

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 #4318

WILLISVILLE HIGHWAY TRACT

Bid Date: Friday, April 27, 2012 @ 3:00 P. M.

—Sixty Acres with Highway Frontage and Quality Pine Sawtimber—

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

Location: The Willisville Highway tract is located approximately one mile north of Willisville, Arkansas and is further described as the N ½ of SE ¼ of NW ¼; W ¾ of N ½ of S ½ of NE ¼; NE ¼ of SE ¼ of NE ¼ of Section 8, Township 14 South, Range 21 West, containing a total of 60 acres, more or less, Nevada County, Arkansas. Please visit our website at www.kingwoodforestry.com to view maps and photographs of listing #4318.

Tract Description: Access is excellent with 600 feet of paved frontage on Highway 371 (formerly Highway 19). Timber consists of native pine and hardwood. Site index for loblolly pine averages 86 feet (base age 50) on fine sandy loam soils. Electricity available at road right-of-way.

Merchantable Timber: Based on the inventory in April, 2012, estimated tree counts and volumes are as follows:

Pine Sawtimber	1,140 Trees	231,900 Board Feet	1,749 Tons
Red Oak Sawtimber	220 Trees	45,800 Board Feet	369 Tons
Hardwood Pulpwood	1,060 Trees	210 Cords	629 Tons

Owner's forester performed a 10% cruise (one plot /acre) in April, 2012, with twelve lines running north and south. 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. Pine sawtimber is of good quality, averaging 16 inches dbh and an estimated 203 Board feet per tree.

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 **"Willisville Highway 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, April 27, 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.

— Continued on back of this page —

Willisville Highway Tract Land Sale

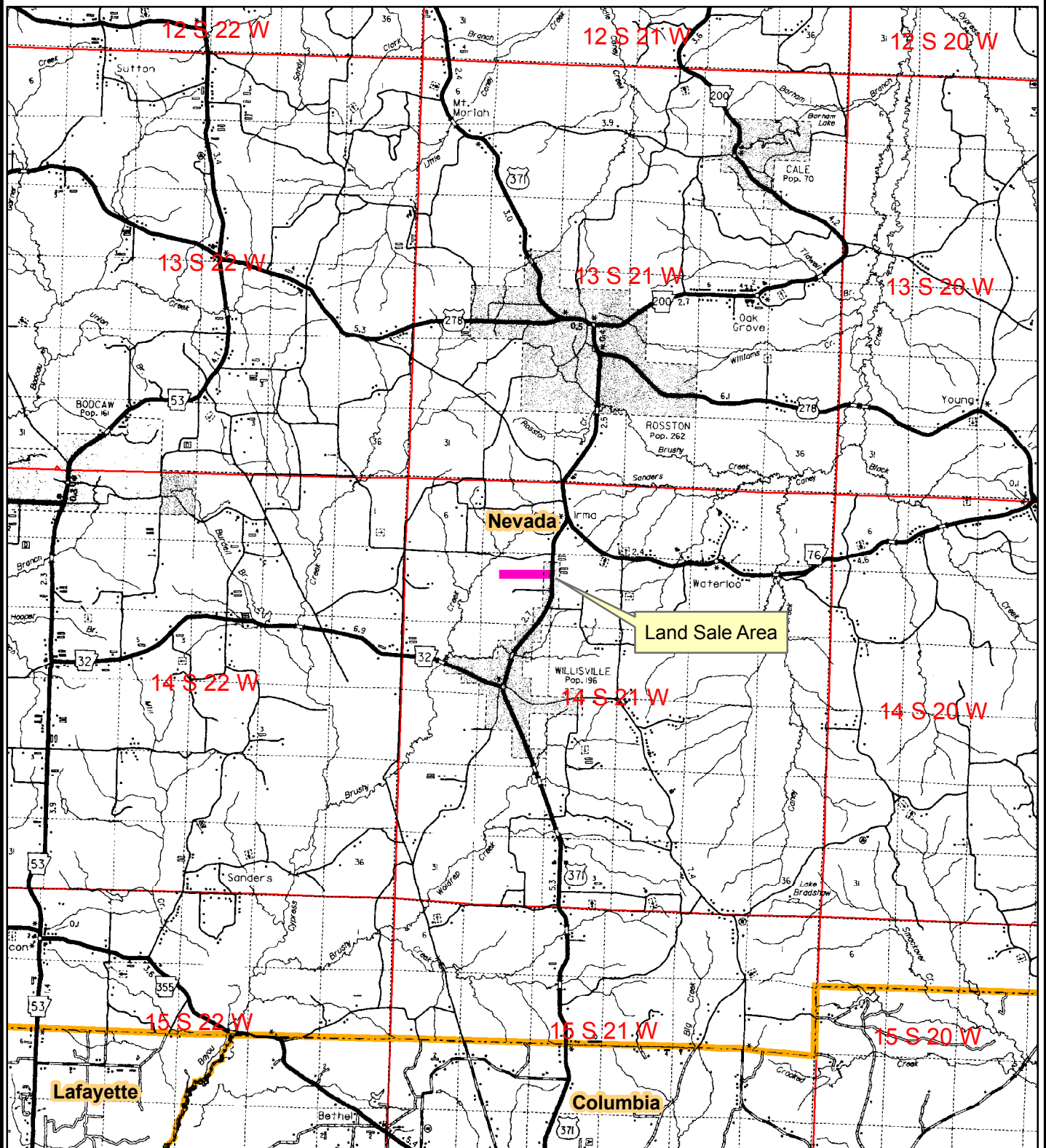
Listing #4318

Bid Date: Friday, April 27, 2012 @ 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., Monday April 30, 2012. 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 convey any owned mineral rights (on the property 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 (1/2) 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.

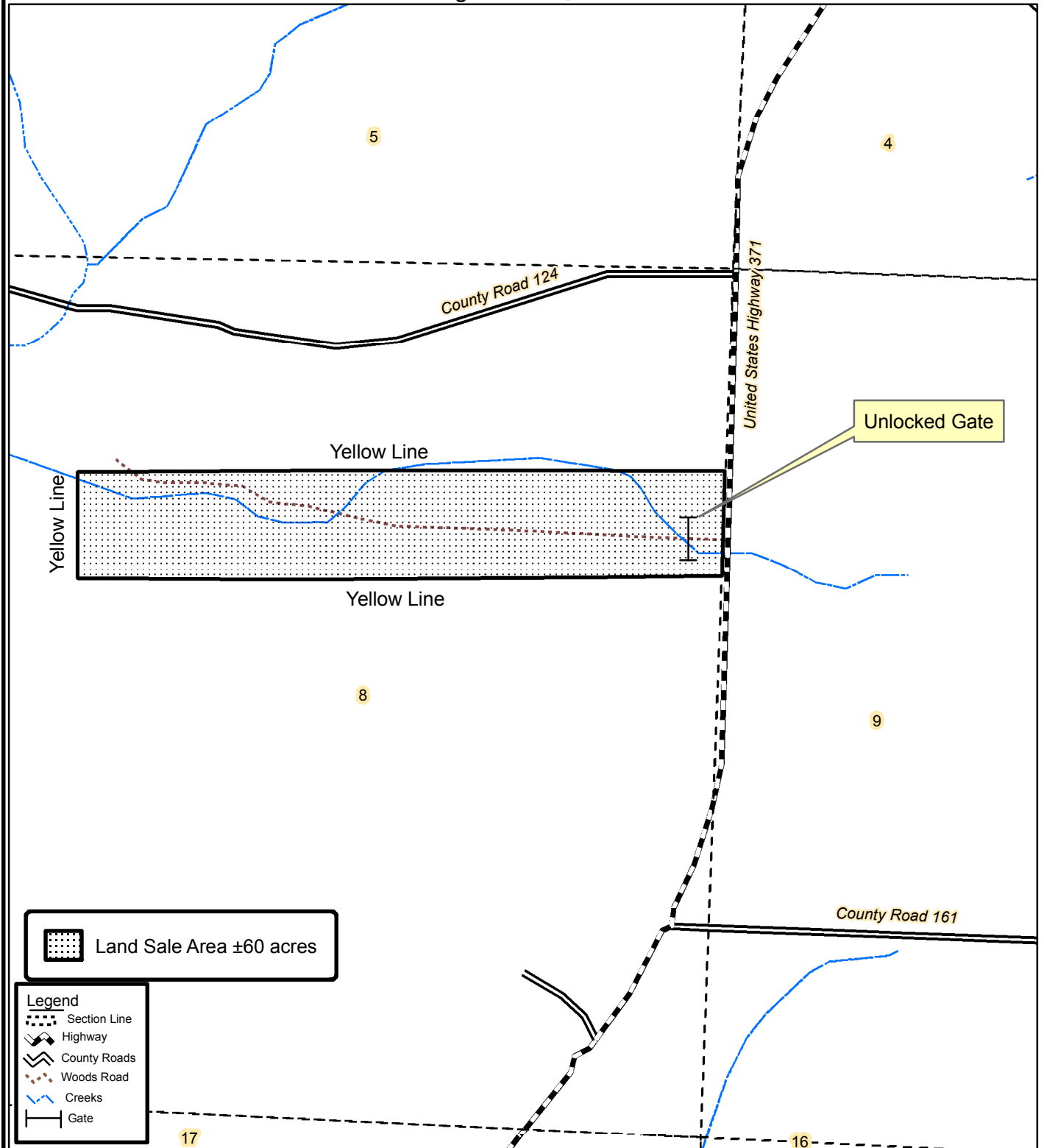
NOTICE OF LAND SALE
"Willisville Highway" Listing #4318
Pt. of Section 8, Township 14 South, Range 21 West
Nevada County, Arkansas
Containing 60 acres, more or less



0 0.5 1 2 3
Miles



NOTICE OF LAND SALE
"Willisville Highway" Listing #4318
Pt. of Section 8, Township 14 South, Range 21 West
Nevada County, Arkansas
Containing 60 acres, more or less



Unlocked Gate

Yellow Line

Yellow Line

Yellow Line

County Road 124

United States Highway 371

County Road 161

Land Sale Area ±60 acres

Legend

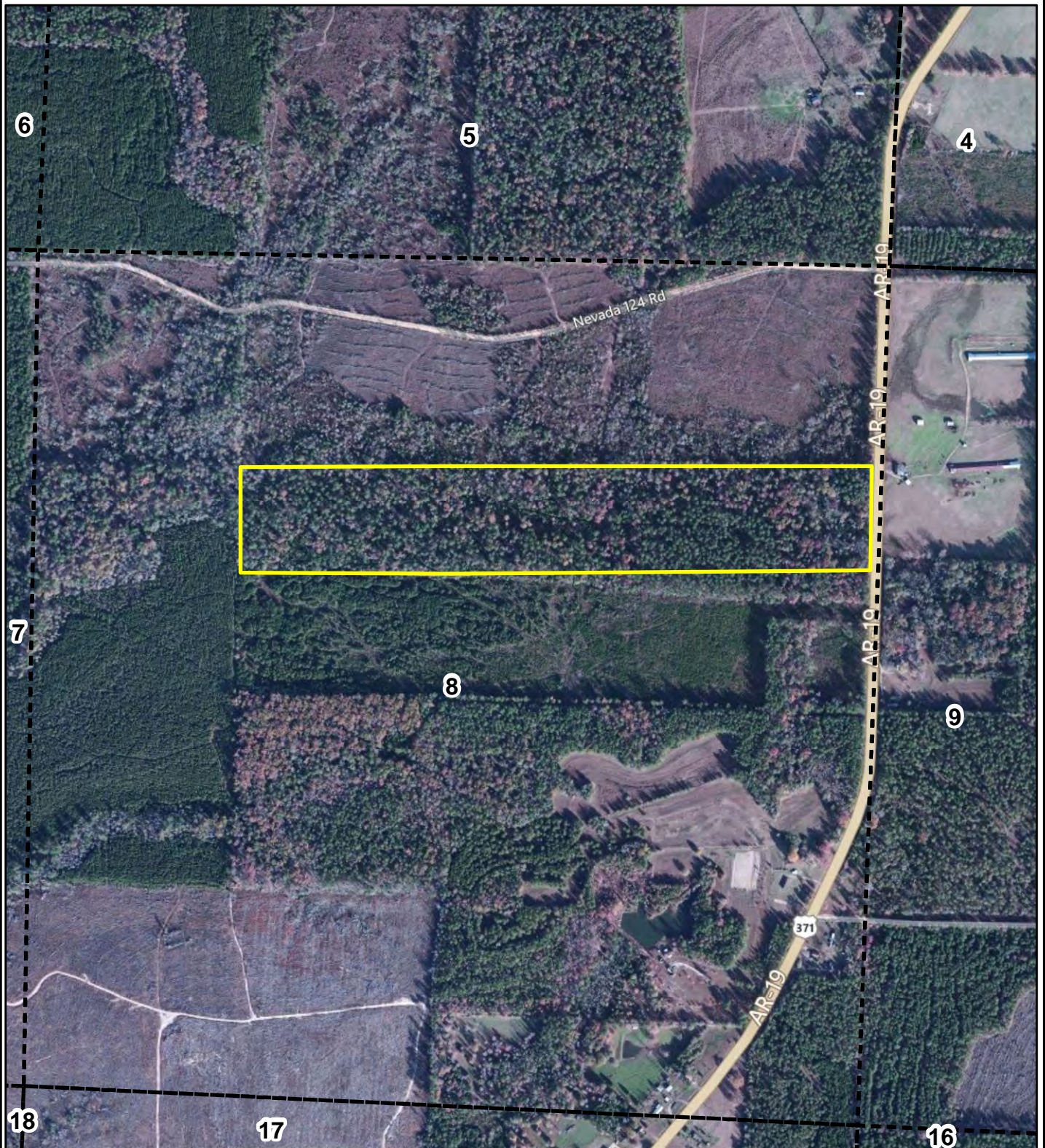
- Section Line
- Highway
- County Roads
- Woods Road
- Creeks
- Gate

0 0.125 0.25
Miles



Created: April, 2012
By: JDT

NOTICE OF LAND SALE
"Willisville Highway" Listing #4318
Pt. of Section 8, Township 14 South, Range 21 West
Nevada County, Arkansas
Containing 60 acres, more or less

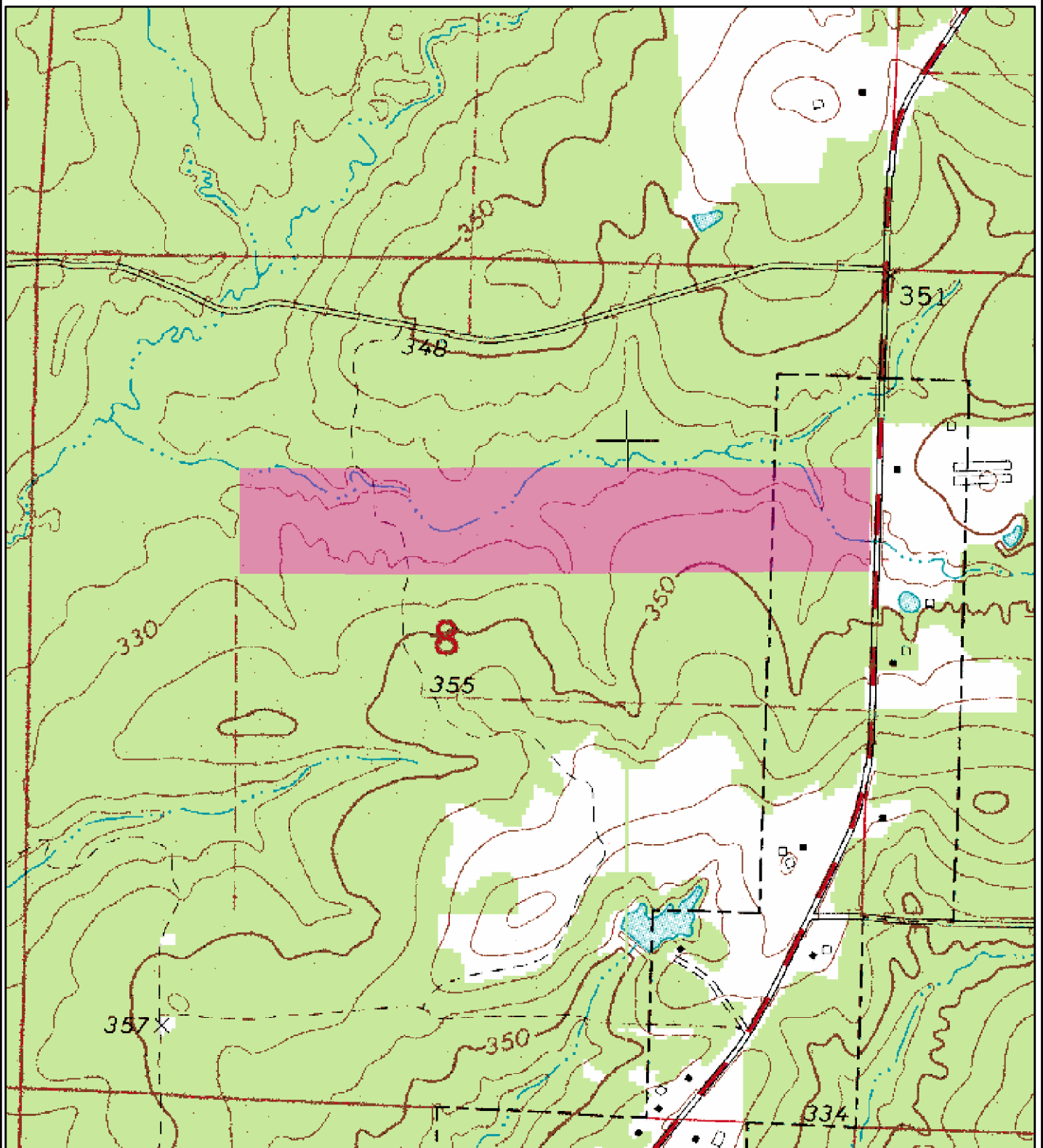


0 0.125 0.25
Miles



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

NOTICE OF LAND SALE
"Willisville Highway" Listing #4318
Pt. of Section 8, Township 14 South, Range 21 West
Nevada County, Arkansas
Containing 60 acres, more or less



0 0.125 0.25
Miles



Created: April, 2012
Drawn By: JDT

Willisville Highway Tract

Tract Name	Willisville Hwy	Stand Number	1
Legal	Pt. Sec. 8, T14S, R21W	Acres	60.0
County	Nevada	State	AR
Cruised By	BBLC	Sample Method	1/10 Acre
Form Class	KFS PST Tons	Date Cruised	3/30/2012
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	29.14
<u>Average Vol/Tree</u>	1.53
<u>Average Vol/Log</u>	0.47
<u>Avg DBH</u>	15.95

Pine 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
10							10	5			10	6					20	12
12					40	23	40	26	50	41	70	65	30	30			230	185
14					10	7	40	35	70	75	90	108	10	13			220	239
16	10	6	10	7					30	41	130	200	60	101			240	355
18									50	86	100	193	50	105			200	385
20									60	127	100	240	40	105			200	471
22													10	32			10	32
24											20	70					20	70
Totals	10	6	10	7	50	31	90	66	260	370	520	883	200	386			1,140	1,749

Willisville Highway Tract

Stand Data	
<u>Average Vol/Acre</u>	6.15
<u>Average Vol/Tree</u>	1.68
<u>Average Vol/Log</u>	0.87
<u>Avg DBH</u>	19.36

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
16	10	7	20	19													30	26
18			30	35	20	29	30	51									80	115
20			30	44	20	36			10	24							60	103
22					20	43	10	25									30	69
24					10	26	10	30									20	56
Totals	10	7	80	98	70	134	50	106	10	24							220	369

Stand Data	
<u>Average Vol/Acre</u>	10.48
<u>Average Vol/Tree</u>	0.59
<u>Average Vol/Log</u>	0.25
<u>Avg DBH</u>	11.09

Hardwood Pulpwood

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
6	30	3			10	2											40	4
8	60	9			60	15	80	25									200	49
10	10	2			50	19	100	48	40	23							200	92
12	10	3			40	22	280	189	80	64	30	28					440	306
14					30	22	60	55	30	33							120	109
16					10	9	50	59									60	68
Totals	110	16			200	90	570	376	150	120	30	28					1,060	629

OFFER FORM

Willisville Highway Tract Land Sale Listing #4318

Bid Date: Friday, April 27, 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. **Willisville Highway Land Sale Notice**. I submit the following as offer for the purchase of the following tract located in Nevada County, Arkansas and further described as: N $\frac{1}{2}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$; W $\frac{3}{4}$ of N $\frac{1}{2}$ of S $\frac{1}{2}$ of NE $\frac{1}{4}$; NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 8, Township 14 South, Range 21 West, containing a total of 60 acres, more or less, Nevada County, Arkansas (Willisville Highway Tract, Listing # 4318 – see attached maps).

My offer will remain valid through 3:00 P.M., Monday, April 30, 2012. 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, April 27, 2012)**
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

WILLISVILLE HIGHWAY TRACT: \$ _____
(Listing #4318: 60 acres, more or less):

Date: _____

Bidder: _____ Fax No.: _____
Printed

Bidder: _____ Phone No.: _____
Signed

Address: _____
Street City, State, Zip

E-mail: _____