



Listings
#4367
#4244
#4347

NOTICE OF LAND SALE

Little Missouri Land & Timber

(Harvey, Stroud, and Morris Tracts)

Bid Date: Friday, October 26, 2012 @ 3:00 P. M.

-Pine Plantations and Recreation Land in Hempstead, Clark, and Ouachita Counties, Arkansas-

Kingwood Forestry Services, Inc. has been authorized by Little Missouri Land & Timber to manage the sale of three tracts containing 40 + 12.5 + 15 acres, more or less, in Hempstead, Clark, and Dallas Counties, Arkansas. Bids may be submitted for individual tracts or all combined.

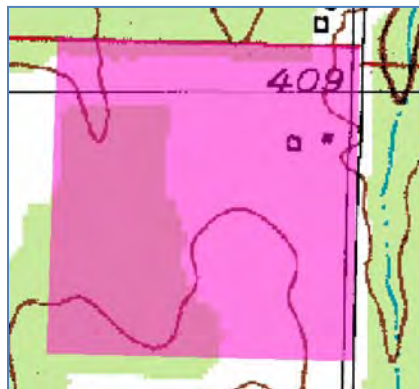
Tract Descriptions: The **Harvey Tract (Listing #4367)** is located approximately four miles southeast of Blevins and is described as the NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 25, Township 10 South, Range 24 West, Hempstead County, Arkansas, containing 40 acres, more or less. The **Stroud Tract (Listing #4244)** is located approximately eight miles southeast of Gurdon and is described as the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ and the E $\frac{1}{2}$ of E $\frac{1}{2}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 15, Township 10 South, Range 19 West, Clark County, Arkansas, containing 12.5 acres, more or less. The **Morris Tract (Listing #4347)** is located approximately eleven miles north of Camden and is described as the S15 acres of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 25, Township 11 South, Range 17 West, containing 15 acres, more or less, Ouachita County, Arkansas. Please visit our website at www.kingwoodforestry.com to view maps and photographs.

HARVEY TRACT (Listing #4367): Tract consists of well-stocked pine plantation established in 2009 with improved loblolly seedlings. Pine site index averages 90 feet (base age 50) on fine sandy loams. Access is one-quarter-mile of County Road #45 frontage, which makes up east line of tract.

STROUD Tract (Listing #4244): Tract consists of well-stocked pine plantation established in 2011 with improved loblolly seedlings. Pine site index averages 80 feet (base age 50) on fine sandy loams. Access is via Stroud Loop Road, which touches the southeast corner of tract.

MORRIS Tract (Listing #4347): Tract consists of recent (2012) clearcut, which is ready to plant this winter. Pine site index averages 85 feet (base age 50) on silt loams. Access is via woods road through adjoining timberland from County Road 31. Great location for hunting camp.

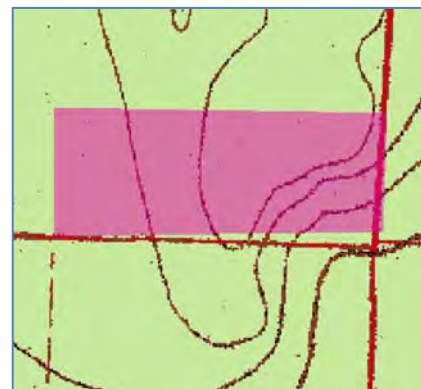
HARVEY TRACT



STROUD TRACT



MORRIS TRACT



Little Missouri Land & Timber

(Harvey, Stroud, and Morris Tracts)

Bid Date: Friday, October 26, 2012 @ 3:00 P. M.

Method of Sale: The tracts will be sold on the basis of lump sum sealed bids. **Bids may be submitted for any or all tracts.** Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **"Little Missouri Land Sales"** 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, October 26, 2012.** 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.

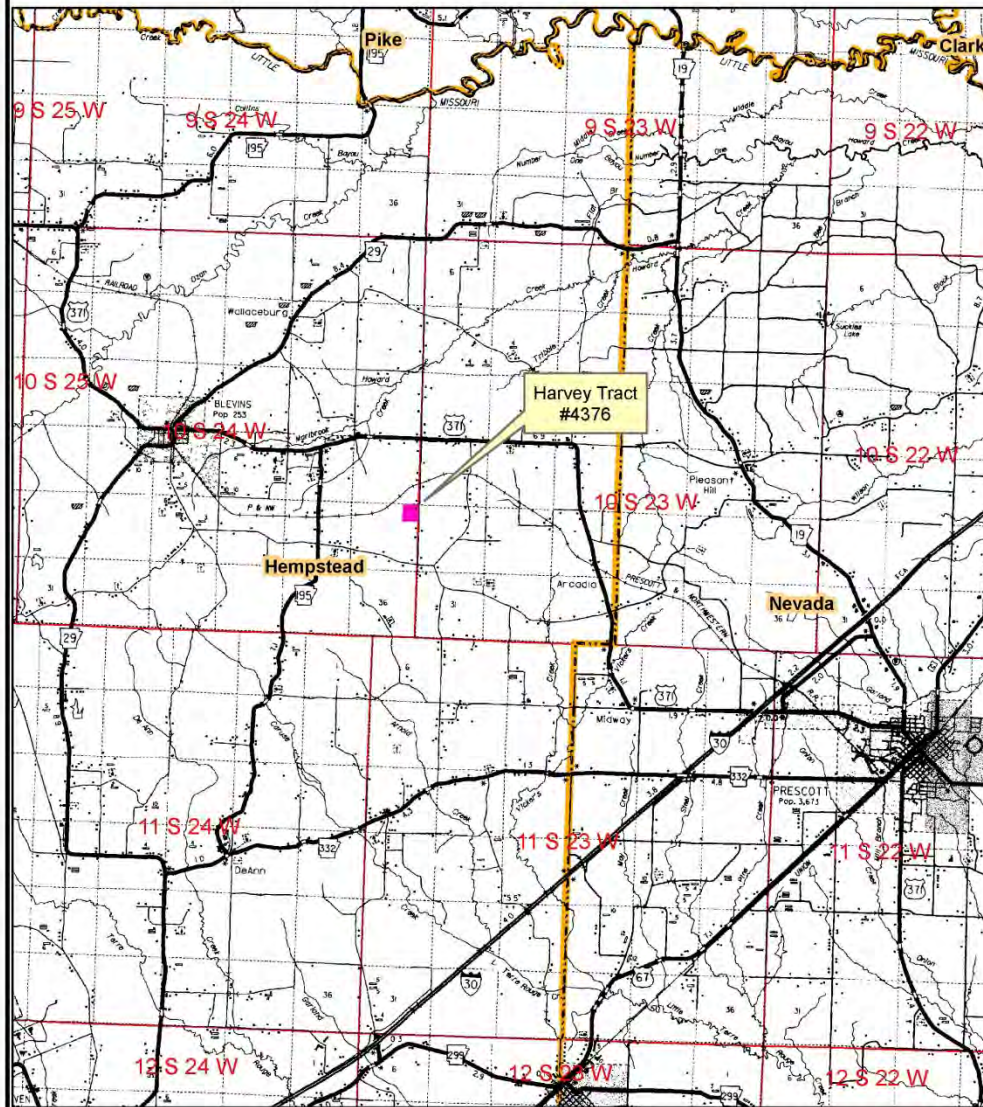
Conditions of Sale:

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., Monday, October 29, 2012. 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(s) 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 acreages are believed to be correct, but are not guaranteed. Offer price is for entire tract(s), 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 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 convey one-half (½) of any owned mineral rights (on the properties advertised in this notice) 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. 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 of Kingwood Forestry Services at 870-246-5757.

LITTLE MISSOURI LAND & TIMBER LAND SALES LOCATION MAPS

NOTICE OF LAND SALE "Harvey Tract" Listing #4367

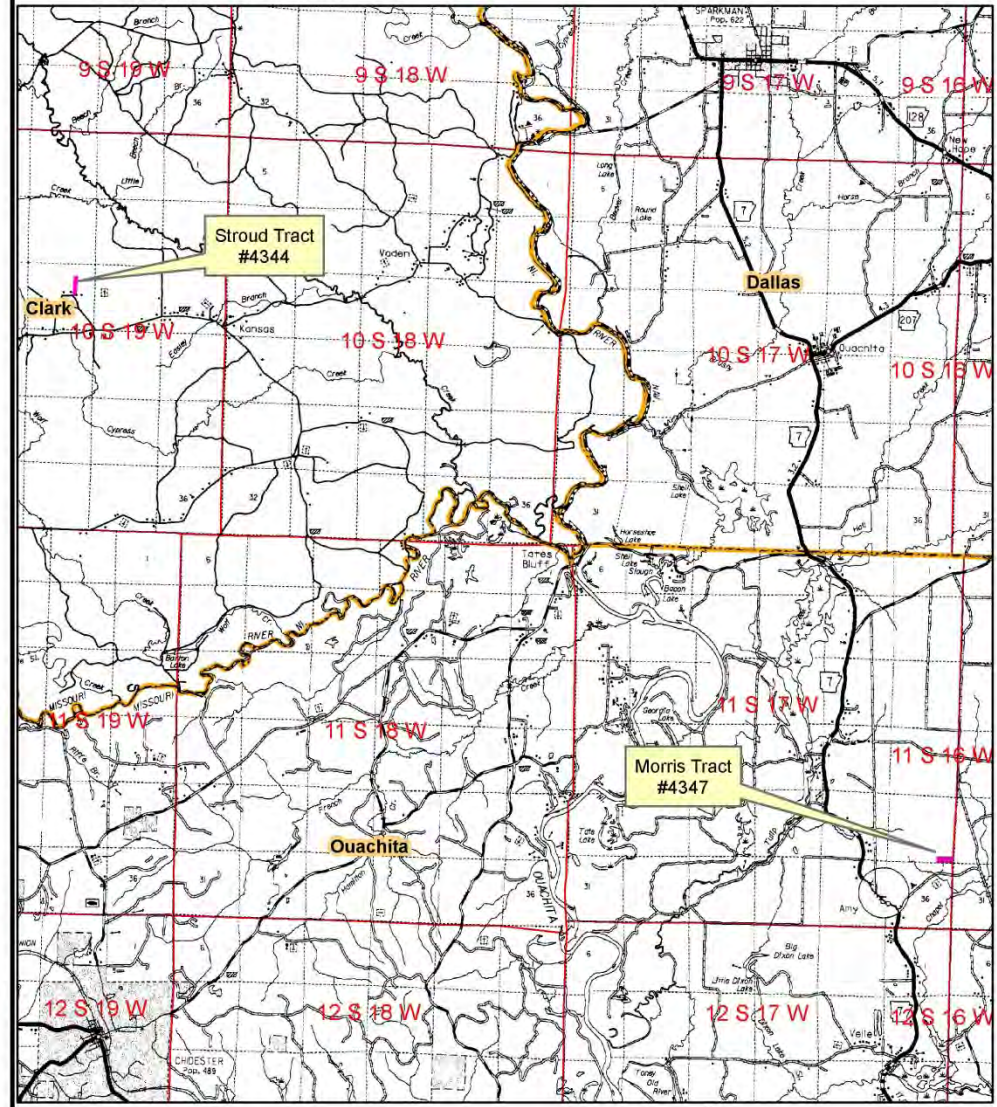
NE 1/4 of NE 1/4, S25,T10S, R24W, Hempstead County, Arkansas,
containing 40 acres, more or less.



Created: October, 2012
Drawn By: JDT



"Stroud Tract" Listing #4344
E½ of E½ of SW¼ of NE¼,
Sec. 15, T10S, R19W
Clark County, Arkansas,
containing 12.5 acres, more or less.



Created: October, 2012
Drawn By: JDT



LITTLE MISSOURI LAND & TIMBER LAND SALES

HARVEY TRACT – 40 ACRES – HEMPSTEAD COUNTY, AR

NOTICE OF LAND SALE

"Harvey Tract" Listing #4367

NE 1/4 of NE 1/4, S25,T10S, R24W, Hempstead County, Arkansas,
containing 40 acres, more or less.



(870) 246-5757
www.kingwoodforestry.com

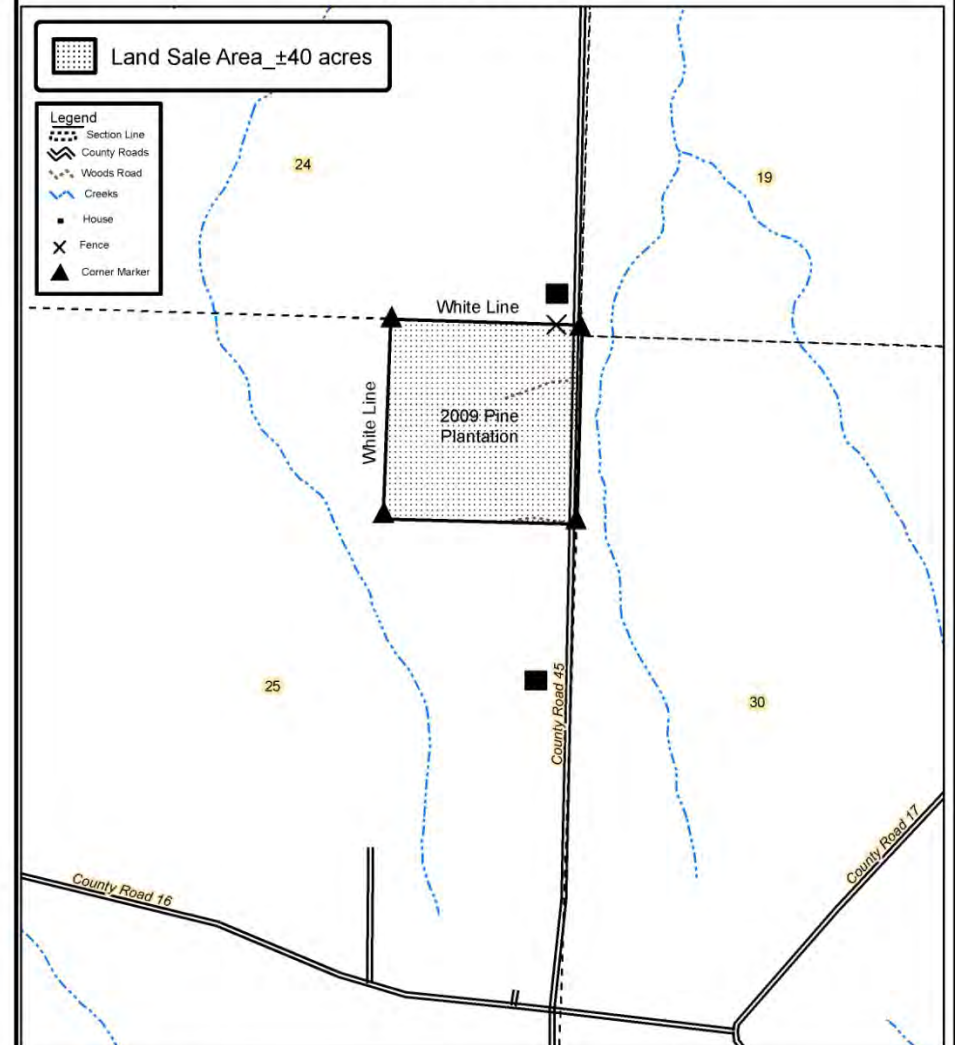


2011 Aerial
JDT

NOTICE OF LAND SALE

"Harvey Tract" Listing #4367

NE 1/4 of NE 1/4, S25,T10S, R24W, Hempstead County, Arkansas,
containing 40 acres, more or less.



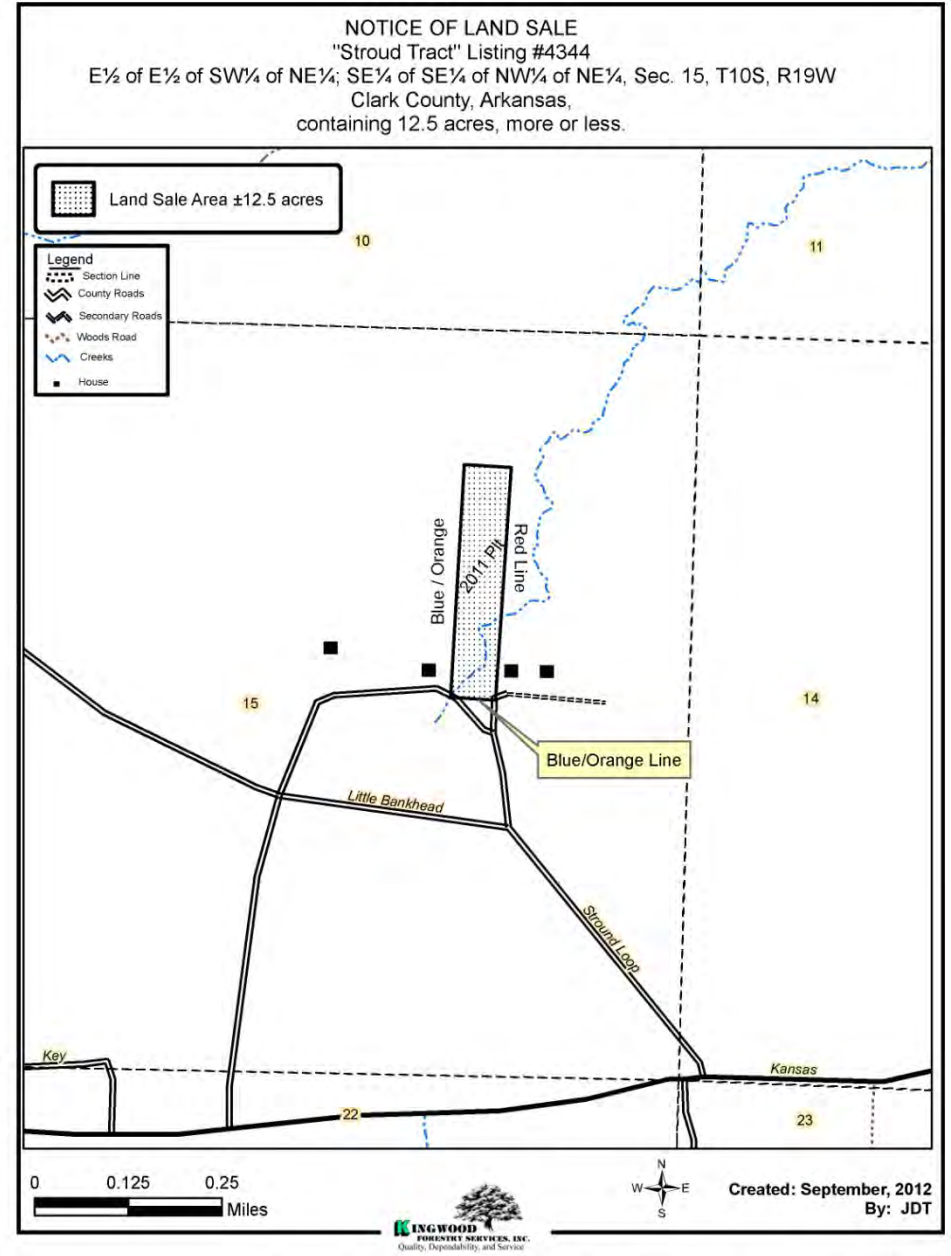
0 0.125 0.25
Miles



Created: September, 2012
By: JDT

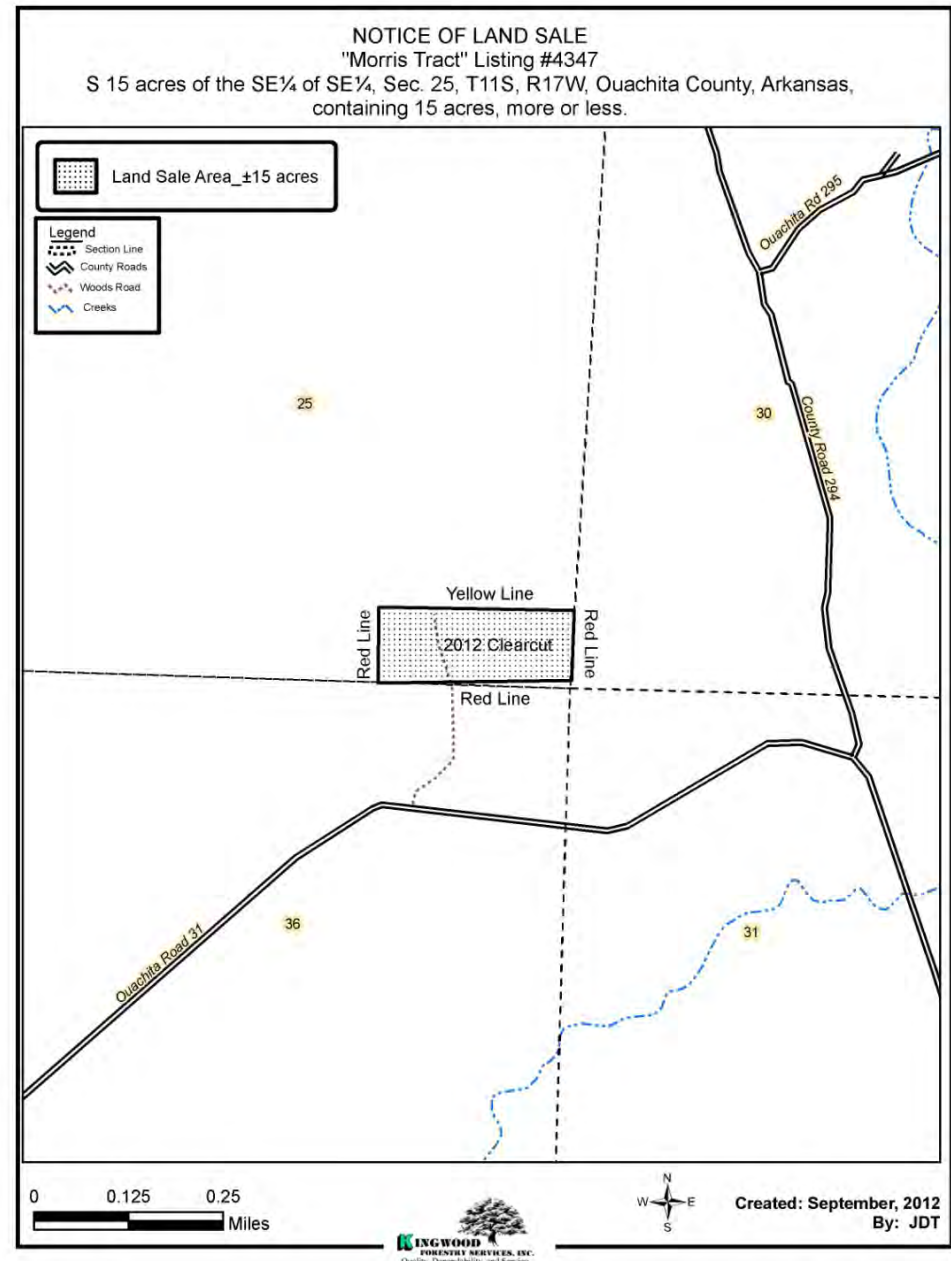
LITTLE MISSOURI LAND & TIMBER LAND SALES

STROUD TRACT – 12.5 ACRES – CLARK COUNTY, AR



LITTLE MISSOURI LAND & TIMBER LAND SALES

MORRIS TRACT – 15 ACRES – OUACHITA COUNTY, AR



OFFER FORM
Little Missouri Land & Timber
(Harvey, Stroud, and Morris Tracts)
Listings #4367, #4244, and #4347
Bid Date: Friday, October 26, 2012 @ 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. **Little Missouri Land & Timber Land Sales Notice**. I submit the following as offer(s) for the purchase one or more of the following tract(s) located in Hempstead, Clark, and Ouachita Counties, Arkansas and further described as:

HARVEY (Listing #4247): NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 25, Township 10 South, Range 24 West, Hempstead County, Arkansas, containing 40 acres, more or less (see attached maps).

STROUD (Listing #4244): SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ and the E $\frac{1}{2}$ of E $\frac{1}{2}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 15, Township 10 South, Range 19 West, Clark County, Arkansas, containing 12.5 acres, more or less (see attached maps).

MORRIS (Listing #4347): S15 acres of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 25, Township 11 South, Range 17 West, Ouachita County, Arkansas, containing 15 acres, more or less (see attached maps).

My offer(s) will remain valid through 3:00 P.M., Monday, October 29, 2012. Successful bidder(s) will be notified at or before that time by telephone, fax, or e-mail. If any of my offers are 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, October 26, 2012**)
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

HARVEY (Listing #4247: 40 acres, more or less): \$ _____

STROUD (Listing #4244: 12.5 acres, more or less): \$ _____

MORRIS (Listing #4347: 15 acres, more or less): \$ _____

All Tracts (Harvey, Stroud, Morris) Combined: \$ _____
(67.5 Acres, more or less):

Date: _____

Bidder: _____ Fax No.: _____
Printed

Bidder: _____ Phone No.: _____
Signed

Address: _____
Street City, State, Zip

E-mail: _____