

Land For Sale

Barksdale Road Tract

- ± 80 acres
- Western Clark County
- Paved Road Frontage

\$167,700.00

See this and other listings at

www.kingwoodforestry.com



Tract is located west of Arkadelphia one mile East of Highway 8 and the Alpine community. This tract has potential for development and tree farming. Access is paved frontage on Alpine / Fendley Road with gravel frontage on Barksdale Road. Soils consist of fine sandy loams with site index for commercial production of pine averaging 80 feet (base age 50). Terrain is gently rolling. Limited utilities available at road right-of-way. Tract is located in the Center Point School District and is close to Lake DeGray.

Based on the inventory conducted by Kingwood Forestry in February, 2012, tree volumes are estimated to be 1,609 tons of pine sawtimber; 1,032 tons of pine pulpwood; and 126 tons of hardwood pulpwood. Due to variations associated with sampling, utilization standards, and scaling practices, tree count and timber volumes cannot be guaranteed. Volume tables in tons are available online.

Please visit www.kingwoodforestry.com for maps and photographs of this property and all of our other listings.

Merchantable Timber

Great Hunting

Potential Homesites



**KINGWOOD FORESTRY
SERVICES, INC.**

P.O. Box 65 / #4 Executive Circle
Arkadelphia, AR 71923

Phone: 870-246-5757

Fax: 870-246-3341

E-mail:

arkadelphia@kingwoodforestry.com



Notice: Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands or causes of action, of every kind, nature and description relating to its access to or presence on the property.

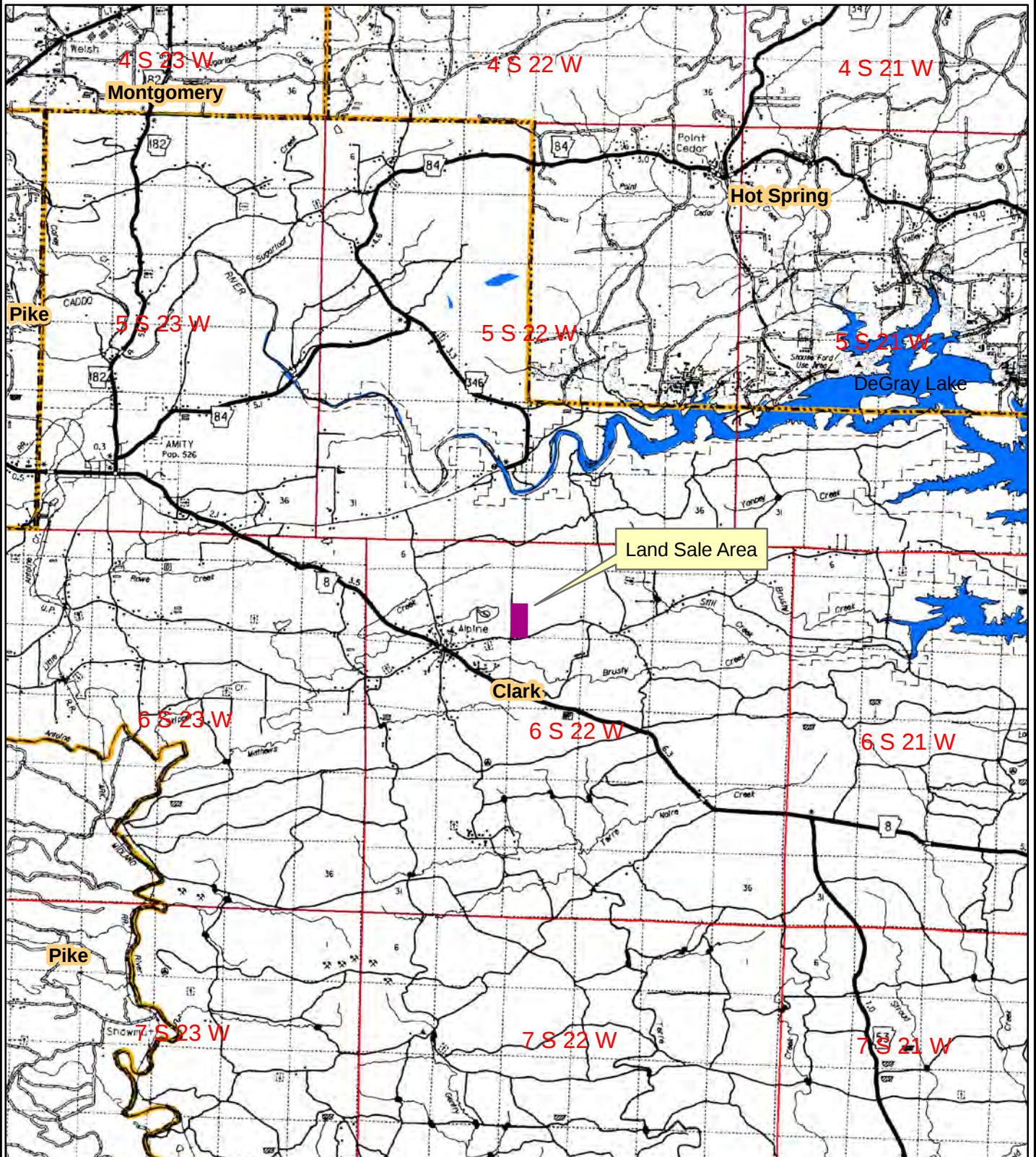
**NOTICE OF LAND SALE
BARKSDALE ROAD TRACT (LISTING # 4316)
CLARK COUNTY, ARKANSAS**

Method of Sale: The Barksdale Road tract is offered for sale for \$167,700.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **“Barksdale Road Tract”** clearly marked in the lower left corner of the envelope to protect security of the offer. An offer form is attached. On mailed offers please call our office to confirm receipt of offer. Offers also may be hand-delivered or sent by fax to 870-246-3341. All faxed offers will be immediately acknowledged. Please await confirmation that your faxed offer has been received.

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 for five business days. Successful buyer 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 buyer 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 the entire tract, regardless of acreage. Seller will not provide a survey.
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. All mineral rights are 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. Capstone—Pioneer Title Company will conduct the closing with buyer and seller each paying one-half of fees associated with closing services.
7. Property is being sold on an “As Is” basis without representations or warranties of any kind or nature. No environmental inspection or representation has been or will be made by Seller or its agents.
8. Kingwood Forestry Services, Inc. is the real estate firm representing the Seller. All information in this notice is provided solely as a courtesy to prospective buyers, but is not guaranteed. Neither Seller nor its agents, nor Kingwood warrant the accuracy of any information contained in this notice. Prospective buyers should make their own timber volume determination. Prospective buyers assume the responsibility for verifying this information to their satisfaction. Kingwood makes no representation for the Buyer.
9. 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.
10. 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.
11. The Conditions of Sale stated herein are a general summary of those aspects more specifically described in the Real Estate Sales Contract. Should there be any variation in wording or conditions the Real Estate Sales Contract takes precedence.

NOTICE OF LAND SALE
Barksdale Road Tract (Listing #4316)
W½ of SW¼, Sec. 9, T6S, R22W, Clark County, Arkansas
Containing 80 acres, more or less

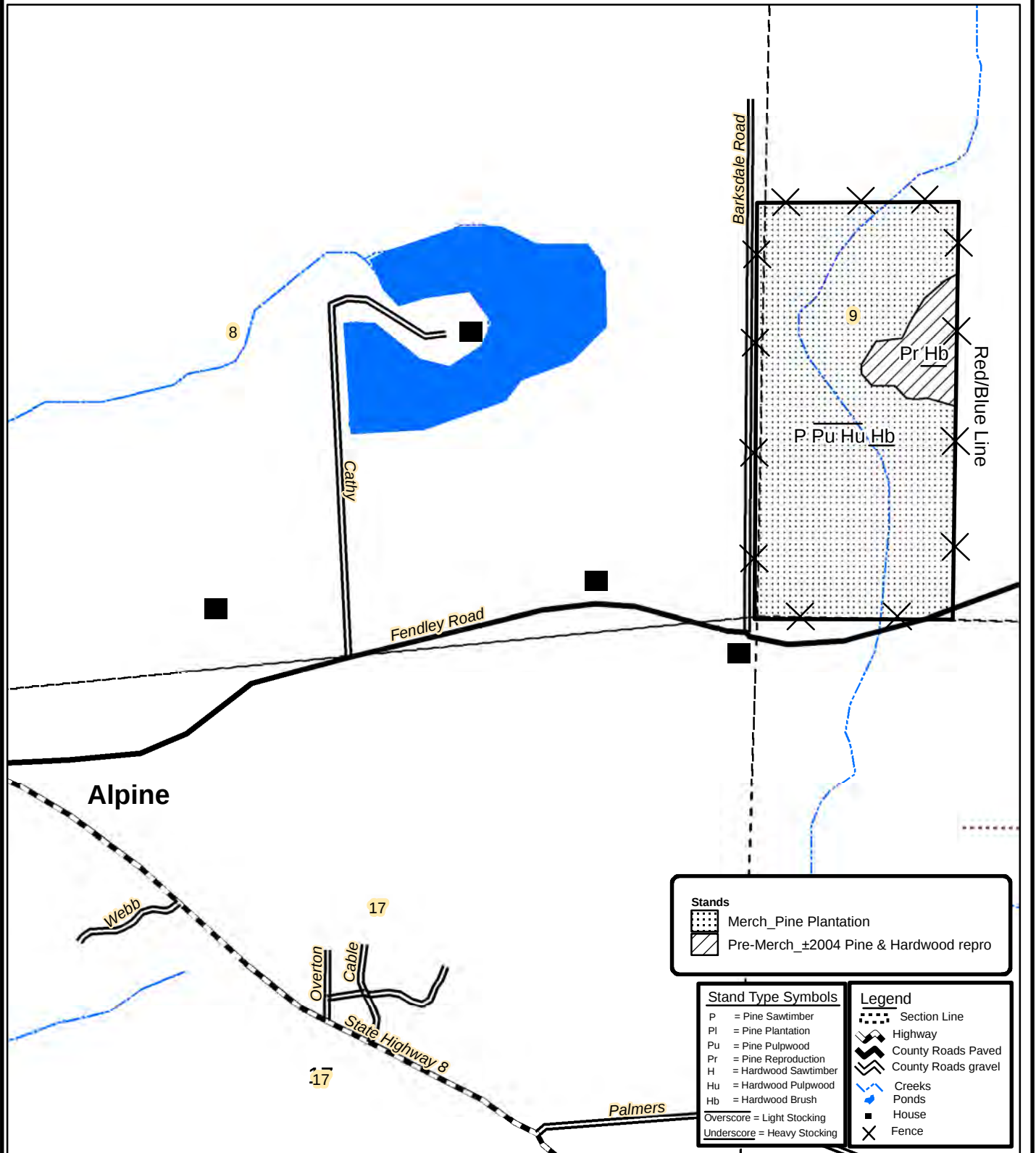


0 0.5 1 2 3 4
Miles



Created: January, 2012
Drawn By: JDT

NOTICE OF LAND SALE
 Barksdale Road Tract (Listing #4316)
 W½ of SW¼, Sec. 9, T6S, R22W, Clark County, Arkansas
 Containing 80 acres, more or less



Stands

-  Merch_Pine Plantation
-  Pre-Merch_±2004 Pine & Hardwood repro

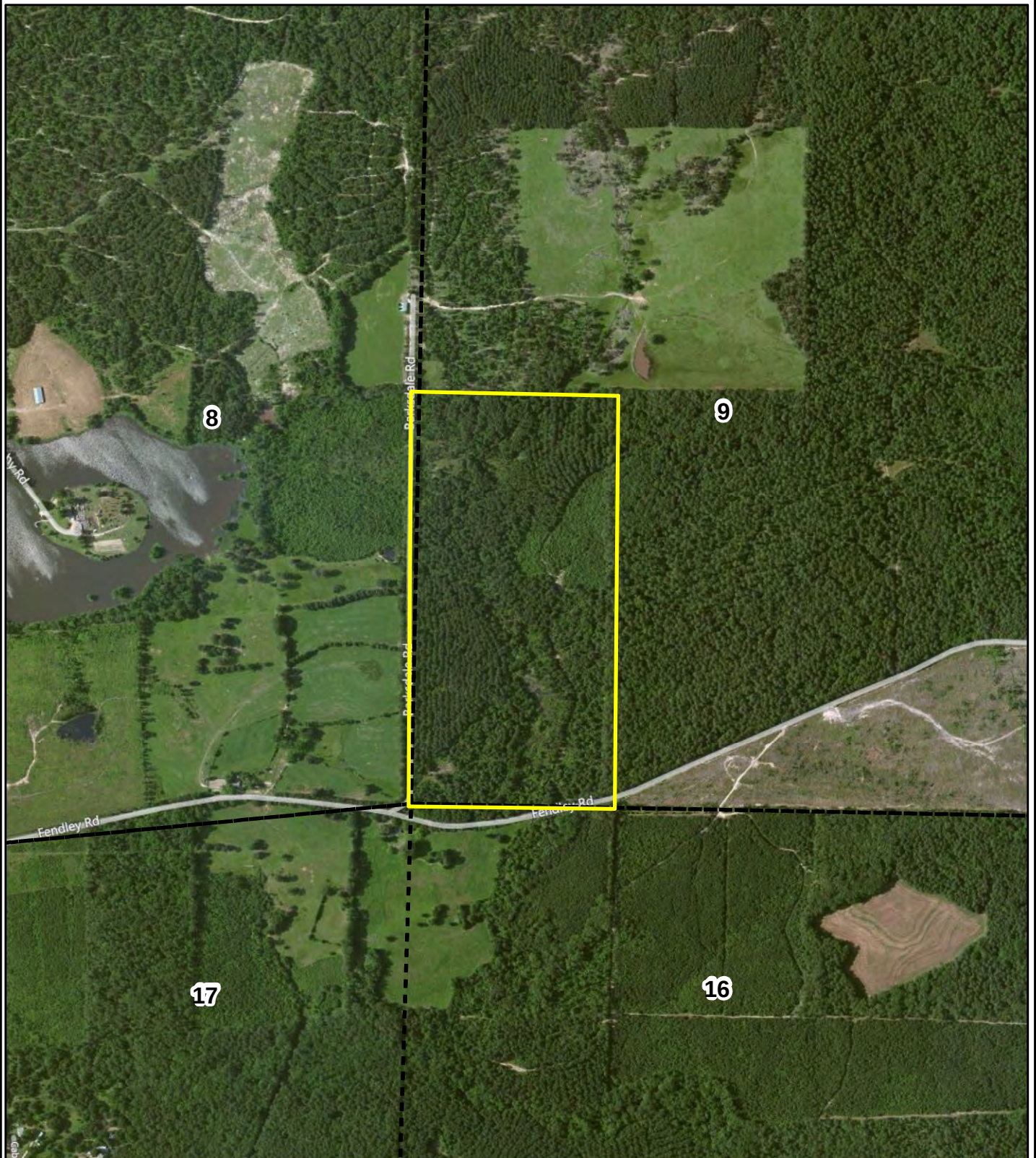
Stand Type Symbols

- P = Pine Sawtimber
- Pl = Pine Plantation
- Pu = Pine Pulpwood
- Pr = Pine Reproduction
- H = Hardwood Sawtimber
- Hu = Hardwood Pulpwood
- Hb = Hardwood Brush
- Overscore = Light Stocking
- Underscore = Heavy Stocking

Legend

-  Section Line
-  Highway
-  County Roads Paved
-  County Roads gravel
-  Creeks
-  Ponds
-  House
-  Fence

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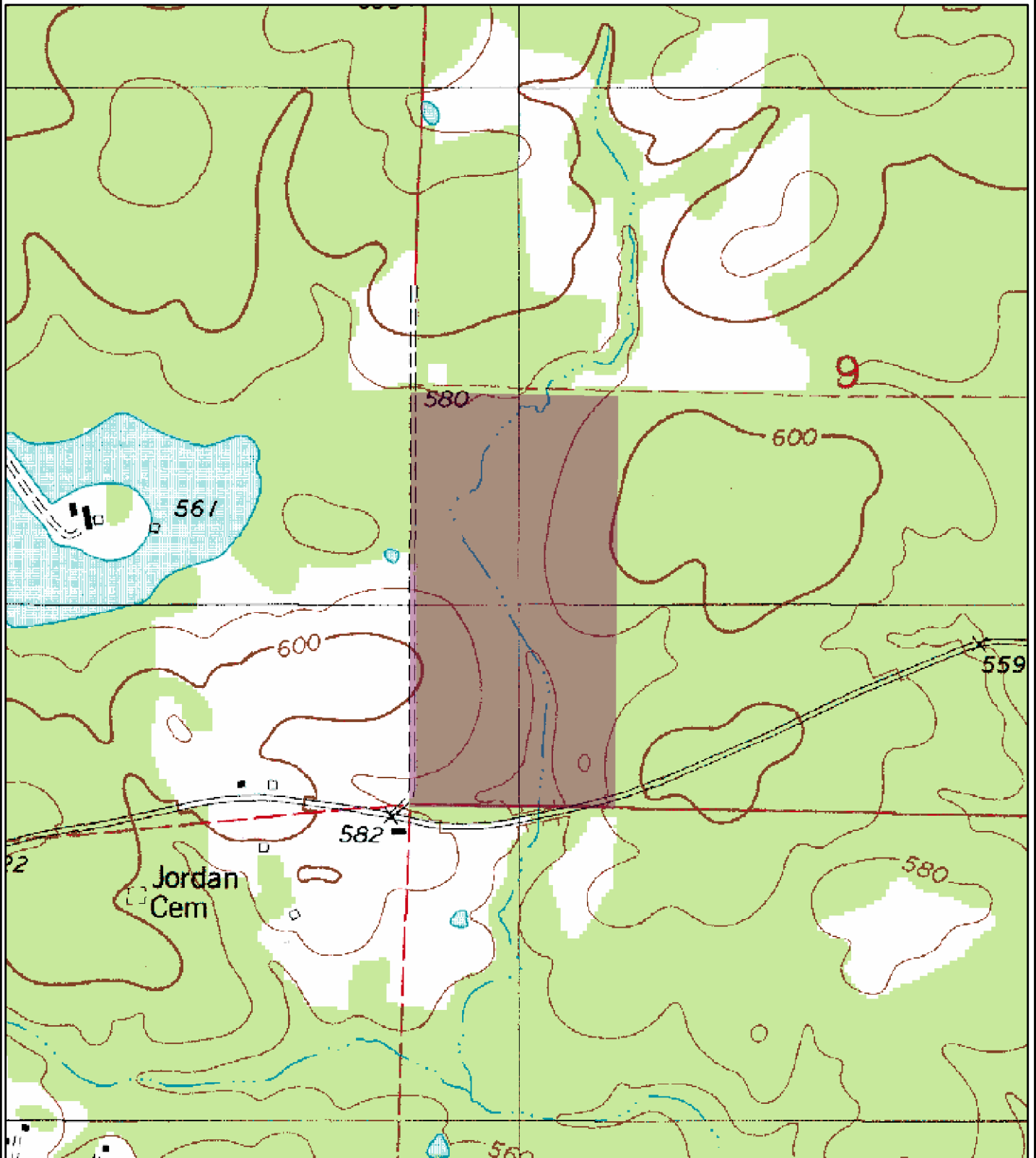


0 0.125 0.25
Miles



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

NOTICE OF LAND SALE
Barksdale Road Tract (Listing #4316)
W½ of SW¼, Sec. 9, T6S, R22W, Clark County, Arkansas
Containing 80 acres, more or less



0 0.125 0.25
Miles



Created: January, 2012
Drawn By: JDT

Barksdale Road
Clark County, AR

Stand: # Trees, Volume1, Volume 2, Total
By Product Group

Stand Number: 1
Stand ID: 1

Area (acres): 70.0
2/7/2012

Product Group	# Trees	Volume 1	Volume 2
Pine Sawtimber	2,318.1	1,608.8 <i>Tons</i>	176.5 <i>MBF</i>
Pine Pulpwood	5,148.8	1,031.6 <i>Tons</i>	385.9 <i>Cords</i>
Hardwood Pulpwood	756.5	126.5 <i>Tons</i>	42.2 <i>Cords</i>
Stand Total	8,223.3	2,766.8 <i>Tons</i>	

Tract Name	Barksdale Road	Stand Number	1
Legal	Pt. W½ of SW¼, Sec. 9, T6S, R22W	Acres	70.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	10 BAF
Form Class	KFS PST Tons	Date Cruised	2/7/2012
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	22.98
<u>Average Vol/Tree</u>	0.69
<u>Average Vol/Log</u>	0.34
<u>Avg DBH</u>	13.06

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	36	9	107	39	71	35	36	19									250	102
12	50	16	223	96	396	230	198	127	50	41							916	509
14	73	32	164	93	127	95	437	384	55	58							855	663
16	14	8	28	21	56	55	111	129	56	76							265	289
18					11	14	22	32									33	46
Totals	172	65	521	248	661	428	804	692	160	175							2,318	1,609

Tract Name	Barksdale Road	Stand Number	1
Legal	Pt. W½ of SW¼, Sec. 9, T6S, R22W	Acres	70.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	10 BAF
		Date Cruised	2/7/2012

Pine Pulpwood

RGO PTons-Logs

Stand Data

<u>Average Vol/Acre</u>	14.7
<u>Average Vol/Tree</u>	0.20
<u>Average Vol/Log</u>	0.12
<u>Avg DBH</u>	7.66

DBH	Trees	Tons
6	2,179	207.3
8	1,894	380.5
10	891	347.7
12	149	66.5
14	36	29.5

Total	5,149	1,031.6
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Hardwood Pulpwood

RGO HTons-Logs

Stand Data

<u>Average Vol/Acre</u>	1.8
<u>Average Vol/Tree</u>	0.17
<u>Average Vol/Log</u>	0.14
<u>Avg DBH</u>	7.64

DBH	Trees	Tons
6	297	27.3
8	334	54.0
10	107	35.0
12	0	0.0
14	18	10.1

Total	756	126.5
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**LAND SALE
BARKSDALE ROAD TRACT (LISTING #4316)**

OFFER FORM

-Please fax offer to 870-246-3341 or mail to P.O. Box 65, Arkadelphia, AR 71923-

I submit the following as an offer for the purchase of the following tract as detailed below and on attached prospectus; the Barksdale Road tract is offered for sale at \$167,700.00.

My offer will remain valid for five business days from this date. I have read and understand the Conditions of Sale section of this notice. If my offer is accepted, I am ready, willing, able and obligated to execute a more formal Contract of Sale within seven business days of owner's acceptance with earnest money in the amount of 10% of purchase price. Closing date to occur approximately 30 days after contract execution.

Date of Offer: _____

Tract Name: BARKSDALE ROAD TRACT

Location of Tract: W 1/2 of SW 1/4, Section 9, Township 6 South, Range 22 West, containing 80 acres, more or less, Clark County, Arkansas (see attached maps).

Total Number of Acres in Tract: 80 acres, more or less.

Amount of Offer \$ _____

Name: _____ Fax No: _____
Printed

Name: _____ Phone No: _____
Signed

Address: _____ Email: _____

City, State, Zip: _____

Send offer form to: Kingwood Forestry Services, Inc.
P.O. Box 65
Arkadelphia, AR 71923

Or fax to 870-246-3341

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