



Listings
#4302
#4303

NOTICE OF LAND SALE

The Ross Foundation

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

BAKER HOLLOW #1 and BAKER HOLLOW #2 TRACTS

Bid Date: Friday, December 9, 2011 @ 3:00 P. M.

—Great Views, Timberland and Recreation Investment near Hot Springs, Arkansas —

Kingwood Forestry Services, Inc. has been authorized by The Ross Foundation to manage the sale of two outstanding properties containing 120 + 80 acres, more or less, in Hot Spring County, Arkansas. Bids may be submitted for either or both tracts.

Tract Descriptions: Both tracts are former International Paper land and have been owned by The Ross Foundation for many years. Access is gravel road frontage off gated Rockhouse Road. Lock combination is 5-7-5-7. The **Baker Hollow #1** tract is located approximately five miles northwest of Bismarck and is described as W ½ of SW ¼ of Section 22 and NE ¼ of SE ¼ of Section 21, Township 4 South, Range 21 West, containing 120 acres, more or less. **Baker Hollow #2** tract is located approximately one-quarter-mile east of #1 tract and is described as N ½ of SE ¼, Section 22, Township 4 South, Range 21 West, containing 80 acres, more or less. Please visit our website at www.kingwoodforestry.com to view maps, photographs, and timber volume estimates.

BAKER HOLLOW #1 (Listing #4302): Timber consists of native pine & hardwood sawtimber and pulpwood. Terrain is rolling to steep. Electricity is available along road right-of-way, making this a great tract for a secluded home place or weekend cabin. Area is known for healthy wildlife populations, including deer, turkey and small game. Valley Creek passes through part of this tract

Merchantable Timber: Based on the inventory conducted by Kingwood Forestry Services in October, 2011, estimated tree counts and volumes are as follows:

Pine Sawtimber	1,714 Trees	147,200 Board Feet	1,364 Tons
Pine Pulpwood	2,360 Trees	242 Cords	646 Tons
Oak Sawtimber	868 Trees	87,000 Board Feet	824 Tons
Gum & Misc. Sawtimber	101 Trees	9,000 Board Feet	76 Tons
Hardwood Pulpwood	10,670 Trees	1,207 Cords	3,620 Tons

BAKER HOLLOW #2 (Listing #4303): Timber consists of native pine and hardwood sawtimber and pulpwood. Access to tract is via woods road and trail. Terrain is rolling to steep. Area is known for healthy wildlife populations, including deer, turkey and small game. Property offers beautiful vistas.

Merchantable Timber: Based on the inventory conducted by Kingwood Forestry Services in November, 2011, estimated tree counts and volumes are as follows:

Pine Sawtimber	900 Trees	86,800 Board Feet	670 Tons
Pine Pulpwood	860 Trees	81 Cords	216 Tons
Oak Sawtimber	60 Trees	6,000 Board Feet	52 Tons
Hardwood Pulpwood	4,540 Trees	369 Cords	1,108 Tons

Kingwood performed 5% fixed radius line plot cruises (one plot per 2 acres) on both tracts in October and November, 2011. On both tracts, cruise lines ran 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.

— Continued on back of this page —

Ross Foundation's Baker Hollow Land Sales

Listings #4302 - #4303

Bid Date: Friday, December 9, 2011 @ 3:00 P.M.

Method of Sale: The tracts will be sold on the basis of lump sum sealed bids. **Bids may be submitted for either or both tracts.** Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **"Baker Hollow Land Sales"** 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, December 9, 2011.** 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.

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., Wednesday, December 14, 2011. 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(s) 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 parcels are being sold in their entirety for single sums and not on a per acre basis. Advertised acreages are believed to be correct, but are not guaranteed. Offer price is for entire tract(s), 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, 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 previously 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 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 or licensed agent Mark Clark of Kingwood Forestry Services at 870-246-5757.

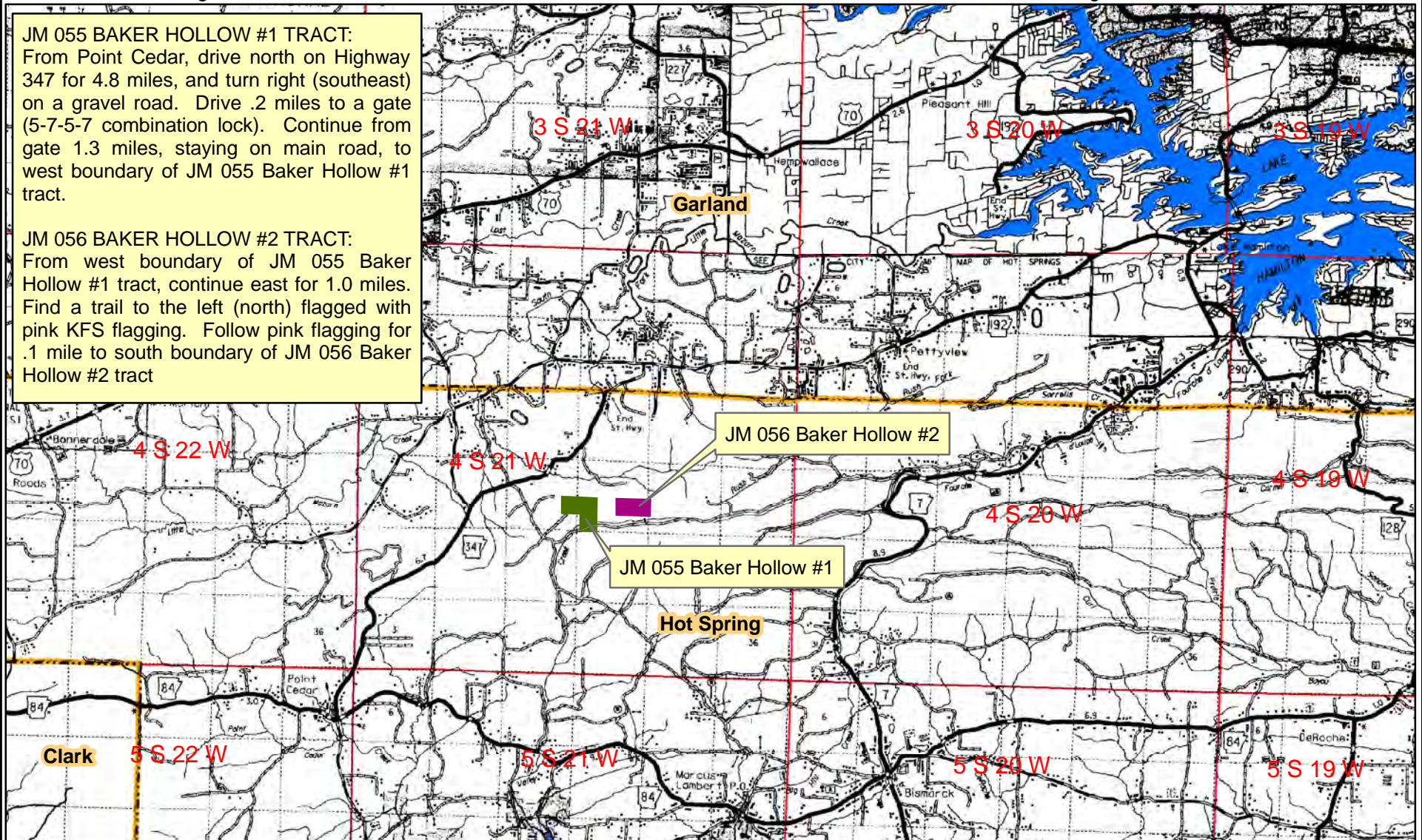
JM 055, "Baker Hollow #1 Tract" (Listing #4302)
W½, SW¼, Sec. 22; NE¼, SE¼, Sec. 21, T4S, R21W
Hot Spring County, Arkansas
Containing 120 acres, more or less

NOTICE OF LAND SALES

JM 056, "Baker Hollow #2 Tract" (Listing #4303)
N½ of SE¼, Sec. 22, T4S, R21W
Hot Spring County, Arkansas
Containing 80 acres, more or less

JM 055 BAKER HOLLOW #1 TRACT:
From Point Cedar, drive north on Highway 347 for 4.8 miles, and turn right (southeast) on a gravel road. Drive .2 miles to a gate (5-7-5-7 combination lock). Continue from gate 1.3 miles, staying on main road, to west boundary of JM 055 Baker Hollow #1 tract.

JM 056 BAKER HOLLOW #2 TRACT:
From west boundary of JM 055 Baker Hollow #1 tract, continue east for 1.0 miles. Find a trail to the left (north) flagged with pink KFS flagging. Follow pink flagging for .1 mile to south boundary of JM 056 Baker Hollow #2 tract

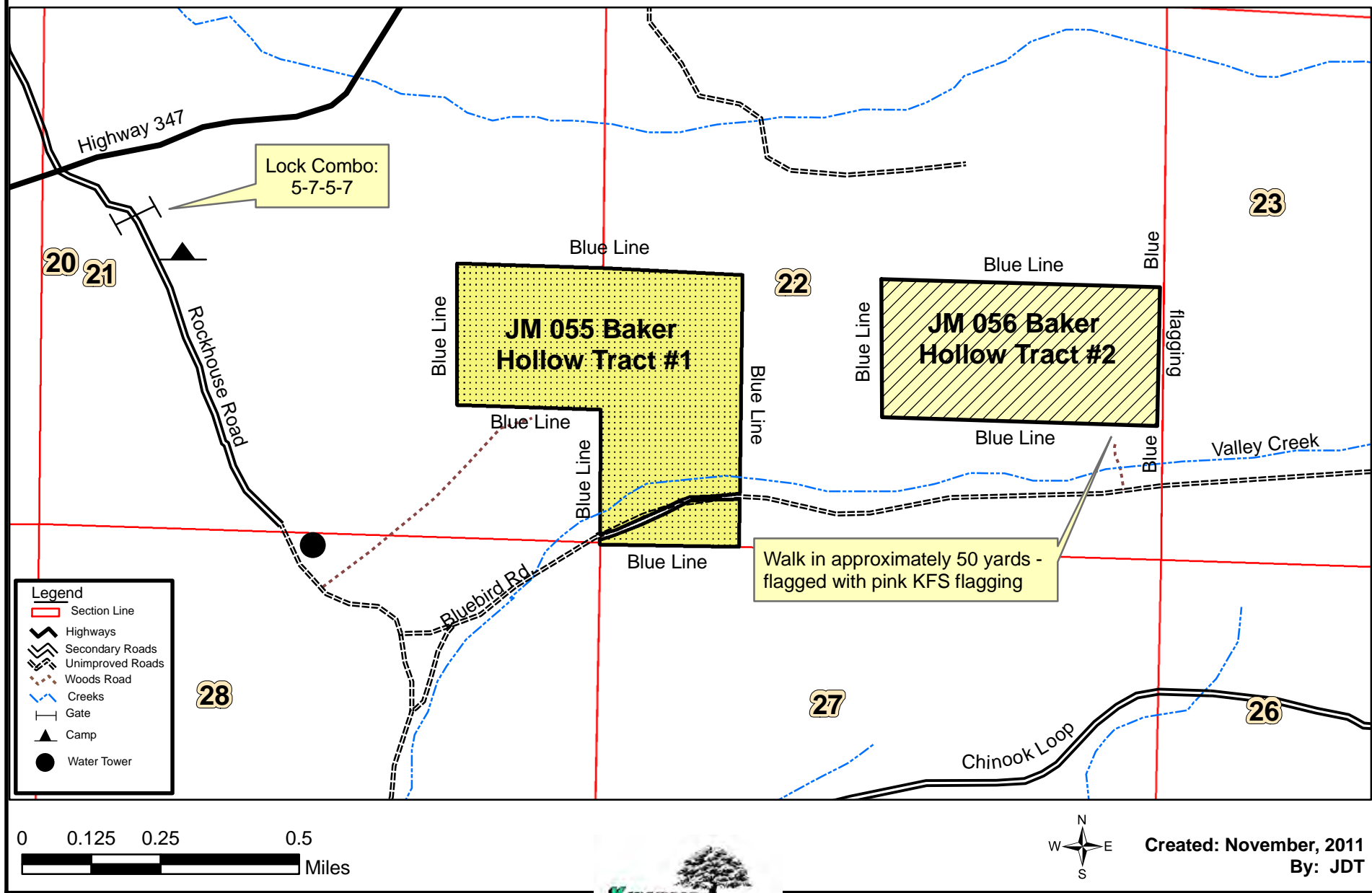


0 0.5 1 2 3
Miles



Created: November, 2011
Drawn By: JDT

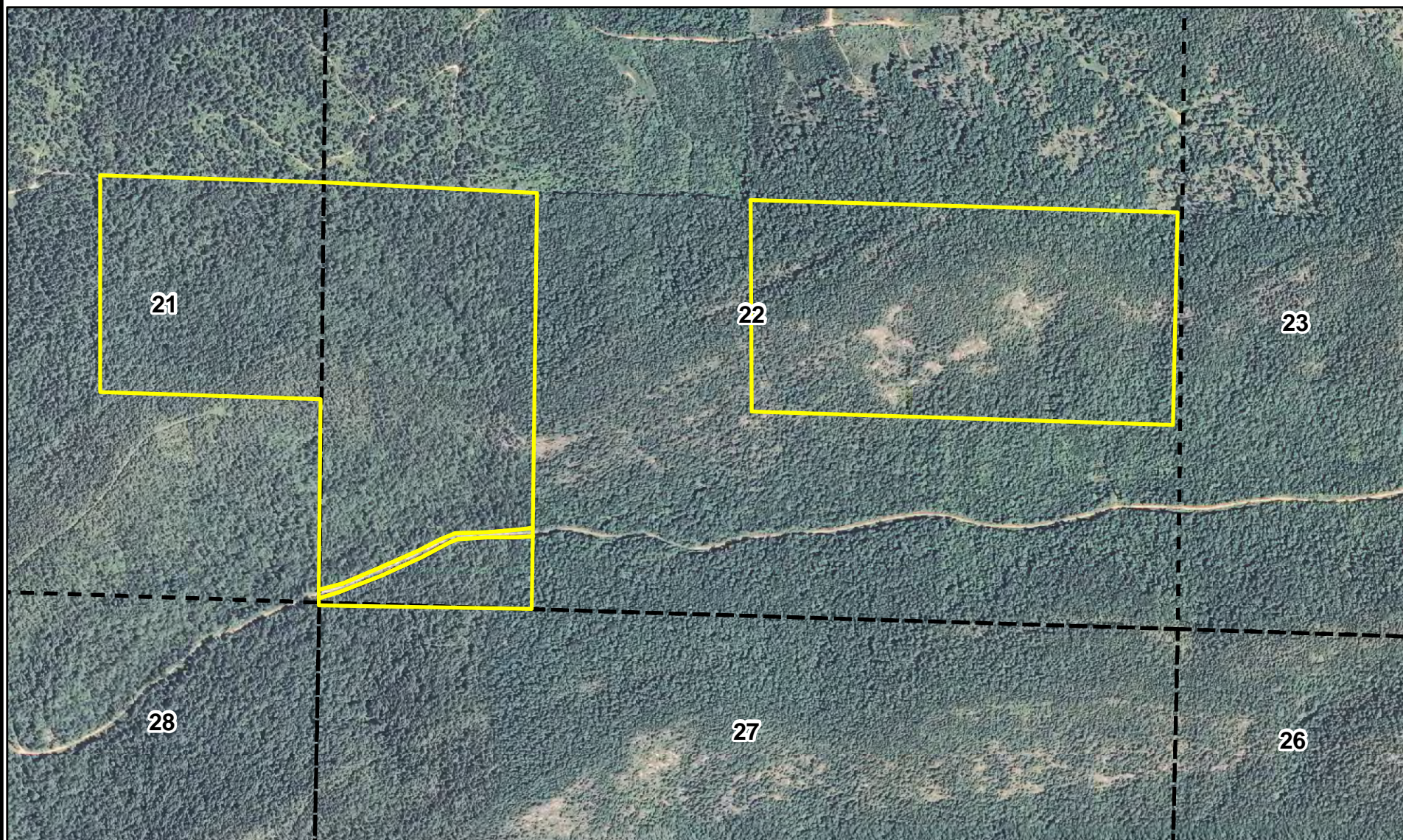
JM 056, "Baker Hollow #2 Tract" (Listing #4303)
N½ of SE¼, Sec. 22, T4S, R21W
Hot Spring County, Arkansas
Containing 80 acres, more or less



NOTICE OF LAND SALES

JM 055, "Baker Hollow #1 Tract" (Listing #4302)
W $\frac{1}{2}$, SW $\frac{1}{4}$, Sec. 22; NE $\frac{1}{4}$, SE $\frac{1}{4}$, Sec. 21, T4S, R21W
Hot Spring County, Arkansas
Containing 120 acres, more or less

JM 056, "Baker Hollow #2 Tract" (Listing #4303)
N $\frac{1}{2}$ of SE $\frac{1}{4}$, Sec. 22, T4S, R21W
Hot Spring County, Arkansas
Containing 80 acres, more or less



0 0.125 0.25
Miles

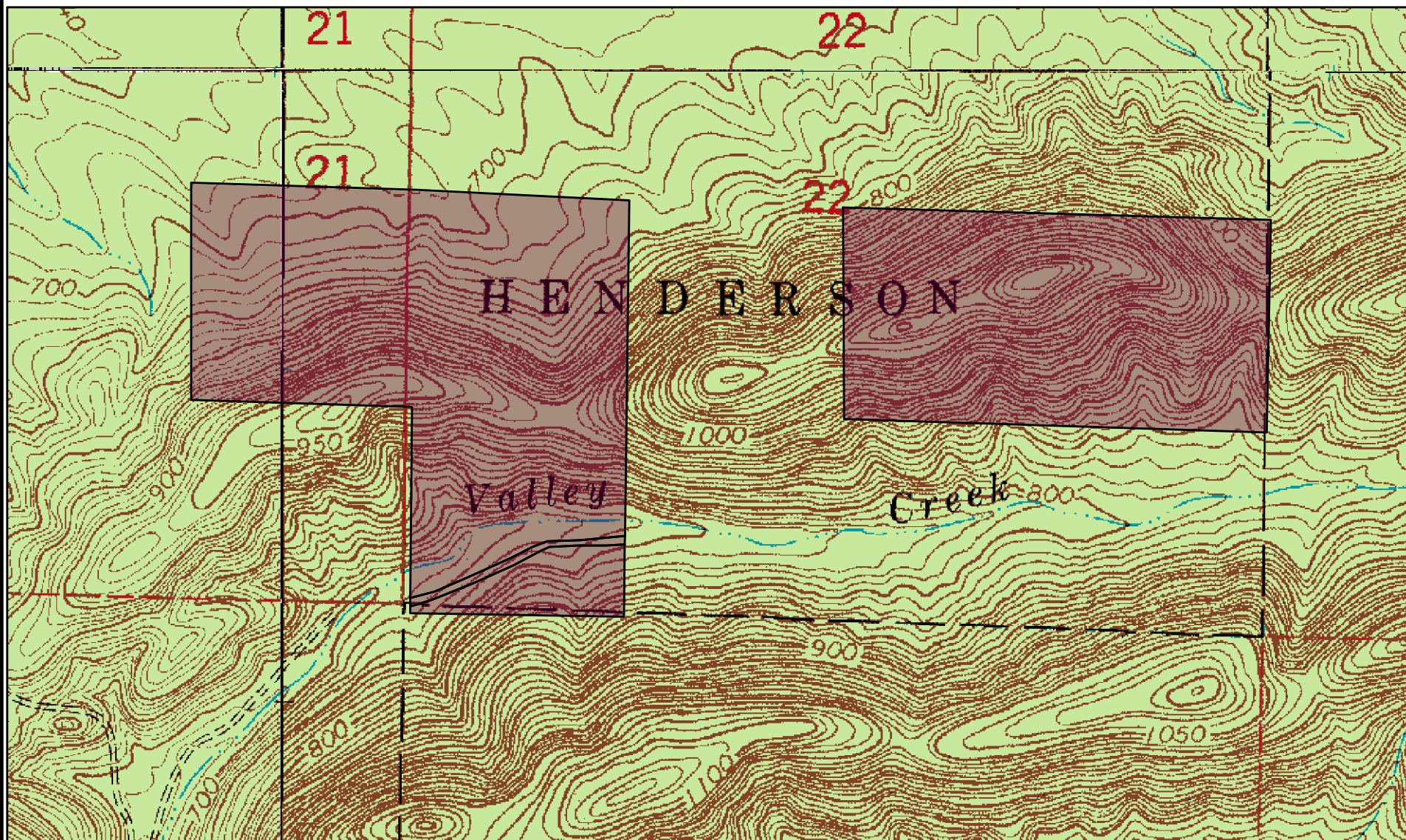


Created: October, 2011
Flown: 2010
Drawn By: JDT

JM 055, "Baker Hollow #1 Tract" (Listing #4302)
W½, SW¼, Sec. 22; NE¼, SE¼, Sec. 21, T4S, R21W
Hot Spring County, Arkansas
Containing 120 acres, more or less

NOTICE OF LAND SALES

JM 056, "Baker Hollow #2 Tract" (Listing #4303)
N½ of SE¼, Sec. 22, T4S, R21W
Hot Spring County, Arkansas
Containing 80 acres, more or less



0 0.125 0.25
Miles



Created: October, 2011
Drawn By: JDT

OFFER FORM
Ross Foundation's Baker Hollow Land Sales
Listings #4302 - #4303
Bid Date: Friday, December 9, 2011 @ 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. **Baker Hollow Land Sales Notice**. I submit the following as offer(s) for the purchase one or more of the following tract(s) located in Hot Spring County, Arkansas and further described as:

BAKER HOLLOW #1 (Listing #4302): W ½ of SW ¼ of Section 22 and NE ¼ of SE ¼ of Section 21, Township 4 South, Range 21 West, Hot Spring County, AR, containing 120 acres, more or less. (see attached maps).

BAKER HOLLOW #2 (Listing #4303): N½ of SE ¼, Section 22, Township 4 South, Range 21 West, Hot Spring County, AR, containing 80 acres, more or less. (see attached maps).

My offer(s) will remain valid through 3:00 P.M., Wednesday, December 14, 2011. Successful bidder(s) will be notified at or before that time by telephone, fax, or e-mail. If any of my offers are 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, December 9, 2011**)
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

BAKER HOLLOW #1 (Listing #4302: 120 acres, more or less): \$ _____

BAKER HOLLOW #2 (Listing #4303: 80 acres, more or less): \$ _____

Both Tracts Combined: (200 acres, more or less): \$ _____
(BAKER HOLLOW #1, BAKER HOLLOW #2)

Date: _____

Bidder: _____ Fax No.: _____
Printed

Bidder: _____ Phone No.: _____
Signed

Address: _____
Street City, State, Zip

E-mail: _____