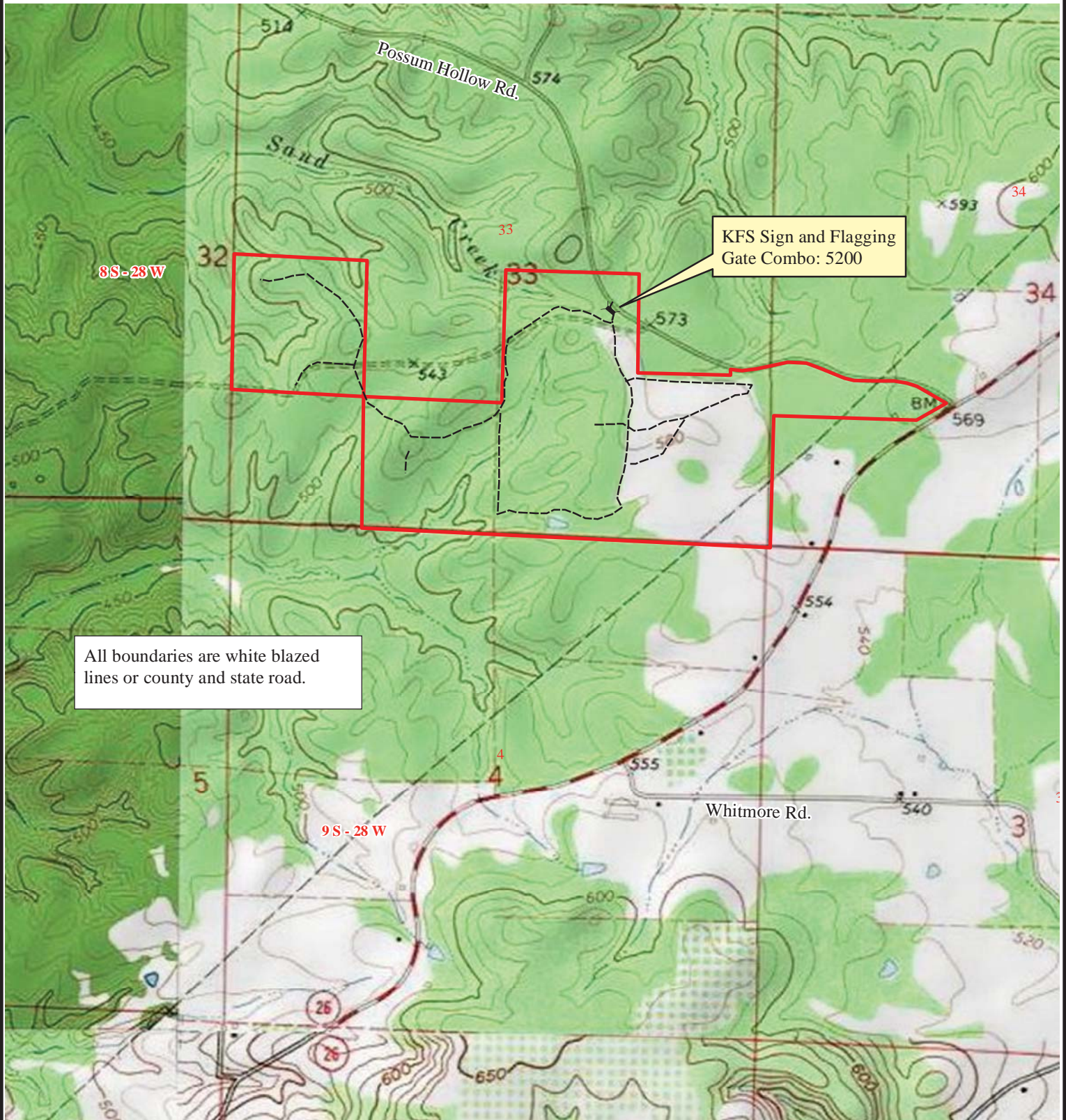
Bing Maps Hybrid  
Created: October 2012  
Printed By: RDH

Land For Sale  
Center Point Tract (#7123)  
+/-228 Acres  
Pt. of Secs. 33 & 34, T8S, R28W  
Howard County, Arkansas

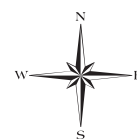




Land For Sale  
Center Point Tract (#7123)  
+/-228 Acres  
Pt. of Secs. 33 & 34, T8S, R28W  
Howard County, Arkansas



0 0.5  
Miles



USA Topo Maps  
Created: October 2012  
Printed By: RDH

Tract Name	Center Point	Stand Number	1
Legal	See Notice	Acres	50.9
County	Howard	State	AR
Cruised By	PWW	Sample Method	10 BAF
Form Class	KFS PST Tons	Date Cruised	10/15/12
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	8.91
<u>Average Vol/Tree</u>	0.39
<u>Average Vol/Log</u>	0.31
<u>Avg DBH</u>	11.64

### 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	359	93	72	26													431	119
12	249	82	274	118	50	29											573	229
14	37	16	92	52													128	68
16			14	10													14	10
18			11	11			11	16									22	27
Totals	645	192	463	217	50	29	11	16									1,168	454



Tract Name	Center Point	Stand Number	1
Legal	See Notice	Acres	50.9
County	Howard	State	AR
Cruised By	PWW	Sample Method	10 BAF
		Date Cruised	10/15/12

### Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	<b>19.3</b>
<u>Average Vol/Tree</u>	<b>0.33</b>
<u>Average Vol/Log</u>	<b>0.18</b>
<u>Avg DBH</u>	<b>9.96</b>

DBH	Trees	Tons
6	299	41.8
8	673	125.8
10	1,005	318.2
12	773	364.3
14	201	123.0
16	14	11.9
<b>Total</b>	<b>2,965</b>	<b>984.9</b>

### Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	<b>12.5</b>
<u>Average Vol/Tree</u>	<b>0.31</b>
<u>Average Vol/Log</u>	<b>0.16</b>
<u>Avg DBH</u>	<b>8.66</b>

DBH	Trees	Tons
6	399	52.8
8	897	221.5
10	431	173.2
12	324	186.5
<b>Total</b>	<b>2,051</b>	<b>634.0</b>

**OFFER FORM**

**CENTER POINT TRACT (#7123) LAND SALE**

**BID DATE: FRIDAY, NOVEMBER 9, 2012 @ 10:00 A.M.**

\*Please fax offer to 903-831-9988 or mail to P.O. Box 5887, Texarkana, Texas 75505\*  
or hand deliver to 4414 Morris Lane, Texarkana, Texas 75503

Reference is made to the Kingwood Forestry Services, Inc. notice for the Center Point Tract (#7123) Land Sale.

I submit the following as an offer(s) for the purchase of the Center Point Tract located in Howard County, Arkansas and further described in the corresponding sale notice.

My offer(s) will remain valid until 5:00 P.M., Friday November 16, 2012. 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 forty-five days of offer acceptance.

---

**Send offer form to:** Kingwood Forestry Services, Inc. (Before 10:00 A.M., Friday, November 9, 2012)  
P. O. Box 5887  
Texarkana, TX 75505  
Or fax to 903-831-9988  
Or 4414 Morris Lane  
Texarkana, TX 75503

**\*\*Clearly write "Center Point Tract Land Sale Bid" in lower left corner of envelope\*\***

---

**Center Point Tract (#7123), land and cabin, 228 acres, more or less: \$** \_\_\_\_\_

**Center Point Tract (#7123), land only, 227 acres, more or less: \$** \_\_\_\_\_

Name: \_\_\_\_\_ Fax No.: \_\_\_\_\_  
Printed

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

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

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

**\*Buyer acknowledges that Kingwood Forestry Services, Inc. is the agent of the Seller in this land sale transaction\***