

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

Listings
#4255
#4256
#4257

NOTICE OF LAND SALE

Hope Highway Tracts

Hempstead County, Arkansas

Bid Date: Friday, August 5, 2011 @ 3:00 P. M.

-Mature Timber and Hay Meadow on Paved Highway near Nashville, AR -

Kingwood Forestry Services, Inc. has been authorized manage the sale of three tracts of land totaling 359.1 acres, more or less, in Hempstead County, Arkansas. *Bids may be submitted for any or all tracts.*

Tract Descriptions: Tracts are located within three miles southeast of Nashville, Arkansas. Terrain is gently rolling and soils are well-suited for commercial pine production. Utilities are available, offering possible home sites. Site index for loblolly pine averages eighty-six feet (base age 50 years) on silt loam, silty clay loam, and fine sandy loam soils. Please visit our website at www.kingwoodforestry.com for maps and photographs.

Hope Highway West Tract (Listing #4256): Land to be sold is described as Pt. of NW¼ of NW¼, SW¼ of NW¼, E½ of NW¼, Pt. SW¼ of NE¼, west of Highway 278, Section 7, Township 10 South, Range 26 West, Hempstead County, Arkansas, containing 177 acres, more or less. Access is excellent with over one quarter-mile of Highway 278 frontage. Timber consists of about 148 acres of mature native pine sawtimber and about 29 acres of unthinned, merchantable pine plantation. The tract offers immediate timber income. The tract is well drained with gently rolling terrain, offering excellent logging conditions during most of the year.

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

Pine Sawtimber	5,151 Trees	738,400 Board Feet	5,797 Tons
Red Oak Sawtimber	20 Trees	2,600 Board Feet	23 Tons
Gum Sawtimber	20 Trees	4,100 Board Feet	31 Tons
Pine Pulpwood	9,705 Trees	1,012 Cords	2,705 Tons
Hardwood Pulpwood	3,063 Trees	288 Cords	863 Tons

Kingwood performed a 5% fixed 1/10th acre plot cruise (one plot per two acres) on the tract in June, 2011. Cruise lines ran east and west. 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.

Hope Highway Field Tract (Listing #4257): Land to be sold is described as Pt. of W½ of SE¼ of NE¼, Pt. of SW¼ of NE¼, east of Highway 278, Section 7, Township 10 South, Range 26 West, Hempstead County, Arkansas, containing 37 acres, more or less. Access is excellent with over one quarter-mile of Highway 278 frontage. Tract is open field with history of hay production. Fenced and also suitable for cattle grazing.

Hope Highway East Tract (Listing #4255): Land to be sold is described as Pt. of SE¼ of NE¼, Section 7, and NE¼ of NW¼, S½ of NW¼, Section 8, Township 10 South, Range 26 West, Hempstead County, Arkansas, containing 145 acres, more or less. Access is excellent with about one-quarter-mile of gravel County Road 20 frontage. Timber consists of mature native pine sawtimber, offering immediate timber income. The tract is well drained with gently rolling terrain, offering excellent logging conditions during most of the year.

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

Pine Sawtimber	6,263 Trees	726,300 Board Feet	6,218 Tons
Red Oak Sawtimber	40 Trees	4,600 Board Feet	42 Tons
Pine Pulpwood	3,464 Trees	320 Cords	857 Tons
Hardwood Pulpwood	1,430 Trees	128 Cords	383 Tons

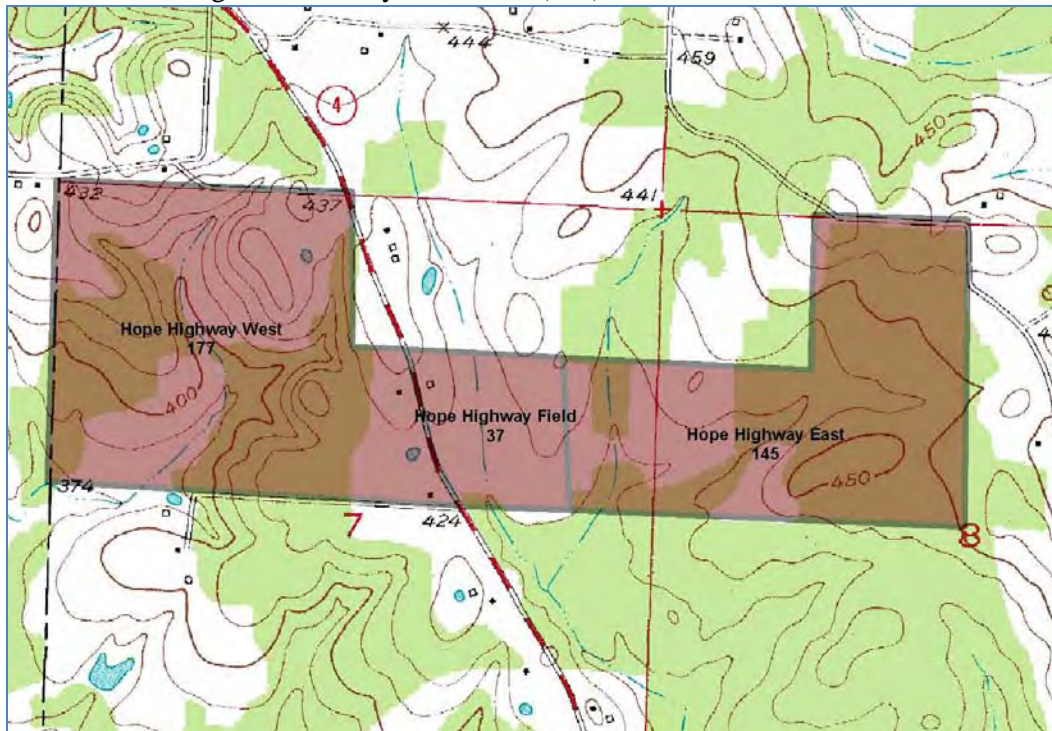
Kingwood performed a 5% fixed 1/10th acre plot cruise (one plot per two acres) on the tract in June, 2011. Cruise lines ran east and west. Due to variations associated with sampling, utilization standards, and scaling practices, the above tree counts and timber volumes advertised in this notice cannot be guaranteed.

Method of Sale: The tract(s) will be sold on the basis of lump sum sealed bids. **Bids may submitted for any or all tracts.** Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **"Hope Highway Tracts"** 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, August 5, 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.

Hope Highway Tracts
Hempstead County, Arkansas
Bid Date: Friday, August 5, 2011 @ 3:00 P. M.

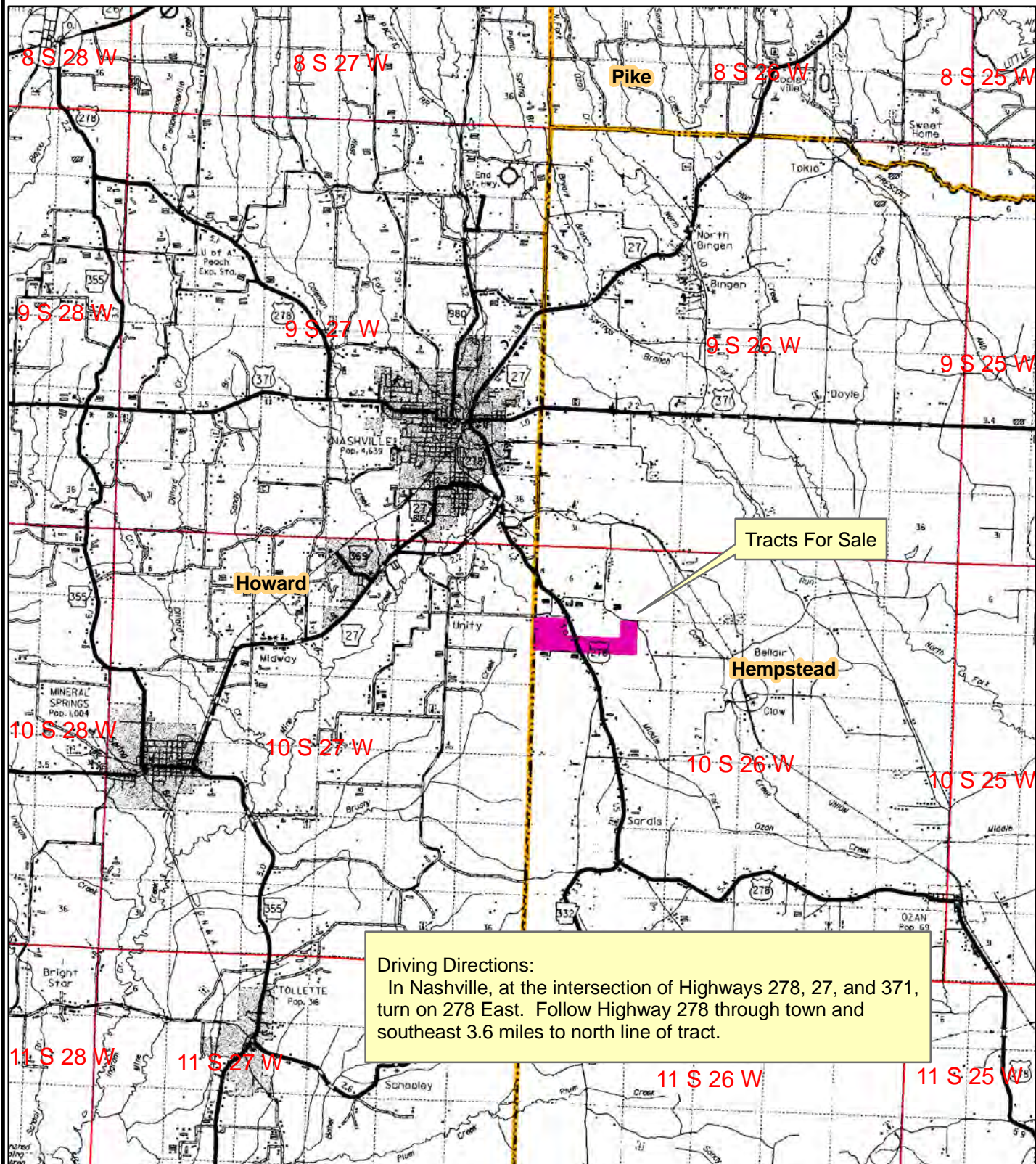
Conditions of Sale:

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, August 8, 2011. Successful bidder(s) 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(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 acreage is believed to be correct, but is not guaranteed. Offer price is for the entire tract, or tracts, 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
Hope Highway Tracts
 Pt. Sec. 7 & 8, T10S, R26W, Hempstead County, Arkansas
 Containing 359.1 acres, more or less

West Tract: Listing #4256
 Field Tract: Listing #4257
 East Tract: Listing #4255



Driving Directions:

In Nashville, at the intersection of Highways 278, 27, and 371, turn on 278 East. Follow Highway 278 through town and southeast 3.6 miles to north line of tract.

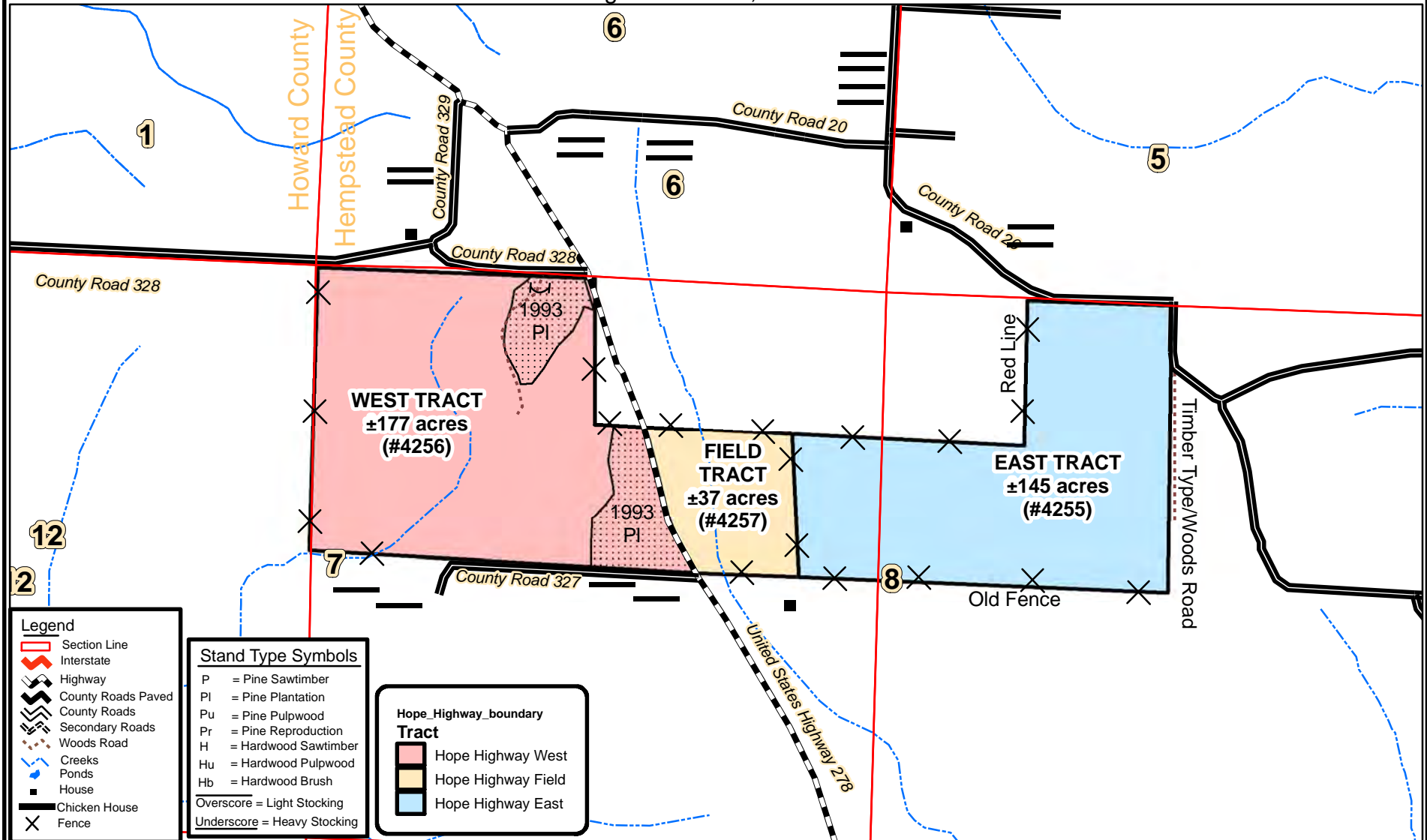
0 0.5 1 2 3 4
 Miles



Created: July, 2011
 Drawn By: JDT

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- Legend**
- Section Line
 - Interstate
 - Highway
 - County Roads Paved
 - County Roads
 - Secondary Roads
 - Woods Road
 - Creeks
 - Ponds
 - House
 - Chicken House
 - Fence

- Stand Type Symbols**
- P = Pine Sawtimber
 - PI = Pine Plantation
 - Pu = Pine Pulpwood
 - Pr = Pine Reproduction
 - H = Hardwood Sawtimber
 - Hu = Hardwood Pulpwood
 - Hb = Hardwood Brush
 - Overscore = Light Stocking
 - Underscore = Heavy Stocking

- Hope_Highway_boundary**
- Tract**
- Hope Highway West
 - Hope Highway Field
 - Hope Highway East

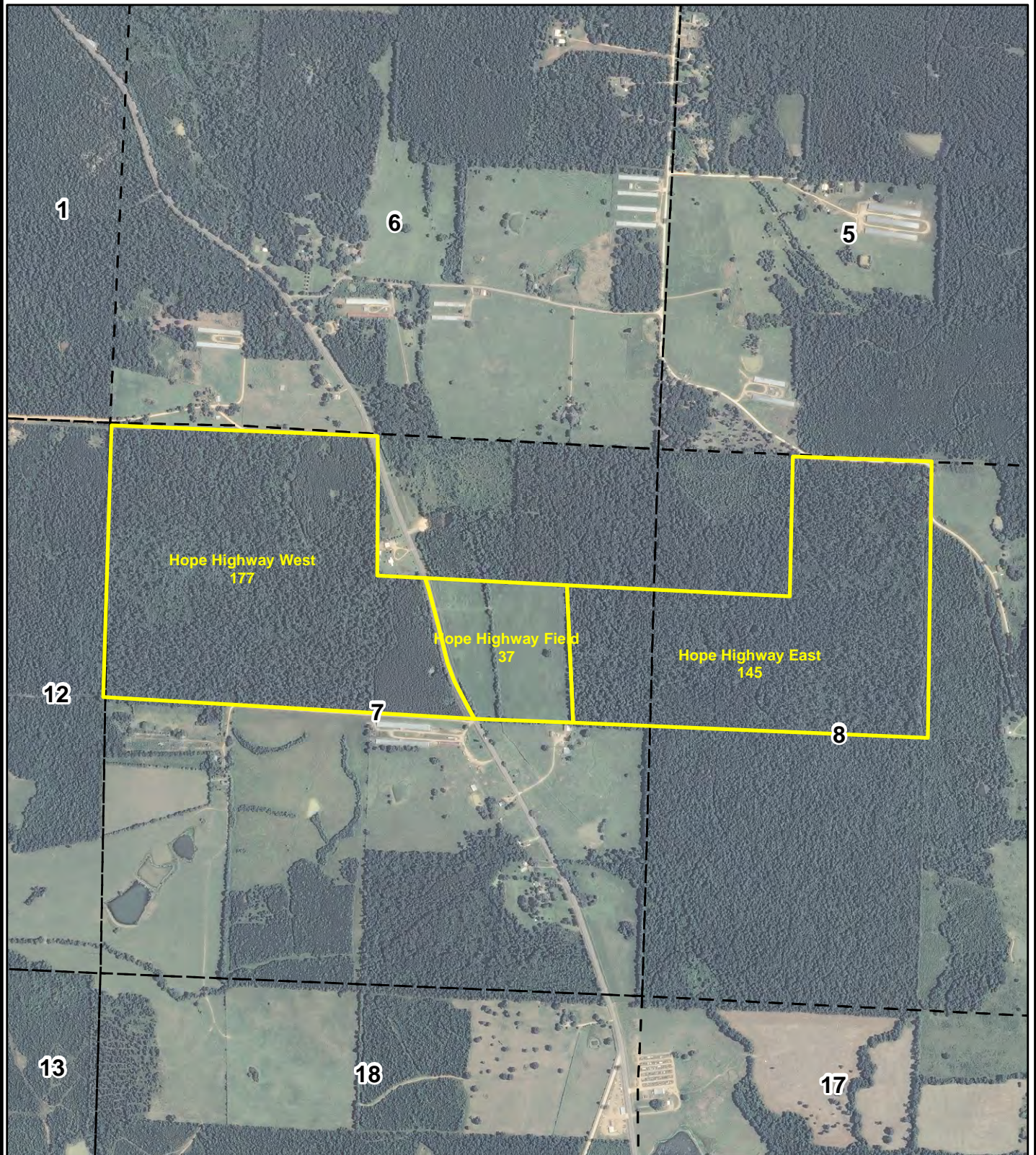


Created: July, 2011
 By: JDT



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0 0.125 0.25 0.5
Miles



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

**Hope Highway West Tract
Listing # 4256**

Tract Name	Hope Highway West	Stand Number	1
Legal	Pt. N½, Sec. 7, T10S, R26W	Acres	177.0
County	Hempstead	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	KFS PST Tons	Date Cruised	6/28/11
		Percent Cruised	5.03%

Stand Data	
<u>Average Vol/Acre</u>	32.75
<u>Average Vol/Tree</u>	1.13
<u>Average Vol/Log</u>	0.43
<u>Avg DBH</u>	14.63

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			159	57	239	117	99	54	40	25							537	253
12	40	13	338	145	398	231	199	127	219	179	80	74					1,273	770
14	60	26	139	79	80	60	278	245	278	298	338	406					1,173	1,114
16	20	11	40	29	60	58	219	254	577	790	318	490	60	100			1,293	1,733
18			20	19			99	145	99	172	159	307					378	643
20			20	24			40	75	40	84	80	191	20	52			199	426
22					20	38	20	44	60	152	60	172	40	126			199	532
24					20	47			40	124	20	70					80	241
26											20	86					20	86
Totals	119	51	716	354	815	551	955	944	1,352	1,824	1,074	1,796	119	278			5,151	5,797

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
18	20	23															20	23
Totals	20	23															20	23

Gum Sawtimber

Inches DBH	2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs		5 Logs		5.5 Logs		6 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
18	20	31															20	31
Totals	20	31															20	31

**Hope Highway West Tract
Listing # 4256**

Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	15.3
<u>Average Vol/Tree</u>	0.28
<u>Average Vol/Log</u>	0.14
<u>Avg DBH</u>	8.66

DBH	Trees	Tons
6	1,770	204.3
8	3,918	897.6
10	3,242	1,206.9
12	656	298.6
14	80	52.0
16	40	45.9
Total	9,705	2,705.3

Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	4.9
<u>Average Vol/Tree</u>	0.28
<u>Average Vol/Log</u>	0.21
<u>Avg DBH</u>	9.29

DBH	Trees	Tons
6	597	56.2
8	1,034	178.2
10	815	244.1
12	318	140.1
14	199	135.2
16	40	42.3
18	20	17.9
20	20	22.0
22	20	26.5
Total	3,063	862.6

**Hope Highway East Tract
Listing # 4255**

Tract Name	Hope Highway East	Stand Number	1
Legal	Pt. Sec. 7 & 8, T10S, R26W	Acres	145.0
County	Hempstead	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	KFS PST Tons	Date Cruised	6/29/2011
		Percent Cruised	4.97%

Stand Data	
<u>Average Vol/Acre</u>	42.89
<u>Average Vol/Tree</u>	0.99
<u>Average Vol/Log</u>	0.38
<u>Avg DBH</u>	13.90

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	20	5	141	51	403	197	302	163	40	25							906	441
12	60	20	20	9	262	152	564	361	544	446							1,450	987
14			40	23	181	136	624	549	1,087	1,164	20	24					1,953	1,896
16			20	15	40	39	463	537	665	910	81	124					1,269	1,626
18			20	19	40	50	121	176	242	418	20	39	40	85			483	787
20					20	32	20	38	40	85	40	97					121	252
22									40	102			20	64			60	166
24									20	63							20	63
Totals	81	25	242	116	947	606	2,094	1,825	2,678	3,213	161	284	60	149			6,263	6,218

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	20	19															20	19
18	20	24															20	24
Totals	40	42															40	42

Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	5.9
<u>Average Vol/Tree</u>	0.25
<u>Average Vol/Log</u>	0.12
<u>Avg DBH</u>	7.79

DBH	Trees	Tons
6	1,228	142.1
8	1,470	361.4
10	725	314.9
12	20	16.8
14	0	0.0
16	0	0.0
18	20	21.4
Total	3,464	856.6

Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	2.6
<u>Average Vol/Tree</u>	0.27
<u>Average Vol/Log</u>	0.18
<u>Avg DBH</u>	9.85

DBH	Trees	Tons
6	282	27.2
8	564	103.5
10	363	118.6
12	141	74.3
14	81	59.0
Total	1,430	382.7



**OFFER FORM
HOPE HIGHWAY TRACTS LAND SALE**

Bid Date: Friday, August 5, 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 Hope Highway land sales. I submit the following as an offer for the purchase of one or more of the following tracts further described in the attached Notice of Land Sale.

My offer(s) will remain valid through 3:00 p.m. Monday, August 8, 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(s) 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, August 5, 2011)**
P. O. Box 65
Arkadelphia, AR 71923
Or fax to (870) 246-3341

Hope Highway West Tract (#4256): \$ _____
(± 177 Acres)

Hope Highway Field Tract (#4257): \$ _____
(± 37 Acres)

Hope Highway East Tract (#4255): \$ _____
(± 145 Acres)

All 3 tracts combined (± 359 Acres) \$ _____

Date: _____

Bidder: _____ Fax No.: _____

Printed

Bidder: _____ Phone No.: _____

Signed

Address: _____

City, State, Zip

Email: _____