

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

**Listing
#4307**

NOTICE OF LAND SALE

Gum Springs Tract Clark County, Arkansas

Bid Date: Friday, February 17, 2012 @ 3:00 P. M.

-Pine and Hardwood Forest near Arkadelphia-

Kingwood Forestry Services, Inc. has been authorized to manage the sale of a tract of land containing 100 acres, more or less, in Clark County, Arkansas (Listing #4307), further described as E ½ of SE ¼, Section 10; N ½ of NW ¼ of NE ¼, Section 15; all located in Township 8 South, Range 20 West, Clark County, Arkansas (Gum Springs tract – see attached maps).

Tract Description: The tract is located approximately within six miles southwest of Arkadelphia, Arkansas in the Gum Springs area. Access is via woods road on utility right-of-way from county-maintained South Wood Road. Excellent deer hunting possibilities. Terrain is gently rolling. Timber consists of merchantable native pine and hardwood, offering immediate timber income. Please visit our website at www.kingwoodforestry.com for maps and photographs.

Merchantable Timber: Based on the inventory conducted by Kingwood Forestry Services in December, 2011, estimated tree counts and volumes are as follows (stand tables available online):

Pine Sawtimber	2,740 Trees	396,100 Board Feet	2,884 Tons
Red Oak Sawtimber	50 Trees	3,600 Board Feet	37 Tons
White Oak Sawtimber	20 Trees	1,400 Board Feet	15 Tons
Gum & Misc. Sawtimber	60 Trees	5,200 Board Feet	44 Tons
Pine Pulpwood	1,650 Trees	164 Cords	439 Tons
Hardwood Pulpwood	7,090 Trees	655 Cords	1,964 Tons

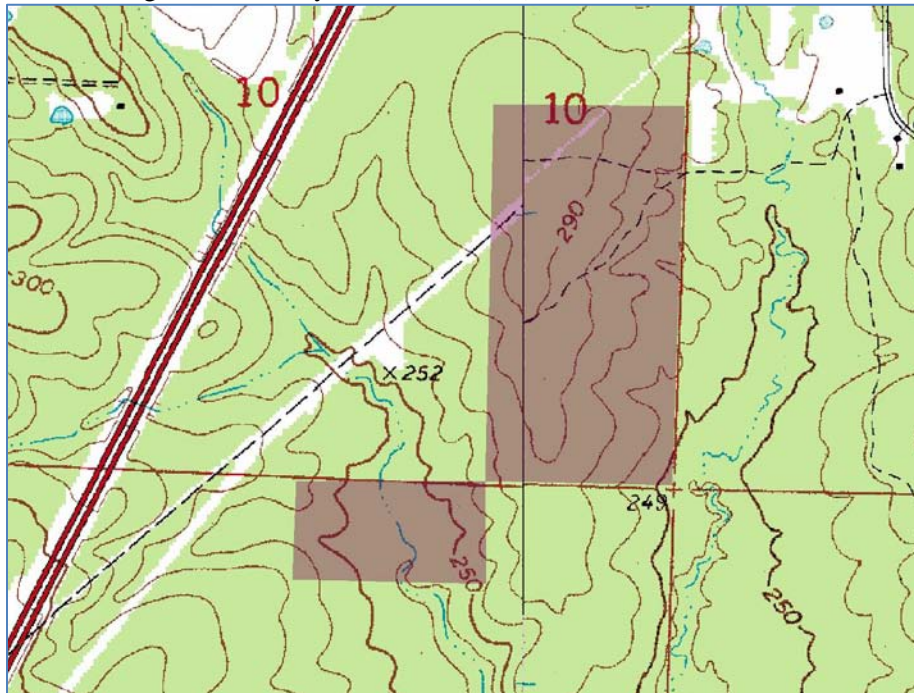
Kingwood performed a fixed 1/10th acre plot inventory (one plot per timbered acre), with ten transects running east and west on the tract in December, 2011. Due to variations associated with sampling, utilization standards, and scaling practices, the above tree counts and timber volumes advertised in 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 **“Gum Springs Tract (Listing #4307)”** 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, February 17, 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.

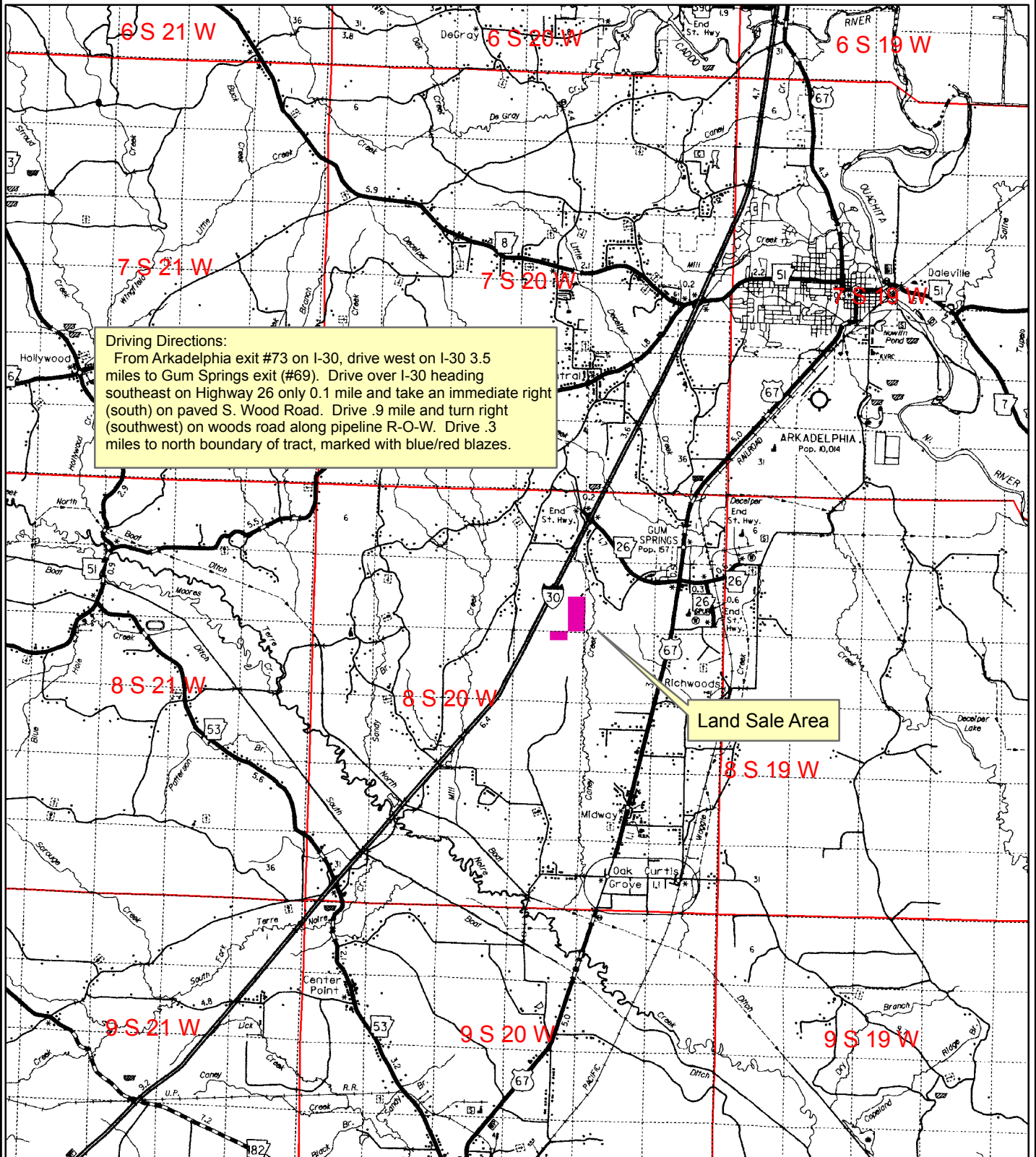
Gum Springs Tract (Listing #4307)
Clark County, Arkansas
Bid Date: Friday, February 17, 2012 @ 3:00 P. M.

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, February 20, 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 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. 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 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.



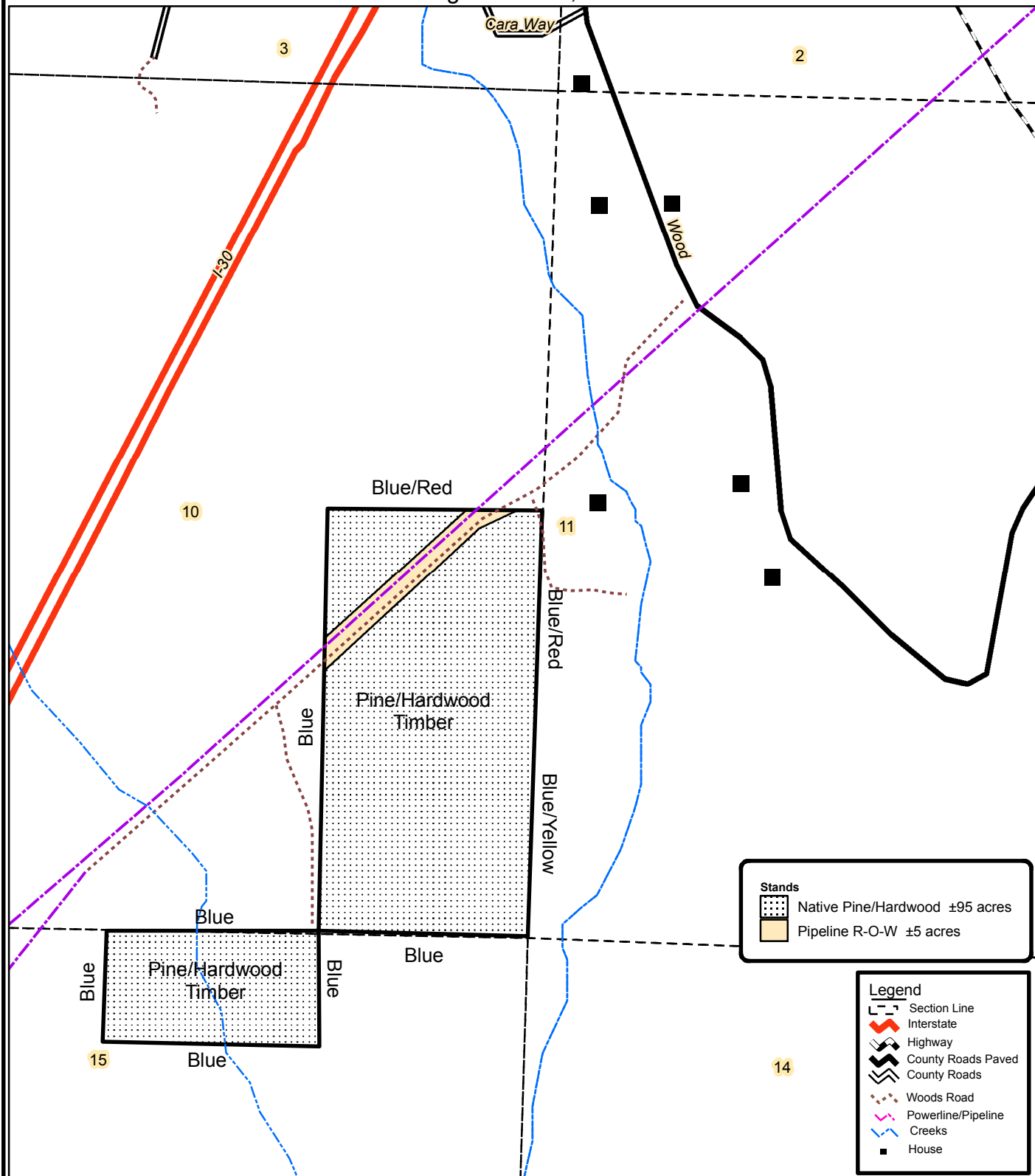
NOTICE OF LAND SALE
Gum Springs Tract (Listing #4307)
 E½ of SE¼, Sec. 10, N½ of NW¼ of NE¼, Sec. 15, T8S, R20W, Clark County, Arkansas
 Containing 100 acres, more or less



0 0.5 1 2 3
 Miles



NOTICE OF LAND SALE
 Gum Springs Tract (Listing #4307)
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 Containing 100 acres, more or less

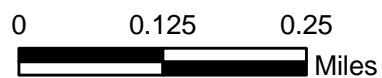


0 0.125 0.25
 Miles



Created: December, 2011
 By: JDT

E½ of SE¼, Sec. 10, N½ of NW¼ of NE¼, Sec. 15, T8S, R20W, Clark County, Arkansas
Containing 100 acres, more or less



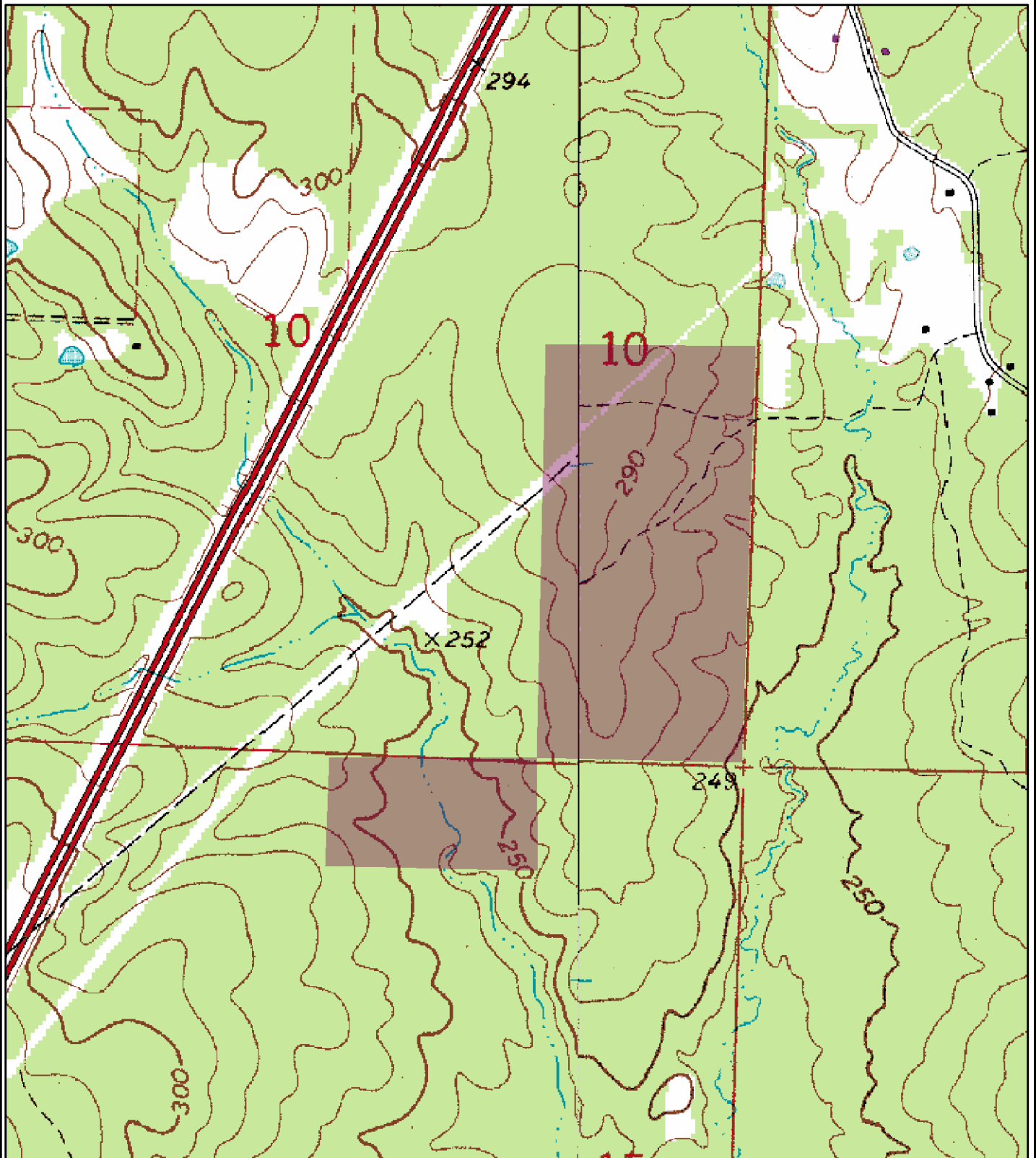
Created: November, 2011
Flown: 2011
Drawn By: JDT



NOTICE OF LAND SALE

Gum Springs Tract (Listing #4307)

E½ of SE¼, Sec. 10, N½ of NW¼ of NE¼, Sec. 15, T8S, R20W, Clark County, Arkansas
Containing 100 acres, more or less



0 0.125 0.25
Miles



Created: November, 2011
Drawn By: JDT

Tract Name	Gum Springs	Stand Number	1
Legal	Pt. Sec. 10 & 15, T8S, R20W	Acres	95.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	KFS PST Tons	Date Cruised	12/08/2011
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	30.36
<u>Average Vol/Tree</u>	1.05
<u>Average Vol/Log</u>	0.47
<u>Avg DBH</u>	15.31

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	20	5	80	29													100	34
12	110	36	210	90	90	52	50	32	10	8							470	219
14	90	40	130	74	230	172	210	185	80	86	10	12					750	569
16			90	67	180	176	150	174	270	370	30	46					720	833
18	10	7	30	28	20	25	220	321	150	259	20	39					450	680
20			10	12			60	113	60	127	30	72					160	323
22					10	19	10	22	50	127	10	29					80	197
24							10	29									10	29
Totals	230	88	550	300	530	445	710	876	620	977	100	198					2,740	2,884

Tract Name	Gum Springs	Stand Number	1
Legal	Pt. Sec. 10 & 15, T8S, R20W	Acres	95.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	HH APA sawt	Date Cruised	12/08/2011
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	0.39
<u>Average Vol/Tree</u>	0.75
<u>Average Vol/Log</u>	0.58
<u>Avg DBH</u>	15.20

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
14			20	14													20	14
16	20	14	10	9													30	23
Totals	20	14	30	23													50	37

Tract Name	Gum Springs	Stand Number	1
Legal	Pt. Sec. 10 & 15, T8S, R20W	Acres	95.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	HH APA sawt	Date Cruised	12/08/2011
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	0.15
<u>Average Vol/Tree</u>	0.73
<u>Average Vol/Log</u>	0.58
<u>Avg DBH</u>	15.00

White 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
14	10	5															10	5
16			10	9													10	9
Totals	10	5	10	9													20	15

Tract Name	Gum Springs	Stand Number	1
Legal	Pt. Sec. 10 & 15, T8S, R20W	Acres	95.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	APA swtgum sawtmb	Date Cruised	12/08/2011
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	0.11
<u>Average Vol/Tree</u>	1.04
<u>Average Vol/Log</u>	0.52
<u>Avg DBH</u>	16.00

Gum Sawtimber

Inches DBH	2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs		5 Logs		5.5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
16	10	10															10	10

Totals	10	10															10	10
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Tract Name	Gum Springs	Stand Number	1
Legal	Pt. Sec. 10 & 15, T8S, R20W	Acres	95.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	SHwds APA Saw	Date Cruised	12/08/2011
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	0.36
<u>Average Vol/Tree</u>	0.68
<u>Average Vol/Log</u>	0.49
<u>Avg DBH</u>	15.20

Misc. 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
14	10	4	10	6													20	11
16			30	23													30	23
Totals	10	4	40	29													50	34

Tract Name	Gum Springs	Stand Number	1
Legal	Pt. Sec. 10 & 15, T8S, R20W	Acres	95.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	RG0 PTons-Logs	Date Cruised	12/08/2011
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	4.63
<u>Average Vol/Tree</u>	0.27
<u>Average Vol/Log</u>	0.14
<u>Avg DBH</u>	8.58

Pine 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	190	16	80	9	50	7											320	31
8	100	13	200	36	210	48	140	39	10	3							660	139
10	10	2	60	16	240	83	200	85	30	15							540	201
12			20	7	70	34	20	12	20	14							130	68
Totals	300	30	360	68	570	172	360	136	60	33							1,650	439

Tract Name	Gum Springs	Stand Number	1
Legal	Pt. Sec. 10 & 15, T8S, R20W	Acres	95.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	RG0 HTons-Logs	Date Cruised	12/08/2011
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	20.68
<u>Average Vol/Tree</u>	0.28
<u>Average Vol/Log</u>	0.19
<u>Avg DBH</u>	9.05

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	1,160	107	180	22	20	3											1,360	132
8	1,280	182	1,040	208	170	44	20	6									2,510	440
10	360	75	800	238	530	205	190	91									1,880	608
12	70	20	250	104	460	251	150	101	20	16							950	492
14	30	11	110	61	90	66	40	36	10	11							280	186
16	20	10	10	7	40	38	30	35									100	90
18							10	15									10	15
Totals	2,920	405	2,390	641	1,310	607	440	285	30	27							7,090	1,964

Tract Name	Gum Springs	Stand Number	1
Legal	Pt. Sec. 10 & 15, T8S, R20W	Acres	95.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
		Date Cruised	12/08/2011

Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	4.6
<u>Average Vol/Tree</u>	0.27
<u>Average Vol/Log</u>	0.14
<u>Avg DBH</u>	8.58

DBH	Trees	Tons
6	320	31.4
8	660	139.2
10	540	200.9
12	130	67.9
Total	1,650	439.4

Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	20.7
<u>Average Vol/Tree</u>	0.28
<u>Average Vol/Log</u>	0.19
<u>Avg DBH</u>	9.05

DBH	Trees	Tons
6	1,360	132.2
8	2,510	440.4
10	1,880	608.2
12	950	492.4
14	280	185.8
16	100	90.3
18	10	14.9
Total	7,090	1,964.2

OFFER FORM

GUM SPRINGS TRACT LAND SALE (LISTING #4307)

Bid Date: Friday, February 17, 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 Gum Springs tract land sale. I submit the following as an offer for the purchase of the following tract further described as E ½ of SE ¼, Section 10; N ½ of NW ¼ of NE ¼, Section 15; all located in Township 8 South, Range 20 West, containing a total of 100 acres, more or less, Clark County, Arkansas (Gum Springs tract – see attached maps).

My offer will remain valid through 3:00 p.m. Monday, February 20, 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:
(Before 3:00 p.m. Friday, Feb. 17, 2012)

Kingwood Forestry Services, Inc.
P. O. Box 65
Arkadelphia, AR 71923
Or fax to (870) 246-3341

Tract Name:

Gum Springs Tract (#4307)

Legal Description:

E ½ of SE ¼, Section 10; N ½ of NW ¼ of NE ¼, Section 15; all located in Township 8 South, Range 20 West, containing a total of 100 acres, more or less, Clark County, Arkansas (Gum Springs tract – see attached maps).

Bid Amount:

\$ _____

Date: _____

Bidder: _____ Fax No.: _____

Printed

Bidder: _____ Phone No.: _____

Signed

Address: _____

City, State, Zip

Email: _____