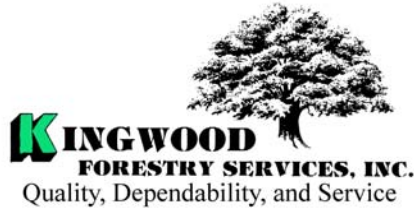


P.O. Box 65  
No. 4 Executive Circle  
Arkadelphia, AR 71923  
(870)246-5757  
FAX 1-870-246-3341  
E-mail: [arkadelphia@kingwoodforestry.com](mailto:arkadelphia@kingwoodforestry.com)



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

**Listing  
#4064  
#4063**

## NOTICE OF LAND SALE

**Hays Road West Tract (Listing #4064)  
Hays Road East Tract (Listing # 4063)  
Bid Date: FRIDAY, AUGUST 28, 2009 @ 3:00 P. M.**

### — Two Timberland Tracts near Okolona in Clark County, Arkansas —

Kingwood Forestry Services, Inc. has been authorized to manage the sale of two tracts of land containing 34.61 + 38.04 acres, more or less, in Clark County, Arkansas. Maps and photographs can be viewed at [www.kingwoodforestry.com/realestate.htm](http://www.kingwoodforestry.com/realestate.htm)

**Location:** Both tracts are located approximately 7 miles west of Gurdon and 3 miles south of Okolona, Arkansas. See Location Map with this notice.

### **Tract Descriptions:**

**Hays Road West Tract (Listing #4064):** Pt. NE $\frac{1}{4}$  of SE $\frac{1}{4}$ ; Section 23; Pt SW $\frac{1}{4}$ , Section 24 Township 9 South, Range 22 West, containing 34.61 acres, more or less, Clark County, Arkansas. Access is woods road off Hays Road. The subject contains a 16.8 acre, 15 year old pine plantation and a 17.8 acre, 45 year old natural pine/hardwood stand. Volume estimates provided by a previous owner of the property suggest the following volumes in the natural pine/hardwood stand: 500 tons Pine Sawtimber, 160 tons Pine Pulpwood, 500 tons Hardwood Pulpwood and 100 tons Hardwood Sawtimber. Prior to planting, the 16.8 acres was site-prep sprayed in May 1994, burned in August 1994, hand planted in January 1995 and pre-commercial thinned in November 1999. Most of the plantation pine is merchantable. Terrain is rolling. Soils consist of fine sandy loams with site index for loblolly pine averaging 80 feet on fifty year base.

**Hays Road East Tract (Listing #4063):** Pt. SE $\frac{1}{4}$ , Section 24; Township 9 South, Range 22 West, containing 38.04 acres, more or less, Clark County, Arkansas. Access is 0.16 mile Hays Road frontage. The tract contains a hardwood-pine stand that was last thinned in 2000. Timber volume estimates provided by previous owner suggest the tract contains approximately 400 tons of Hardwood Sawtimber, 900 tons of Hardwood Pulpwood and 30 tons of Pine Pulpwood. Terrain is rolling. Soils consist of fine sandy loams with site index for loblolly pine averaging 80 feet on fifty year base. Electricity and water available.

**Method of Sale:** The tracts will be sold on the basis of lump sum sealed bids. Offers may be submitted for either or both tracts. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Hays Road 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, August 28, 2009.** 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 —

**NOTICE OF LAND SALE**  
**Hays Road West Tract (Listing #4064)**  
**Hays Road East Tract (Listing # 4063)**  
**Bid Date: FRIDAY, AUGUST 28, 2009 @ 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, September 2, 2009. Successful bidder(s) 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 parcels are being sold in their entirety for single sums and not on a per acre basis. Advertised acreage is believed to be correct, but it is not guaranteed. Offer price is for entire tract or tracts, regardless of acreage. Seller will not provide survey. The attached tract 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. **Seller will not provide title insurance policy** (can be purchased by buyer for approximately \$200 plus \$2.50 per thousand dollars of purchase price, e.g. \$50,000 tract would cost \$200 plus \$125 or about \$325.00 for title insurance). No environmental inspection or representation has been or will be made by seller. All mineral rights are reserved by previous owners and **will not** be conveyed.
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. 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. Each bidder should make their own timber volume determination.
8. Property inspections shall be done in daylight hours prior to the bid date stated in this notice. 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 inspection(s). 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.
9. Deer stands, feeders, trail cameras and any other man-made items do not convey unless stated otherwise.
10. Questions regarding the land sale should be directed to Licensed Agent Mark Clark or Licensed Brokers Pete Prutzman or Terrell Baker of Kingwood Forestry Services at 870-246-5757.

**LAND SALE OFFER FORM**  
**Hays Road West Tract (Listing #4064)**  
**Hays Road East Tract (Listing # 4063)**

**Bid Date: Friday, August 28, 2009 @ 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 **Hays Road West Tract (Listing #4064)**: Pt. NE¼ of SE¼; Section 23; Pt SW¼, Section 24 Township 9 South, Range 22 West, containing 34.61 acres, more or less, Clark County, Arkansas. **Hays Road East Tract (Listing #4063)**: Pt. SE¼, Section 24; Township 9 South, Range 22 West, containing 38.04 acres, more or less, Clark County, Arkansas. I submit the following as an offer for the purchase of the above mentioned tract or tracts located in Clark County, Arkansas.

My offer will remain valid through 3:00 p.m. Wednesday, September 2, 2009. 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.

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**Send offer form to:** Kingwood Forestry Services, Inc. (Before 3:00 p.m. Friday, August 28, 2009)  
P. O. Box 65  
Arkadelphia, AR 71923  
Or fax to 870-246-3341

**Hays Road West Tract (Listing #4064) (34.61 acres, more or less):**      \$ \_\_\_\_\_

**Hays Road East Tract (Listing #4063) (38.04 acres, more or less):**      \$ \_\_\_\_\_

**Both Tracts Combined (72.65 acres, more or less):**      \$ \_\_\_\_\_

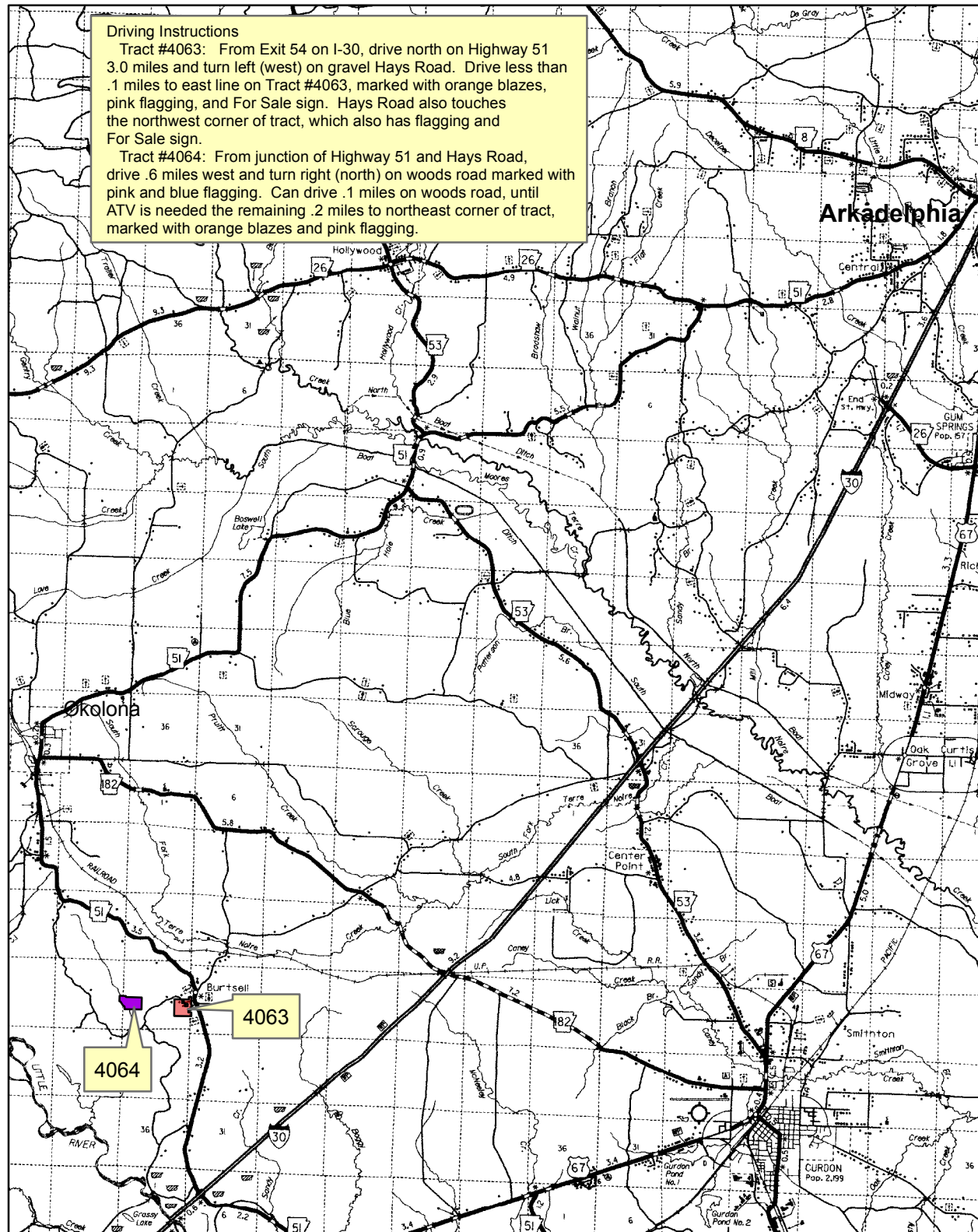
Bidder: \_\_\_\_\_ Fax No.: \_\_\_\_\_  
                 Printed

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

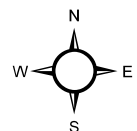
Address: \_\_\_\_\_ Email: \_\_\_\_\_

City, State, Zip \_\_\_\_\_ Date: \_\_\_\_\_

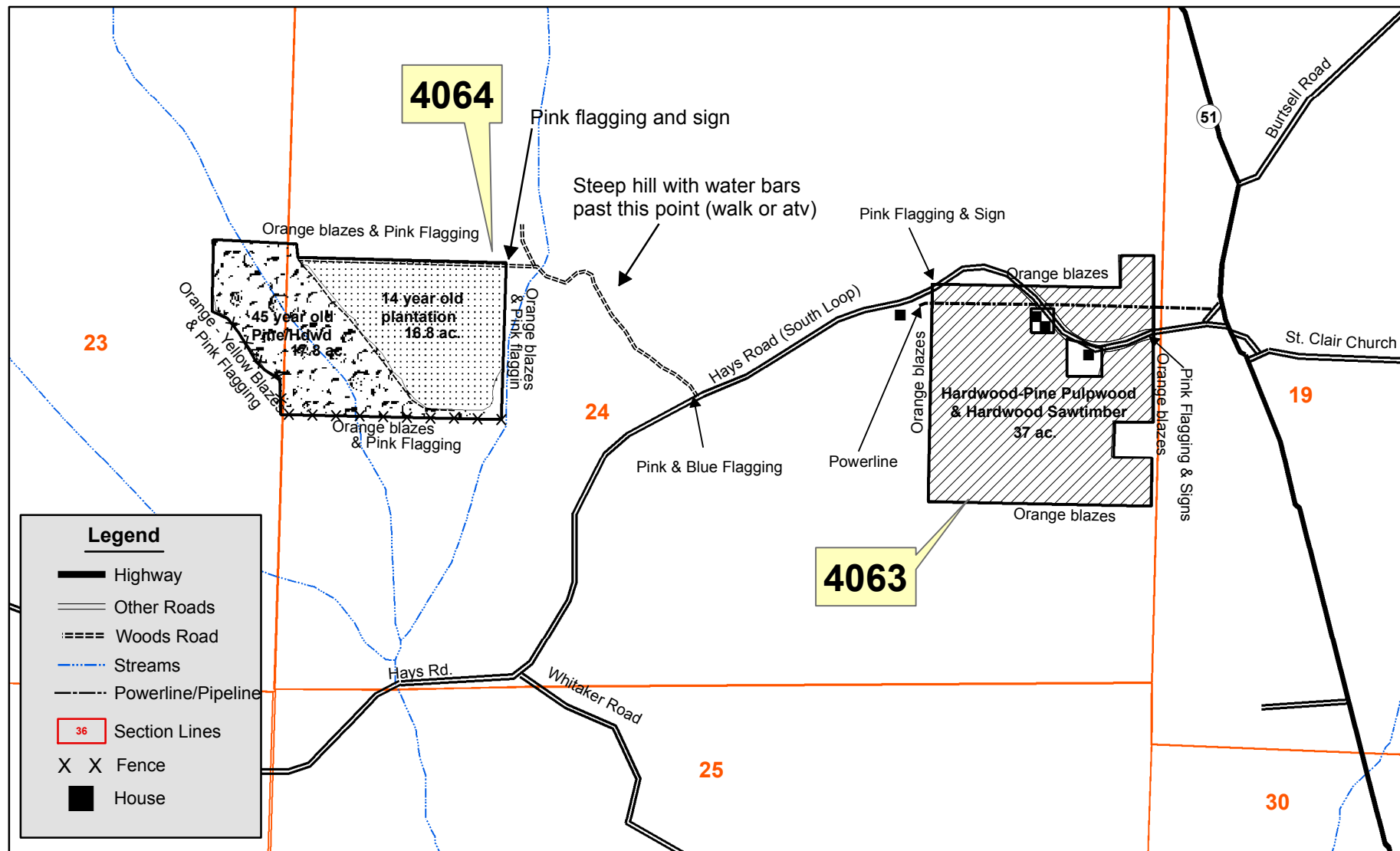
NOTICE OF LAND SALE  
Hays Road Tracts (#4063 & #4064)  
Pts. Sec. 23 & 24, T9S, R22W  
Clark County, Arkansas.



0 1 2 3 Miles



NOTICE OF LAND SALE  
Hays Road Tracts (#4063 & #4064)  
Parts of Sec. 23 & 24, T9S, R22W,  
Clark County, Arkansas



0 0.25 Miles

