

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

NOTICE OF LAND SALE

**Listing
#4279**

Bryson Bridge Tract

Nevada County, Arkansas

Bid Date: Friday, September 16, 2011 @ 3:00 P. M.

-County Road Frontage plus Terre Rouge Creek and Native Hardwoods-

Kingwood Forestry Services, Inc. has been authorized by to manage the sale of a tract of land containing 120 acres, more or less, in Nevada County, Arkansas (Listing # 4279).

Tract Description: Land to be sold is described as SE ¼ of SE ¼, Section 20; E ½ of NE ¼, Section 29, Township 11 South, Range 21 West, containing a total of 120 acres, more or less, Nevada County, Arkansas (Bryson Bridge tract - see attached maps). Access is over one-half-mile frontage on County Road #249. Timber consists of native hardwood with scattered pine. An ocular estimate indicates approximately 110 tons of oak sawtimber, 180 tons of gum & miscellaneous hardwood sawtimber, and 850 tons of hardwood pulpwood (most merchantable timber is on the northern forty acres). Historic Bryson Bridge is at north entrance to tract. Terre Rouge Creek flows through the northern part of the tract. The tract offers timberland investment potential and excellent hunting opportunities. Soils are well-suited for commercial pine or hardwood production. Site index for loblolly pine is about 92 feet (base age 50). Please visit our website at www.kingwoodforestry.com for maps and photographs.

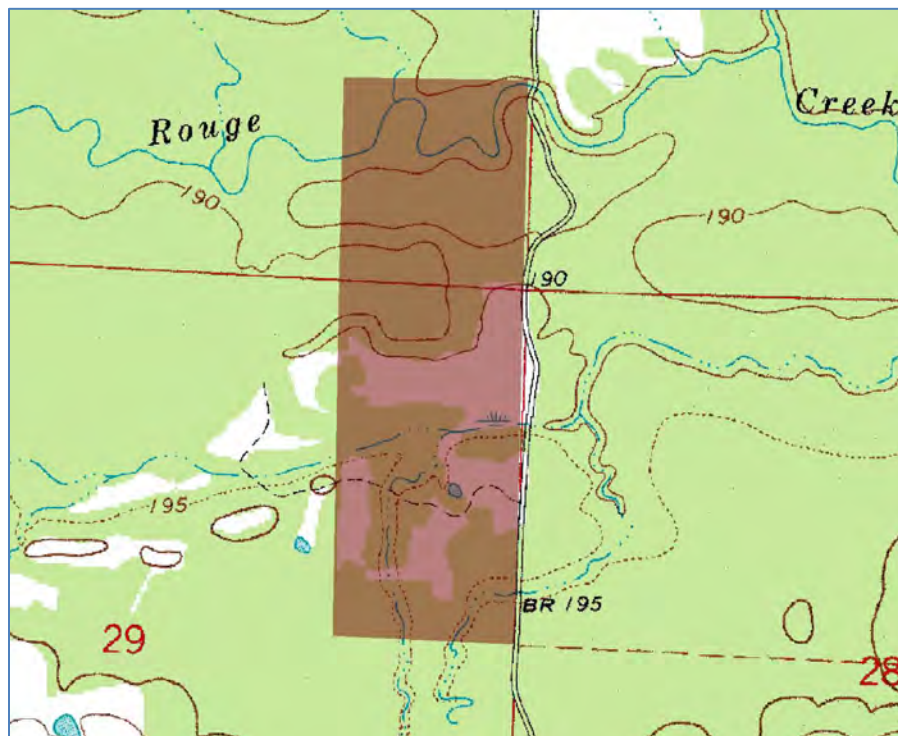
Method of Sale: The tract will be sold on the basis of lump sum sealed bids. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **"Bryson Bridge Tract (Listing #4279)"** clearly marked in the lower left corner of the envelope to protect security 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, September 16, 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.

BRYSON BRIDGE TRACT LAND SALE (LISTING #4279)

Bid Date: Friday, September 16, 2011 @ 3:00 P. M.

Conditions of Sale:

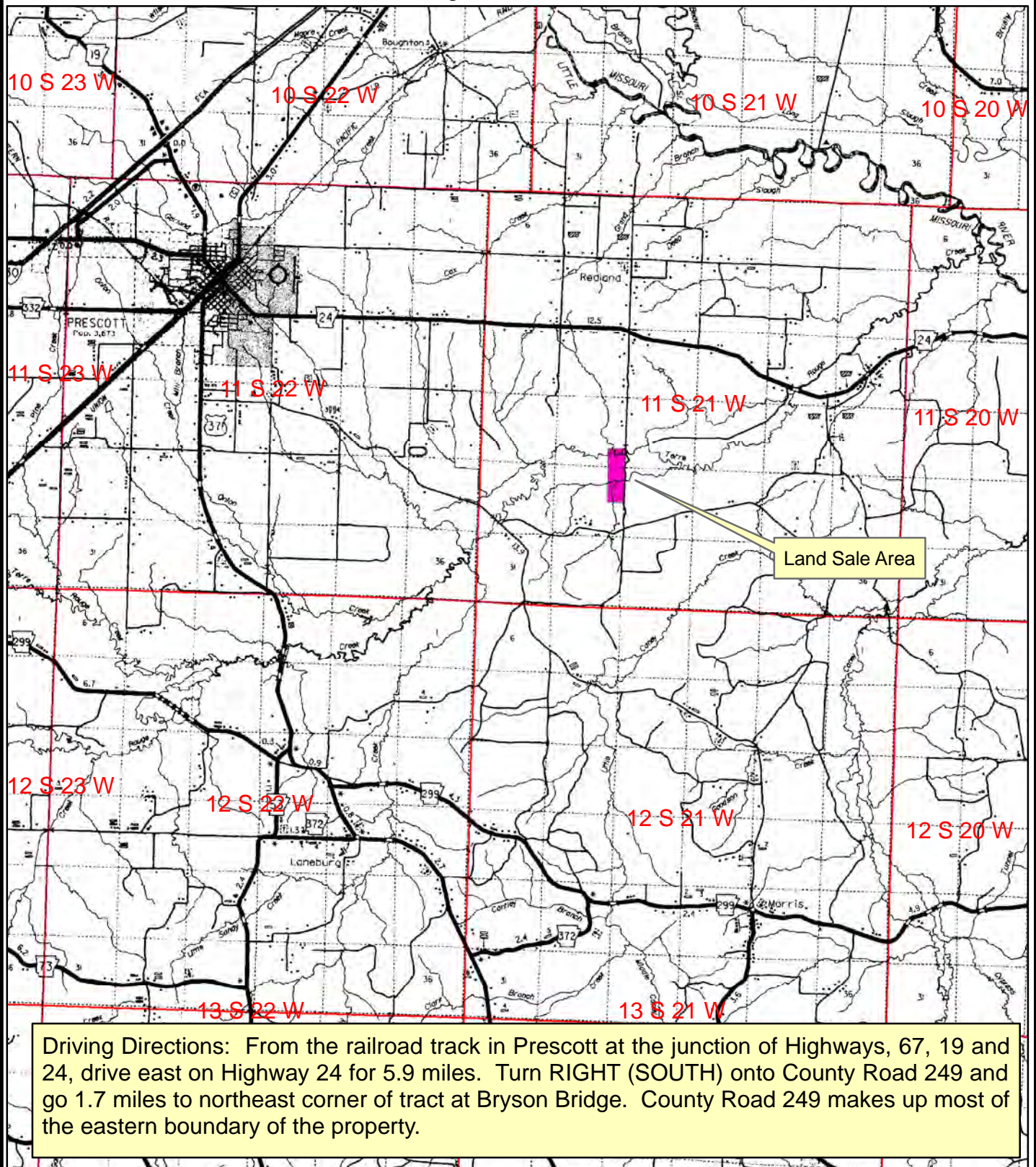
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid through 3:00 P.M., Monday, September 19, 2011. Successful bidder will be notified at or before that time by telephone, fax or e-mail. Upon acceptance of an offer, a more formal 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. One-half of mineral rights owned by seller will convey 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.
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

Bryson Bridge Tract - Listing #4279

SE¼ of SE¼, Sec. 20, E½ of NE¼, Sec. 29, T11S, R21W, Nevada County, Arkansas
containing 120 acres, more or less

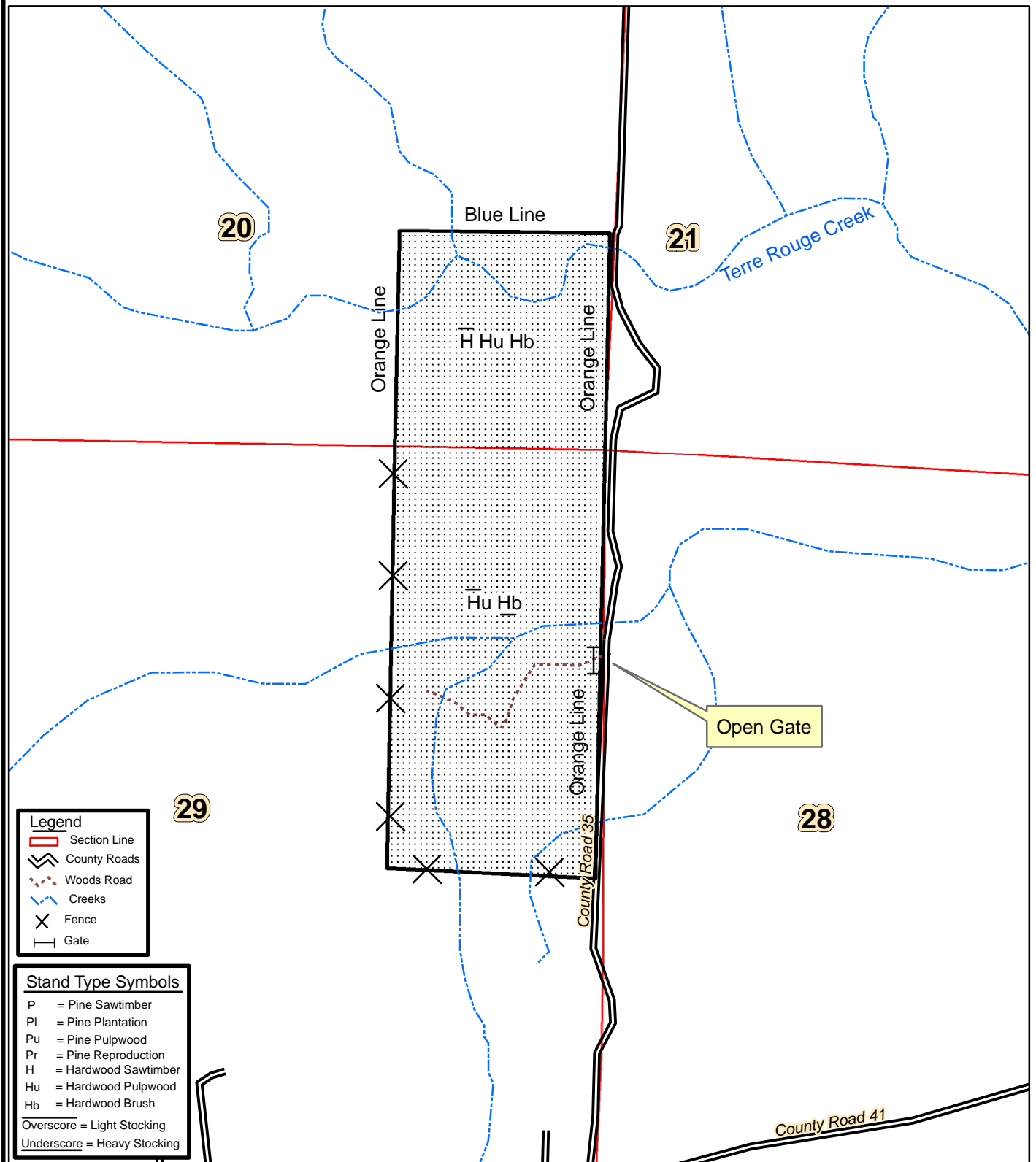


0 0.5 1 2 3
Miles



Created: July, 2011
Drawn By: JDT

NOTICE OF LAND SALE
Bryson Bridge Tract - Listing #4279
 SE¼ of SE¼, Sec. 20, E½ of NE½, Sec. 29, T11S, R21W, Nevada County, Arkansas
 containing 120 acres, more or less



0 0.125 0.25
 Miles

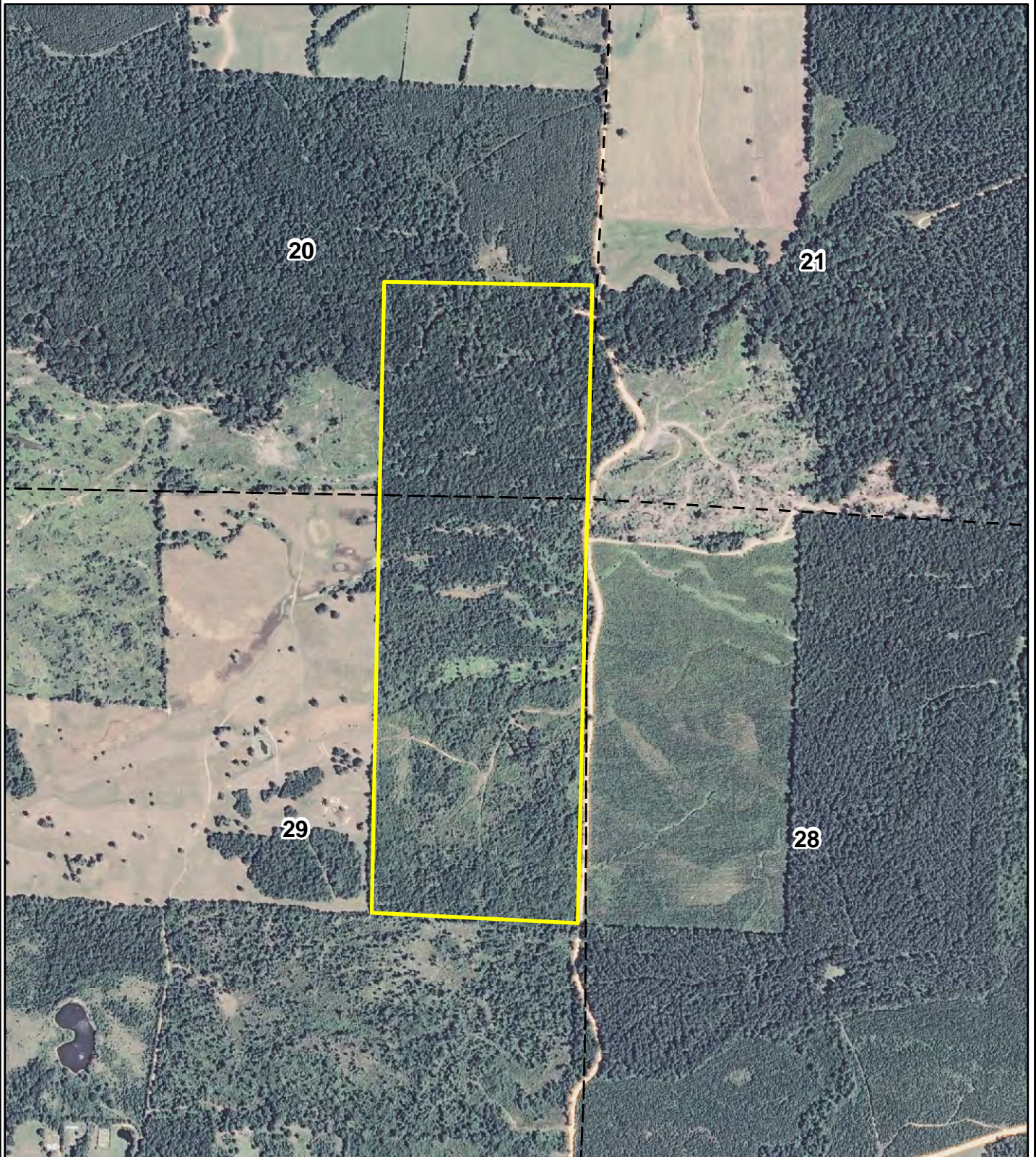


Created: August, 2011
By: JDT

NOTICE OF LAND SALE

Bryson Bridge Tract - Listing #4279

SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Sec. 20, E $\frac{1}{2}$ of NE $\frac{1}{2}$, Sec. 29, T11S, R21W, Nevada County, Arkansas
containing 120 acres, more or less



0 0.125 0.25
Miles

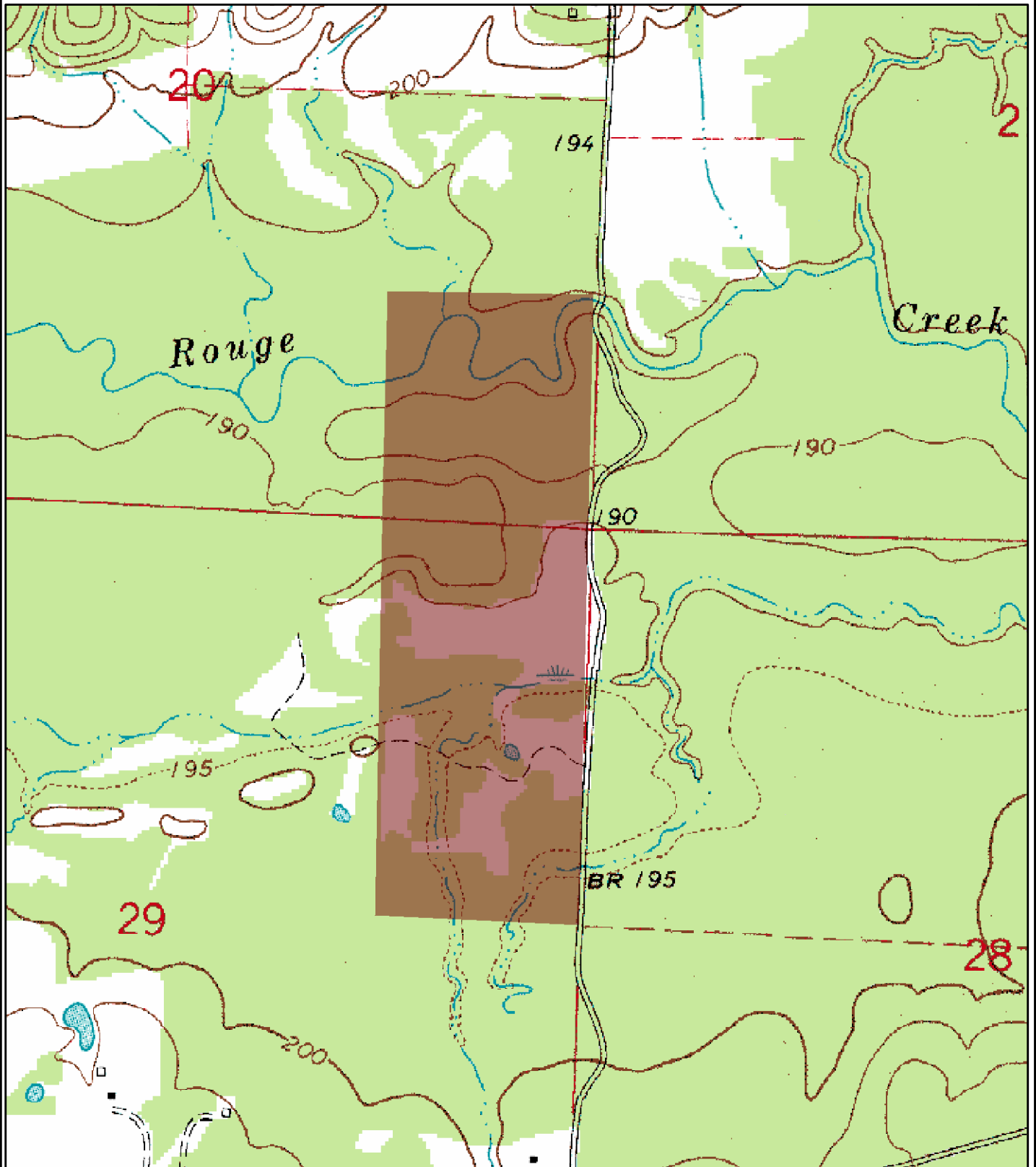


Created: July, 2011
Flown: 2010
Drawn By: JDT

NOTICE OF LAND SALE

Bryson Bridge Tract - Listing #4279

SE¼ of SE¼, Sec. 20, E½ of NE½, Sec. 29, T11S, R21W, Nevada County, Arkansas
containing 120 acres, more or less



0 0.125 0.25
Miles



Created: July, 2011
Drawn By: JDT

OFFER FORM
BRYSON BRIDGE TRACT LAND SALE (LISTING #4279)

Bid Date: Friday, September 16, 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 Bryson Bridge Tract land sale. I submit the following as an offer for the purchase of the following tract further described as: SE ¼ of SE ¼, Section 20; E ½ of NE ¼, Section 29, Township 11 South, Range 21 West, containing a total of 120 acres, more or less, Nevada County, Arkansas (Bryson Bridge tract - see attached maps).

My offer will remain valid through 3:00 p.m. Monday, September 19, 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, September 16, 2011**)
P. O. Box 65
Arkadelphia, AR 71923
Or fax to 870-246-3341

Bryson Bridge Tract: SE ¼ of SE ¼, Section 20; E ½ of NE ¼, Section 29,
Township 11 South, Range 21 West, containing a total of 120
acres, more or less, Nevada County, Arkansas (Bryson
Bridge tract - see attached maps).

Total Acres: 120 acres, more or less

Offer Amount: \$ _____

Date: _____

Bidder: _____ Fax No.: _____

Printed

Bidder: _____ Phone No.: _____

Signed

Address: _____

City, State, Zip

Email: _____