

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
#4277**

NOTICE OF LAND SALE

Burks Drive Tract

Montgomery County, Arkansas

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

-40 acre Get-Away near Glenwood and Caddo River -

Kingwood Forestry Services, Inc. has been authorized to manage the sale of a tract of land containing 40 acres, more or less, in Montgomery County, Arkansas (Listing #4277), further described as NE ¼ of SW ¼ of Section 32, Township 4 South, Range 24 West.

Tract Description: The tract is located approximately three miles northwest of Glenwood, Arkansas (in the Thunder Mountain area) and less than one mile from the scenic Caddo River. Access is excellent with frontage on two county gravel roads, Burks Drive and County Road 185. Terrain is rolling and the property has lots of oaks and also scattered pines. Electricity is adjacent to the northeast corner of the property. Burks Drive Tract would make a great site for cabin or home. The tract offers timberland investment potential and hunting opportunities. Please visit our website at www.kingwoodforestry.com for maps and photographs.

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

Pine Sawtimber	270 Trees	15,600 Board Feet	158 Tons
Red Oak Sawtimber	125 Trees	13,200 Board Feet	125 Tons
White Oak Sawtimber	70 Trees	7,000 Board Feet	68 Tons
Gum & Misc. Sawtimber	58 Trees	6,400 Board Feet	54 Tons
Pine Pulpwood	394 Trees	35 Cords	93 Tons
Hardwood Pulpwood	3,707 Trees	372 Cords	1,116 Tons

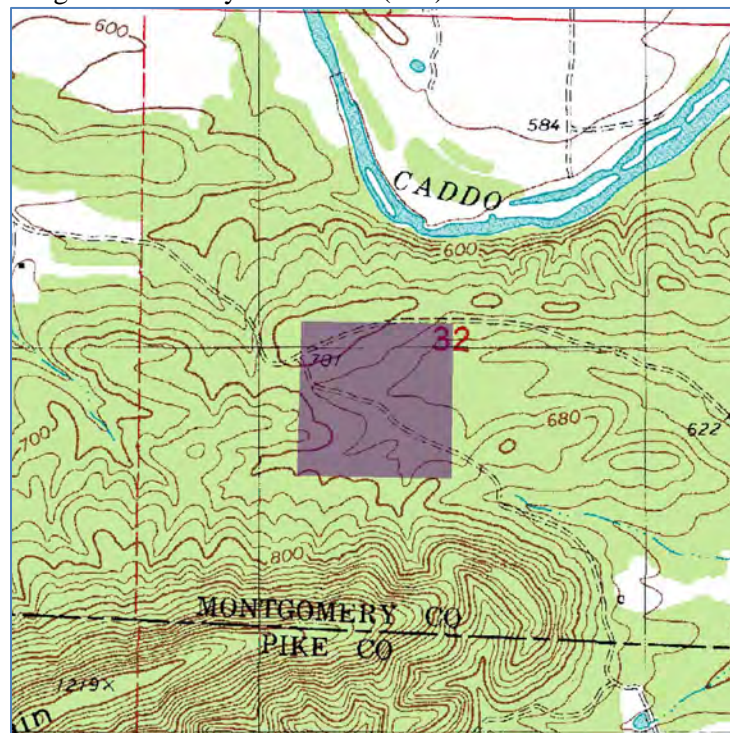
Kingwood performed a variable radius point, prism-cruise (one point per timbered acre) on the tract in June, 2011. Due to variations associated with sampling, utilization standards, and scaling practices, the above tree counts and timber volumes advertised in this notice cannot be guaranteed.

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 **"Burks Drive Tract (Listing #4277)"** 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 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.

Burks Drive Tract (Listing #4277)
Montgomery County, Arkansas
Bid Date: Friday, September 9, 2011 @ 3:00 P. M.

Conditions of Sale:

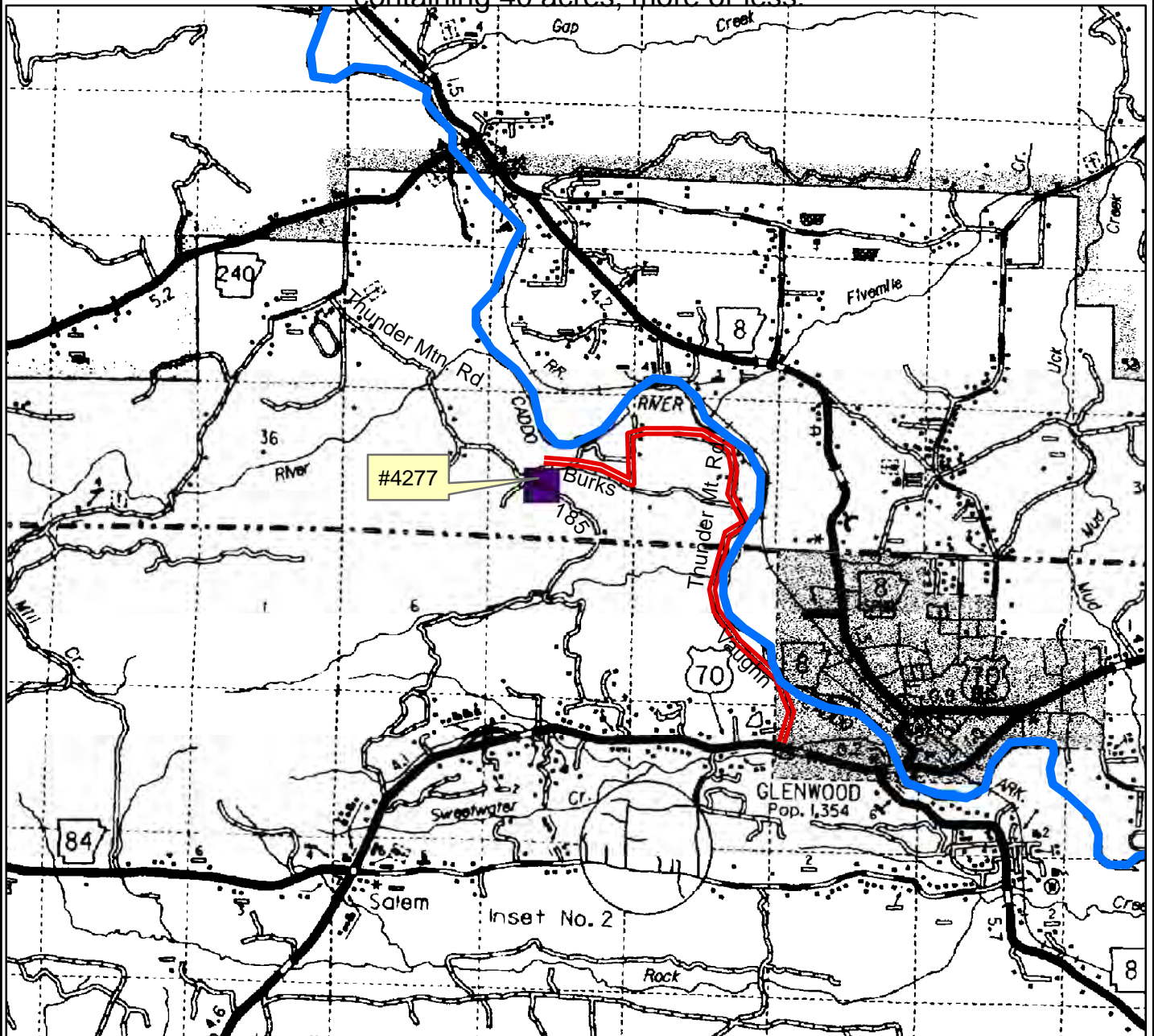
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid through 3:00 P.M., Monday, September 12, 2011. Successful bidder will be notified at or before that time by telephone, fax or e-mail. Upon acceptance of an offer, a more formal 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 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 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

"Burks Drive Tract" - Listing #4277

NE 1/4 of SW 1/4 of Section 32, T4S, R24W, Montgomery County, Arkansas,
containing 40 acres, more or less



Driving Directions: From Hwy. 70 / Hwy. 8 Junction at Glenwood, go west on Hwy. 70 for approximately 0.6 mile. Turn RIGHT (NORTH) onto Vaughn Road just after you cross Sweetwater Creek bridge. Go north on Vaughn Road (narrow and sharp curves along Caddo River) for approximately 0.8 mile. Stay straight on Thunder Mountain Road and continue for approximately 2.5 miles to gravel Burks Drive. Turn RIGHT (WEST) onto Burks Drive and go approx. 0.5 mile to the northeast corner of the property (marked with pink flagging). Property is mostly on left (south) side of Burks Drive for next 0.25 mile. At west boundary (marked with pink flagging) turn LEFT onto County Road 185 (no road sign), which goes back east through the property.

0 0.5 1 2
Miles



Created: July, 2011
Drawn By: MEC





The map displays the Burks Drive Tract, a rectangular area with a stippled pattern, located in the center. It is bounded by a yellow line on the west and pink flagging on the north, east, and south. The tract is situated between section lines 31 and 32, and between section lines 5 and 6. The Caddo River flows along the top edge. Benton Rd runs north-south through the tract. County Road 185 runs east-west along the bottom. A creek flows from the south towards the tract. The map includes a legend in the bottom left corner.

Legend

- Burks Drive Tract
- Section Line
- County Roads gravel
- Creeks

* Pink flagging on North, East and South is approximate boundary line location but should not be considered surveyed boundary

Legend

-  Burks Drive Tract
-  Section Line
-  County Roads gravel
-  Creeks

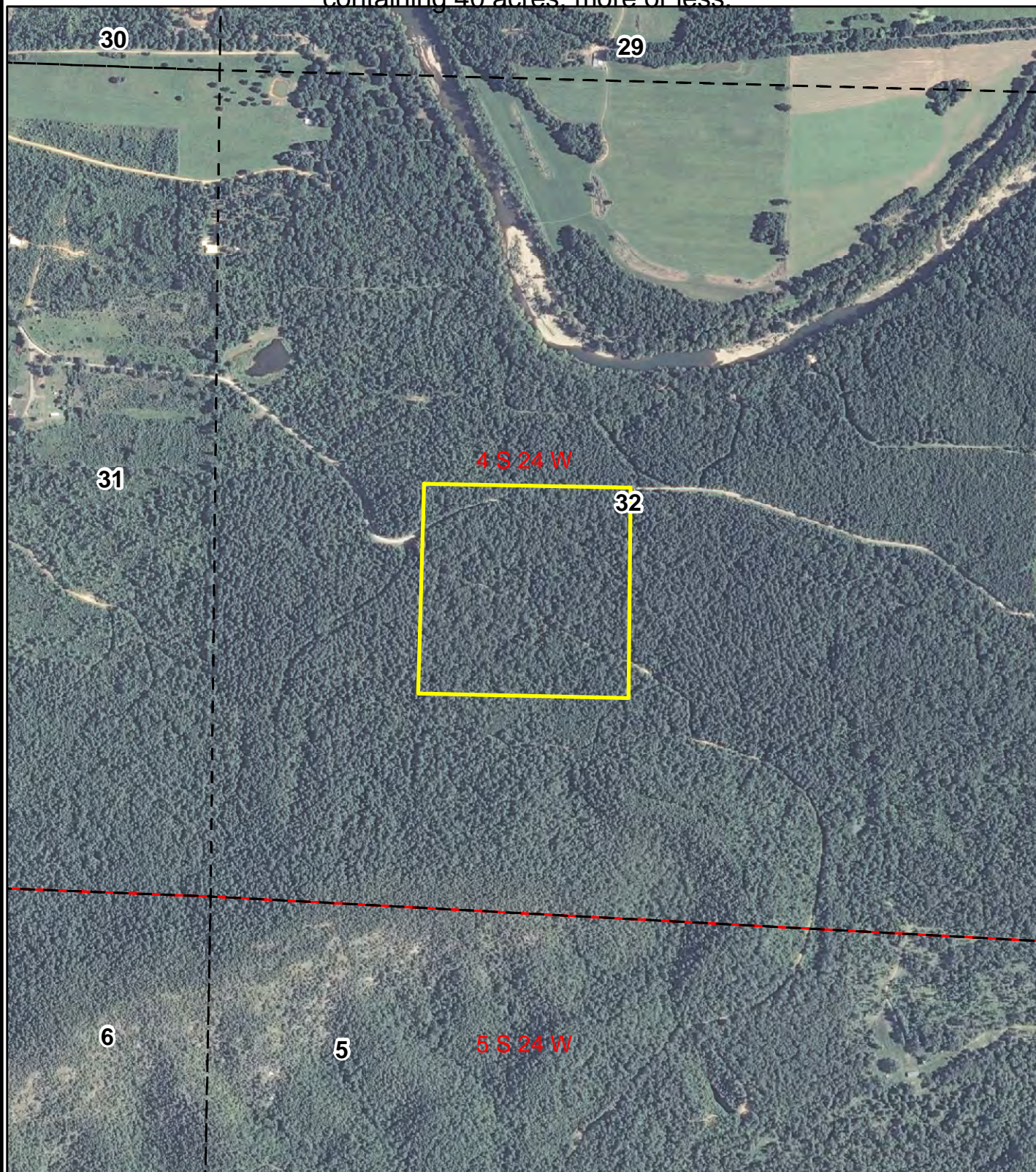


Created: July, 2011
By: JDT

NOTICE OF LAND SALE

"Burks Drive Tract" - Listing #4277

NE 1/4 of SW 1/4 of Section 32, T4S, R24W, Montgomery County, Arkansas,
containing 40 acres, more or less.



0 0.125 0.25
Miles



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

Burks Drive
Montgomery County, AR

Stand: # Trees, Volume1, Volume 2, Total

By Product Group

Stand Number: 1

Area (acres): 39.0

Stand ID: 1

7/19/2011

Product Group	# Trees	Volume 1	Volume 2
Pine Sawtimber	270.4	157.8 <i>Tons</i>	15.6 <i>MBF</i>
Red Oak Sawtimber	125.5	125.5 <i>Tons</i>	13.2 <i>MBF</i>
White Oak Sawtimber	69.9	67.7 <i>Tons</i>	7.0 <i>MBF</i>
Gum Sawtimber	36.5	38.5 <i>Tons</i>	4.5 <i>MBF</i>
Misc. Sawtimber	21.5	15.3 <i>Tons</i>	1.9 <i>MBF</i>
Pine Pulpwood	393.9	93.4 <i>Tons</i>	34.9 <i>Cords</i>
Hardwood Pulpwood	3,706.8	1,115.6 <i>Tons</i>	372.0 <i>Cords</i>
Stand Total	4,624.4	1,613.9 <i>Tons</i>	

Tract Name	Burks Drive	Stand Number	1
Legal	NE¼ of SW¼, Sec. 32, T4S, R24W	Acres	39.0
County	Montgomery	State	AR
Cruised By	JDT	Sample Method	10 BAF
Form Class	KFS PST Tons	Date Cruised	7/19/2011
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	4.05
<u>Average Vol/Tree</u>	0.58
<u>Average Vol/Log</u>	0.31
<u>Avg DBH</u>	12.04

Pine 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
10	73	26	18	9													92	35
12	13	5	76	44	25	16											115	66
14	28	16			19	16											47	32
16					7	8											7	8
18					6	8											6	8
20			5	7													5	7
Totals	114	48	99	61	57	49											270	158

Tract Name	Burks Drive	Stand Number	1
Legal	NE¼ of SW¼, Sec. 32, T4S, R24W	Acres	39.0
County	Montgomery	State	AR
Cruised By	JDT	Sample Method	10 BAF
Form Class	HH APA sawt	Date Cruised	7/19/2011
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	3.22
<u>Average Vol/Tree</u>	1.00
<u>Average Vol/Log</u>	0.63
<u>Avg DBH</u>	16.12

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	9	5	9	7	9	8											28	20
16	7	5	50	47	21	24											79	76
18			6	7													6	7
20			5	7	5	8											9	15
22					4	8											4	8
Totals	17	10	70	67	39	49											125	125

Tract Name	Burks Drive	Stand Number	1
Legal	NE¼ of SW¼, Sec. 32, T4S, R24W	Acres	39.0
County	Montgomery	State	AR
Cruised By	JDT	Sample Method	10 BAF
Form Class	HH APA sawt	Date Cruised	7/19/2011
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	1.74
<u>Average Vol/Tree</u>	0.97
<u>Average Vol/Log</u>	0.61
<u>Avg DBH</u>	16.00

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			28	20	9	8											37	28
16					7	8											7	8
18	6	5	11	13													17	18
20					5	8											5	8
22	4	5															4	5
Totals	9	10	39	33	21	24											70	68

Tract Name	Burks Drive	Stand Number	1
Legal	NE¼ of SW¼, Sec. 32, T4S, R24W	Acres	39.0
County	Montgomery	State	AR
Cruised By	JDT	Sample Method	10 BAF
Form Class	APA swtgum sawtmb	Date Cruised	7/19/2011
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	0.99
<u>Average Vol/Tree</u>	1.06
<u>Average Vol/Log</u>	0.51
<u>Avg DBH</u>	15.80

Gum 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
14	9	6															9	6
16	7	6			7	9	7	10									21	25
18			6	7													6	7
Totals	17	12	6	7	7	9	7	10									36	39

Tract Name	Burks Drive	Stand Number	1
Legal	NE¼ of SW¼, Sec. 32, T4S, R24W	Acres	39.0
County	Montgomery	State	AR
Cruised By	JDT	Sample Method	10 BAF
Form Class	SHwds APA Saw	Date Cruised	7/19/2011
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	0.39
<u>Average Vol/Tree</u>	0.71
<u>Average Vol/Log</u>	0.53
<u>Avg DBH</u>	16.00

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
16	7	4	14	11													21	15

Totals	7	4	14	11													21	15
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Tract Name	Burks Drive	Stand Number	1
Legal	NE¼ of SW¼, Sec. 32, T4S, R24W	Acres	39.0
County	Montgomery	State	AR
Cruised By	JDT	Sample Method	10 BAF
Form Class	RGO PTons-Logs	Date Cruised	7/19/2011
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	2.39
<u>Average Vol/Tree</u>	0.24
<u>Average Vol/Log</u>	0.14
<u>Avg DBH</u>	8.09

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	
6	102	8	51	6													153	14
8					86	20	29	8									115	28
10					73	25	18	8									92	33
12			13	5	13	6											25	11
14							9	8									9	8
Totals	102	8	64	10	172	51	56	23									394	93

Tract Name	Burks Drive	Stand Number	1
Legal	NE¼ of SW¼, Sec. 32, T4S, R24W	Acres	39.0
County	Montgomery	State	AR
Cruised By	JDT	Sample Method	10 BAF
Form Class	RG0 HTons-Logs	Date Cruised	7/19/2011
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	28.61
<u>Average Vol/Tree</u>	0.30
<u>Average Vol/Log</u>	0.19
<u>Avg DBH</u>	9.01

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	866	80	153	19													1,019	99
8	372	53	430	86	229	59	29	9									1,060	207
10	92	19	220	65	220	85	220	105	18	10							770	285
12	51	15	166	69	166	90	115	77	38	31							535	282
14	9	4	65	36	140	103	47	43									262	185
16	7	3	7	5	29	27	7	8									50	44
18			6	5			6	8									11	14
Totals	1,397	173	1,046	286	784	365	423	251	57	41							3,707	1,116

Tract Name	Burks Drive	Stand Number	1
Legal	NE¼ of SW¼, Sec. 32, T4S, R24W	Acres	39.0
County	Montgomery	State	AR
Cruised By	JDT	Sample Method	10 BAF
		Date Cruised	7/19/2011

Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	2.4
<u>Average Vol/Tree</u>	0.24
<u>Average Vol/Log</u>	0.14
<u>Avg DBH</u>	8.09

DBH	Trees	Tons
6	153	14.0
8	115	27.8
10	92	33.1
12	25	10.9
14	9	7.6
Total	394	93.4

Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	28.6
<u>Average Vol/Tree</u>	0.30
<u>Average Vol/Log</u>	0.19
<u>Avg DBH</u>	9.01

DBH	Trees	Tons
6	1,019	98.7
8	1,060	207.0
10	770	285.0
12	535	281.9
14	262	185.3
16	50	44.3
18	11	13.5
Total	3,707	1,115.6

OFFER FORM

BURKS DRIVE TRACT LAND SALE (LISTING #4277)

Bid Date: Friday, September 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. notice for the Burks Drive tract land sale. I submit the following as an offer for the purchase of the following tract further described as NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 32, Township 4 South, Range 24 West, Montgomery County, Arkansas, containing 40 acres, more or less.

My offer will remain valid through 3:00 p.m. Monday, September 12, 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 9, 2011)
P. O. Box 65
Arkadelphia, AR 71923
Or fax to (870) 246-3341

Tract Name: **Burks Drive Tract (#4277)**

Legal Description: NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 32, Township 4 South, Range 24 West, Montgomery County, Arkansas, containing 40 acres, more or less.

Bid Amount: \$ _____

Date: _____

Bidder: _____ Fax No.: _____
Printed

Bidder: _____ Phone No.: _____
Signed

Address: _____
City, State, Zip

Email: _____