

P.O. Box 5887
4414 Morris Ln.
Texarkana, TX 75505
(903)831-5200
FAX 1-903-831-9988
E-mail: 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
SPRINGHILL TRACT (#7129)

Bid Date: Friday, March 15, 2013 @ 10:00 A.M.

--- Excellent Timber & Recreation Tract in Springhill, Hempstead County ---

Kingwood Forestry Services, Inc. has been authorized to manage the sale of 236 acres of land and timber in Hempstead County, Arkansas.

Location: The Springhill Tract is described as SW¼ and the W½ of SE¼, Section 19, Township 13 South, Range 24 West, Hempstead County, Arkansas, containing 236 acres, more or less. See attached maps.

Tract Description: The Springhill Tract consists of +/-104 acres of a 2010 pine plantation and +/-95 acres of 2005 pine plantation. Both plantations are industrial grade, well stocked and in excellent condition. Approximately 43 acres are in a streamside zone consisting of merchantable hardwood and pine. Access to the tract is by way of a deeded easement from Hempstead County Road 166. Topography on the tract is rolling and well drained. Soils are predominantly fine sandy loams with a site index for loblolly pine of 80 feet on base age 50. This tract can provide a solid long-term timber investment with potential for immediate timber income as well. The diversity of timber types and ages could provide excellent recreational opportunities also.

Photographs and maps can be viewed at www.kingwoodforestry.com/real-estate.html

Method of Sale: The tract will be sold on the basis of **lump sum sealed bids**. 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 **“Springhill 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 March 15, 2013.**

Merchantable Timber: Based on an inventory of the merchantable timber (+/-41 acres), estimated timber volumes are as follows:

Pine Sawtimber	577 Trees	1,318 Tons
Hardwood Sawtimber	110 Trees	254 Tons
Pine Pulpwood	885 Trees	236 Tons
Hardwood Pulpwood	1,919 Trees	469 Tons

Due to variations associated with sampling methods, utilization standards, and scaling practices, timber volumes cannot be guaranteed.

--Conditions of Sale on back of this page--



Springhill Tract (#7129)

Bid Date: Friday, March 15, 2013 @ 10:00 A.M.

Conditions of Sale:

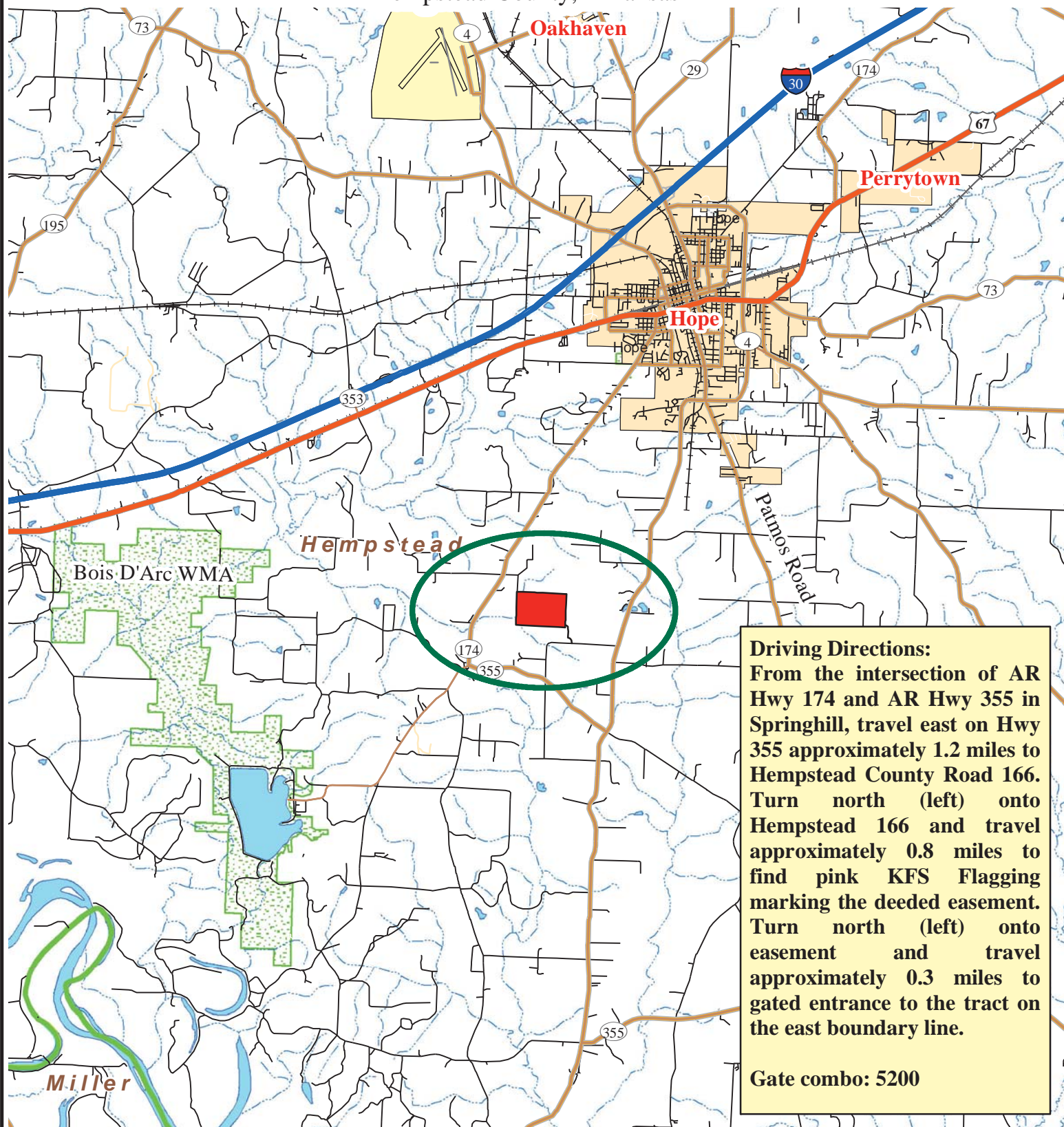
1. The Seller reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid until 5:00 P.M., March 22, 2013. Upon acceptance of an offer, a more formal Contract of Sale with earnest money in the amount of 10% of purchase price will be executed between 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. Seller's conveyance will except and/or reserve all oil, gas, lignite and other minerals of similar or dissimilar nature.
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. Seller will not provide a title insurance policy. If Buyer wishes to acquire a title search or title insurance policy, that cost shall be at the expense of the Buyer.
6. Seller's attorney will serve as counsel for the Seller and prepare Seller's documents that are necessary for conveyance. Buyer may choose his/her own title company or attorney to conduct a title search, provide title insurance and/or serve as Buyer's closing or escrow agent. All fees or expenses charged by Buyer's attorney or closing agent shall be paid by Buyer.
7. No environmental inspection or representation has been or will be made by seller.
8. 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.
9. Deer stands, feeders, trail cameras and any other man-made items do not convey unless stated otherwise.
10. 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. Kingwood makes no representation for the Buyer.
11. Questions regarding the land sale should be directed to licensed broker Roger Hooper of Kingwood Forestry Services at 903-831-5200.

Land For Sale
Springhill Tract (#7129)

+/-236 Acres

SW1/4 & W1/2 of SE1/4, Sec. 19, T13S, R24W

Hempstead County, Arkansas



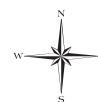
Driving Directions:

From the intersection of AR Hwy 174 and AR Hwy 355 in Springhill, travel east on Hwy 355 approximately 1.2 miles to Hempstead County Road 166. Turn north (left) onto Hempstead 166 and travel approximately 0.8 miles to find pink KFS Flagging marking the deeded easement. Turn north (left) onto easement and travel approximately 0.3 miles to gated entrance to the tract on the east boundary line.

Gate combo: 5200

0 1 2 3 4

Miles

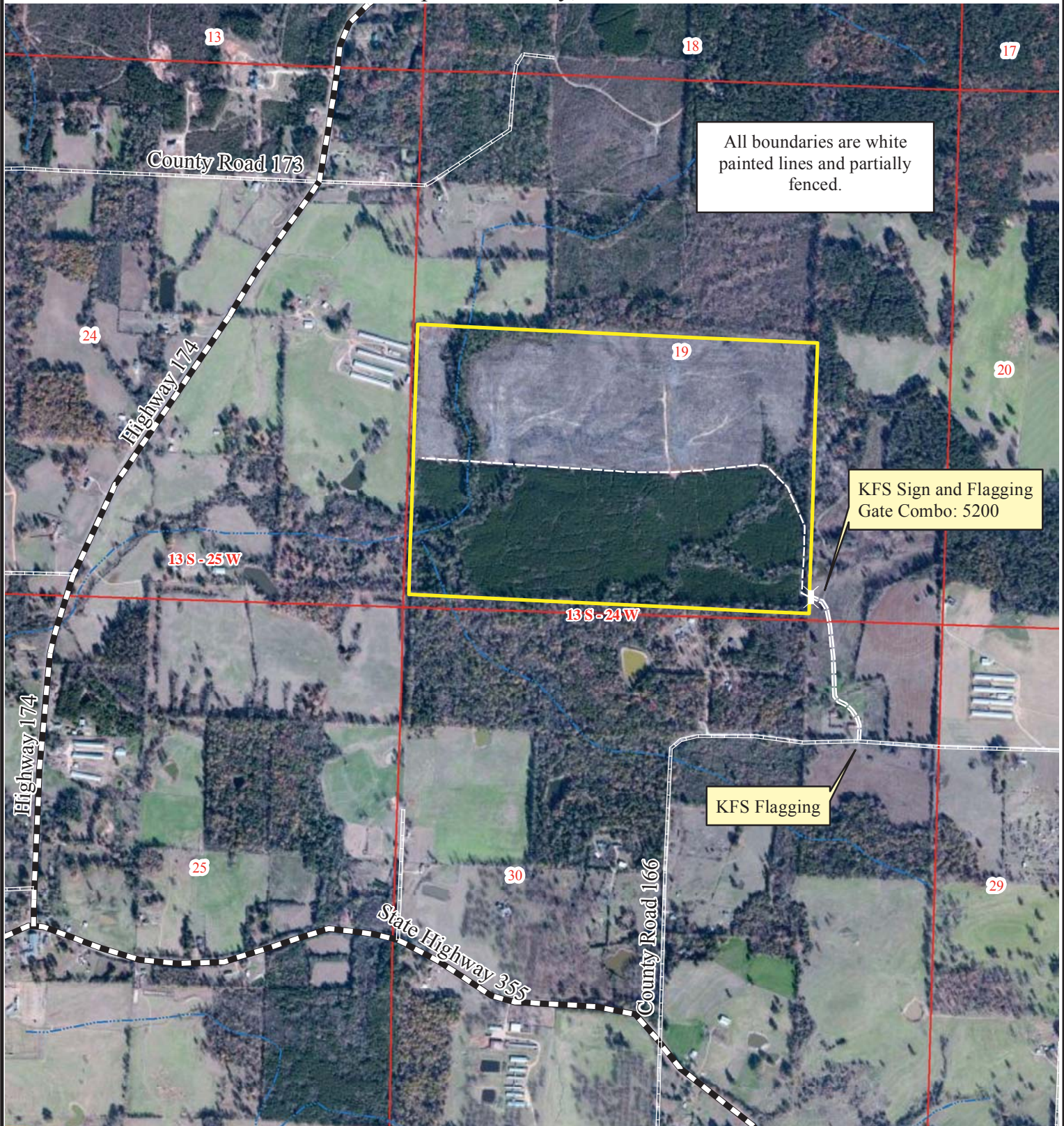


StreetMap USA
Created: February 2013
Printed By: RDH

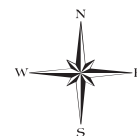
Land For Sale
Springhill Tract (#7129)

+/-236 Acres

SW1/4, W1/2 of SE1/4, Sec. 19, T13S, R24W
Hempstead County, Arkansas



0 0.5
Miles

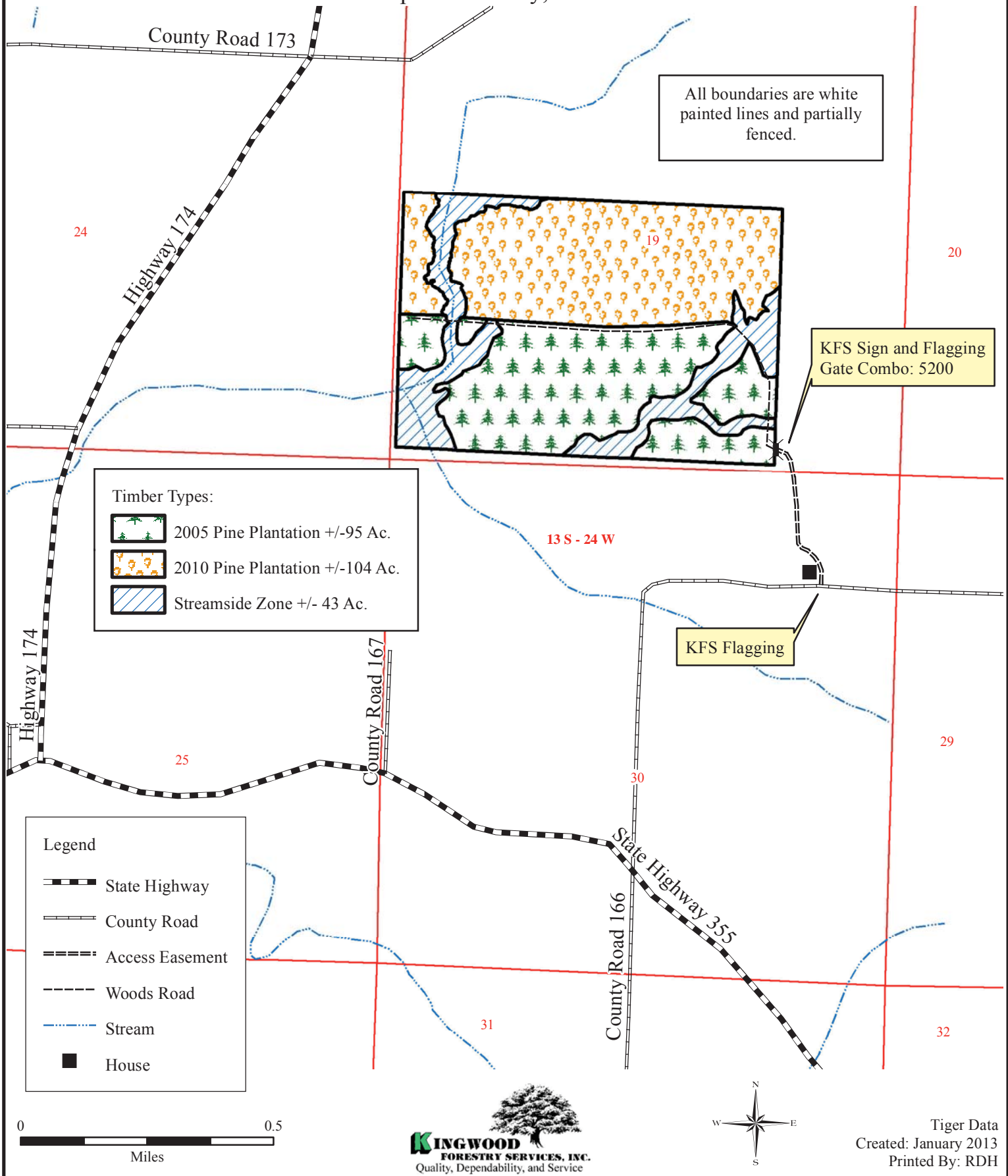


Bing Maps
Created: January 2013
Printed By: RDH

Land For Sale
Springhill Tract (#7129)

+/-236 Acres

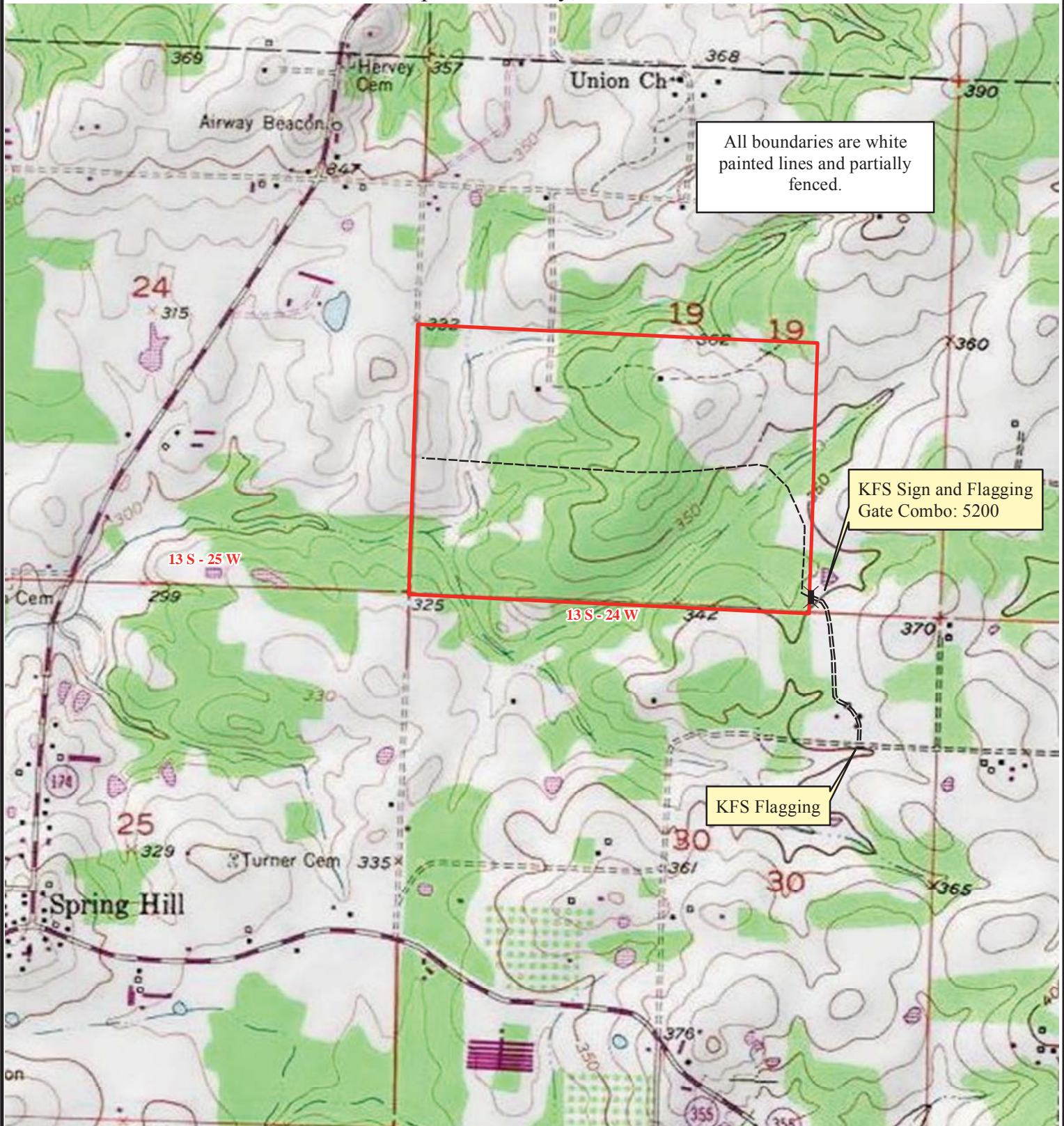
SW1/4, W1/2 of SE1/4, Sec. 19, T13S, R24W
Hempstead County, Arkansas



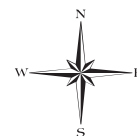
Land For Sale
Springhill Tract (#7129)

+/-236 Acres

SW1/4, W1/2 of SE1/4, Sec. 19, T13S, R24W
Hempstead County, Arkansas



0 0.5
Miles



USA Topo Maps
Created: January 2013
Printed By: RDH

OFFER FORM

SPRINGHILL TRACT LAND SALE (#7129)

BID DATE: FRIDAY, MARCH 15, 2013 @ 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 Springhill Tract (#7129) Land Sale.

I submit the following as an offer for the purchase of the Springhill Tract described as SW¼ and the W½ of SE¼, Section 19, Township 13 South, Range 24 West, Hempstead County, Arkansas, containing 236 acres, more or less.

My offer will remain valid until 5:00 P.M., Friday March 22, 2013. 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, March 15, 2013**)
P. O. Box 5887
Texarkana, TX 75505
Or fax to 903-831-9988
Or 4414 Morris Lane
Texarkana, TX 75503

****Clearly write "Springhill Tract Land Sale Bid" in lower left corner of envelope****

Springhill Tract (#7129), 236 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