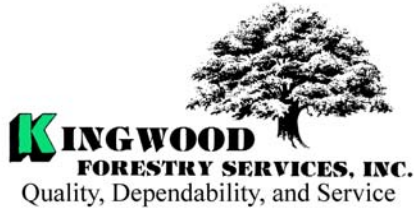


P.O. Box 65  
No. 4 Executive Circle  
Arkadelphia, AR 71923  
(870)246-5757  
FAX 1-870-246-3341  
E-mail: [arkadelphia@kingwoodforestry.com](mailto:arkadelphia@kingwoodforestry.com)

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  
#4002**

## NOTICE OF LAND SALE

### Southfork 200 (#4002) Tract Land Sale

**-Listed Price \$220,000.00-**

— Excellent Timberland/Recreational Property Ten Miles Southwest of Arkadelphia —

Kingwood Forestry Services, Inc. has been authorized to manage the sale of a tract of land containing 200 acres, more or less, in Clark County, Arkansas.

**Location:** Land to be sold is described as NE ¼ of NE ¼, SW¼ of NE¼, N½ of SE¼, SE¼ of NE¼, Section 3, Township 9 South, Range 21 West, containing a total of 200 acres, more or less, Clark County, Arkansas (Tract #4002).

**Tract Description:** Tract #4002 is located ten miles southwest of Arkadelphia and six miles northwest of Gurdon. Woods read access is off Southfork Road to the southeast corner. A deeded twenty foot transferable easement for the purpose of ingress, egress, and public utilities is recorded in Book 631, page 762 in the Clark County courthouse. A network of interior woods roads provides access throughout the subject. There is additional access to the subject from the northeast off of timber industry roads. Approximately twenty-seven (27) acres contains a well-stocked loblolly pine plantation established in 2004. The residual area consists of twenty (20) acres of native hardwood sawtimber and pulpwood, and 150 acres of advanced natural pine and hardwood regeneration. Approximately 70 acres of the natural pine area have been release sprayed in 2005. Soils consist of fine sandy loams with site index for loblolly pine averaging 80 feet on fifty year base. Scrouge Creek drains the subject. The tract offer excellent hunting/wildlife viewing opportunities. Terrain is relatively flat to gently rolling. Maps and photographs can be viewed at [www.kingwoodforestry.com/realestate.htm](http://www.kingwoodforestry.com/realestate.htm)

**Merchantable Timber:** Kingwood Forestry Services has conducted a 10% fixed radius plot cruise (four lines running east and west) of merchantable timber on 20 acres on west side of tract. Based on the inventory conducted by Kingwood Forestry in February 2009, estimated tree counts and volumes are as follows:

Pine Sawtimber	30 Trees	10,000 Board Feet	66 Tons
Oak Sawtimber	190 Trees	29,500 Board Feet	258 Tons
Gum Sawtimber	190 Trees	27,300 Board Feet	227 Tons
Hardwood Pulpwood	1,250 Trees	161 Cords	482 Tons

Due to variations associated with sampling, utilization standards, and scaling practices, tree count and timber volumes cannot be guaranteed. Stand tables in board feet are available upon request.

— Continued on back of this page —

## Southfork 200 (#4002) Tract - Clark County

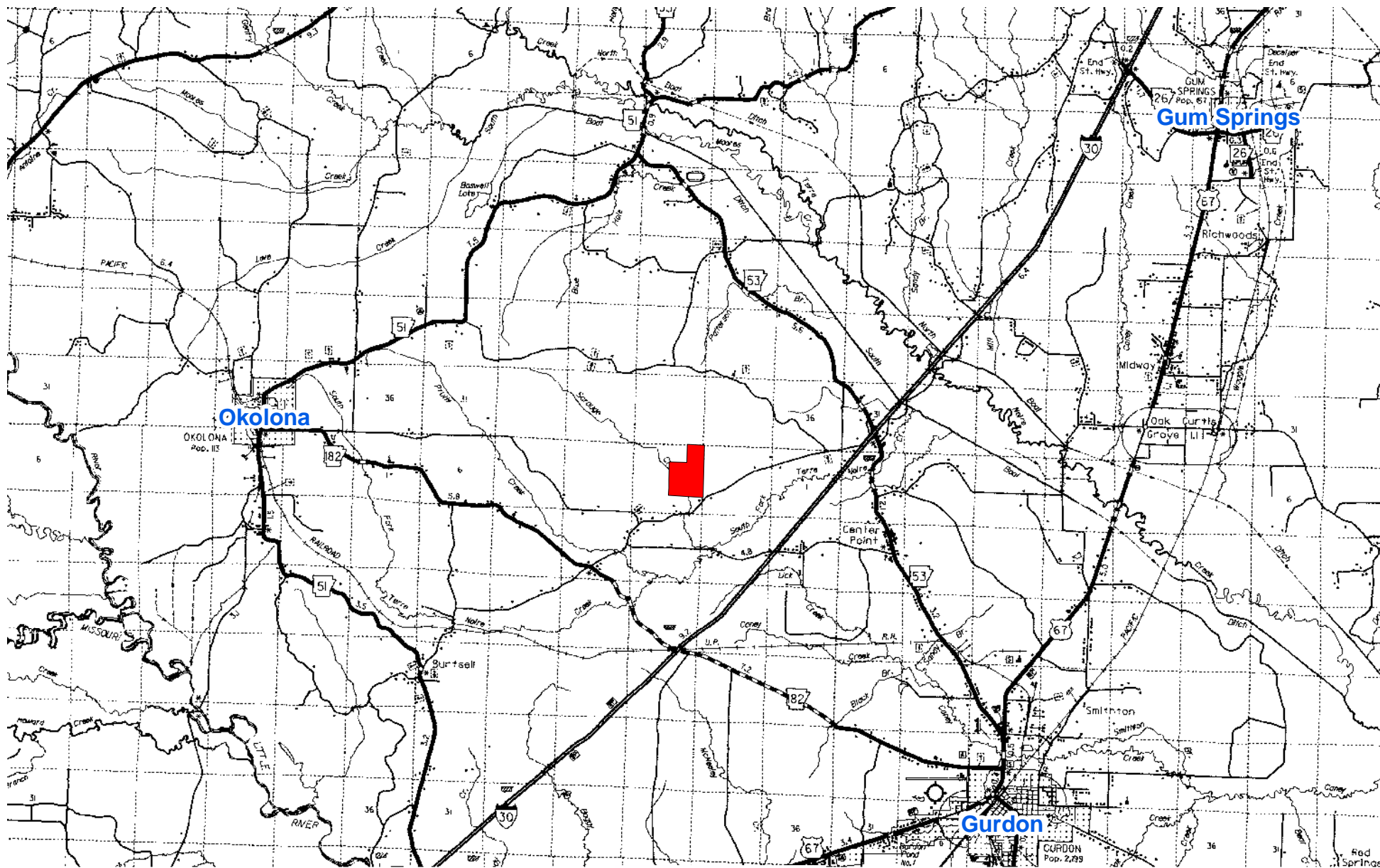
**Method of Sale:** Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with “**Southfork 200 (#4002) Tract** ” clearly marked in the lower left corner of the envelope to protect security of the offer. An offer form is attached. Offers may be delivered 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.**

### **Conditions of Sale:**

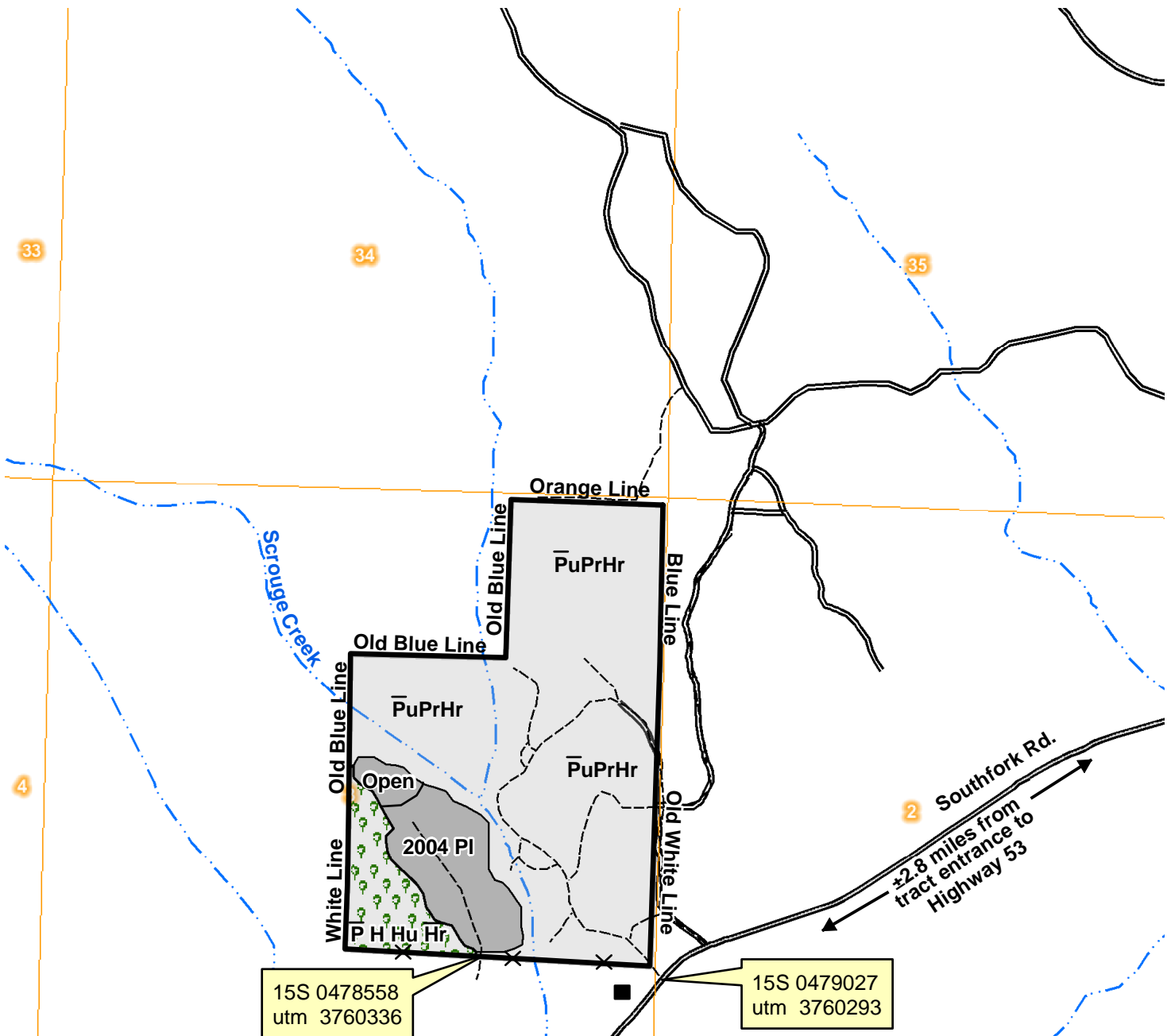
1. The landowner reserves the right to accept or reject any offer.
2. Offers submitted will remain valid through 3:00 P.M., after the 5<sup>th</sup> business day after offer is made. Upon acceptance of an offer a more formal Contract of Sale, with earnest money in the amount of 10% of purchase price, 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 it 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. All mineral rights that are owned by the seller will be conveyed without warranty.
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. Questions regarding the land sale should be directed to licensed brokers Terrell Baker or Pete Prutzman or licensed agent Mark Clark of Kingwood Forestry Services at 870-246-5757.



Noland Hagood  
Pt. Sec. 3, T9S, R21W  
Clark County, Arkansas

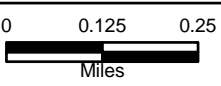


Southfork 200 Tract (#4002)  
 Pt. Sec.3, T9S, R21W  
 Clark County, Arkansas



Legend	
Section Line	
County Road	
Woods Road	
Creek	
Gate	
House/Building	
Old Fence	
Corner Marker	

Stand Type Symbols	
P	= Pine Sawtimber
Pu	= Pine Pulpwood
Pr	= Pine Regeneration
PI	= Pine Plantation
H	= Hardwood Sawtimber
Hr	= Hardwood Regeneration
<u>Overscore</u>	= Light Stocking
<u>Underscore</u>	= Heavy Stocking



Created By: TSB  
 February, 2009

## Hagood Family

Tract Name	Southfork 200 (#4002)	Stand Number	1
Legal	Pt. Sec. 3, T9S, R21W	Acres	20.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	KFS PST Tons	Date Cruised	2/26/2009
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	3.32
<u>Average Vol/Tree</u>	2.21
<u>Average Vol/Log</u>	0.60
<u>Avg DBH</u>	18.67

## Pine Sawtimber

Inches DBH	3.5 Logs		4 Logs		4.5 Logs		5 Logs		5.5 Logs		6 Logs		6.5 Logs		7 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
16	10	15															10	15
18	10	19															10	19
20																		
22			10	32													10	32
<b>Totals</b>	<b>20</b>	<b>35</b>	<b>10</b>	<b>32</b>													<b>30</b>	<b>66</b>

## Hagood Family

Tract Name	Southfork 200 (#4002)	Stand Number	1
Legal	Pt. Sec. 3, T9S, R21W	Acres	20.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	HH APA sawt	Date Cruised	2/26/2009
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	9.51
<u>Average Vol/Tree</u>	1.36
<u>Average Vol/Log</u>	0.75
<u>Avg DBH</u>	17.86

## Red 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	10	5															10	5
16			20	19	10	11	20	27									50	57
18	20	18	10	12					10	19							40	49
20			10	15	10	18											20	32
22					10	22	10	25									20	47
<b>Totals</b>	<b>30</b>	<b>23</b>	<b>40</b>	<b>45</b>	<b>30</b>	<b>51</b>	<b>30</b>	<b>52</b>	<b>10</b>	<b>19</b>							<b>140</b>	<b>190</b>

## Hagood Family

Tract Name	Southfork 200 (#4002)	Stand Number	1
Legal	Pt. Sec. 3, T9S, R21W	Acres	20.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	HH APA sawt	Date Cruised	2/26/2009
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	3.40
<u>Average Vol/Tree</u>	1.36
<u>Average Vol/Log</u>	0.65
<u>Avg DBH</u>	17.20

### White Oak Sawtimber

Inches DBH	1.5 Logs		2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs		5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
14			10	9													10	9
16			10	11	10	13											20	25
18					10	17											10	17
20																		
22	10	18															10	18
<b>Totals</b>	10	18	20	20	20	30											50	68

## Hagood Family

Tract Name	Southfork 200 (#4002)	Stand Number	1
Legal	Pt. Sec. 3, T9S, R21W	Acres	20.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	SHwds APA Saw	Date Cruised	2/26/2009
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	11.33
<u>Average Vol/Tree</u>	1.19
<u>Average Vol/Log</u>	0.49
<u>Avg DBH</u>	16.32

## Gum Sawtimber

Inches DBH	1.5 Logs		2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs		5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
14			20	15	20	18											40	33
16	10	8	20	19	40	46	30	40									100	114
18					10	14	20	33									30	48
20			10	15	10	17											20	32
<b>Totals</b>	10	8	50	49	80	96	50	73									190	227

## Hagood Family

Tract Name	Southfork 200 (#4002)	Stand Number	1
Legal	Pt. Sec. 3, T9S, R21W	Acres	20.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
		Date Cruised	2/26/2009

### Pine Pulpwood

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

DBH	Trees	
<b>Total</b>		

### Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	24.1
<u>Average Vol/Tree</u>	0.39
<u>Average Vol/Log</u>	0.23
<u>Avg DBH</u>	10.13

DBH	Trees	Tons
6	140	13.9
8	280	47.9
10	410	134.5
12	230	130.7
14	170	135.2
16	10	14.1
18	10	6.1
<b>Total</b>		<b>482.3</b>