

P.O. Box 5887
4414 Morris Ln.
Texarkana, TX 75505
(903)831-5200
FAX 1-903-831-9988
E-mail: texarkana@kingwoodforestry.com



Other Kingwood Locations:
P.O. Box 1290
145 Greenfield Drive
Monticello, AR 71657
(870)367-8567
FAX 1-870-367-8424

P.O. Box 64
No. 4 Executive Circle
Arkadelphia, AR 71923
(870)246-5757
FAX 1-870-246-3341

NOTICE OF LAND SALE

BODCAU 91 TRACT (#7078)

--- Excellent Recreational and Hunting Property near Bodcau Creek in Lafayette County ---

Kingwood Forestry Services, Inc. has been authorized to manage the sale of 91 acres, more or less, of land and timber in Lafayette County, Arkansas.

Location: Part of S½ of NE¼ & Part SE¼, Section 33, Township 17 South, Range 24 West and Fractional NE¼ of NE¼, Section 4, Township 18 South, Range 24 West, Lafayette County, Arkansas. See attached maps.

Tract Description: The Bodcau 91 Tract consists of +/-65 acres of 2004 pine plantation that is in good condition, +/-25 acres of bottomland hardwoods, and +/-1 acre of well location. Part of the western and northern boundary lines border backwater sloughs of Bodcau Creek. Topography on the tract is flat to gently rolling. Access is provided by a 0.5 mile woods road across adjoining landowners from Lafayette County Road 248. The remote location, diverse timber types, and water attributes could provide excellent hunting and recreational opportunities. Photographs and maps may be viewed at www.kingwoodforestry.com/realestate.htm

Method of Sale: Bodcau 91 Tract (#7078) is offered for sale at \$212,722.00.

All offers should be submitted on the attached offer form. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P. O. Box 5887, Texarkana, TX 75505, with the corresponding "Bodcau 91 Tract Land Sale" clearly marked in lower left corner of the envelope to protect the security of the offer. On mailed offers, please call our office to confirm receipt of offer. Offers may be delivered by fax to 903-831-9988. All faxed offers will be immediately acknowledged. Please await confirmation that your faxed offer has been received. Hand delivered offers should be brought to 4414 Morris Lane, Texarkana, Texas 75503. **No verbal telephone offers will be accepted.**



Bodcau 91 Tract (#7078)

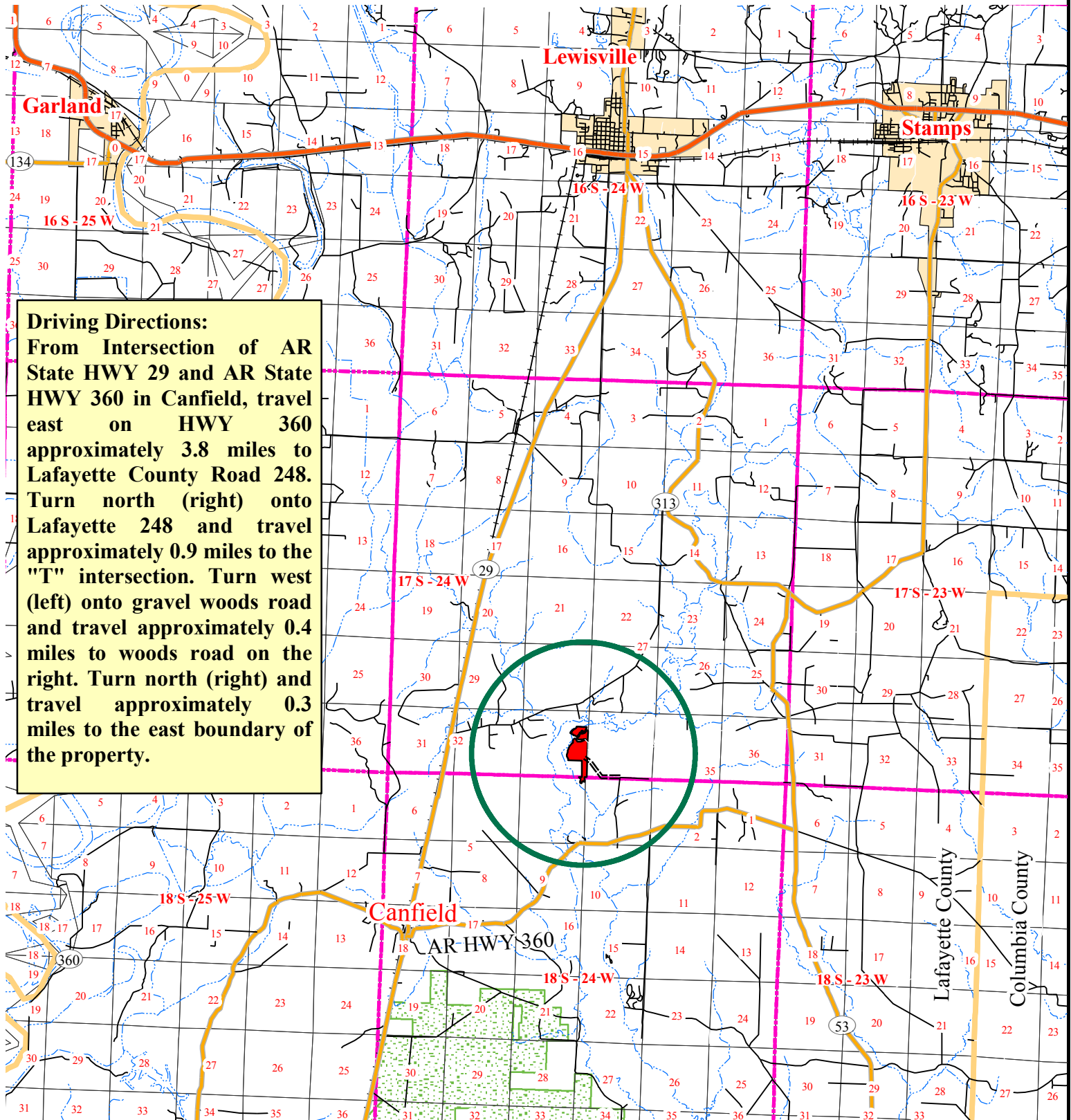
Conditions of Sale:

1. All offers will be presented to Seller for consideration. Offers must remain valid for a minimum of 5 business days for Seller to consider. Seller reserves the right to either counter the offer or reject the offer.
2. Upon acceptance of an offer, a more formal Contract of Sale will be executed between Buyer and Seller with Buyer depositing earnest money of 10% of purchase price with title company. A sample Contract of Sale may be provided upon request. Terms are cash at closing. Closing is to be scheduled within 45 days on a predetermined date.
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 entire tract, regardless of acreage. Seller will not provide a survey.
4. Conveyance will be by Special (Limited) Warranty Deed, subject to all 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. Seller's conveyance will except and/or reserve all oil, gas, lignite and other minerals of similar or dissimilar nature.
5. No environmental inspection or representation has been or will be made by Seller.
6. Seller will pay pro-rated property taxes (to date of closing), deed preparation and one-half of the real estate transfer tax (deed stamps). Buyer will pay recording fees and one-half of the real estate transfer tax (deed stamps). **Seller will not provide a title search or title insurance policy.** If Buyer wishes to acquire a title search or title insurance policy, the cost of any such title search or title insurance policy will be paid by Buyer.
7. A local title company selected by Buyer will be used to conduct closing between Buyer and Seller, with Buyer paying for any fees associated with closing services.
8. Kingwood Forestry Services, Inc. is the real estate firm representing the seller in this transaction. Kingwood makes no representation for the Buyer.
9. All information in this brochure is believed to be correct. Buyers assume the responsibility for verifying this information to their satisfaction.
10. 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.
11. Property inspections shall be done in daylight hours. Seller and Kingwood Forestry Services, Inc. in no way warrant the conditions of the property, including access routes, and all persons entering upon the property assume all risk and accept said property in its existing condition during such inspection and assume all liability and shall indemnify Seller and its agents from and against all damages to property, claims, demands, or causes of action of every kind, nature and description relating to its access to or presence on the property.
12. Questions regarding the land sale should be directed to Roger Hooper, licensed sales agent, of Kingwood Forestry Services office at 903-831-5200.

Land For Sale
Bodcau 91 Tract (#7078)

+/-91 Acres

Pt. of S1/2 of NE1/4 & Pt. SE1/4, Sec. 33, T17S, R24W and
Frl. NE1/4 of NE1/4, Sec. 4, T18S, R24W
Lafayette County, Arkansas



Driving Directions:

From Intersection of AR State HWY 29 and AR State HWY 360 in Canfield, travel east on HWY 360 approximately 3.8 miles to Lafayette County Road 248. Turn north (right) onto Lafayette 248 and travel approximately 0.9 miles to the "T" intersection. Turn west (left) onto gravel woods road and travel approximately 0.4 miles to woods road on the right. Turn north (right) and travel approximately 0.3 miles to the east boundary of the property.

0 1 2 3 4
Miles



StreetMap USA
March 2011
Printed By: RDH

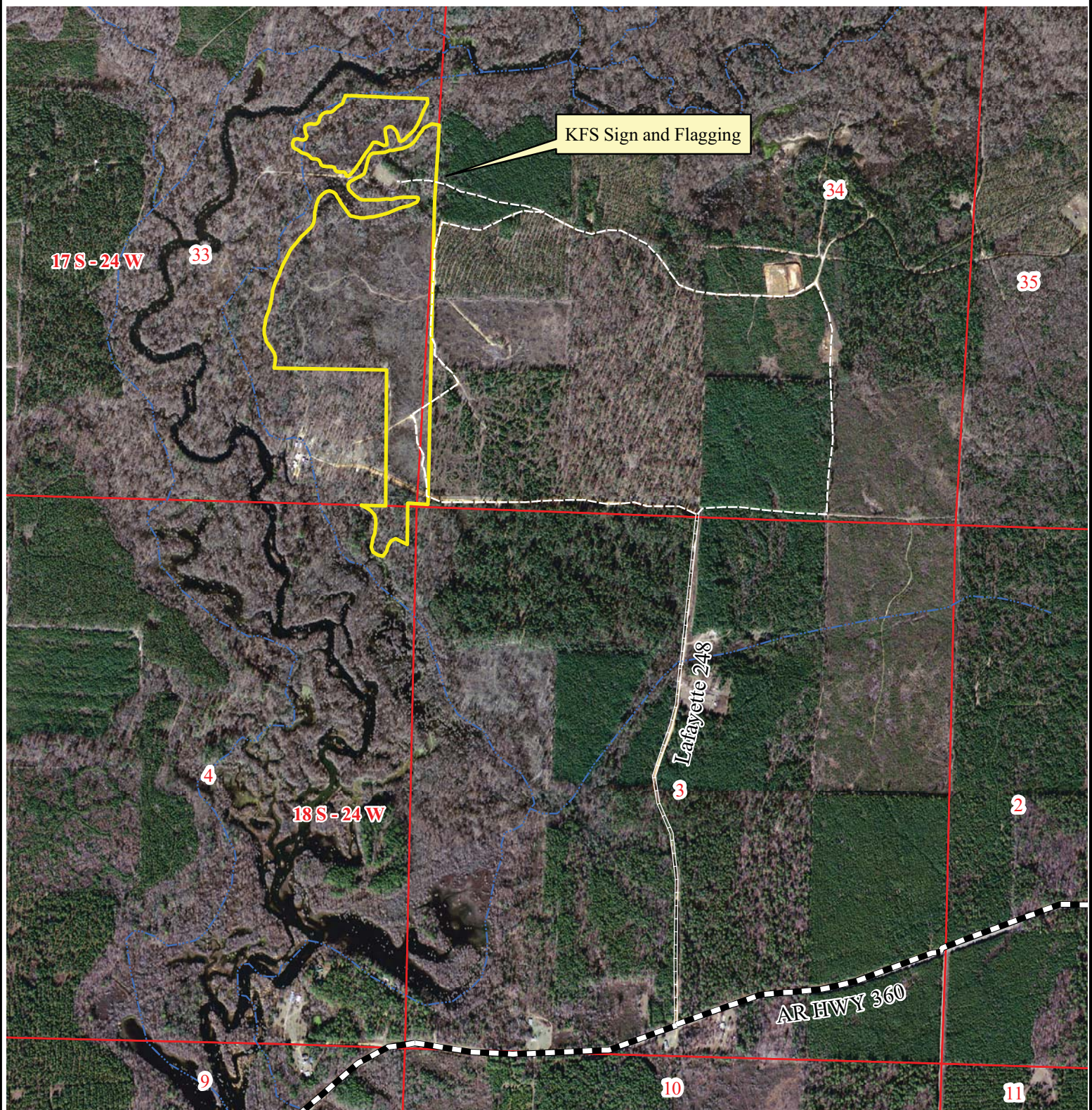
Land For Sale
Bodcau 91 Tract (#7078)

+/-91 Acres

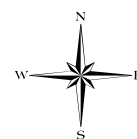
Pt. of S1/2 of NE1/4 & Pt. SE1/4, Sec. 33, T17S, R24W and

Frl. NE1/4 of NE1/4, Sec. 4, T18S, R24W

Lafayette County, Arkansas



0 0.5
Miles

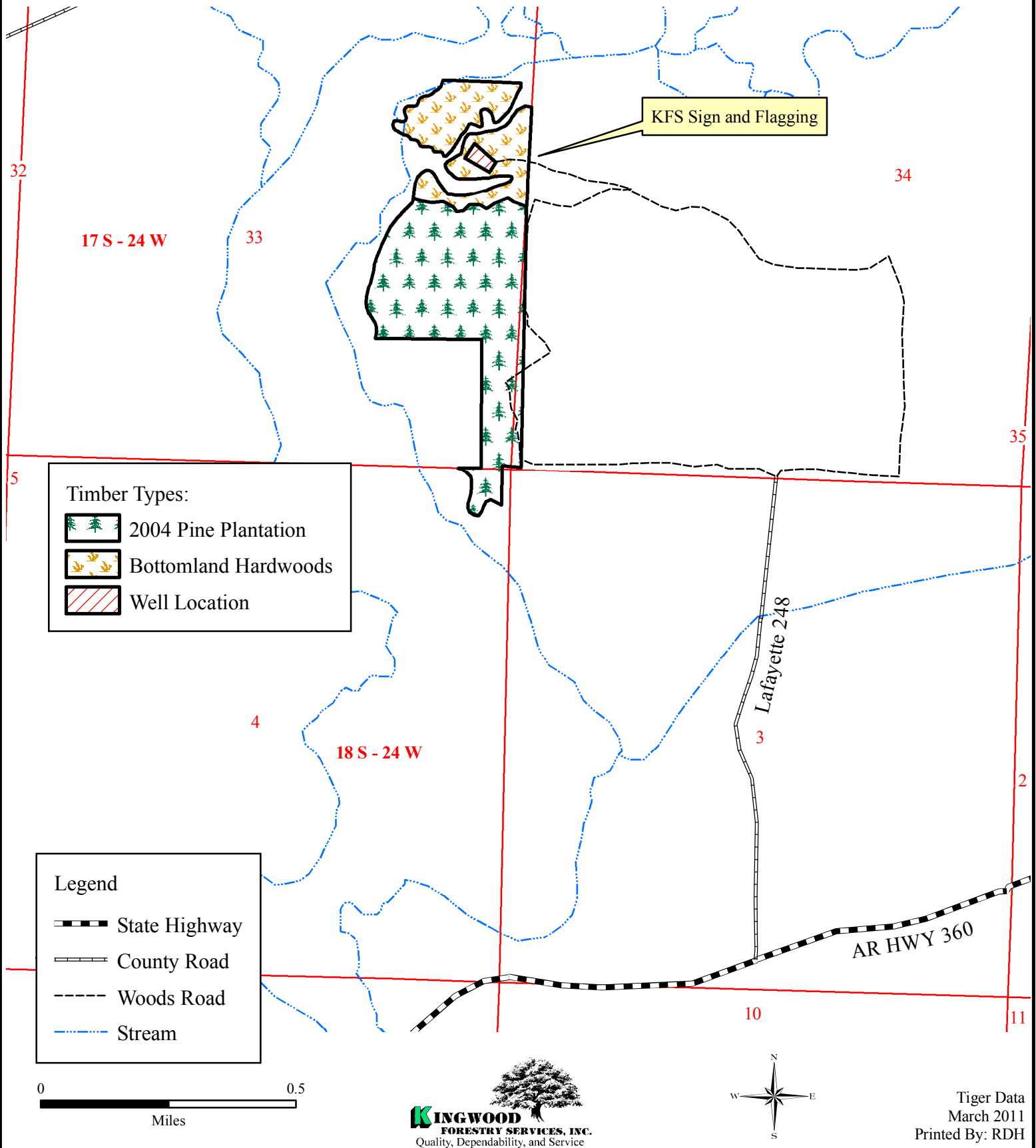


2006 AR DOQQ
March 2011
Printed By: RDH

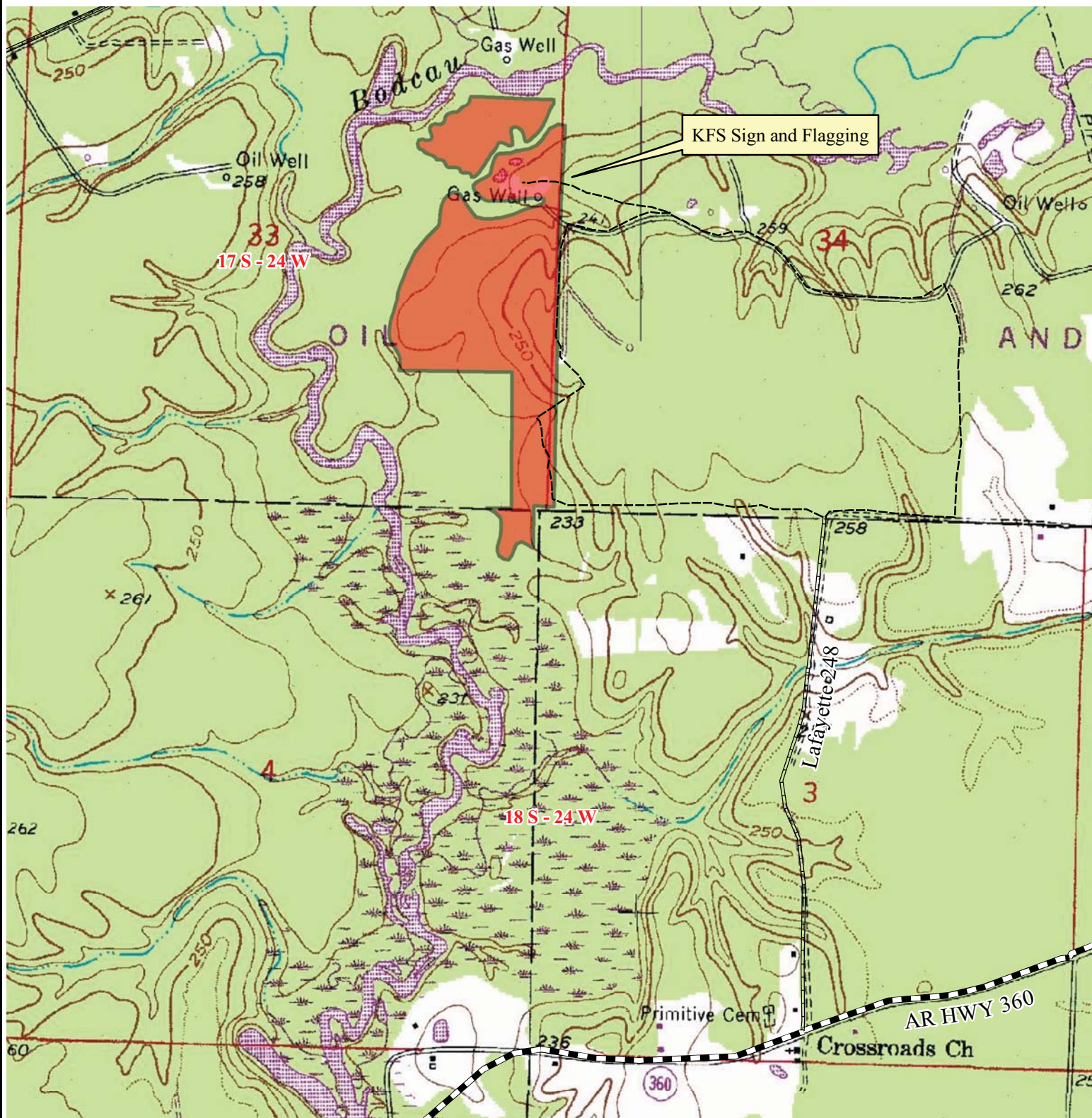
Land For Sale
Bodcau 91 Tract (#7078)

+/-91 Acres

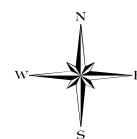
Pt. of S1/2 of NE1/4 & Pt. SE1/4, Sec. 33, T17S, R24W and
Frl. NE1/4 of NE1/4, Sec. 4, T18S, R24W
Lafayette County, Arkansas



Land For Sale
Bodcau 91 Tract (#7078)
+/-91 Acres
Pt. of S1/2 of NE1/4 & Pt. SE1/4, Sec. 33, T17S, R24W and
Frl. NE1/4 of NE1/4, Sec. 4, T18S, R24W
Lafayette County, Arkansas



0 0.5
Miles



AR DRG
March 2011
Printed By: RDH

OFFER FORM

BODCAU 91 TRACT LAND SALE (#7078)

**---Please fax offer to 903-831-9988 or mail to P. O. Box 5887, Texarkana, TX 75505 ---
Or hand deliver to 4414 Morris Lane, Texarkana, TX 75503**

Reference is made to the Kingwood Forestry Services, Inc. notice for the Bodcau 91 Tract (#7078) Land Sale.

I submit the following as an offer for the purchase of the following tract located in Lafayette County, Arkansas and further described as Part of S $\frac{1}{2}$ of NE $\frac{1}{4}$ & Part SE $\frac{1}{4}$, Section 33, Township 17 South, Range 24 West and Fractional NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 4, Township 18 South, Range 24 West, Lafayette County, Arkansas

My offer will remain valid through five business days following the day of submitted offer. 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 forty-five days of offer acceptance on a predetermined date.

Send offer form to: Kingwood Forestry Services, Inc.
P. O. Box 5887
Texarkana, TX 75505
Or fax to 903-831-9988
Or hand deliver to 4414 Morris Lane, Texarkana, TX 75503

Bodcau 91 Tract (#7078), 91 acres, more or less:

\$ _____

Name: _____
Printed

Fax No.: _____

Signed

Phone No.: _____

Address: _____

E-mail: _____

Date: _____

Buyer acknowledges that Kingwood Forestry Services, Inc. is the agent of the Seller in this land sale transaction