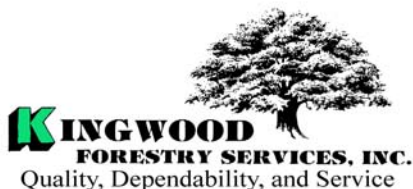


4414 Morris Lane
P.O. Box 5887
Texarkana, TX 75505
(903)831-5200
FAX (903)831-9988

Other Kingwood Locations:
P.O. Box 1290
145 Greenfield Drive
Monticello, AR 71657
(870)367-8567
FAX 1-870-367-8424



P.O. Box 65
No. 4 Executive Circle
Arkadelphia, AR 71923
(870)246-5757
FAX 1-870-246-3341

LAND FOR SALE

Sanders Tract Land Sale (#7112-1, 2, 3, 4)

25 to 50 acre Parcels Available with State Highway and County Road Frontage

The Sanders Tract totals 222 acres, more or less, and is available for purchase as a whole or in parcels ranging from 25 to 50 acres or larger. It is conveniently located approximately 18 miles west of Texarkana and 5 miles south of New Boston, offering country living still close to town. Access is excellent with over 4,200 feet of frontage on State Hwy 8 on the west side and over 1,400 feet of frontage on Bowie County Road 1112 on the south side.

The property consists of native pine and hardwood. Terrain is gently rolling to flat and could be suitable for home-site development. There are also areas that could be suitable for building a pond. The property has great potential for hunting and recreational activities as well. Utilities are available.

The seller is willing to divide the property into the proposed parcels that could range in size from 25 acres to 50 acres or larger. The property has not been physically divided; the partitions are only proposed and acreage could change according desired purchases. Each partition will need to be surveyed at the cost of the buyer. Offers may be submitted on any proposed partition, or combination of proposed partitions, or for the entire tract. See attached maps for proposed partitions of the property. More maps and photographs may be viewed at

www.kingwoodforestry.com/real-estate.html

Offered for sale at \$2,200.00 per acre.

All offers should be submitted on the attached form. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 5887, Texarkana, Texas 75505 with “**Sanders Tract**” clearly marked in the lower left corner of the envelope. Offers may be delivered by fax to 903-831-9988. All faxed offers will be immediately acknowledged. Please await confirmation that your faxed offer has been received. Hand delivered offers should be brought to 4414 Morris Lane, Texarkana, Texas 75503.



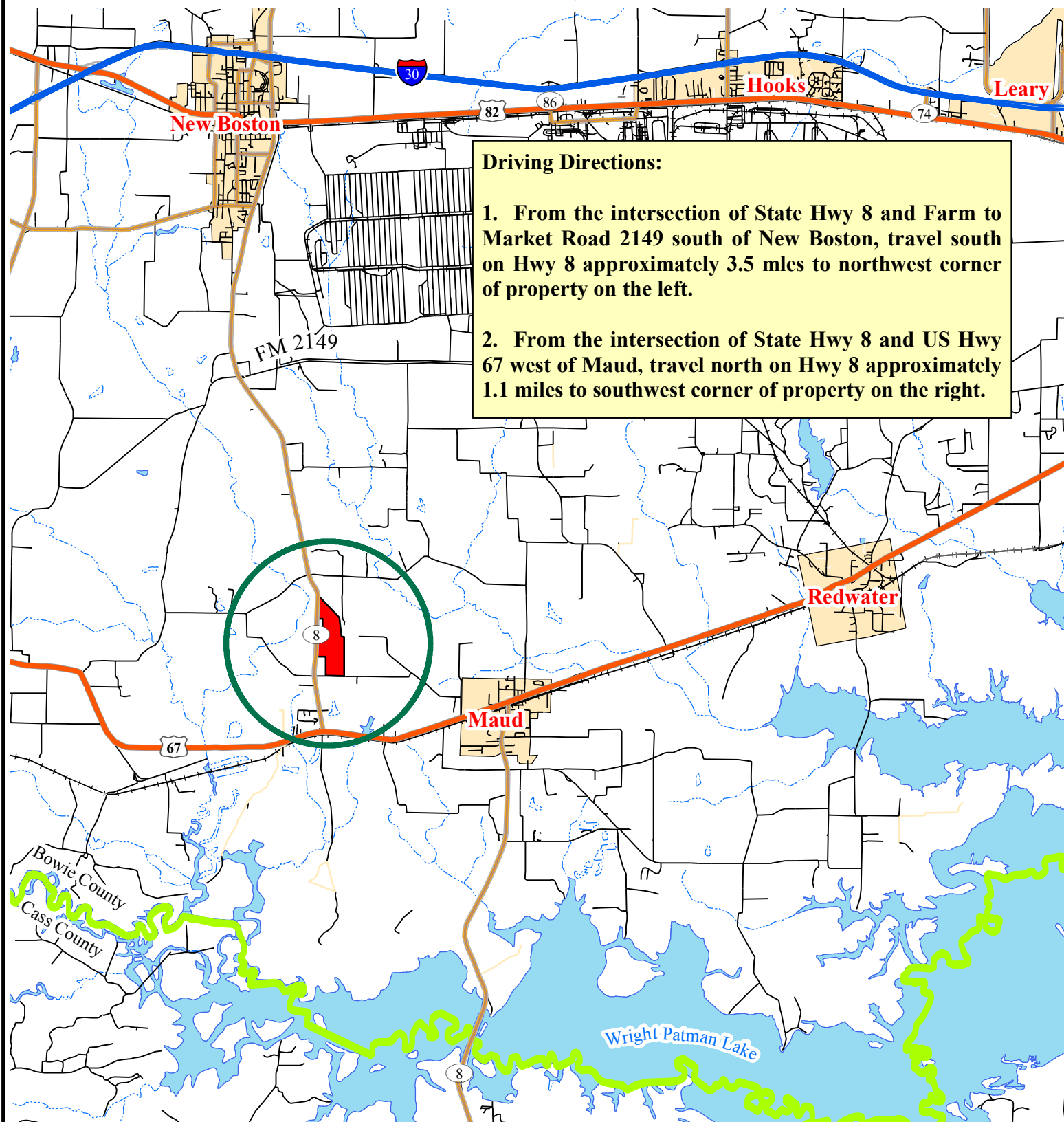
Sanders Tract (#7112-1, 2, 3, 4)

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 for five (5) business days after date of submittal. 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. The tract is being sold on a per acre basis unless it is sold in its entirety. Buyer is responsible for a survey, 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 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. No mineral rights will convey.
5. Seller will pay pro-rated property taxes to date of closing and deed preparation. Buyer will pay recording fees.
6. A local title company selected by Seller will conduct the closing with buyer and seller each paying one-half of fees associated with closing services.
7. 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 inspection. 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.
8. Deer stands, feeders, trail cameras and any other man-made items 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 responsible for verifying information presented in this sale notice.
10. Questions regarding the land sale should be directed to Roger Hooper, licensed sales agent of Kingwood Forestry Services at 903-831-5200.

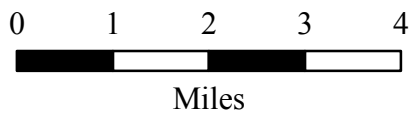
Photographs and Maps may be viewed at:
www.kingwoodforestry.com/realestate.htm

Land For Sale
Sanders Tract (#7112)
+/-222 Acres
Pt. of the J.B. Downey HRS, A-148
Bowie County, Texas



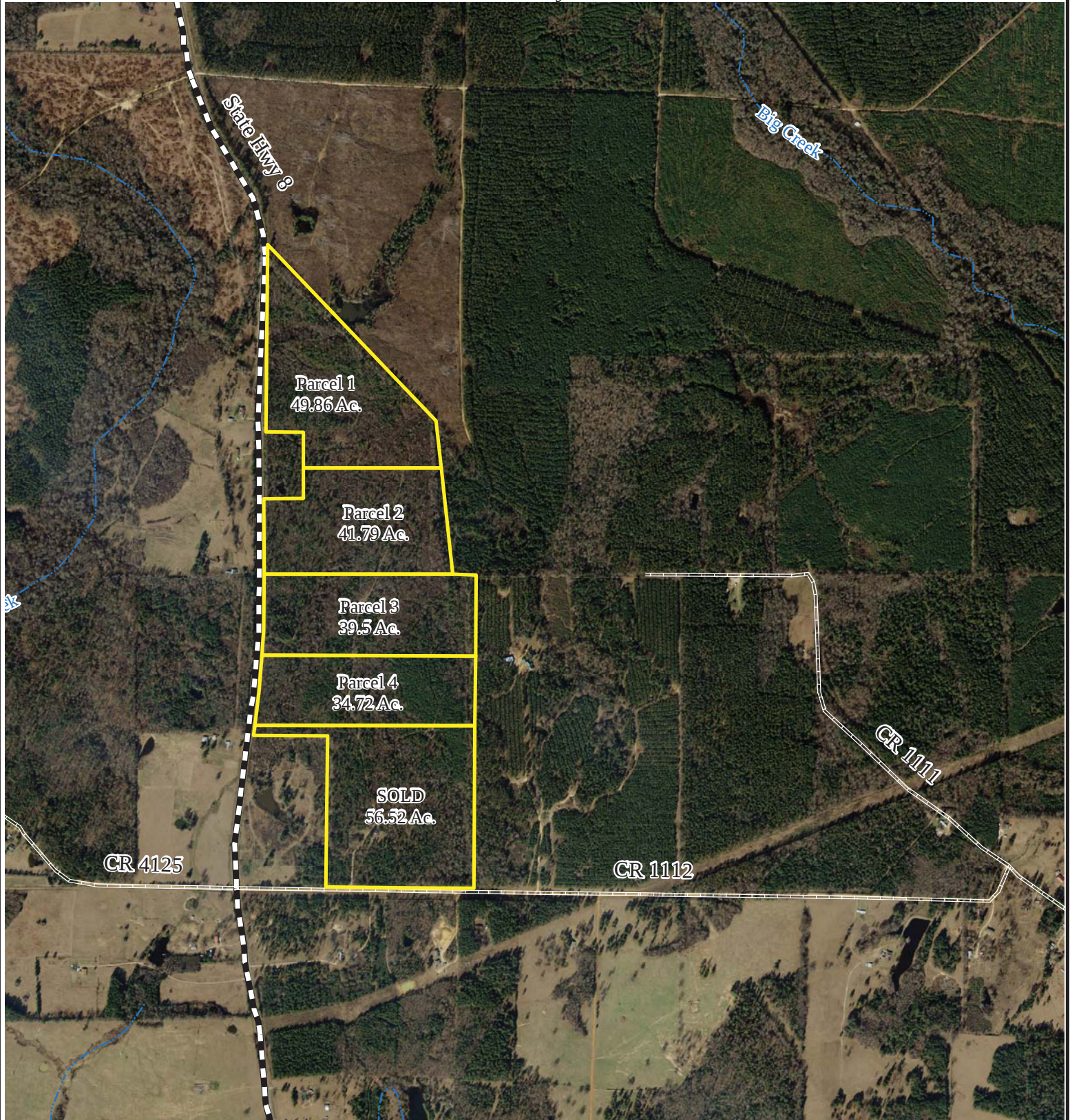
Driving Directions:

1. From the intersection of State Hwy 8 and Farm to Market Road 2149 south of New Boston, travel south on Hwy 8 approximately 3.5 miles to northwest corner of property on the left.
2. From the intersection of State Hwy 8 and US Hwy 67 west of Maud, travel north on Hwy 8 approximately 1.1 miles to southwest corner of property on the right.

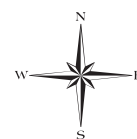


StreetMap USA
February 2012
Printed By: RDH

Land For Sale
Sanders Tract (#7112) with Proposed Partitions
+/-222 Acres Total
J.B. Downey HRS, A-148
Bowie County, Texas

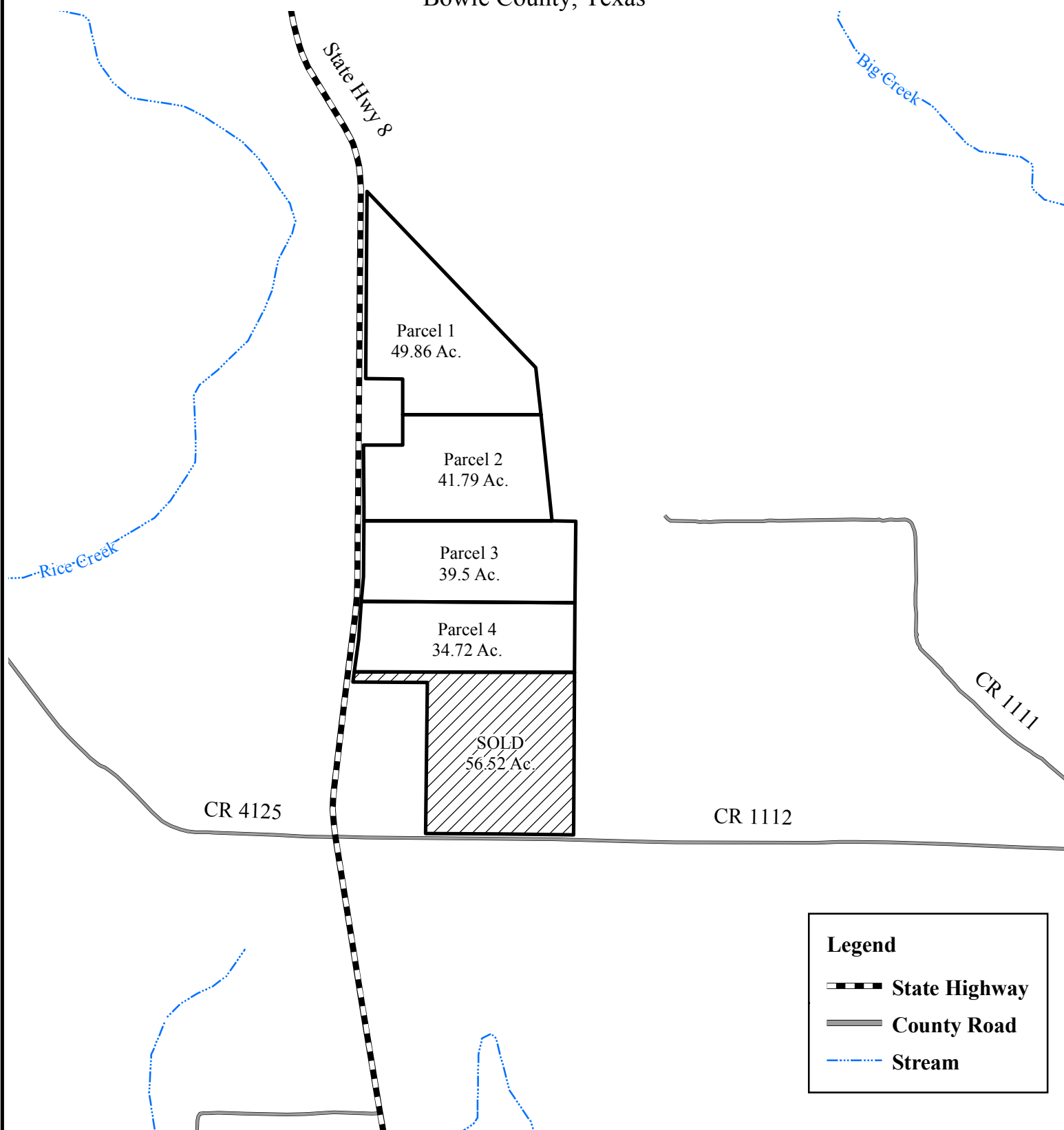


0 0.5
Miles

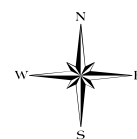


2009 TX DOQQ
March 2012
Printed By: RDH

Land For Sale
Sanders Tract (#7112) with Proposed Partitions
+/-222 Acres Total
J.B. Downey HRS, A-148
Bowie County, Texas

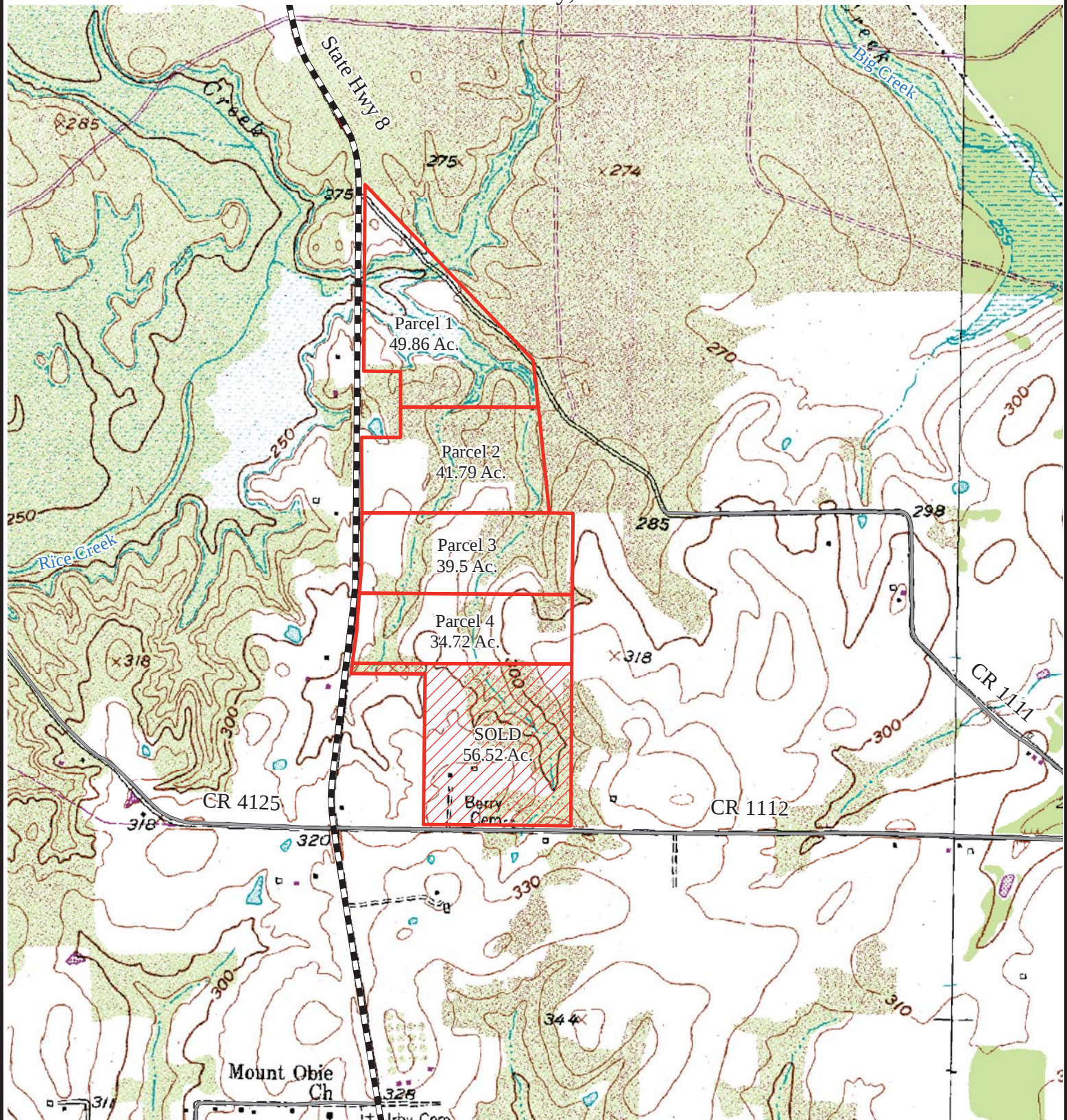


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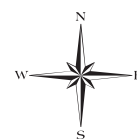


TxDOT Roadways
March 2012
Printed By: RDH

Land For Sale
Sanders Tract (#7112) with Proposed Partitions
+/-222 Acres Total
J.B. Downey HRS, A-148
Bowie County, Texas



0 0.5
Miles



TX DRG
March 2012
Printed By: RDH

OFFER FORM

SANDERS TRACT LAND SALE (#7112-1, 2, 3, 4, 5, 6)

---Please fax offer to 903-831-9988 or mail to P. O. Box 5887, Texarkana, TX 75505 ---
Or hand deliver to 4414 Morris Ln. Texarkana, TX 75503

Reference is made to the Kingwood Forestry Services, Inc. notice for the Sanders Tract (#7112) Land Sale.

I submit the an offer for the purchase of the following parcel(s) located in the J.B. Downey HRS, A-148, Bowie County, Texas.

My offer will remain valid through five business days following the day of submitted offer. 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.

Send offer form to: Kingwood Forestry Services, Inc.
P. O. Box 5887
Texarkana, TX 75505
Or fax to 903-831-9988
Or hand deliver to 4414 Morris Lane
Texarkana, TX 75503

Sanders Tract (#7112):

Parcel #1: \$ _____

Parcel #2: \$ _____

Parcel #3: \$ _____

Parcel #4: \$ _____

Parcel #5: \$ SOLD

Parcel #6: \$ SOLD

Remaining Tract: \$ _____

Name: _____
Printed

Fax No.: _____

Signed

Phone No.: _____

Address: _____

E-mail: _____

Date: _____

Kingwood Forestry Services, Inc. is the real estate agent representing the seller in this land sale transaction.