

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

Listings
#4261
#4266

NOTICE OF LAND SALE

Prescott Land & Timber
(Sarrett and Benton Tracts)

Bid Date: Friday, July 15, 2011 @ 3:00 P. M.

— Pine Plantations on county roads near White Oak Lake —

Kingwood Forestry Services, Inc. has been authorized by Prescott Land & Timber to manage the sale of two outstanding tracts of managed timberland containing 40.2 + 20 acres, more or less, in Nevada and Ouachita Counties, Arkansas.

Tract Descriptions: Both tracts have been owned and managed by Prescott Land & Timber for many years and are outstanding timberland properties. The **Sarrett tract** is located approximately four miles west of Bluff City and is described as W 7/8 of NW ¼ of SW ¼, Section 6, Township 12 South, Range 20 West; and E 1/8 of NE ¼ of SE ¼, Section 1, Township 12 South, Range 21 West, containing a total of 40.2 acres, more or less, Nevada County, Arkansas. **Benton tract** is located approximately two miles northwest of Chidester and is described as W ½ of SE ¼ of SE ¼, Section 34, Township 11 South, Range 19 West, containing 20 acres, more or less, Ouachita County, Arkansas. Please visit our website at www.kingwoodforestry.com to view maps and photographs.

Sarrett tract (Listing #4261): Timber consists of a well-stocked 2006 pine plantation. 2nd generation improved loblolly pine planted after spray and burn site preparation. Terrain is gently rolling sandy hills. Pine site index averages 94 feet (base age 50) on Sacul fine sandy loam soils. Access is gravel county road #290 road frontage at northeast corner, plus an internal woods road. Excellent timberland investment and deer hunting. This tract adjoins Poison Springs State Forest WMA on three boundaries and is within 5 miles of White Oak Lake State Park.

Benton (Listing #4266): Timber consists of well spaced pine pulpwood and small pine sawtimber that was planted in 1992 and thinned in 2007. Access to tract is county gravel #28 road frontage. Terrain is rolling sandy hills. Pine site index averages 83 feet (base age 50) on Kirvin fine sandy loam soils. This tract is also adjacent to Poison Springs State Forest WMA and is near White Oak Lake.

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

Pine Sawtimber	292 Trees	7,700 Board Feet	108 Tons
Pine Pulpwood	3,626 Trees	242 Cords	647 Tons

Kingwood performed a variable radius 10 basal area factor prism point cruise (one point per two acres) on the Benton tract in June, 2011. Cruise line 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.

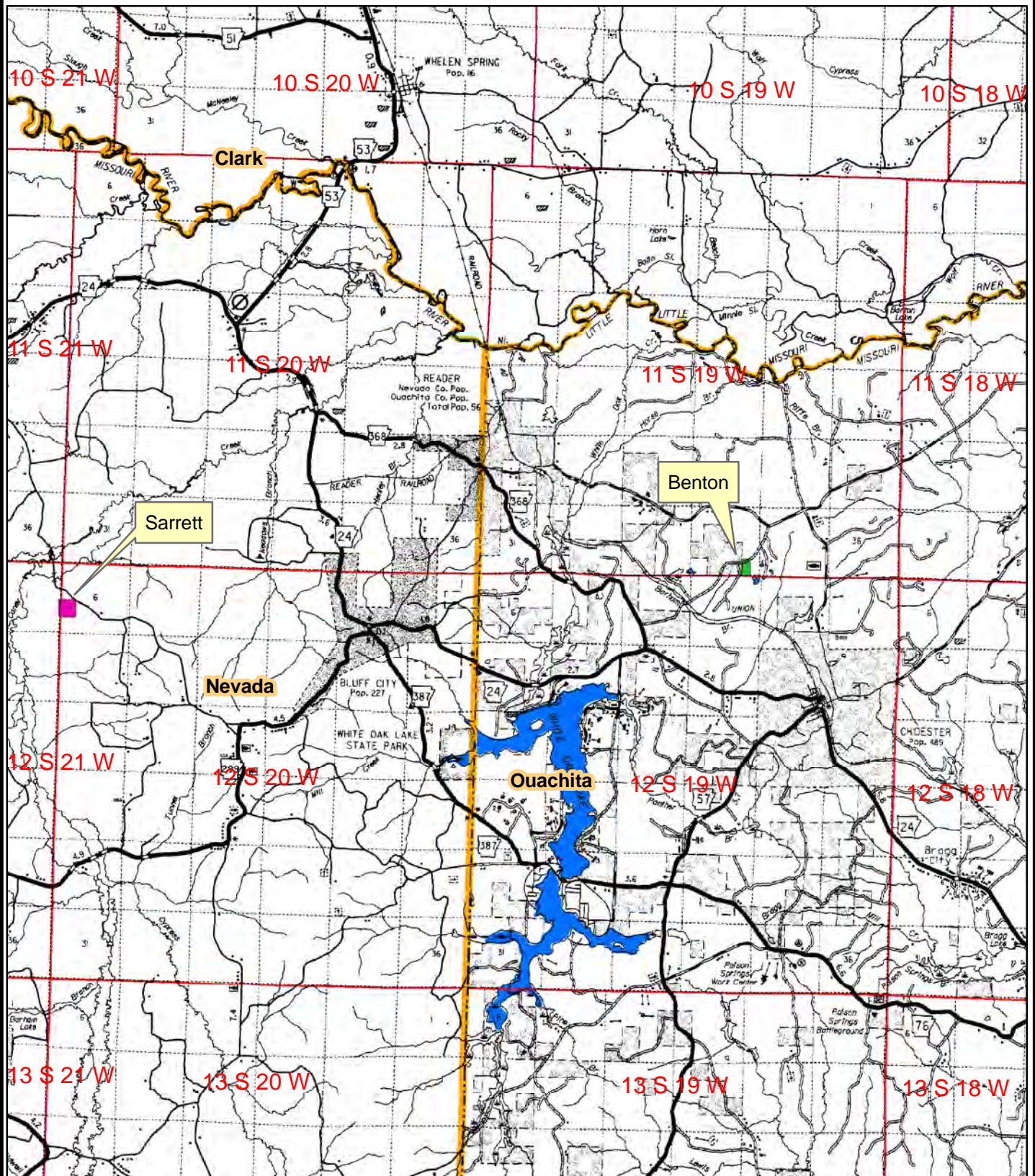
Prescott Land & Timber Land Sales
Listings #4261 - #4266
Bid Date: Friday, July 15, 2011@ 3:00 P.M.

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 “**Sarrett & Benton 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, July 15, 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., Monday, July 18, 2011. Successful bidder(s) 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 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 defend 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.

NOTICE OF LAND SALE
Sarrett Tract (Listing #4261) and Benton Tract (Listing #4266)
Nevada & Ouachita Counties, Arkansas



0 0.5 1 2 3 4
Miles



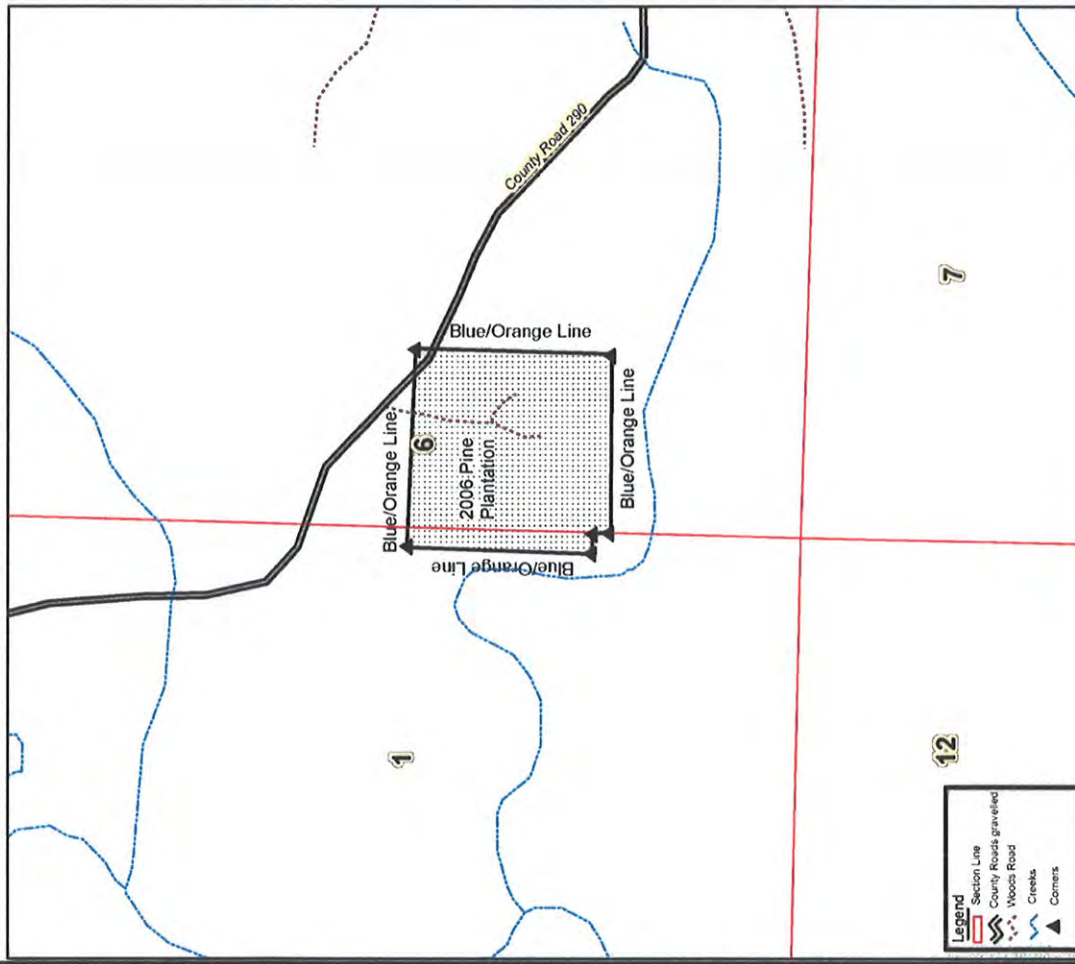
Created: June, 2011
Drawn By: JDT

NOTICE OF LAND SALE

Sarrett Tract - Listing #4261

Pt. Sec. 1, T12S, R21W, Pt. Sec. 6, T12S, R20W, Nevada County, Arkansas

Containing 40.2 acres, more or less



0 0.125 0.25 Miles



Created: June, 2011
By: JDT

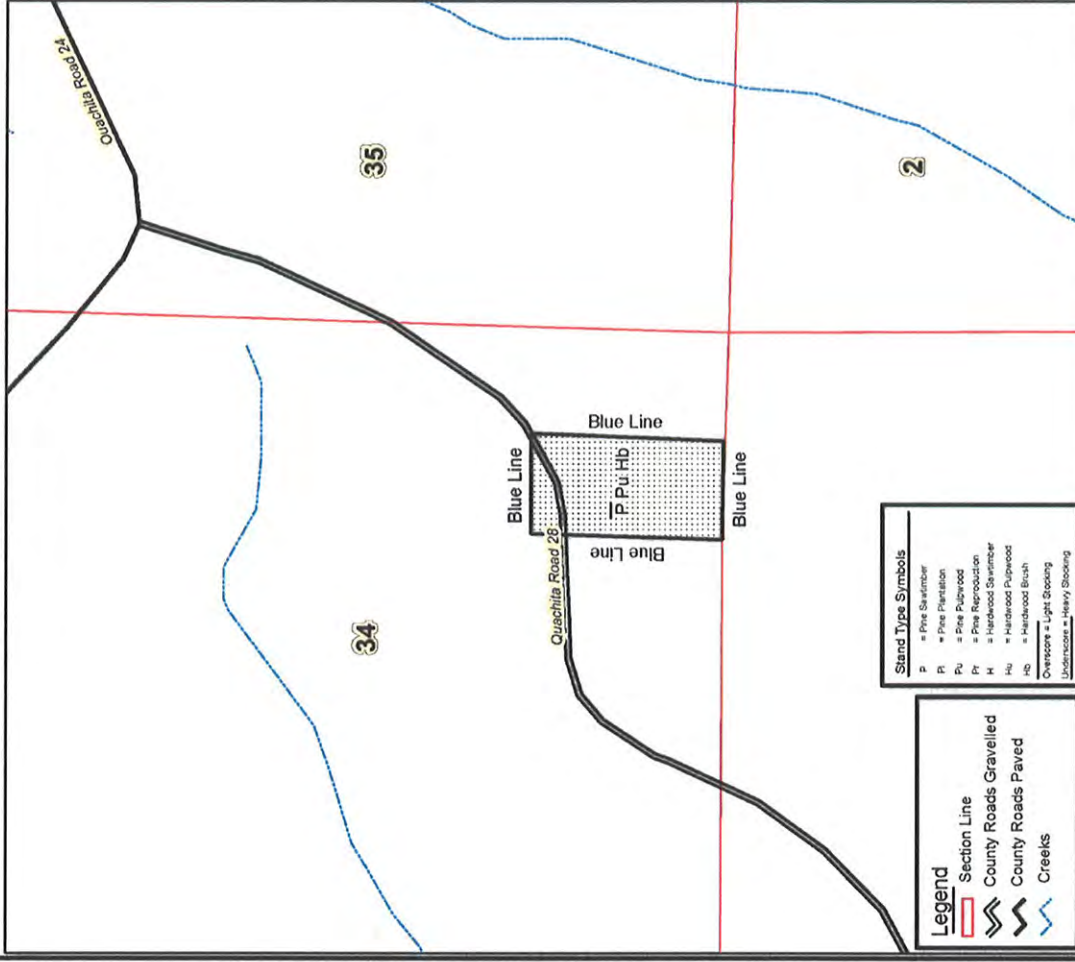


NOTICE OF LAND SALE

Benton Tract - Listing #4266

W $\frac{1}{2}$ of SE $\frac{1}{4}$ of Sec. 34, T11S, R19W, Ouachita County, Arkansas

Containing 20 acres, more or less



0 0.125 0.25 Miles

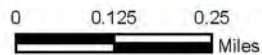


Created: June, 2011
By: JDT



Sarrett Tract - Listing #4261

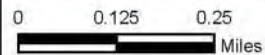
Containing 40.2 acres, more or less



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

Benton Tract - Listing #4266

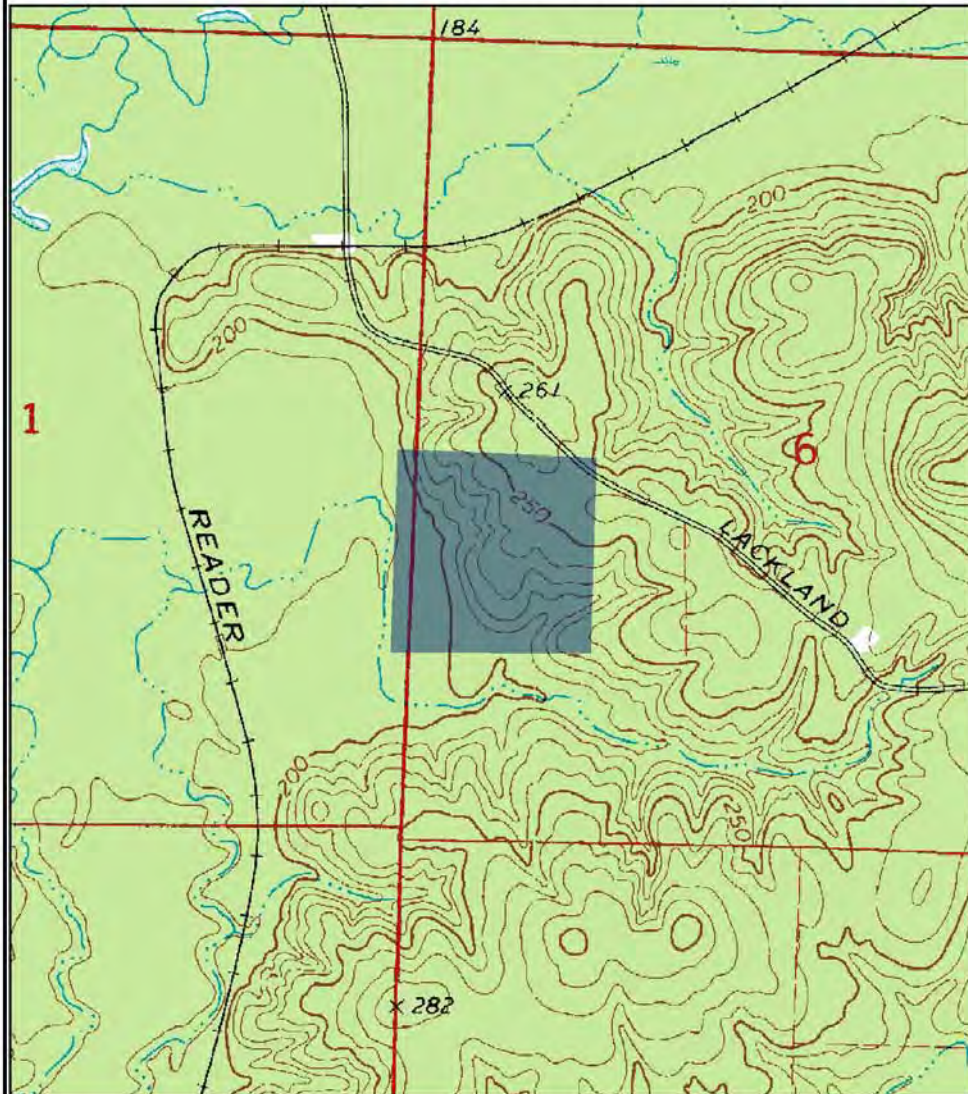
Containing 20 acres, more or less



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

NOTICE OF LAND SALE

Bean (Sarratt), Nevada 4 Tract - Listing #4261
Pt. Sec. 1, T12S, R21W; Pt. Sec. 6, T12S, R20W, Nevada County, Arkansas
Containing 40.2 acres, more or less



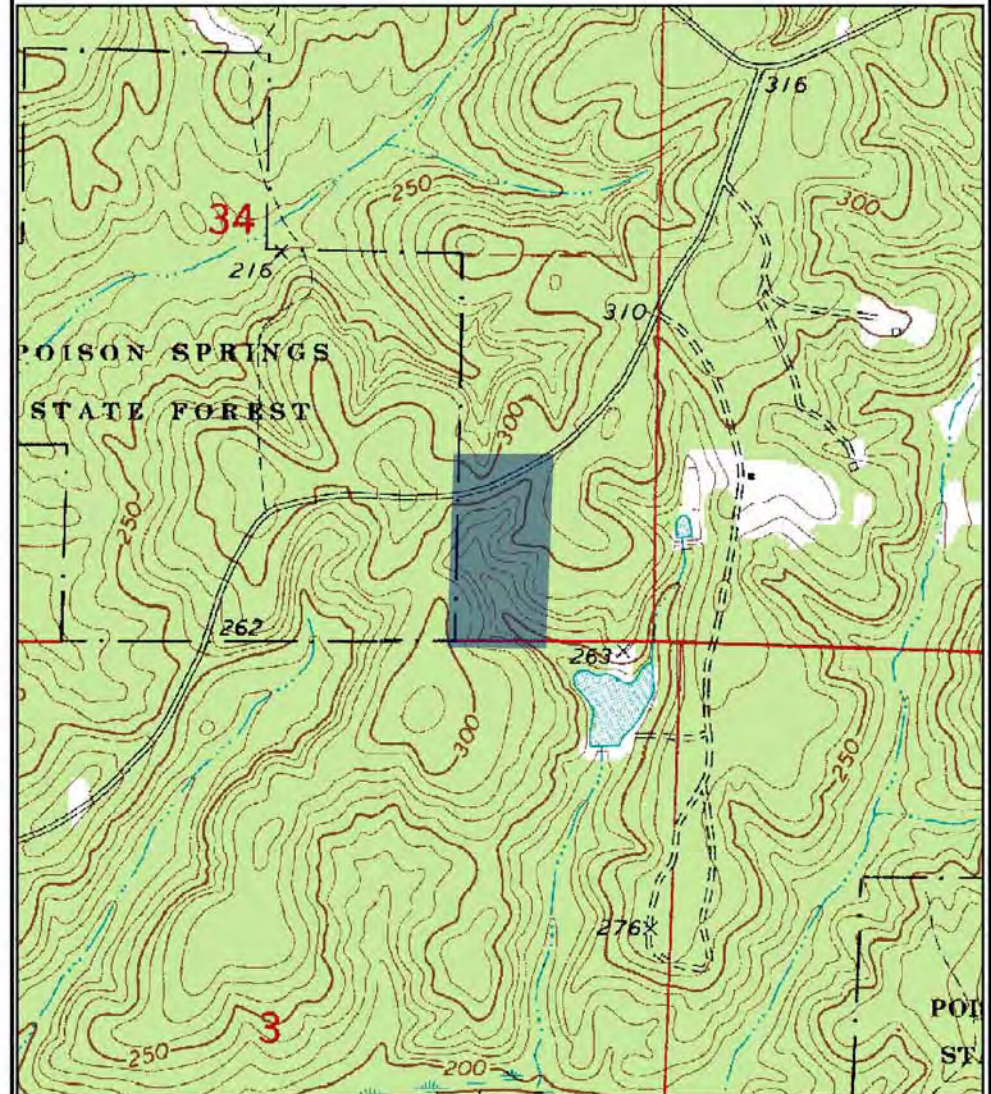
0 0.125 0.25
Miles



Created: June, 2011
Drawn By: JDT

NOTICE OF LAND SALE

Benton, Ouachita 2 Tract - Listing #4266
W½ of SE¼ of SE¼, Sec. 34, T11S, R19W, Ouachita County, Arkansas
Containing 20 acres, more or less



0 0.125 0.25
Miles



Created: June, 2011
Drawn By: JDT

OFFER FORM
Prescott Land & Timber Land Sales
Listings #4261 - #4266
Bid Date: Friday, July 15, 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. **Sarrett & Benton Land Sales Notice**. I submit the following as offer(s) for the purchase one or both of the following tract(s) located in Nevada and Ouachita Counties, Arkansas and further described as:

Sarrett Tract (Listing #4261): W 7/8 of NW ¼ of SW ¼, Section 6, Township 12 South, Range 20 West; E 1/8 of NE ¼ of SE ¼ Section 1, Township 12 South, Range 21 West, containing a total of 40.2 acres, more or less, Nevada County, AR (see attached maps).

Benton Tract (Listing #4266): W ½ of SE ¼ of SE ¼, Section 34, Township 11 South, Range 19 West, containing 20 acres, more or less, Ouachita County, AR (see attached maps).

My offer(s) will remain valid through 3:00 P.M., Monday, July 18, 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, July 15, 2011**)
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

Sarrett Tract (Listing #4261: 40.2 acres, more or less): \$ _____

Benton Tract (Listing #4266: 20 acres, more or less): \$ _____

Date: _____

Bidder: _____ Fax No.: _____
Printed

Bidder: _____ Phone No.: _____
Signed

Address: _____
Street City, State, Zip

E-mail: _____