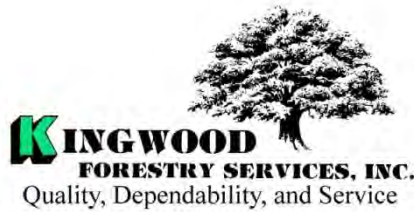




P.O. Box 65
No. 4 Executive Circle
Arkadelphia, AR 71923
(870) 246-5757
FAX 1-870-246-3341
E-mail: arkadelphia@kingwoodforestry.com



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

P.O. Box 5887
4414 Galleria Oaks
Texarkana, TX 75505
(903) 831-5200
FAX 1-903-831-9988

NOTICE OF LAND SALES

Listings
#4648
#4651

RED SPRINGS ROAD NORTH & SOUTH TRACTS

Bid Date: Friday, January 11, 2019 @ 10:00 a.m.

- 2018 Pine Plantations with Paved Road Frontage -

Kingwood Forestry Services, Inc. has been authorized to manage the sale of two (2) tracts containing 40 + 5.71 acres, more or less, in Clark County, Arkansas. Bids may be submitted for either or both tracts. Please visit our website at www.kingwoodforestry.com to view maps and photographs.

Location: The **Red Springs Road North Tract** (listing #4648) is located one and one-half (1 1/2) miles east of Gurdon and is described as Part of N $\frac{1}{2}$ of SE $\frac{1}{4}$, Part of W $\frac{1}{2}$ of SE $\frac{1}{4}$, Section 35, Township 9 South, Range 20 West, containing a total of 40 acres, more or less, Clark County, Arkansas. The **Red Springs Road South Tract** (listing #4651) is also located one and one-half (1 1/2) miles east of Gurdon and is described as Part of SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 35, Township 9 South, Range 20 West, containing 5.71 acres, more or less, Clark County, Arkansas (see attached maps). See complete legal description on back of Offer Form.

Tract Descriptions: Both tracts have frontage on paved Red Springs Road (east of Gurdon) and adjoin AETN property. Timber was cleanly harvested from both tracts in 2017. Acreage was then aerially sprayed with Arsenal AC and Oust Extra, and planted with 2nd generation IFCO advanced genetics containerized loblolly pine seedlings in February 2018. Utilities are available at Red Springs Road. Tracts offer opportunities for long-term timber investment and / or home sites.

Method of Sale: These tracts will be sold on the basis of lump sum sealed bids. Bids may be submitted for either or both tracts. An offer form is attached. Bids will be opened at the Kingwood Forestry office at #4 Executive Circle, Arkadelphia, Arkansas at **10:00 a.m., Friday, January 11, 2019.** Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **"Red Springs Road Tracts Land Sales"** clearly marked in the lower left corner of the envelope to protect security of the offer. On mailed offers, please call our office prior to bid opening to confirm receipt of offer. Completed offer forms may also be delivered by fax to 870-246-3341 or e-mailed to arkadelphia@kingwoodforestry.com. All faxed / e-mailed offers will be immediately acknowledged. Please await confirmation that your faxed / e-mailed offer has been received. No verbal telephone offers will be accepted. Buyers submitting offers are welcome to attend the bid opening. 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 SALES

- RED SPRINGS ROAD NORTH & SOUTH TRACTS-

Bid Date: Friday, January 11, 2019 @ 10:00 a.m.

Conditions of Sale:

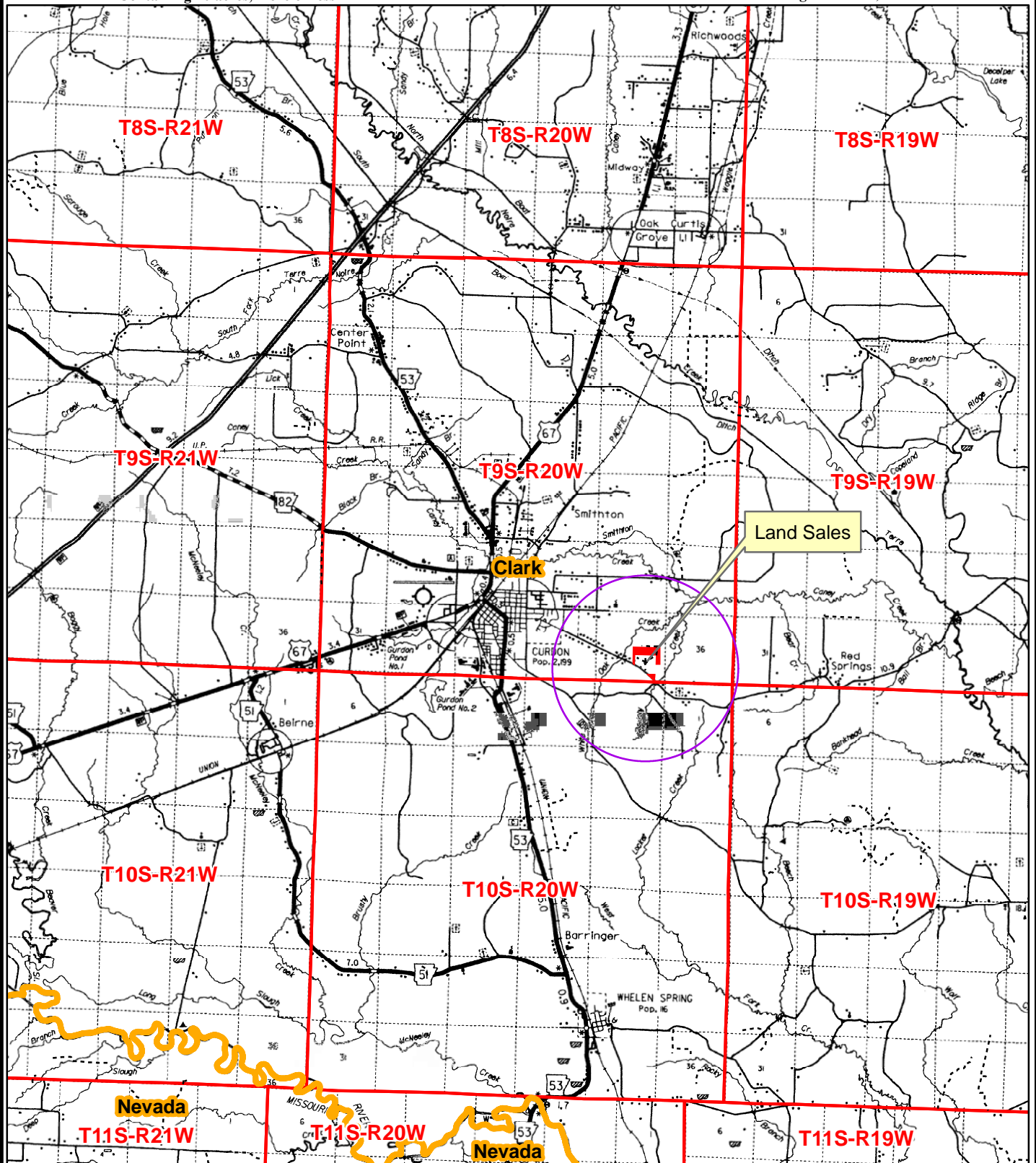
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid through 10:00 a.m. Wednesday, January 16, 2019. Successful bidder(s) will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer, a formal Contract of Sale, with earnest money in the amount of ten percent (10%) of purchase price, will be executed between the successful bidder and landowner within seven (7) 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 (45) 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 sum(s) and not on a per-acre basis. Advertised acreage is believed to be correct, but is not guaranteed. Seller will not provide a survey. Offer price is for entire tract, regardless of acreage. 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. Owner will convey, without warranty, any mineral rights they may own on the property advertised in this notice.
5. Seller will pay prorated property taxes (to date of closing), deed preparation, and one-half (½) 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 (½) of settlement / closing fee.
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 sales agents Brian Clark, Jimmy Don Thomas, or Drew Griffin of Kingwood Forestry Services at 870-246-5757 or arkadelphia@kingwoodforestry.com



NOTICE OF LAND SALES

Red Springs North - Listing #4648
Pt. N½ of SE¼, & Pt. W½ of SE¼, Sec. 35, T9S, R20W
Clark County, Arkansas
Containing 40 acres, more or less

Red Springs Road South - Listing #4651
Pt. SE¼ of SE¼, Sec. 35, T9S, R20W
Clark County, Arkansas
Containing 5.71 acres, more or less



0 0.5 1 2 3
Miles





Date: 12/11/2018
ESRI Aerial Photography
Drawn By: BJC

NOTICE OF LAND SALES

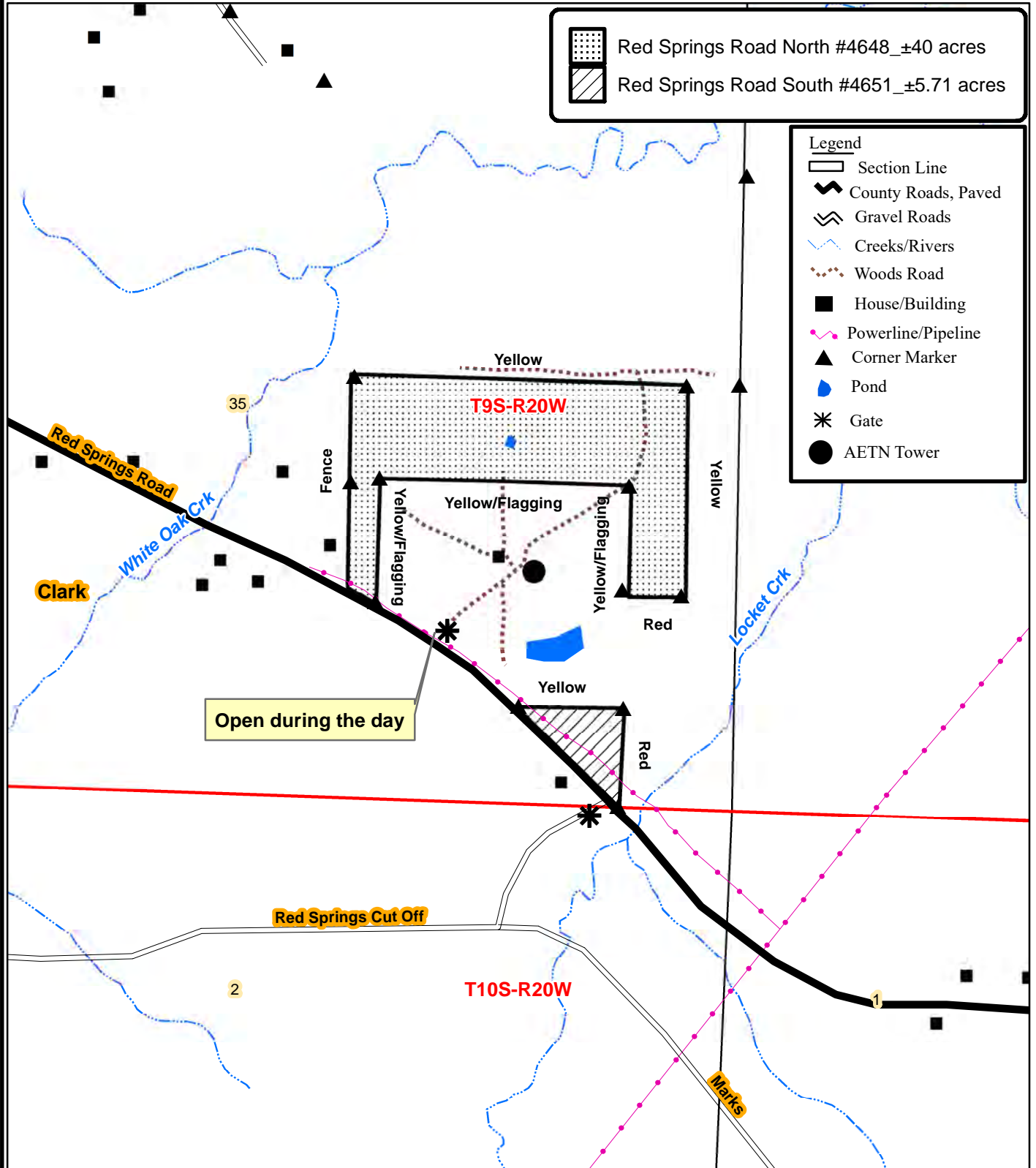
Red Springs North - Listing #4648
 Pt. N½ of SE¼, & Pt. W½ of SE¼, Sec. 35, T9S, R20W
 Clark County, Arkansas
 Containing 40 acres, more or less

Red Springs Road South - Listing #4651
 Pt. SE¼ of SE¼, Sec. 35, T9S, R20W
 Clark County, Arkansas
 Containing 5.71 acres, more or less

 Red Springs Road North #4648 ±40 acres
 Red Springs Road South #4651 ±5.71 acres

Legend

-  Section Line
-  County Roads, Paved
-  Gravel Roads
-  Creeks/Rivers
-  Woods Road
-  House/Building
-  Powerline/Pipeline
-  Corner Marker
-  Pond
-  Gate
-  AETN Tower



0 0.125 0.25
 Miles

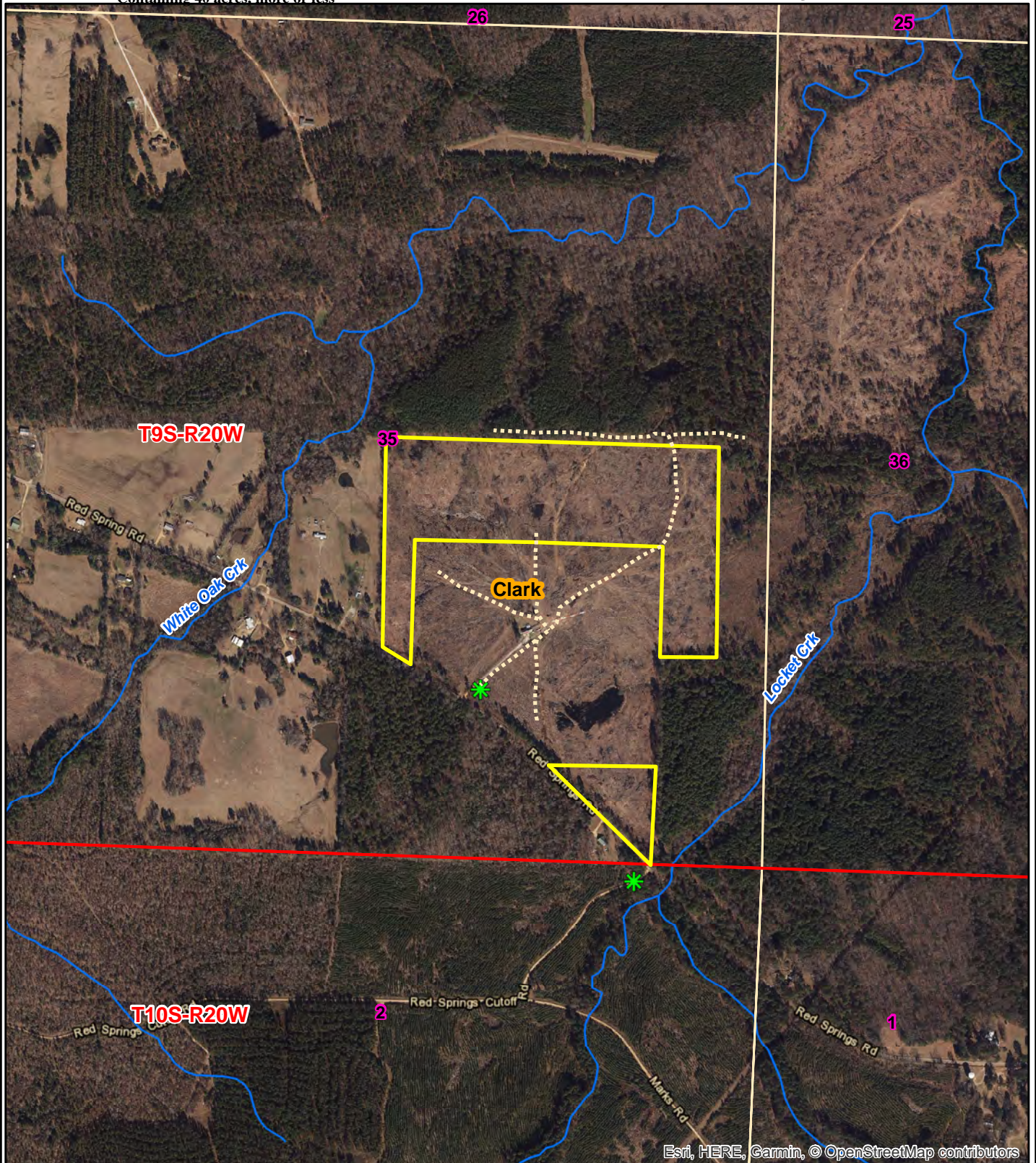


Date: 12/11/2018
 ESRI GIS Mapping
 Drawn By: BJC

NOTICE OF LAND SALES

Red Springs North - Listing #4648
Pt. N½ of SE¼, & Pt. W½ of SE¼, Sec. 35, T9S, R20W
Clark County, Arkansas
Containing 40 acres, more or less

Red Springs Road South - Listing #4651
Pt. SE¼ of SE¼, Sec. 35, T9S, R20W
Clark County, Arkansas
Containing 5.71 acres, more or less



Esri, HERE, Garmin, © OpenStreetMap contributors

0 0.125 0.25
Miles

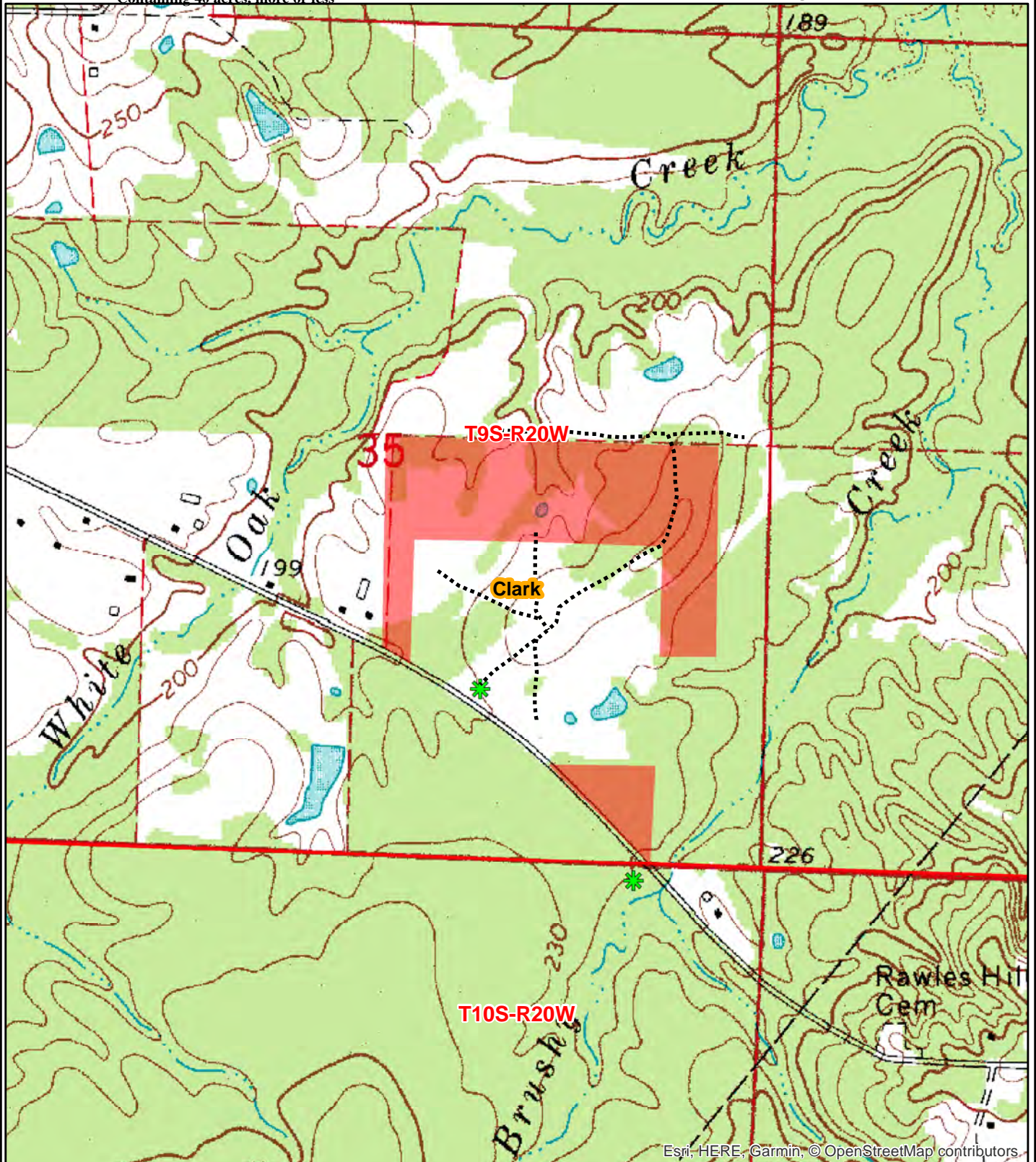


Date: 11/30/2018
ESRI Aerial Photography
Drawn By: BJC

NOTICE OF LAND SALES

Red Springs North - Listing #4648
Pt. N½ of SE¼, & Pt. W½ of SE¼, Sec. 35, T9S, R20W
Clark County, Arkansas
Containing 40 acres, more or less

Red Springs Road South - Listing #4651
Pt. SE¼ of SE¼, Sec. 35, T9S, R20W
Clark County, Arkansas
Containing 5.71 acres, more or less



Esri, HERE, Garmin, © OpenStreetMap contributors

0 0.125 0.25
Miles



Date: 11/30/2018
ESRI Aerial Photography
Drawn By: BJC

OFFER FORM

Send Completed Offer Forms to us:

Mail: P.O. Box 65, Arkadelphia, AR 71923

Fax: 870-246-3341

Hand Deliver: #4 Executive Circle
Arkadelphia, AR 71923

E-mail: arkadelphia@kingwoodforestry.com

RED SPRINGS ROAD NORTH & SOUTH TRACTS

Bid Date: Friday, Jan. 11th, 2019 @ 10:00 a.m.

Reference is made to the attached Kingwood Forestry Services, Inc. **Notice of Land Sales**. I submit the following offer(s) for the purchase of the tract(s) located in Clark County, Arkansas and further described as follows (see attached maps and Conditions of Sale). Complete legal description on back of this Offer Form.

Red Springs Road North Tract (Listing #4648): Part of N $\frac{1}{2}$ of SE $\frac{1}{4}$, Part of W $\frac{1}{2}$ of SE $\frac{1}{4}$, Section 35, Township 9 South, Range 20 West, containing a total of 40 acres, more or less, Clark County, Arkansas (see attached maps).

Red Springs Road South Tract (Listing #4651): Part of SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 35, Township 9 South, Range 20 West, containing 5.71 acres, more or less, Clark County, Arkansas (see attached maps).

My offer will remain valid through 10:00 a.m., Wednesday, January 16, 2019. Successful bidder(s) 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 Contract of Sale within seven (7) business days with earnest money in the amount of ten percent (10%) of purchase price. Closing is expected to be held within forty-five (45) days of offer acceptance. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

Send offer form to: Kingwood Forestry Services, Inc. (**Before 10:00 a.m., Friday, January 11, 2019**)

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

E-mail completed offer form to: arkadelphia@kingwoodforestry.com

Red Springs Road North Tract (Listing #4648: ± 40 acres, more or less): \$ _____

Red Springs Road South Tract (Listing #4651: ± 5.71 acres, more or less): \$ _____

Both Tracts Combined (± 45.71 total acres, more or less): \$ _____

Date: _____ Fax No.: _____

Bidder: _____
Printed

Phone No.: _____

Bidder: _____
Signed

E-mail: _____

Address: _____
Street City, State, Zip

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent / Broker: _____
Name Date



LEGAL DESCRIPTION

FROM 2007 HEIRS DEED RECORDED IN BOOK 624, PAGE 222:

The Northwest Quarter (NW¼) Southeast Quarter (SE¼) (Except 70 yards squarely off the West side thereof); the West 30 acres of the Northeast Quarter (NE¼) Southeast Quarter (SE¼); the East Half (E½) Southwest Quarter (SW¼) Southeast Quarter (SE¼) and the West Half (W½) Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) all in Section Thirty-Five (35) Township Nine (9) South, Range Twenty (20) West, containing in this tract of land 104 acres, more or less.

LESS AND EXCEPT:

A parcel of land situated in the E½ of the SW¼ SE¼ and the W½ of the SE¼ SE¼, Sec. 35, Twp. 9 So., R. 20 West, more particularly described as beginning 770.21 feet East of the SW corner of the SE¼ Sec. 35 said point being 114 feet East of the SW corner of the E½ of the SW¼ SE¼ of said Sec. 35; run thence South 87 degrees 31 minutes East 796 feet; thence North 355.56 feet; thence North 46 degrees 08 minutes West 684.45 feet to a point; thence North 54 degrees 27 minutes West 114.06 feet to a point; thence North 54 degrees 27 minutes West 110.97 feet to a point; thence North 60 degrees West 123.97 feet to a point; thence South 1 degree 31 minutes West 999.02 feet to point of beginning and containing 12.69 acres, more or less. It is the intent and purpose to convey Lots A, B, C, D, E, and F of property described in Survey recorded in Survey Book D, Page 110 and Book D, Page 119, Clark County, Arkansas.

ALSO LESS AND EXCEPT:

Beginning at a point which is 910 feet East of the Southwest Corner of the East one-half (E½) Southwest Quarter (SW¼) Southeast Quarter (SE¼) Section 35, Township 9 South, and Range 20 West and run thence East 380.24 feet to the middle of Red Springs Road; thence Northwest along said road 520.86 feet; thence South 355.56 feet to the point of beginning. This tract has an area of 1.56 acres more or less.

ALSO LESS AND EXCEPT

(FROM 2001 WARRANTY DEED RECORDED IN BOOK 2001, PAGE 4031)

A parcel of land being located in the S1/2 NW1/4 SE1/4 and the SW1/4 NE1/4 SE1/4 and the SE1/4 SE1/4 and the SW1/4 SE1/4 all in Section 35, Township 9 South, Range 20 West, Clark County, Arkansas and being described as follows: Begin at the Northeast corner of said SW1/4 NE1/4 SE1/4 thence South 00°05'46" West a distance of 669.62 feet to the Southeast corner of said SW1/4 NE1/4 SE1/4; thence South 00°05'46" West a distance of 720.85 feet; thence North 89°54'30" West a distance of 711.51 feet to the centerline of Red Springs Road; thence North 48°12'05" West along the centerline of said Red Springs Road a distance of 230.82 feet; thence North 56°14'10" West along the centerline of said Red Springs Road a distance of 426.38 feet; thence North 59°29'53" West along centerline of said Red Springs Road a distance of 391.46 feet; thence North 00°00'00" West a distance of 803.06 feet to the North line of said S1/2 NW1/4 SE1/4 thence South 89°62'56" East a distance of 1577.68 feet to the Point of Beginning. Containing 44.04 acres, more or less.