

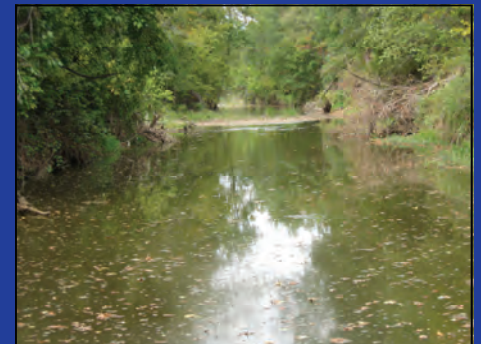
SEALED BID LAND SALE

Terre Noire Creek Ranch

140 acres of Working Ranch with Home Place



Outstanding Ranch, Home Place, Recreational Property
near Arkadelphia, Arkansas



**SUBMIT BIDS BY 3:00 PM,
FRIDAY, NOVEMBER 4, 2011**

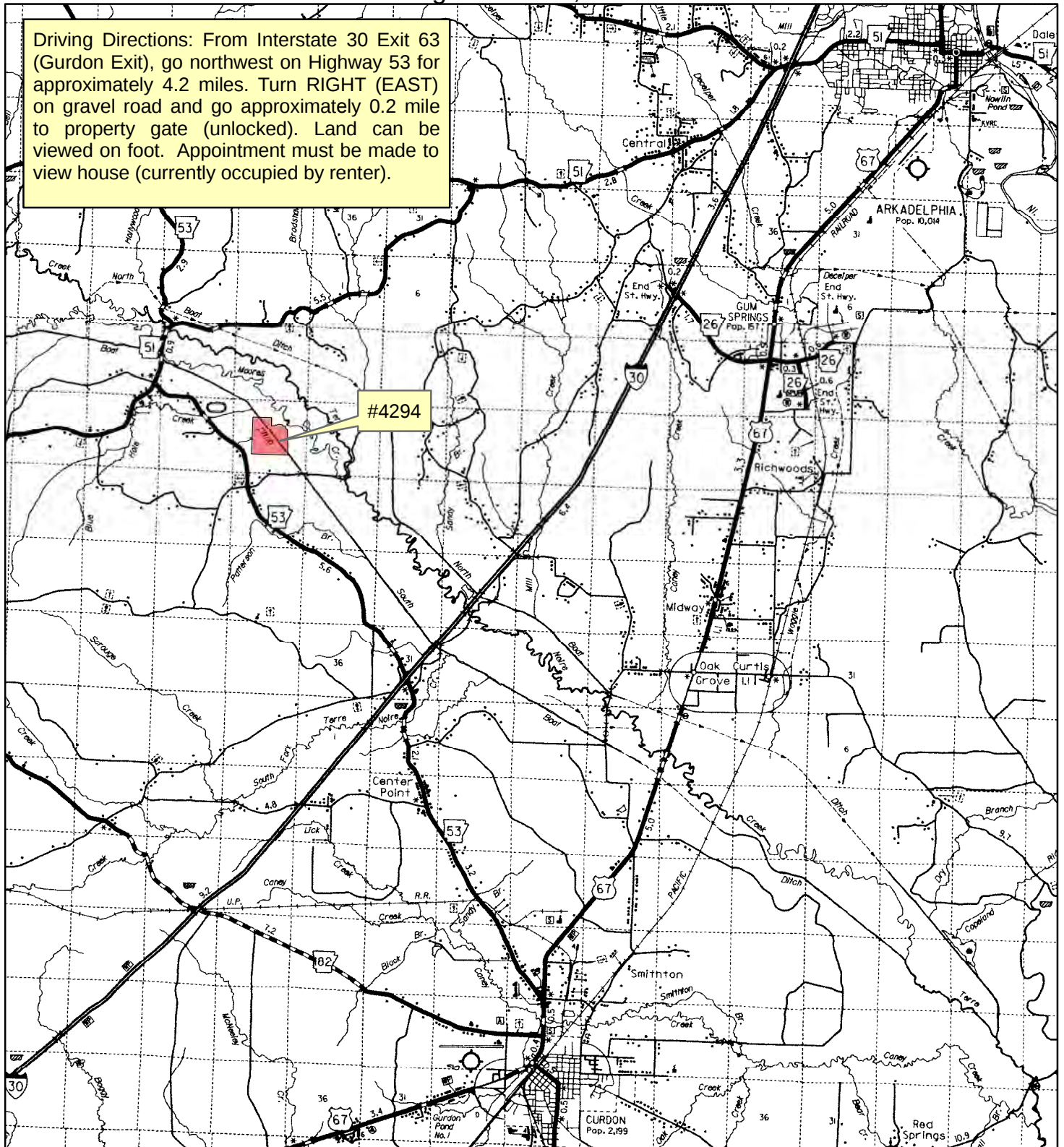
For more information:

www.kingwoodforestry.com (870) 246-5757

Terre Noire Creek Ranch (Listing #4294)

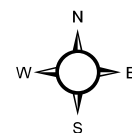
NE 1/4 of SW 1/4; SE 1/4 of NW 1/4; NW 1/4 of SE 1/4;
and part of SW 1/4 of NE 1/4 south of creek, Section 14, Township 8 South, Range 21W,
Clark County, Arkansas,
containing 140 acres, more or less.

Driving Directions: From Interstate 30 Exit 63 (Gurdon Exit), go northwest on Highway 53 for approximately 4.2 miles. Turn RIGHT (EAST) on gravel road and go approximately 0.2 mile to property gate (unlocked). Land can be viewed on foot. Appointment must be made to view house (currently occupied by renter).



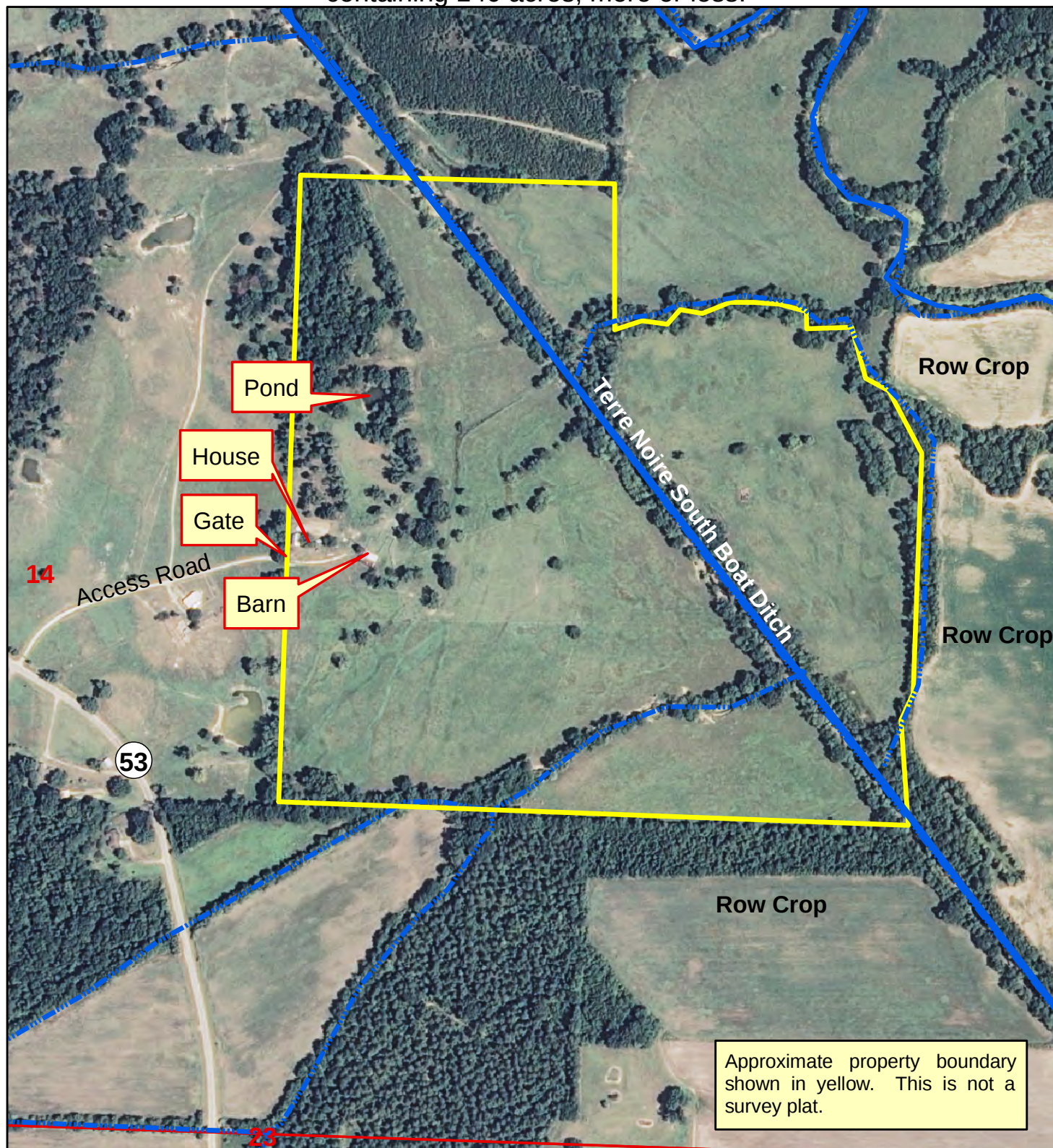
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Miles

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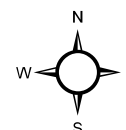
Location Map
MEC

Terre Noire Creek Ranch (Listing #4294)
NE 1/4 of SW 1/4; SE 1/4 of NW 1/4; NW 1/4 of SE 1/4;
and part of SW 1/4 of NE 1/4 south of creek, Section 14, Township 8 South, Range 21W,
Clark County, Arkansas,
containing 140 acres, more or less.



0 0.25 Miles

(870) 246-5757
www.kingwoodforestry.com



2010 Aerial
MEC

Terre Noire Creek Ranch Sealed Bid Land Sale
3pm, Friday, November 4, 2011



Highlights:

- Excellent bottomland pasture/ hay meadow that supported 102 head of cattle during this year's drought without supplemental feeding;
- Pond, Spring, Creeks for year-round water for livestock, wildlife and fishing;
- Perimeter fencing and cross fencing;
- Rustic Barn;
- Older wood frame home with rural water and electricity (currently rented for \$300/month), great for home, weekend get-away, rental property or caretaker housing;
- Rural but within minutes of Arkadelphia, two universities and 17,000-acre Lake Degray. Within an hour of Hot Springs, Oaklawn Park and Lake Hamilton.
- Conveniently located within minutes of Interstate 30 between Little Rock and Texarkana.
- Agricultural row crop fields adjacent to part of property, providing high quality food sources that produce trophy-class white-tailed deer.

See Method of Sale and Conditions of Sale sections on last page of this notice.

TERRE NOIRE CREEK RANCH LAND SALE (LISTING #4294)

Bid Date: Friday, November 4, 2011 @ 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, November 7, 2011. 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. Seller will convey 100% of mineral rights they own, if any, without warranty.
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. Inspection of home and surroundings by appointment only.
8. Vehicles, equipment, trailers, corral panels and any other man-made items/personal property 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: Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands or causes of action, of every kind, nature and description relating to its access to or presence on the property.

OFFER FORM
TERRE NOIRE CREEK RANCH LAND SALE (LISTING #4294)

Bid Date: Friday, November 4, 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. notice for the Terre Noire Creek Ranch land sale. I submit the following as an offer for the purchase of the following tract further described as: Part of SW ¼ of NE ¼ South of Creek; SE ¼ of NW ¼; NW ¼ of SE ¼ and NE ¼ of SW ¼ of Section 14, Township 8 South, Range 21 West, containing 140 acres, more or less, Clark County, Arkansas (see attached maps).

My offer will remain valid through 3:00 p.m. Monday, November 7, 2011. 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, November 4, 2011)**
P. O. Box 65
Arkadelphia, AR 71923
Or fax to 870-246-3341

Terre Noire Creek Ranch (#4294): Part of SW ¼ of NE ¼ South of Creek; SE ¼ of NW ¼; NW ¼ of SE ¼ and NE ¼ of SW ¼ of Section 14, Township 8 South, Range 21 West, containing 140 acres, more or less, Clark County, Arkansas (see attached maps).

Total Acres: **140 acres, more or less**

Offer Amount: \$ _____

Date: _____

Bidder: _____ Fax No.: _____

Printed

Bidder: _____ Phone No.: _____

Signed

Address: _____

City, State, Zip

Email: _____