

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
#4282**

Johnson Tract

Clark County, Arkansas

Bid Date: Friday, March 9, 2012 @ 3:00 P. M.

-Excellent Hunting & Timber Investment-

Kingwood Forestry Services, Inc. has been authorized to manage the sale of a tract of land described as the SW ¼ of SE ¼ of Section 8, Township 8 South, Range 20 West, Clark County, Arkansas, less and except a parcel 5 chains square, in the NE corner of said SW ¼ of SE ¼, Clark County, Arkansas, containing a total of 37 acres, more or less, (see attached maps).

Tract Description: The tract is located approximately five miles southwest of Arkadelphia. Access is gated woods road (temporary lock combo 5-7-5-7). Most of the tract is seven-year-old natural pine reproduction. Tract was release sprayed in 2007. Soils consist of fine sandy loams and are well-suited to commercial timber production. Published site index for loblolly pine ranges from 80 to 97 feet (base age 50). The terrain is gently rolling. The tract offers excellent timberland investment potential and outdoor recreation opportunities. An adjoining 20-acre property, Kingwood listing #4322, is also available for purchase (see enclosed brochure). Please visit our website at www.kingwoodforestry.com for maps and photographs.

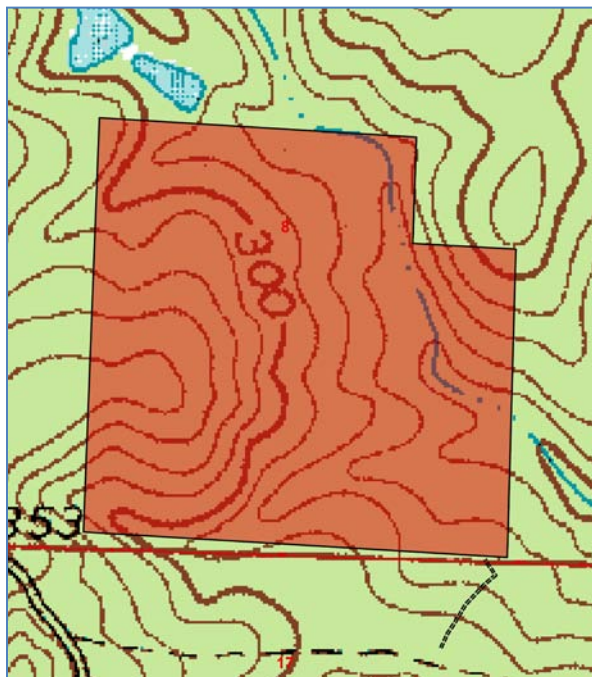
Method of Sale: The tract will be sold on the basis of lump sum sealed bids. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **"Johnson Tract (Listing #4282)"** clearly marked in the lower left corner of the envelope to protect security of 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, March 9, 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.

JOHNSON TRACT LAND SALE (LISTING #4282)

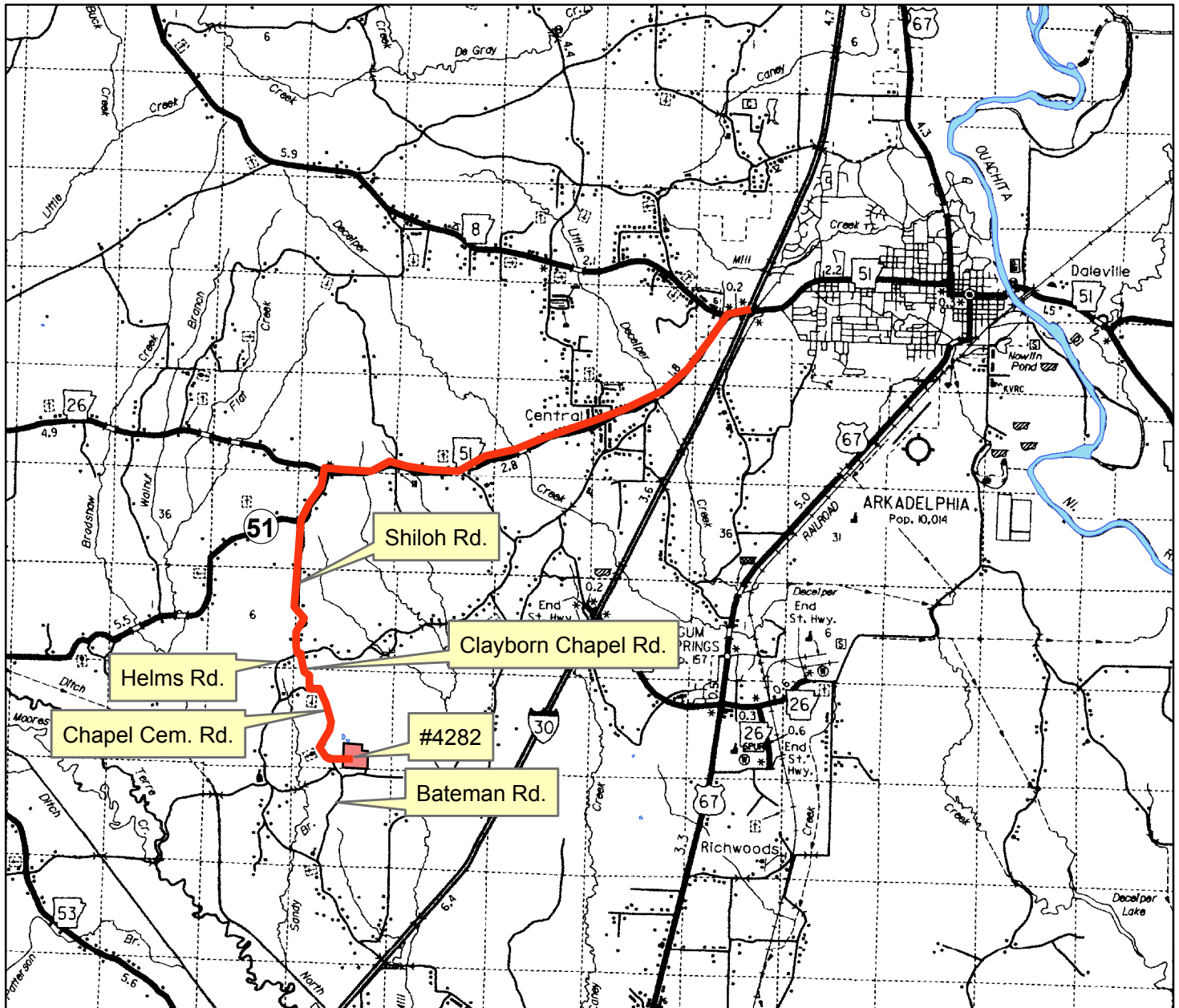
Bid Date: Friday, March 9, 2012 @ 3:00 P. M.

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, March 12, 2012. Successful bidder will be notified at 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 the entire tract, regardless of acreage.
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. Mineral rights are reserved by seller and will not convey.
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. Pioneer Abstract 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 conducted 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 agent Mark Clark or licensed broker Pete Prutzman of Kingwood Forestry Services at (870)246-5757.



**Johnson Tract (Listing #4282)
Part. SW 1/4 of SE 1/4 of Section 8, T8S, R20W,
Clark County, Arkansas,
containing 37 acres, more or less.**

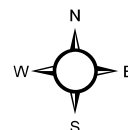


Directions to Property:

From the Hwy. 51/ Hwy. 8 Junction just west of the Interstate 30 overpass in Arkadelphia (Exit 73), turn LEFT onto Hwy. 51 (Just past Chicken Express) and go approximately 4.6 miles. Turn LEFT (SOUTH) to remain on Hwy. 51 and go 0.6 mile. Turn LEFT (SOUTH) onto Shiloh Road and go approx. 1.5 miles to Helms Road. Turn LEFT (EAST) onto Helms Road and go approx. 50 feet. Turn RIGHT (SOUTH) onto gravel Chapel Cemetary Road and go approx. 0.3 miles. Turn LEFT (WEST) onto Clayborn Chapel Road and go approx. 0.98 mile to a dirt access road on the left (East) side of Clayborn Chapel Road (marked with pink flagging and fencing). Park and walk the dirt access road for approximately 0.1 mle to the western boundary of the property, marked with a sign and flagging.

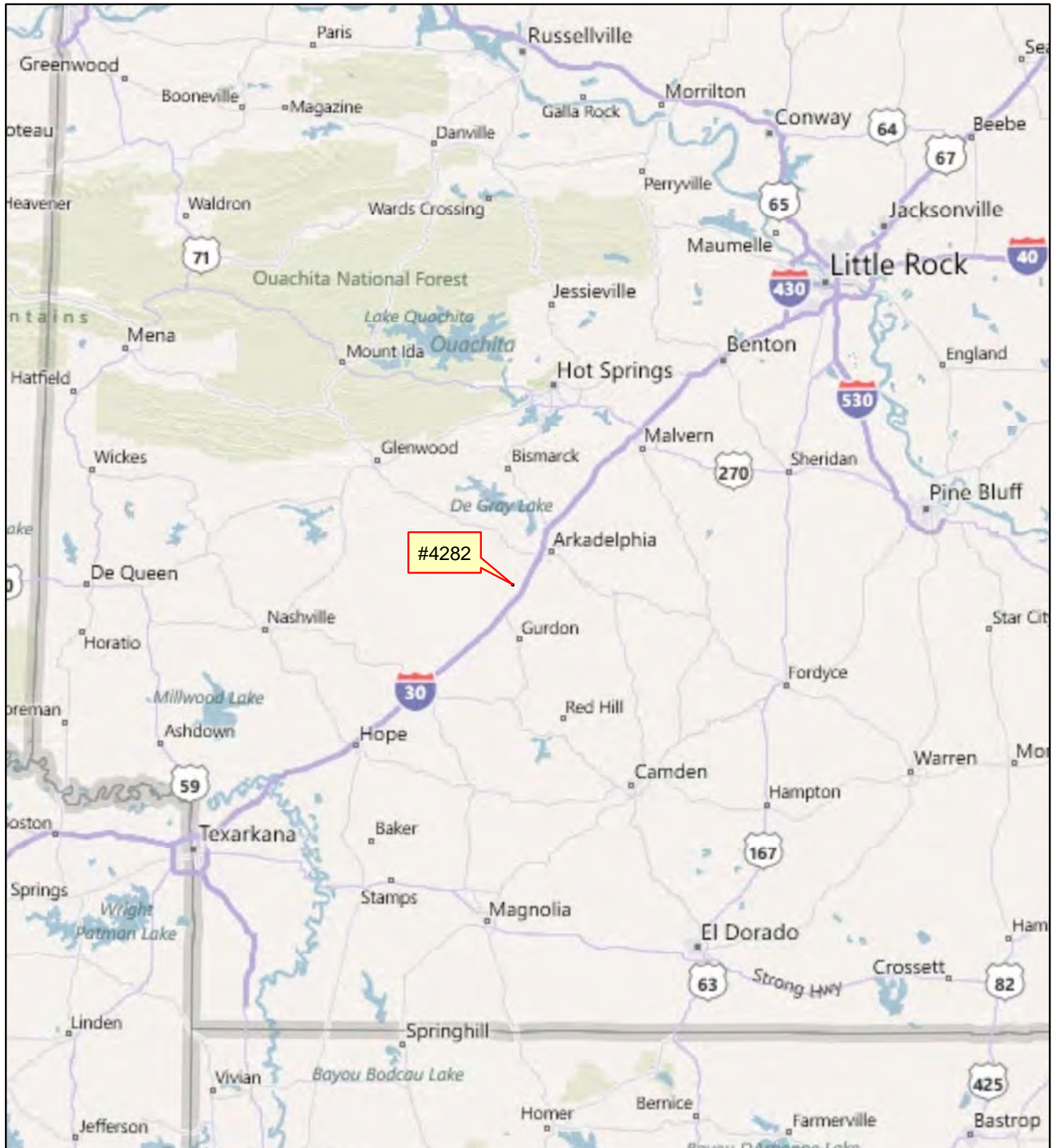
0 1
Miles

(870) 246-5757
www.kingwoodforestry.com



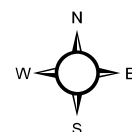
Location Map
MEC

**Johnson Tract (Listing #4282)
Part. SW 1/4 of SE 1/4 of Section 8, T8S, R20W,
Clark County, Arkansas,
containing 37 acres, more or less.**



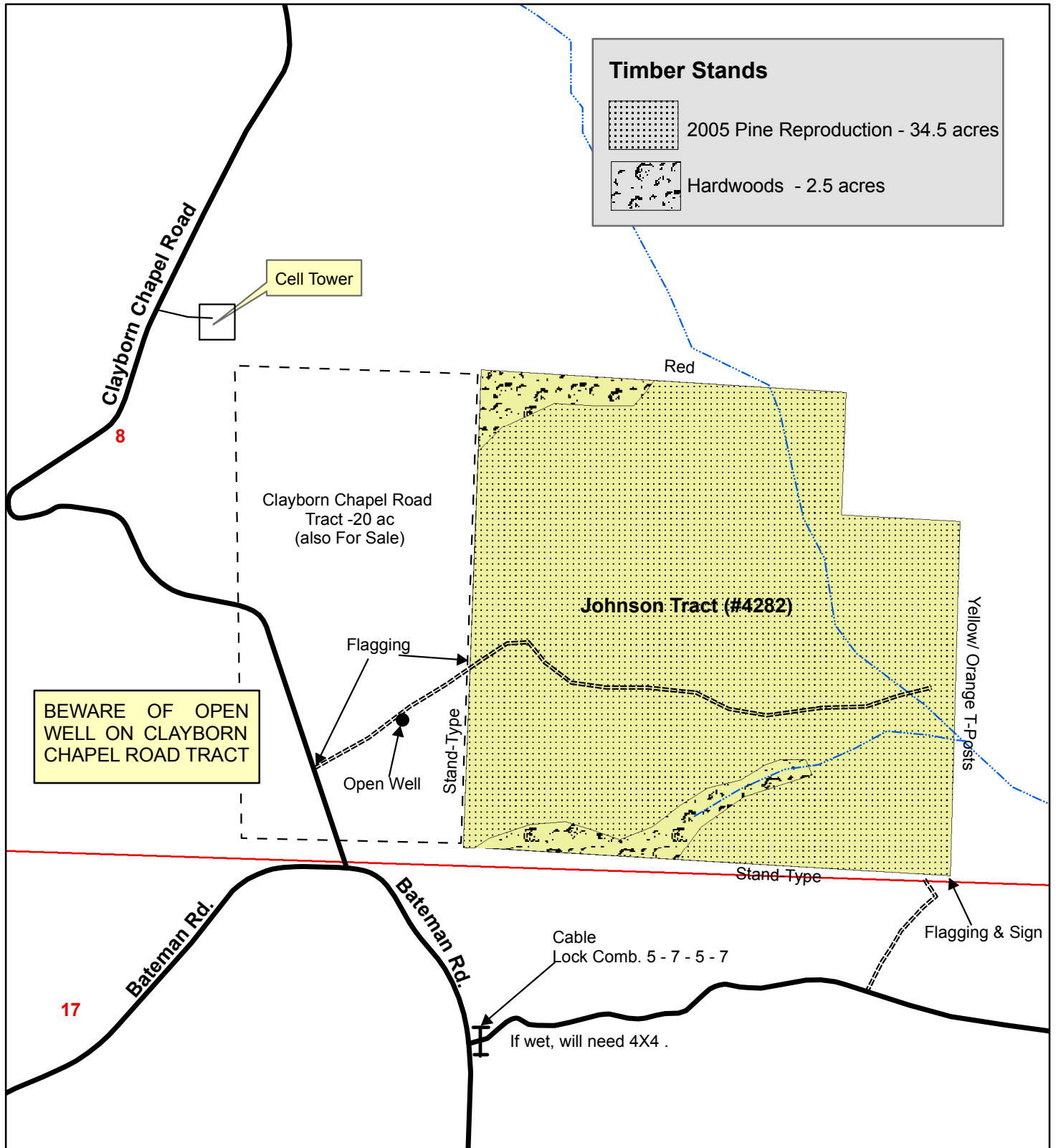
0 10 20
Miles

(870) 246-5757
www.kingwoodforestry.com



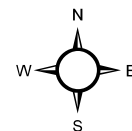
Regional Location
MEC

Johnson Tract (Listing #4282)
Part. SW 1/4 of SE 1/4 of Section 8, T8S, R20W,
Clark County, Arkansas,
containing 37 acres, more or less.



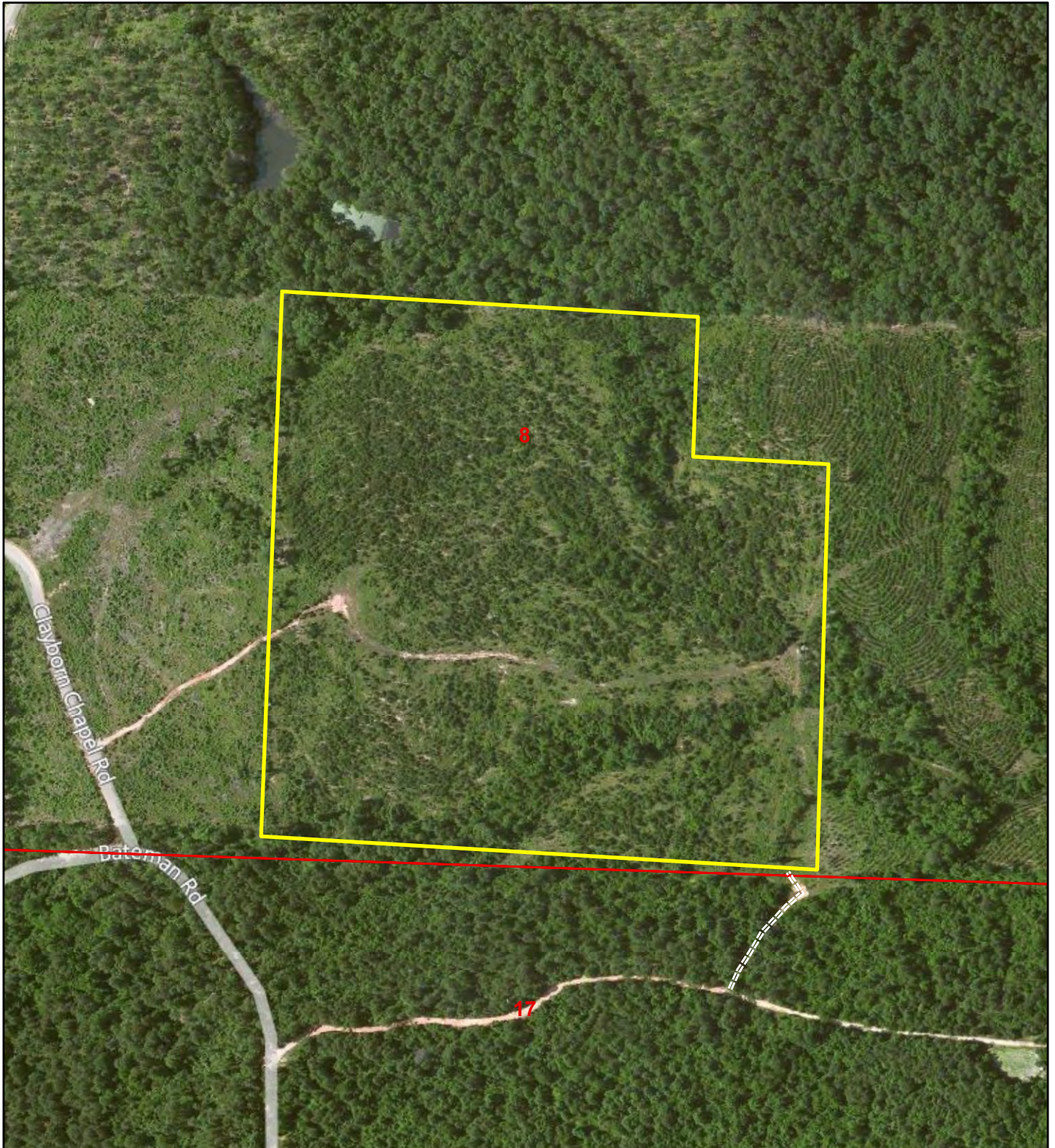
0 0.1
Miles

(870) 246-5757
www.kingwoodforestry.com



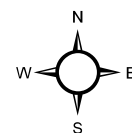
Tract Map
MEC

Johnson Tract (Listing #4282)
Part. SW 1/4 of SE 1/4 of Section 8, T8S, R20W,
Clark County, Arkansas,
containing 37 acres, more or less.



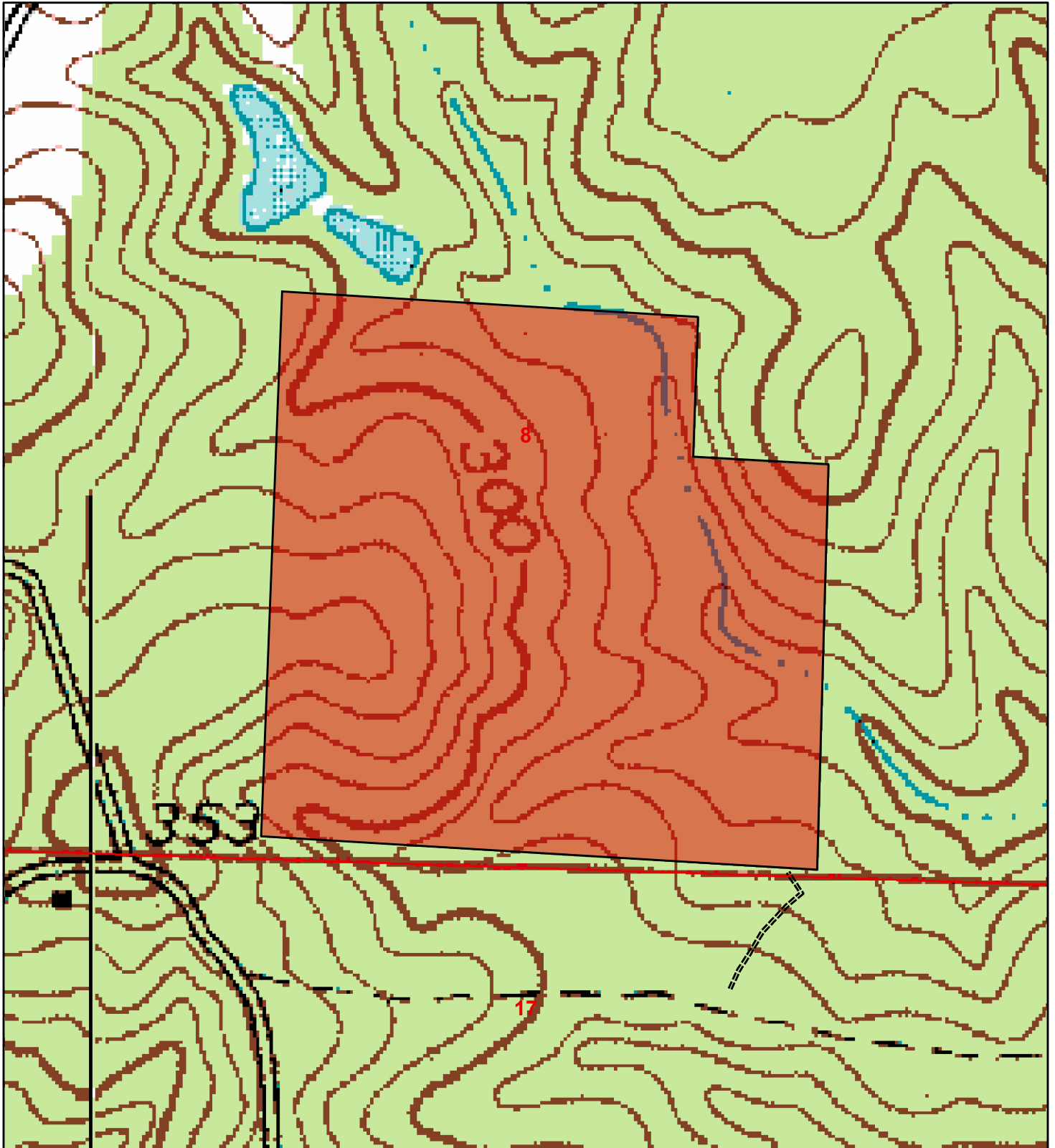
0 0.1
Miles

(870) 246-5757
www.kingwoodforestry.com



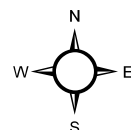
2011 Aerial
MEC

Johnson Tract (Listing #4282)
Part. SW 1/4 of SE 1/4 of Section 8, T8S, R20W,
Clark County, Arkansas,
containing 37 acres, more or less.



0 0.1 Miles

(870) 246-5757
www.kingwoodforestry.com



USGS Topo
Hollywood Quad.
MEC

OFFER FORM
JOHNSON TRACT LAND SALE (LISTING #4282)

Bid Date: Friday, March 9, 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. notice for the Johnson Plantation Tract land sale. I submit the following as an offer for the purchase of the following tract further described as: The SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 8, Township 8 South, Range 20 West, Clark County, Arkansas, less and except a parcel 5 chains square, in the NE corner of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Clark County, Arkansas, containing a total of 37 acres, more or less, (see attached maps).

My offer will remain valid through 3:00 p.m. Monday, March 12, 2012. Successful bidder will be notified at or before that time by telephone, fax, or e-mail. I have read and understand the Method of Sale and Conditions of Sale sections in this notice. 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. (**Before 3:00 p.m. Friday, March 9, 2012**)
P. O. Box 65
Arkadelphia, AR 71923
Or fax to 870-246-3341

Johnson Tract: The SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 8, Township 8 South, Range 20 West, Clark County, Arkansas, less and except a parcel 5 chains square, in the NE corner of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Clark County, Arkansas, containing a total of 37 acres, more or less, (see attached maps).

Total Acres: **37 acres, more or less**

Offer Amount: \$ _____

Date: _____

Bidder: _____ Fax No.: _____
Printed

Bidder: _____ Phone No.: _____
Signed

Address: _____
City, State, Zip

Email: _____