

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

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

NOTICE OF LAND SALE

Listing #4376

“MINCH TRACT”

Bid Date: Friday, January 25, 2013 @ 3:00 P. M.

—60 Acres with Pine Sawtimber on County Road and Adjoining National Forest—

Kingwood Forestry Services, Inc. has been authorized to manage the sale of an outstanding timberland property containing 60 acres, more or less, in Montgomery County, Arkansas.

Location: The Minch Tract is located approximately six miles southwest of Mt. Ida, and is further described as pt. W½ of SW¼ lying west of branch, Section 8, Township 3 South, Range 25 West, containing 60 acres, more or less, Montgomery County, Arkansas. Please visit our website at www.kingwoodforestry.com to view maps and photographs of listing #4376.

Tract Description: The Minch Tract has good access with frontage on Wade Road, which crosses the property. The property's north boundary is the Ouachita National Forest. Timber consists of native pine sawtimber. Pine site index averages 80 feet (base age 50) on fine sandy loam soils. Creek branch (rocky bottom) forms eastern boundary of tract. The property offers timber income, timberland management options, and excellent deer hunting.

Merchantable Timber: Based on the 10% inventory conducted by Kingwood Forestry Services in December, 2012, estimated tree counts and volumes are as follows:

Pine Sawtimber	3,010 Trees	133,800 Board Feet	1,531 Tons
Pine Pulpwood	865 Trees	54 Cords	144 Tons
Hardwood Pulpwood	600 Trees	38 Cords	113 Tons

Kingwood performed a fixed 1/10th acre plot cruise (one plot per acre) on the tract in December, 2012. Cruise lines ran east and west. Due to variations associated with sampling, utilization standards, and scaling practices, the above tree counts and timber volumes advertised in this notice cannot be guaranteed.

Method of Sale: The tract will be sold on the basis of lump sum sealed bids. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with “**Minch Tract 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, January 25, 2013.** 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.

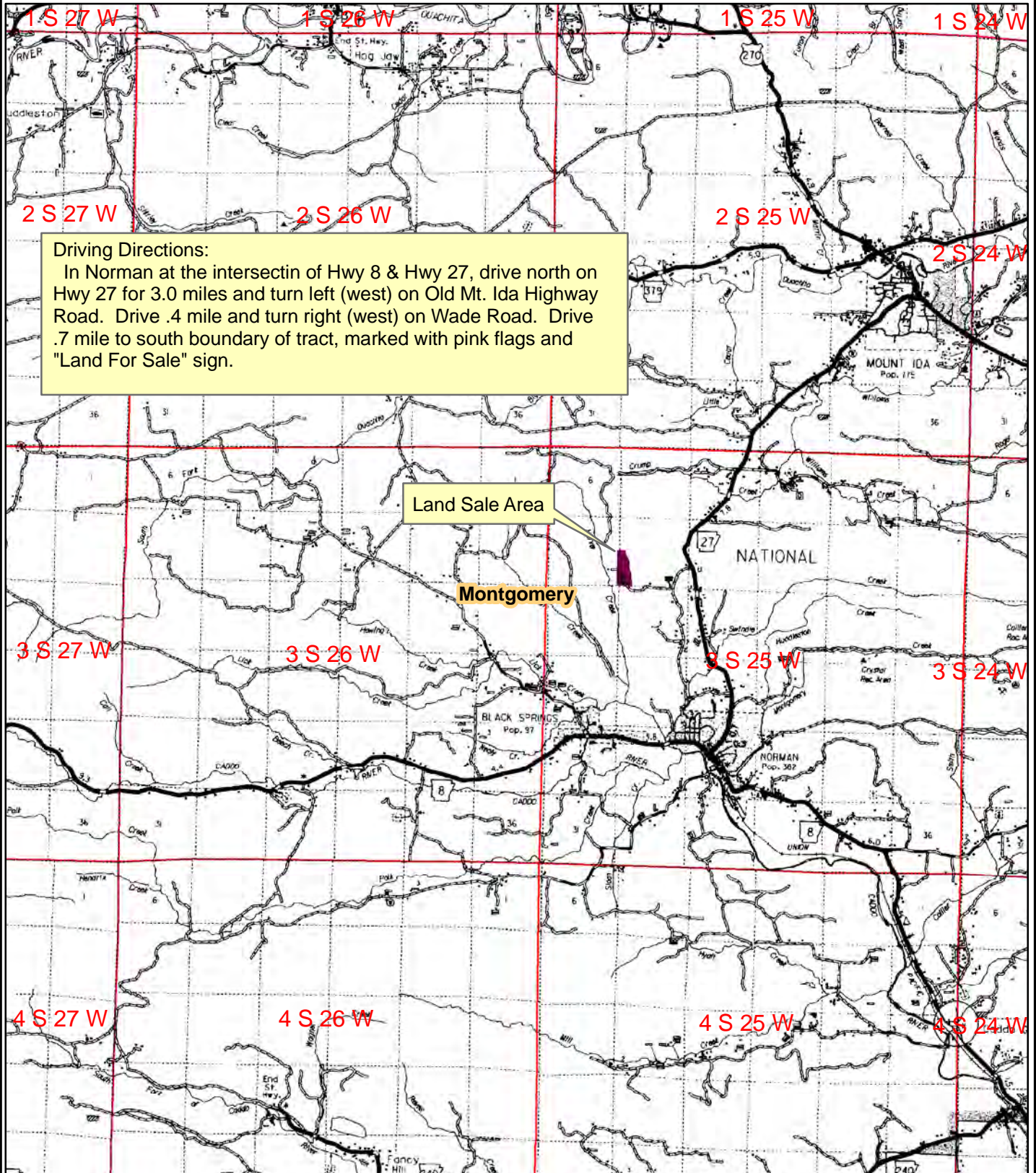
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“Minch Tract” Land Sale
Listing #4376
Bid Date: Friday, January 25, 2013 @ 3:00 P.M.

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, January 30, 2013. Successful bidder 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 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 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. Seller will reserve any owned mineral rights.
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 (½) of deed stamps.
6. A local title company will conduct the closing with buyer and seller each paying one-half of fees associated with closing services.
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 broker Pete Prutzman at 870-246-5757.

NOTICE OF LAND SALE
"Minch Tract" - Listing #4376
Pt. W½ of SW¼, lying west of branch, Sec. 8, T3S, R25W, Montgomery County, Arkansas
Containing 60 acres, more or less



0 0.5 1 2 3
Miles



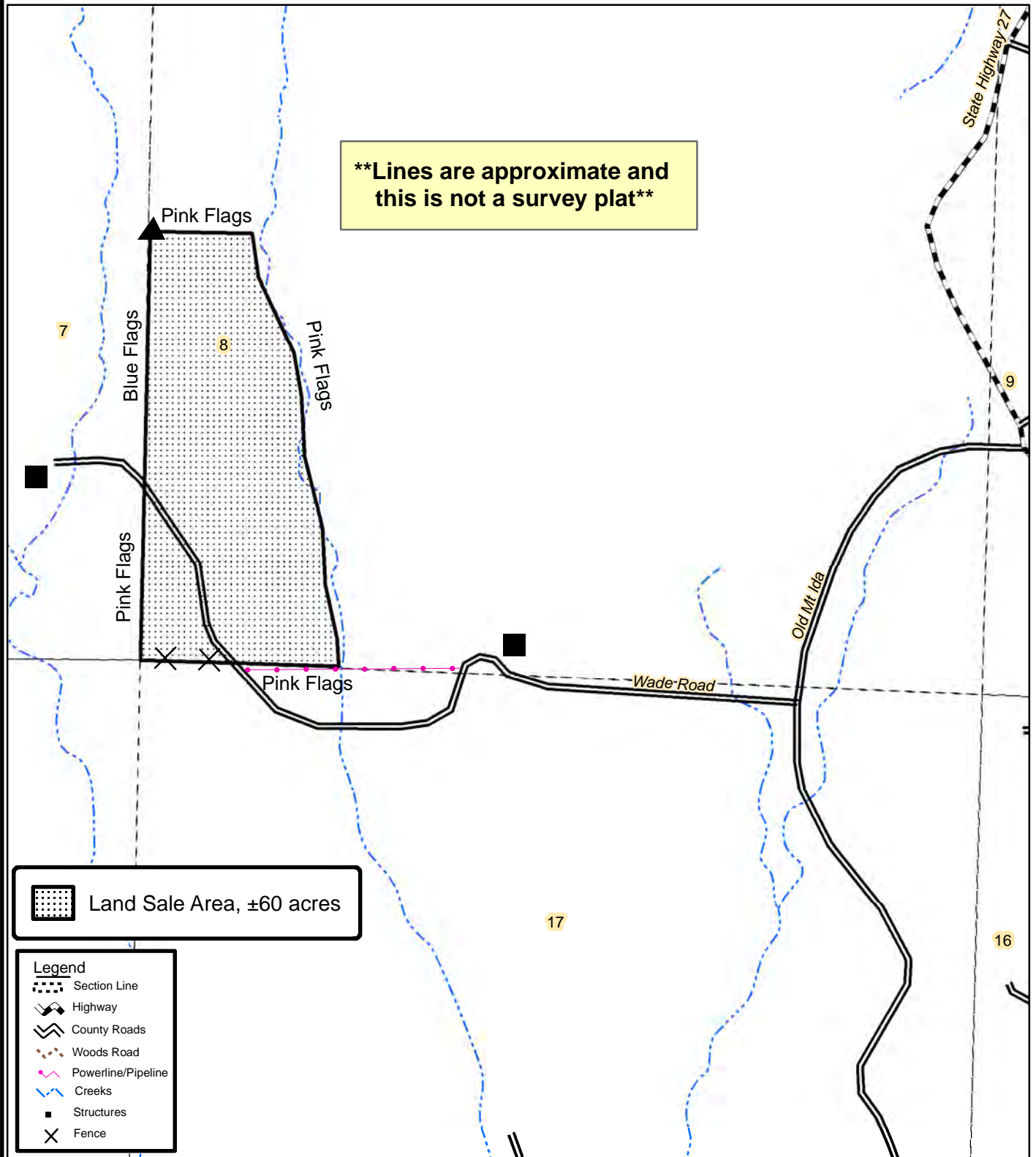
Created: December, 2012
Drawn By: JDT

NOTICE OF LAND SALE

"Minch Tract" - Listing #4376

Pt. W½ of SW¼, lying west of branch, Sec. 8, T3S, R25W, Montgomery County, Arkansas
Containing 60 acres, more or less

****Lines are approximate and
this is not a survey plat****

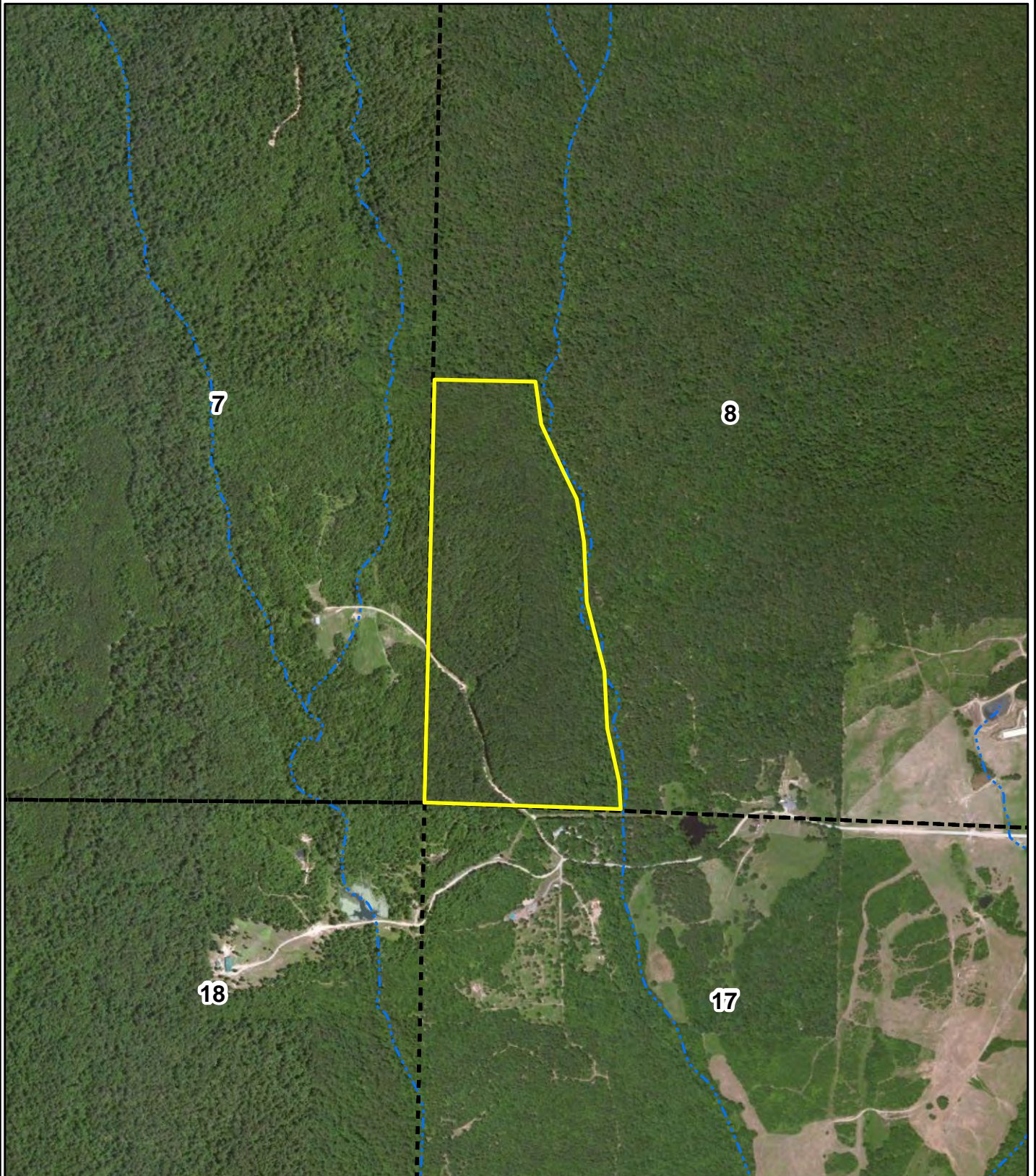


0 0.125 0.25
Miles



Created: December, 2012
By: JDT

NOTICE OF LAND SALE
"Minch Tract" - Listing #4376
Pt. W $\frac{1}{2}$ of SW $\frac{1}{4}$, lying west of branch, Sec. 8, T3S, R25W, Montgomery County, Arkansas
Containing 60 acres, more or less

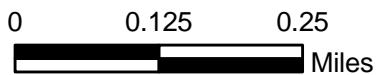


0 0.125 0.25
Miles



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

Pt. W½ of SW¼, lying west of branch, Sec. 8, T3S, R25W, Montgomery County, Arkansas
Containing 60 acres, more or less



Created: December, 2012
Drawn By: JDT

NOTICE OF LANDSALE

Tract Name	Minch	Stand Number	1
Legal	Pt. W½ of SW¼, Sec. 8, T3S, R25W	Acres	60.0
County	Montgomery	State	AR
Cruised By	JBL	Sample Method	1/10 Acre
Form Class	KFS PST Tons	Date Cruised	12-11-12
		Percent Cruised	10.17%

Stand Data	
<u>Average Vol/Acre</u>	25.51
<u>Average Vol/Tree</u>	0.51
<u>Average Vol/Log</u>	0.28
<u>Avg DBH</u>	11.51

Pine Saw Timber

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	207	54	462	166	275	135	236	127									1,180	483
12	69	23	502	216	472	274	364	233	39	32							1,446	777
14	39	17	128	73	108	81	59	52									334	223
16			10	7	20	19	10	11									39	38
18			10	9													10	9
Totals	315	94	1,111	472	875	509	669	424	39	32							3,010	1,531

Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	2.4
<u>Average Vol/Tree</u>	0.17
<u>Average Vol/Log</u>	0.11
<u>Avg DBH</u>	7.70

DBH	Trees	Tons
6	207	21.2
8	580	104.0
10	79	19.3
Total	866	144.4

Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	1.9
<u>Average Vol/Tree</u>	0.19
<u>Average Vol/Log</u>	0.15
<u>Avg DBH</u>	7.34

DBH	Trees	Tons
6	393	36.2
8	69	12.1
10	98	35.4
12	30	17.4
14	0	0.0
16	10	11.6
Total	600	112.7

OFFER FORM

“Minch Tract” Land Sale

Listing #4376

Bid Date: Friday, January 25, 2013 @ 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. **Minch Tract Land Sale Notice**. I submit the following as offer for the purchase of the following tract located in Montgomery County, Arkansas and further described as:

“MINCH TRACT” (Listing #4376): pt. W½ of SW¼ lying west of branch, Section 8, Township 3 South, Range 25 West, containing 60 acres, more or less, Montgomery County, Arkansas. (see attached maps).

My offer will remain valid through 3:00 P.M., Wednesday, January 30, 2013. 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. 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 3:00 p.m., Friday, January 25, 2013**)
P. O. Box 65, Arkadelphia, AR 71923
or fax to 870-246-3341

MINCH TRACT \$ _____
(Listing #4376: 60 acres, more or less):

Date: _____

Bidder: _____ Fax No.: _____
Printed

Bidder: _____ Phone No.: _____
Signed

Address: _____
Street City, State, Zip

E-mail: _____