

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
#4296**

NOTICE OF LAND SALE

Saratoga Tract (Listing #4296)

Bid Date: Friday, January 20, 2012 @ 3:00 P. M.

-Native Pine and Hardwood Forest near Saratoga and Lake Millwood-

Kingwood Forestry Services, Inc. has been authorized by owner to manage the sale of a tract of timberland containing 80 acres, more or less, in Hempstead County, Arkansas.

Location: Land to be sold is described as the NW ¼ of NE ¼ & SE ¼ of NE ¼ Section 12, Township 12 South, Range 27 West, containing 80 acres, more or less, Hempstead County, Arkansas (Saratoga Tract). See attached maps. Please visit our website at www.kingwoodforestry.com to view maps and photographs.

Tract Description: Great potential as hunting property and timber investment. Saratoga Tract (Listing #4296) is located approximately three miles east southeast of Saratoga, Arkansas and four miles east of Lake Millwood. It is also within five miles of Grandview Prairie Wildlife Management Area/Conservation Education Center and adjoins part of Nacatoch Ravines Natural Area WMA. Access is by permission on gated woods road from County Road 35. Terrain is rolling and a small spring-fed branch flows across one quarter mile of the property. A timber inventory consisting of one variable radius plot per 2 acres conducted by Kingwood in December, 2011 suggests the following tree counts and volumes (stand tables on our website):

Product Group	# of Trees	Volume in Tons
Pine Sawtimber	1,189 trees	79 tons
Hardwood Sawtimber	111 trees	83 tons
Pine Pulpwood	4,068 trees	952 tons
Hardwood Pulpwood	5,462 trees	1,634 tons

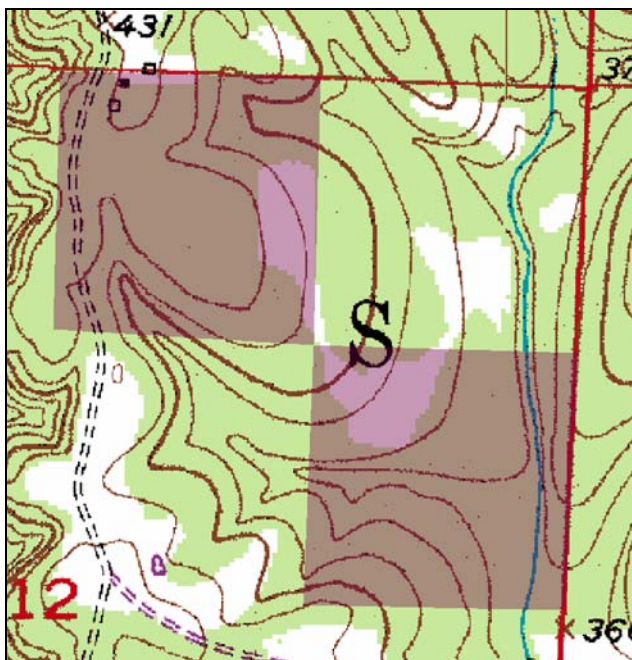
Due to variations associated with sampling, utilization standards, and scaling practices, the above tree counts and timber volumes advertised in this notice cannot be guaranteed.

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 **"Saratoga Tract (Listing #4296)"** 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, JANUARY 20, 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.

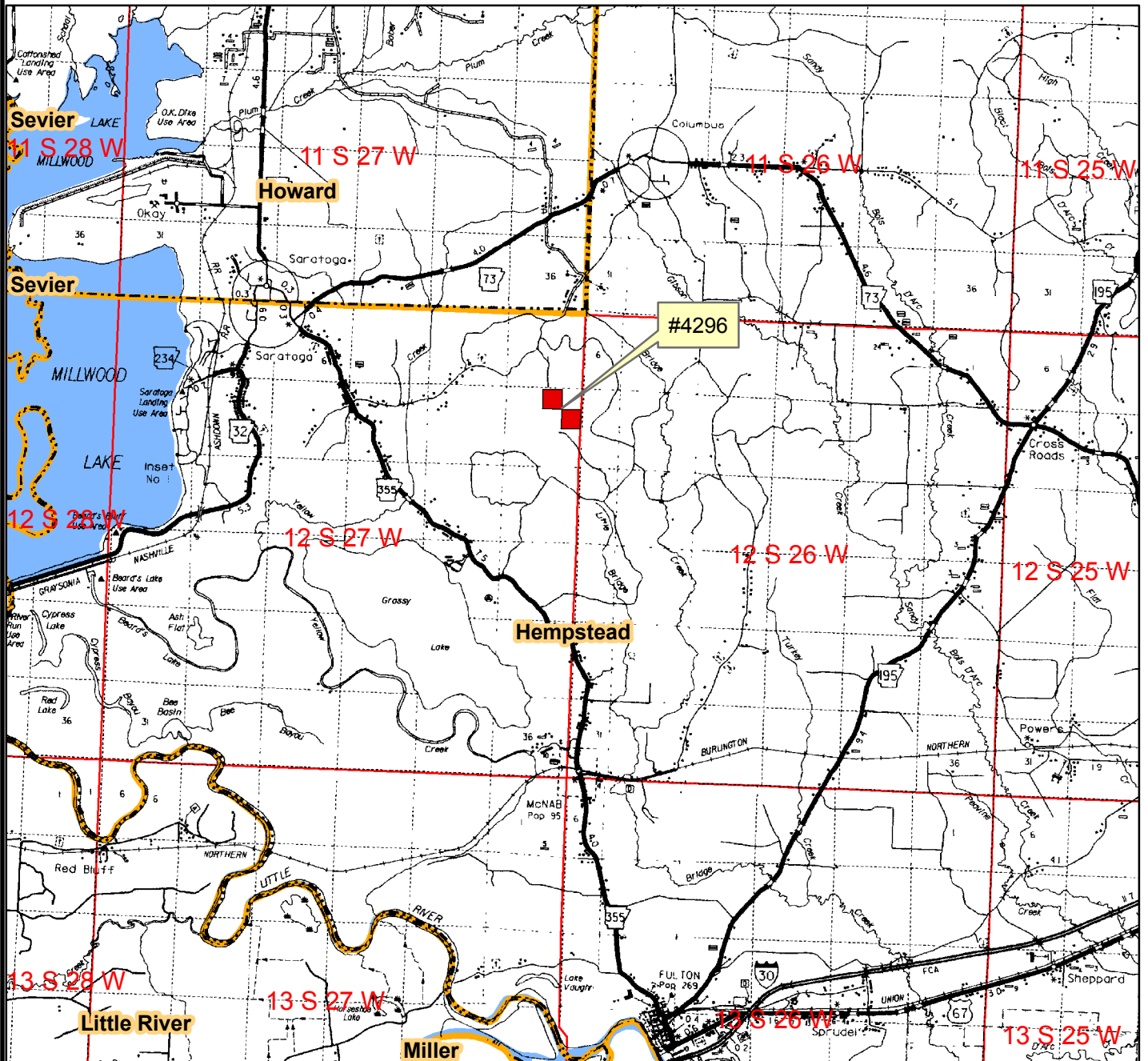
Notice of Land Sale
Saratoga Tract (Listing #4296) – Hempstead County, Arkansas
Bid Date: Friday, January 20, 2012 @ 3:00 P.M.

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., Tuesday, January 24, 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 it 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 Special 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. Copy of deed is available upon request. No environmental inspection or representation has been or will be made by seller. All mineral rights owned by seller are reserved and will not convey.
5. Seller will pay pro-rated property taxes (to date of closing), deed preparation, title insurance policy and one-half of deed stamps. Buyer will pay recording fees and one-half of deed stamps.
6. Local title company will prepare title insurance policy and conduct the closing with buyer and seller each paying one-half of fees associated with closing services.
7. 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.
8. Property inspections shall be done in daylight hours prior to the bid date stated in this notice. 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(s). 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.
9. Deer stands, feeders, trail cameras and any other man-made items do not convey unless stated otherwise.
10. Questions regarding the land sale should be directed to licensed broker Pete Prutzman or licensed agent Mark Clark of Kingwood Forestry Services at 870-246-5757.



NOTICE OF LAND SALE
Saratoga Tract - Listing #4296
 NW¼ of NE¼, SE¼ of NE¼, Sec. 12, T12S, R27W, Hempstead County, Arkansas
 Containing 80 acres, more or less



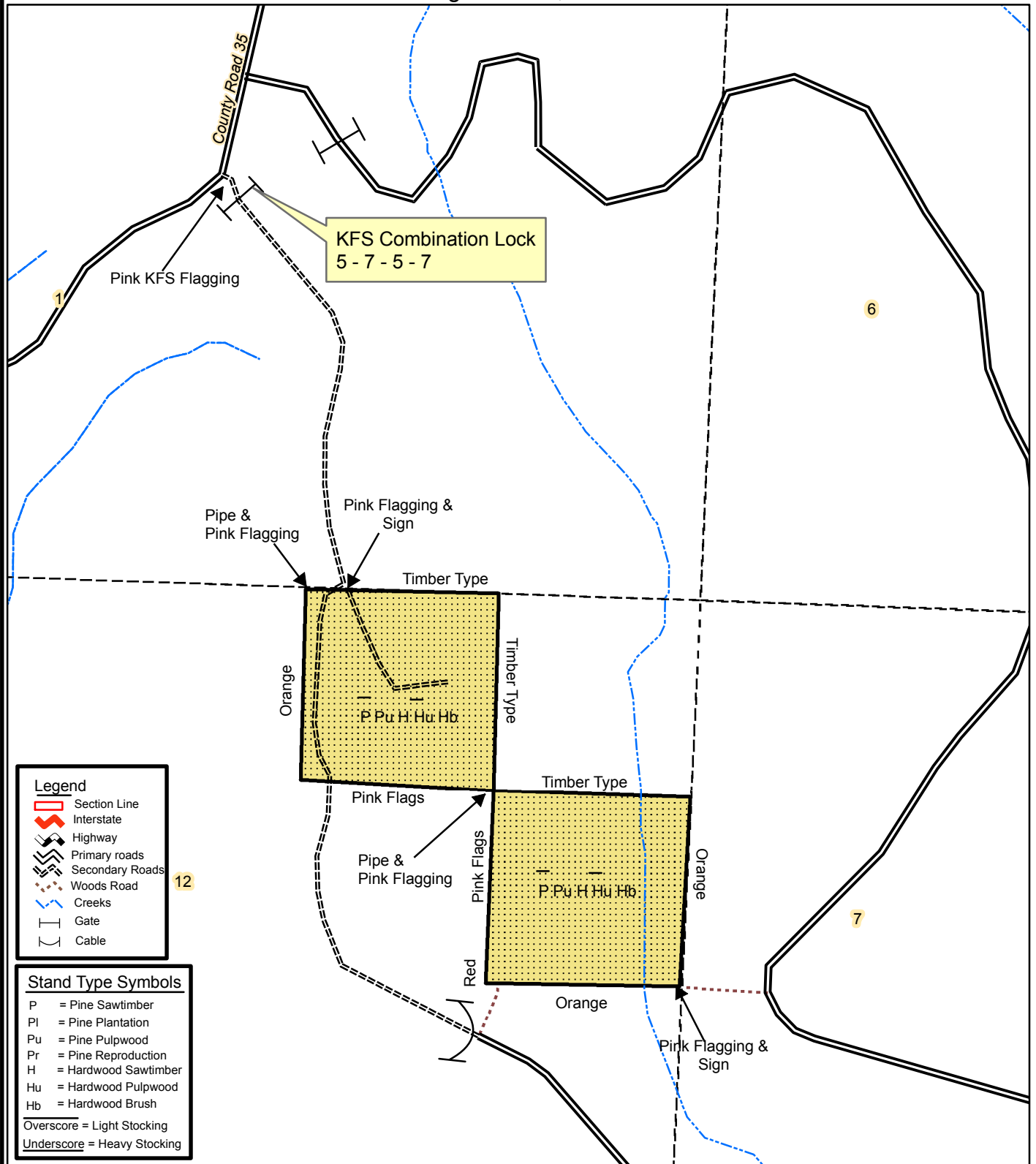
Driving Directions: From the Highway 355 - Highway 73 Junction at Saratoga, go south on Hwy. 355 for approximately 1.4 miles. Turn LEFT (EAST) onto Hempstead 35 N and go approximately 2.8 miles. Turn RIGHT (SOUTH) onto woods road (marked with pink flagging) and go about 50 yards to a pipe gate. Open pipe gate using combination of 5-7-5-7. Go through gate and stay on woods road for approx. 0.57 mile to north boundary of the property, marked with pink flagging and a For Sale sign.

0 0.5 1 2 3
 Miles



Created: December, 2011
Drawn By: JDT

NOTICE OF LAND SALE
Saratoga Tract - Listing #4296
 NW¼ of NE¼, SE¼ of NE¼, Sec. 12, T12S, R27W, Hempstead County, Arkansas
 Containing 80 acres, more or less

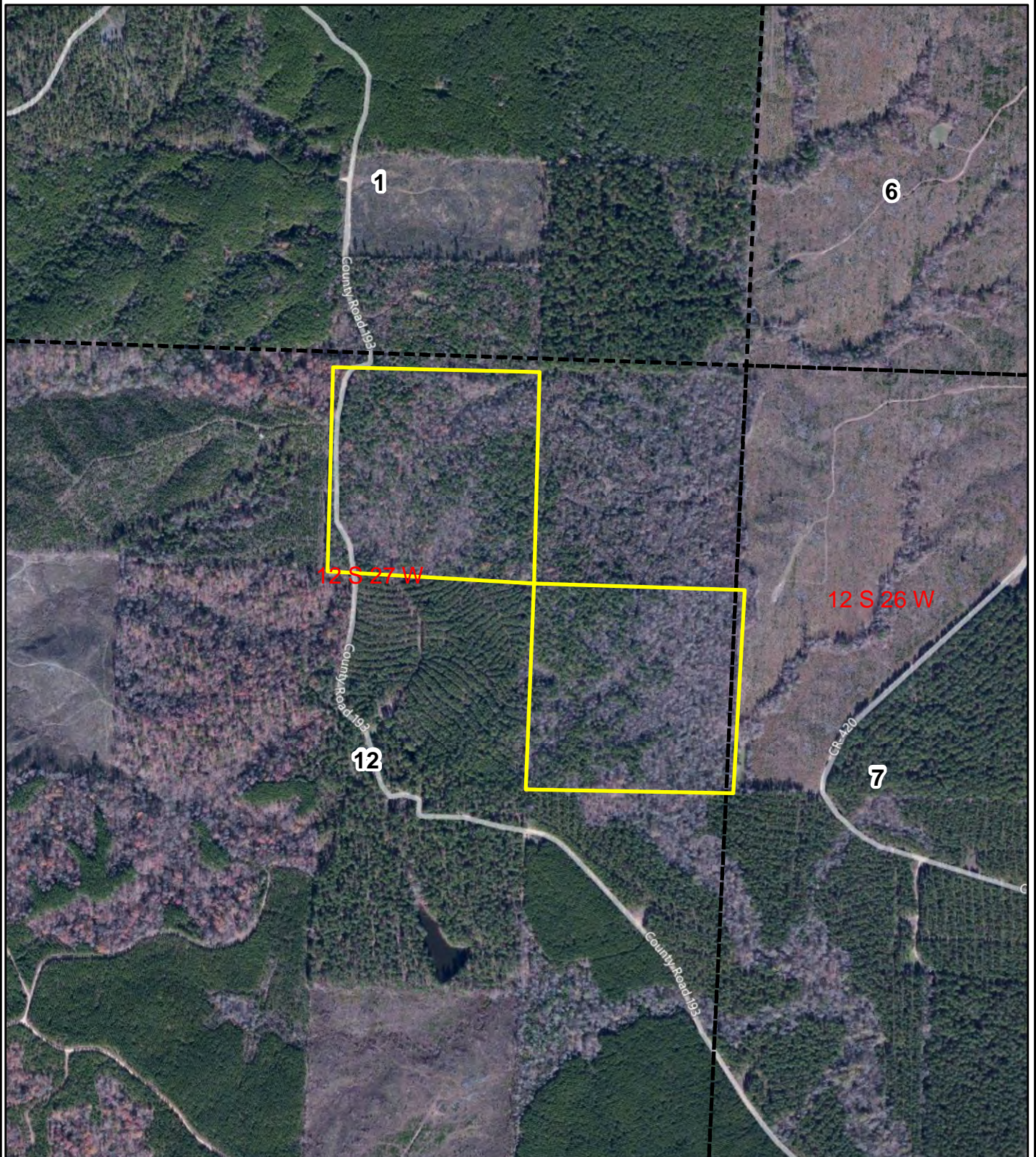


0 0.125 0.25
 Miles



Created: December, 2011
By: JDT

NOTICE OF LAND SALE
Saratoga Tract - Listing #4296
NW¼ of NE¼, SE¼ of NE¼, Sec. 12, T12S, R27W, Hempstead County, Arkansas
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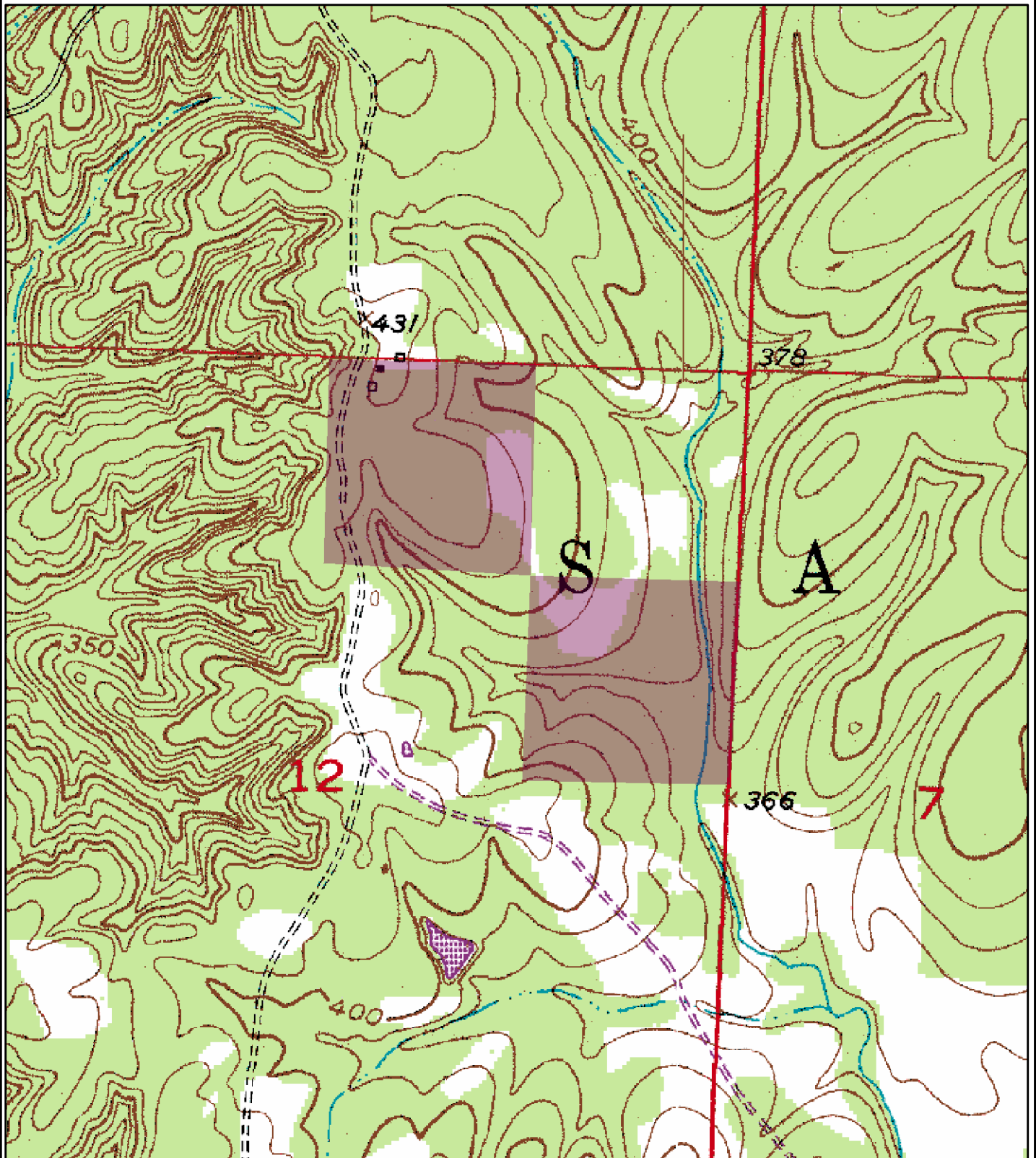


0 0.125 0.25
Miles



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

NOTICE OF LAND SALE
Saratoga Tract - Listing #4296
NW¼ of NE¼, SE¼ of NE¼, Sec. 12, T12S, R27W, Hempstead County, Arkansas
Containing 80 acres, more or less



0 0.125 0.25
Miles



Created: December, 2011
Drawn By: JDT

Saratoga
Hempstead County, AR

Stand: # Trees, Volume1, Volume 2, Total
By Product Group

Stand Number: 1

Area (acres): 80.0

Stand ID: 1

12/15/2011

Product Group	# Trees	Volume 1	Volume 2
Pine Sawtimber	1,189.0	643.4 <i>Tons</i>	79.4 <i>MBF</i>
Red Oak Sawtimber	14.3	13.3 <i>Tons</i>	1.3 <i>MBF</i>
White Oak Sawtimber	66.5	50.1 <i>Tons</i>	5.4 <i>MBF</i>
Misc. Sawtimber	30.0	19.5 <i>Tons</i>	2.3 <i>MBF</i>
Pine Pulpwood	4,068.1	951.9 <i>Tons</i>	356.0 <i>Cords</i>
Hardwood Pulpwood	5,462.0	1,633.7 <i>Tons</i>	544.7 <i>Cords</i>
Stand Total	10,829.9	3,311.8 <i>Tons</i>	

Tract Name	Saratoga	Stand Number	1
Legal	NW,NE; SE,NE, Sec. 12, T12S, R27W	Acres	80.0
County	Hempstead	State	AR
Cruised By	JDT	Sample Method	10 BAF
Form Class	KFS PST Tons	Date Cruised	12/15/2011
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	8.04
<u>Average Vol/Tree</u>	0.54
<u>Average Vol/Log</u>	0.38
<u>Avg DBH</u>	13.46

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	37	10	37	13													73	23
12	153	50	255	109	51	30											458	189
14	150	66	225	128	56	42											430	236
16	14	8	143	106	43	42											201	156
18			11	11													11	11
20																		
22			8	12			8	17									15	28
Totals	353	134	678	379	150	114	8	17									1,189	643

Tract Name	Saratoga	Stand Number	1
Legal	NW,NE; SE,NE, Sec. 12, T12S, R27W	Acres	80.0
County	Hempstead	State	AR
Cruised By	JDT	Sample Method	10 BAF
Form Class	HH APA sawt	Date Cruised	12/15/2011
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	0.17
<u>Average Vol/Tree</u>	0.93
<u>Average Vol/Log</u>	0.62
<u>Avg DBH</u>	16.00

Red Oak Sawtimber

Inches DBH	1.5 Logs		2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs		5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
16	14	13															14	13
Totals	14	13															14	13

Tract Name	Saratoga	Stand Number	1
Legal	NW,NE; SE,NE, Sec. 12, T12S, R27W	Acres	80.0
County	Hempstead	State	AR
Cruised By	JDT	Sample Method	10 BAF
Form Class	HH APA sawt	Date Cruised	12/15/2011
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	0.63
<u>Average Vol/Tree</u>	0.75
<u>Average Vol/Log</u>	0.75
<u>Avg DBH</u>	16.55

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
16	57	40															57	40
18																		
20	9	10															9	10
Totals	66	50															66	50

Tract Name	Saratoga	Stand Number	1
Legal	NW,NE; SE,NE, Sec. 12, T12S, R27W	Acres	80.0
County	Hempstead	State	AR
Cruised By	JDT	Sample Method	10 BAF
Form Class	SHwds APA Saw	Date Cruised	12/15/2011
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	0.24
<u>Average Vol/Tree</u>	0.65
<u>Average Vol/Log</u>	0.49
<u>Avg DBH</u>	15.51

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			19	11													19	11
16																		
18	11	8															11	8
Totals	11	8	19	11													30	19

Tract Name	Saratoga	Stand Number	1
Legal	NW,NE; SE,NE, Sec. 12, T12S, R27W	Acres	80.0
County	Hempstead	State	AR
Cruised By	JDT	Sample Method	10 BAF
		Date Cruised	12/15/2011

Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	11.9
<u>Average Vol/Tree</u>	0.23
<u>Average Vol/Log</u>	0.14
<u>Avg DBH</u>	8.39

DBH	Trees	Tons
6	1,222	117.9
8	1,432	284.8
10	953	308.5
12	357	161.6
14	75	48.9
16	29	30.1
Total	4,068	951.9

Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	20.4
<u>Average Vol/Tree</u>	0.30
<u>Average Vol/Log</u>	0.20
<u>Avg DBH</u>	9.04

DBH	Trees	Tons
6	1,732	169.2
8	1,604	307.7
10	807	259.6
12	509	248.2
14	599	438.7
16	129	109.1
18	57	60.9
20	18	26.9
22	8	13.4
Total	5,462	1,633.7

OFFER FORM

SARATOGA TRACT (Listing #4296) – HEMPSTEAD COUNTY

Bid Date: FRIDAY, JANUARY 20, 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 Saratoga Tract (**Listing #4296**) land sale. I submit the following as an offer for the purchase of the following tract further described as NW ¼ of NE ¼ & SE ¼ of NE ¼ Section 12, Township 12 South, Range 27 West, containing 80 acres, more or less, Hempstead County, Arkansas (Saratoga Tract). See attached maps.

My offer will remain valid through 3:00 P.M., Tuesday, January 24, 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 of this notice.

Send offer form to: Kingwood Forestry Services, Inc. (**Before 3:00 p.m. FRIDAY, JAN. 20, 2012**)
P. O. Box 65
Arkadelphia, AR 71923
Or fax to 870-246-3341

Saratoga Tract (80 acres, more or less):
(Listing #4296)

\$ _____

Date: _____

Bidder: _____
Printed

Fax No.: _____

Bidder: _____
Signed

Phone No.: _____

Address: _____

City, State, Zip: _____

Email: _____