

Land For Sale

Terre Noire Bottoms and Copeland Ridge Package

- 2,981 acres, more or less.
- Bottomland hardwoods and Upland pines
- Over three miles frontage on Terre Noire Creek

\$4,875,000.00

See this and other listings at

www.kingwoodforestry.com



**KINGWOOD FORESTRY
SERVICES, INC.**

Phone: 870-246-5757

Fax: 870-246-3341

E-Mail Us At
arkadelphia@kingwoodforestry.com

This 2,981-acre timberland package sports bottomland hardwoods, industrial upland pine plantations and Terre Noire Creek frontage. The property is conveniently located between Little Rock and Texarkana, Arkansas. A recent third-party inventory of merchantable timber provides the following volume estimates: Pine sawtimber 39,114 tons; Pine ChipNSaw 16,509 tons, Pine Pulpwood 7,826 tons; Hardwood Sawtimber 46,142 tons; and Hardwood Pulpwood 47,875 tons. The well-drained ridges, rich hardwood bottoms, sloughs and creeks provide great fishing and some of the best habitat around for deer, turkeys, waterfowl and furbearers, making this tract great for outdoor recreation.

Maps and photographs of this property and all of our other listings can be viewed at www.kingwoodforestry.com.

Kingwood Forestry Services agents are ready to assist. Contact us at **870-246-5757** or e-mail us at arkadelphia@kingwoodforestry.com

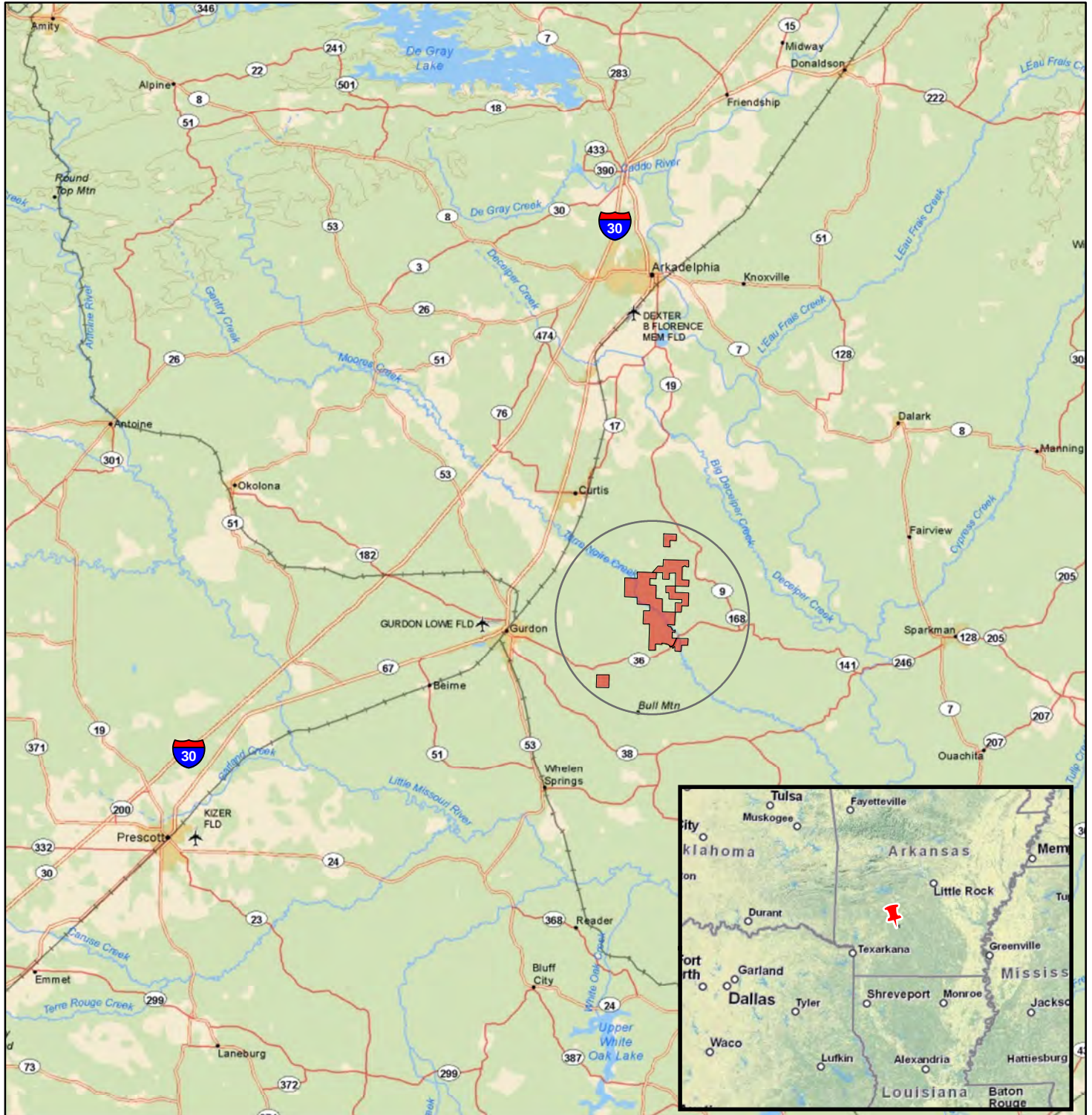
- Outstanding timberland investment opportunity



Notice: Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands or causes of action, of every kind, nature and description relating to its access to or presence on the property.

LAND SALE NOTICE

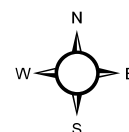
Terre Noire Bottoms - Copeland Ridge Package (Listing #4238)
Pt. Sections 9, 15, 16, 17, 20, 21, 22, 28, 29, 33 and 34, T9S, R19W;
Pt. Section 6, T10S, R19W,
Clark County, Arkansas,
containing 2,981 acres, more or less.



(870) 246-5757

www.kingwoodforestry.com

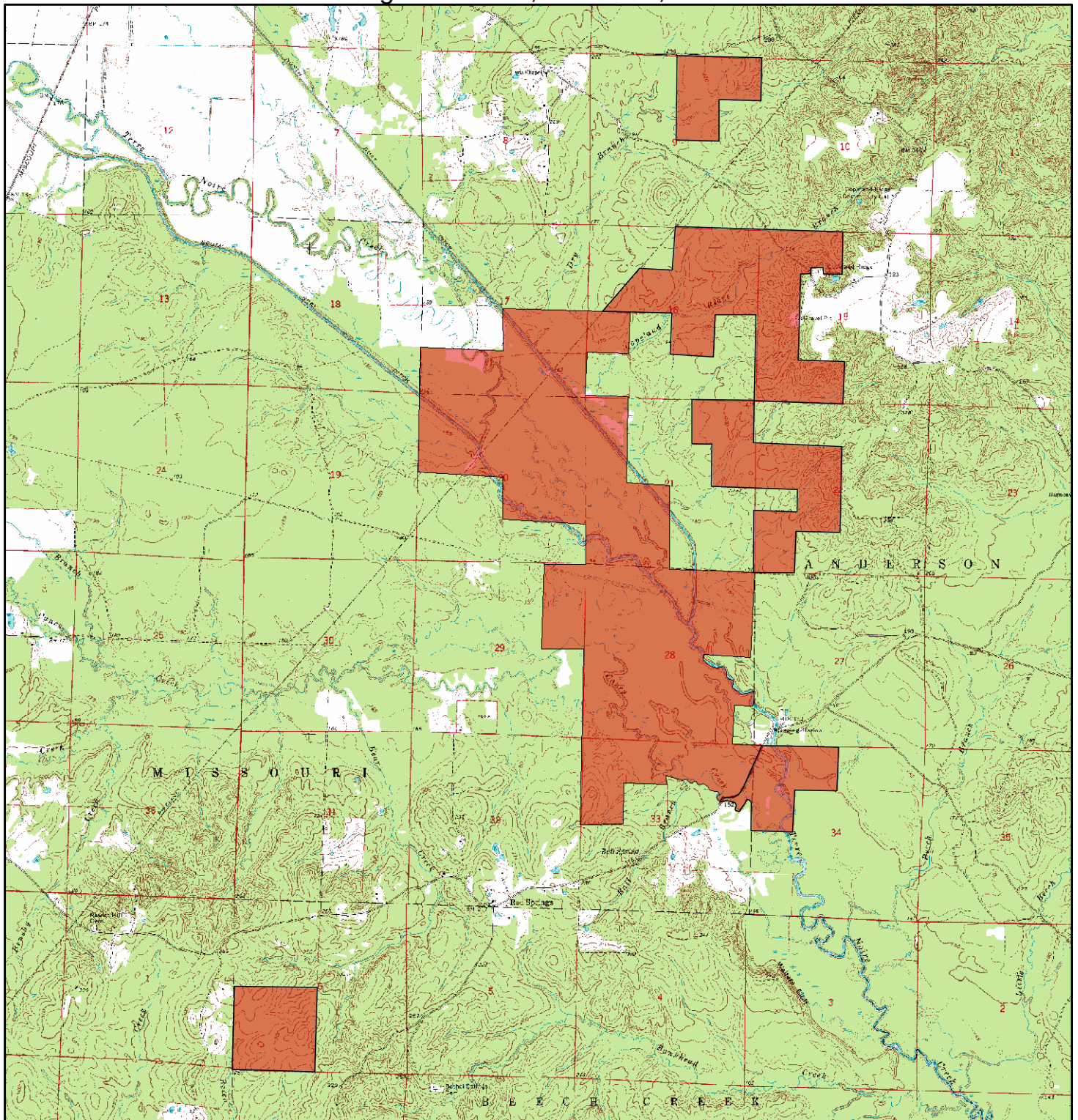
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Miles



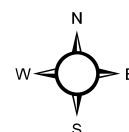
Location Map
MEC

LAND SALE NOTICE

Terre Noire Bottoms - Copeland Ridge Package (Listing # 4238)
Parts Sections 9, 15, 16, 17, 20, 21, 22, 28, 29, 33 and 34 T9S, R19W;
SW 1/4 Section 6, T10S, R19W,
Clark County, Arkansas,
containing a total of 2,981 acres, more or less.



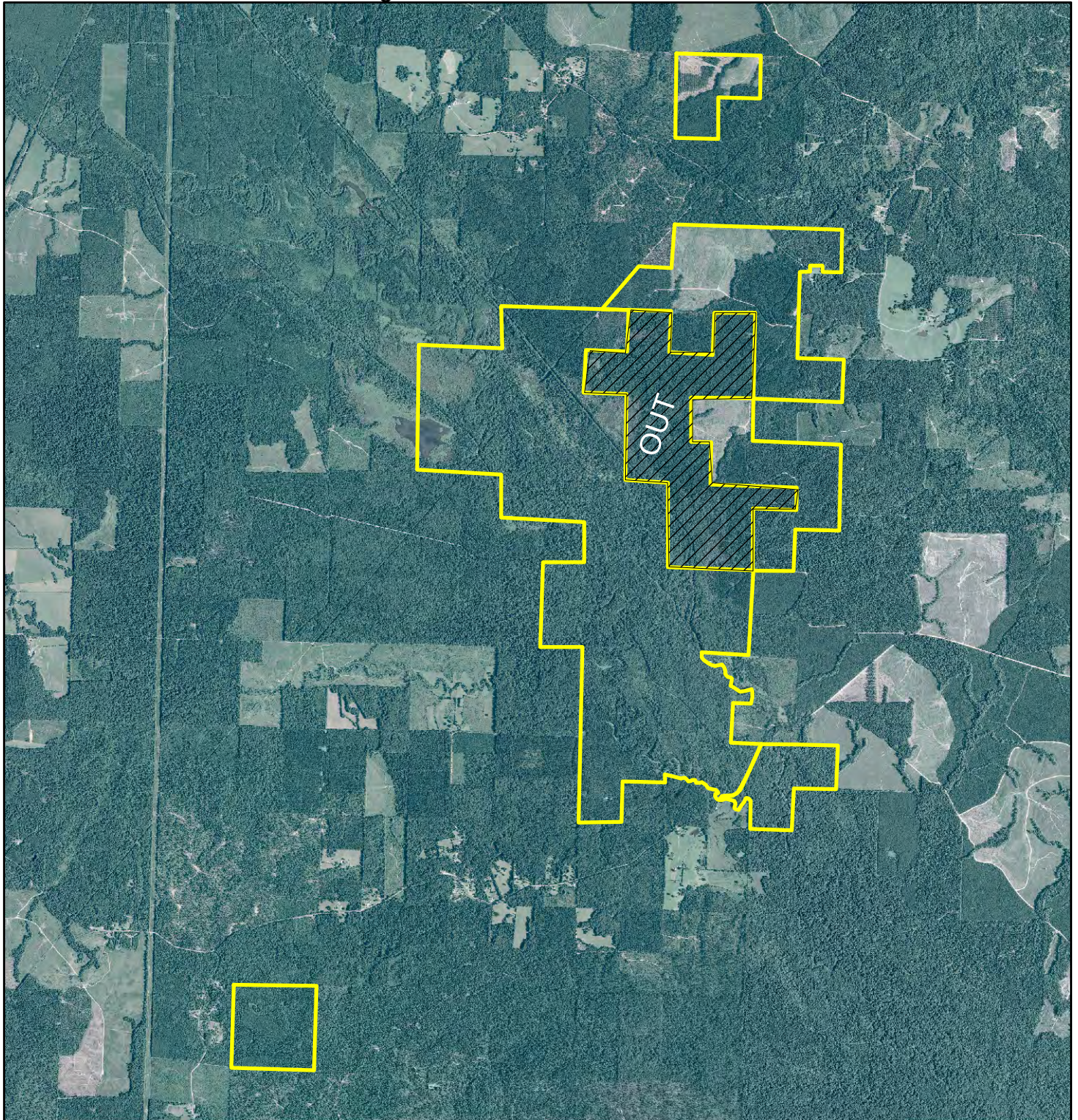
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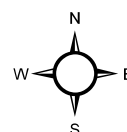
USGS Topo
Curtis Quadrangle
MEC

LAND SALE NOTICE

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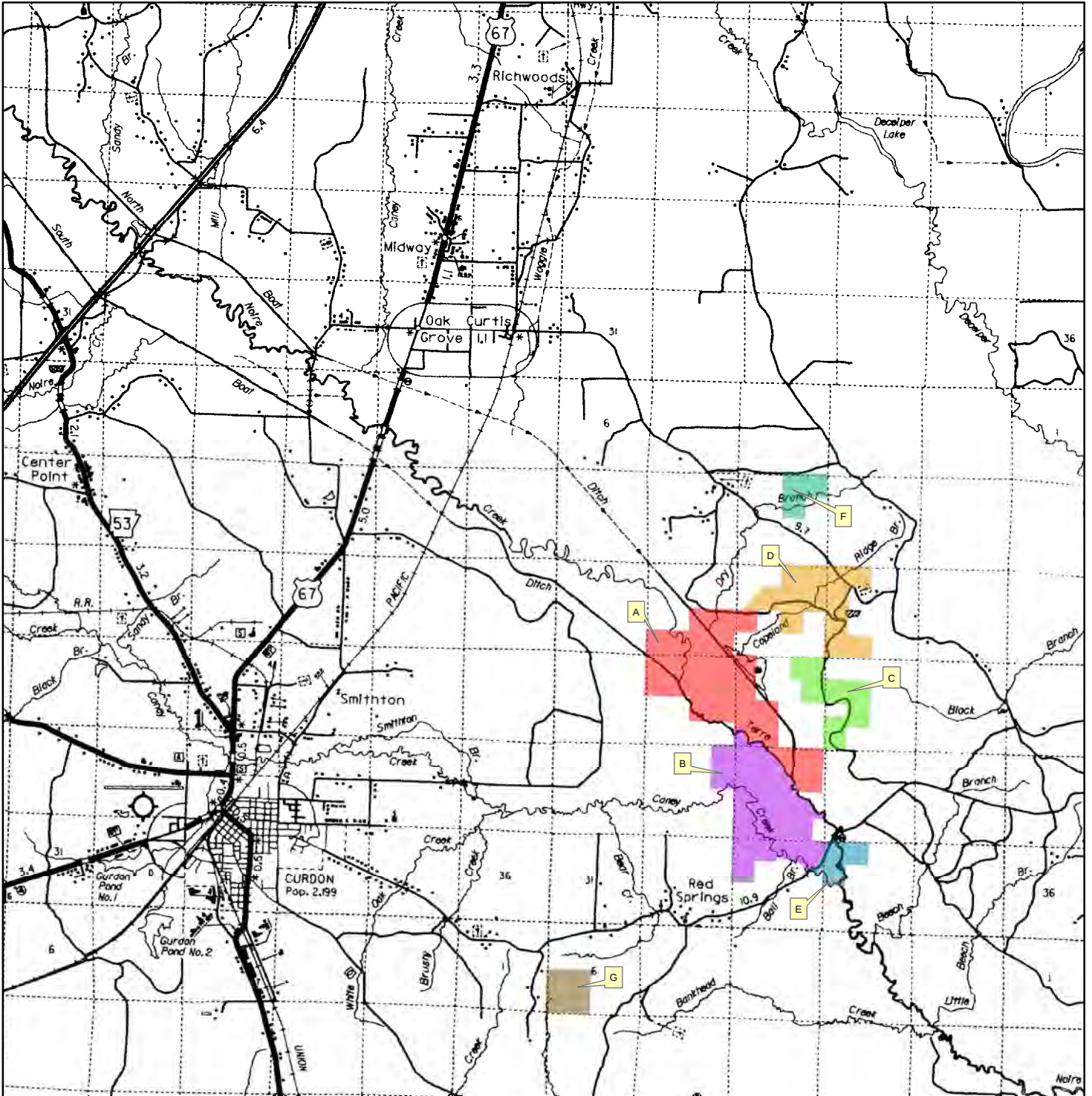


2009 Aerial
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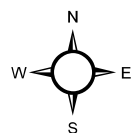
LAND SALE NOTICE

Terre Noire Bottoms - Copeland Ridge Package

Parts Sections 9, 15, 16, 17, 20, 21, 22, 28, 29, 33 and 34 T9S, R19W;
SW 1/4 Section 6, T10S, R19W,
Clark County, Arkansas,
containing a total of 2,981 acres, more or less.



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Miles



Location

Terre Noire Bottoms - Copeland Ridge Package:

Land (1)	A	B	C	D	E	F	G	# of Units	Unit Type	Land (1)
Pine	145	104	240	423	0	99	154	1,165	Acres	Pine
Hardwood	669	650	38	60	128	21	0	1,566	Acres	Hardwood
Non-Forest	214	14	7	13	1	0	0	249	Acres	Non-Forest
Timber Deed (Grantee) or Lease	0	0	0	0	0	0	0	0	Acres	Timber Deed (Grantee) or Lease
Total Land	1,029	768	285	496	129	120	154	2,981	Acres	Total Land
Transition Acres (2)								# of Units	Unit Type	Transition Acres (2)
Clearcut	0	19	0	0	33	99	0	151	Acres	Clearcut
Site Prepared	0	0	0	0	0	0	0	0	Acres	Site Prepared
Total Transition	0	19	0	0	33	99	0	151	Acres	Total Transition
Premerchantable Plantations (3)								# of Units	Unit Type	Premerchantable Plantations (3)
Age 0 - 2011	0	0	0	0	0	0	0	0	Acres	Age 0 - 2011
Age 1 - 2010	0	0	0	0	0	0	0	0	Acres	Age 1 - 2010
Age 2 - 2009	0	0	60	130	0	0	0	190	Acres	Age 2 - 2009
Age 3 - 2008	0	0	0	0	0	0	0	0	Acres	Age 3 - 2008
Age 4 - 2007	0	0	0	0	0	0	0	0	Acres	Age 4 - 2007
Age 5 - 2006	0	0	0	0	0	0	0	0	Acres	Age 5 - 2006
Age 6 - 2005	0	0	0	0	0	0	0	0	Acres	Age 6 - 2005
Age 7 - 2004	0	0	0	0	0	0	0	0	Acres	Age 7 - 2004
Age 8 - 2003	0	0	0	0	0	0	0	0	Acres	Age 8 - 2003
Age 9 - 2002	0	0	0	0	0	0	0	0	Acres	Age 9 - 2002
Age 10 - 2001	0	0	0	0	0	0	0	0	Acres	Age 10 - 2001
Age 11 - 2000	0	0	0	0	0	0	0	0	Acres	Age 11 - 2000
Total Premerchantable	0	0	60	130	0	0	0	190	Acres	Total Premerchantable
Merchantable Timber (4)								# of Units	Unit Type	Merchantable Timber (4)
Pine Pole	0	0	0	0	0	0	0	0	Tons	Pine Pole
Pine Sawtimber	10,414	2822	11949	10693	0	269	2967	39,114	Tons	Pine Sawtimber
Pine Chip-n-saw	1,539	1656	2889	5849	0	919	3657	16,509	Tons	Pine Chip-n-saw
Pine Pulpwood (5)	1,087	1235	953	2495	0	799	1257	7,826	Tons	Pine Pulpwood (5)
Hardwood Sawtimber	19,733	19102	1396	1694	3935	101	181	46,142	Tons	Hardwood Sawtimber
Hardwood Pulpwood (5)	19,963	20321	2021	2407	2580	211	372	47,875	Tons	Hardwood Pulpwood (5)
Cypress Sawtimber	1,230	507	0	14	120	0	0	1,871	Tons	Cypress Sawtimber
Cypress Pulpwood (5)	158	58	0	1	9	0	0	226	Tons	Cypress Pulpwood (5)
Total Merchantable Tons	54,124	45,701	19,208	23,153	6,644	2,299	8,434	159,563	Tons	Total Merchantable Tons

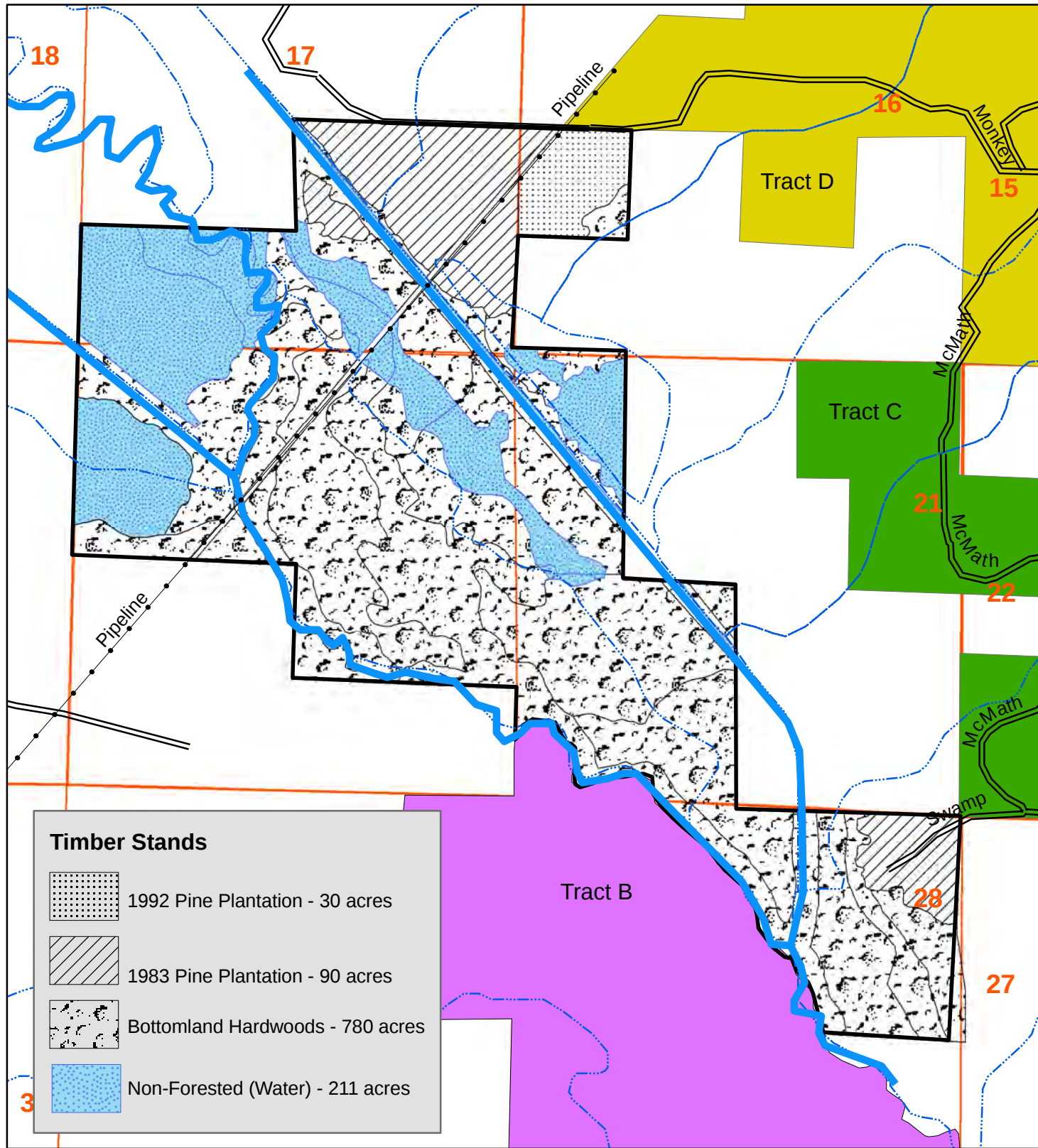
Merchantable Timber Specifications

Pine Sawtimber (Min DBH = 11.6"; Min Length = 16 ft; Min 6" top); Pine Chip-n-Saw (Min DBH = 7.6"; Min Length = 16 ft; Min 6" top); Pine Pulpwood (Min DBH = 4.0"; Min Length = 16 ft; Min 4" top)

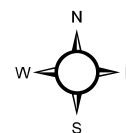
Hardwood Sawtimber (Min DBH = 11.6"; Min Length = 16 ft; Min 10" top); Hardwood Pulpwood (Min DBH = 5.6"; Min Length = 16 ft; Min 4" top); Cypress Sawtimber (Min DBH = 11.6"; Min Length = 16 ft; Min 8" top)

(1) Estimate includes Fee and Timber Deed (Grantor) ownership types; (2) Transition acres includes fallow ground that will be planted; (3) Estimate includes Fee and Lease ownership types; Age of merchantability is age 12; (4) Estimate includes Fee, Lease, and Timber Deed (Grantee) ownership type grown to 01/01/2011; (5) Pulpwood volume includes topwood volume

Tract A
Clark County, Arkansas,
containing 1029 acres, more or less.

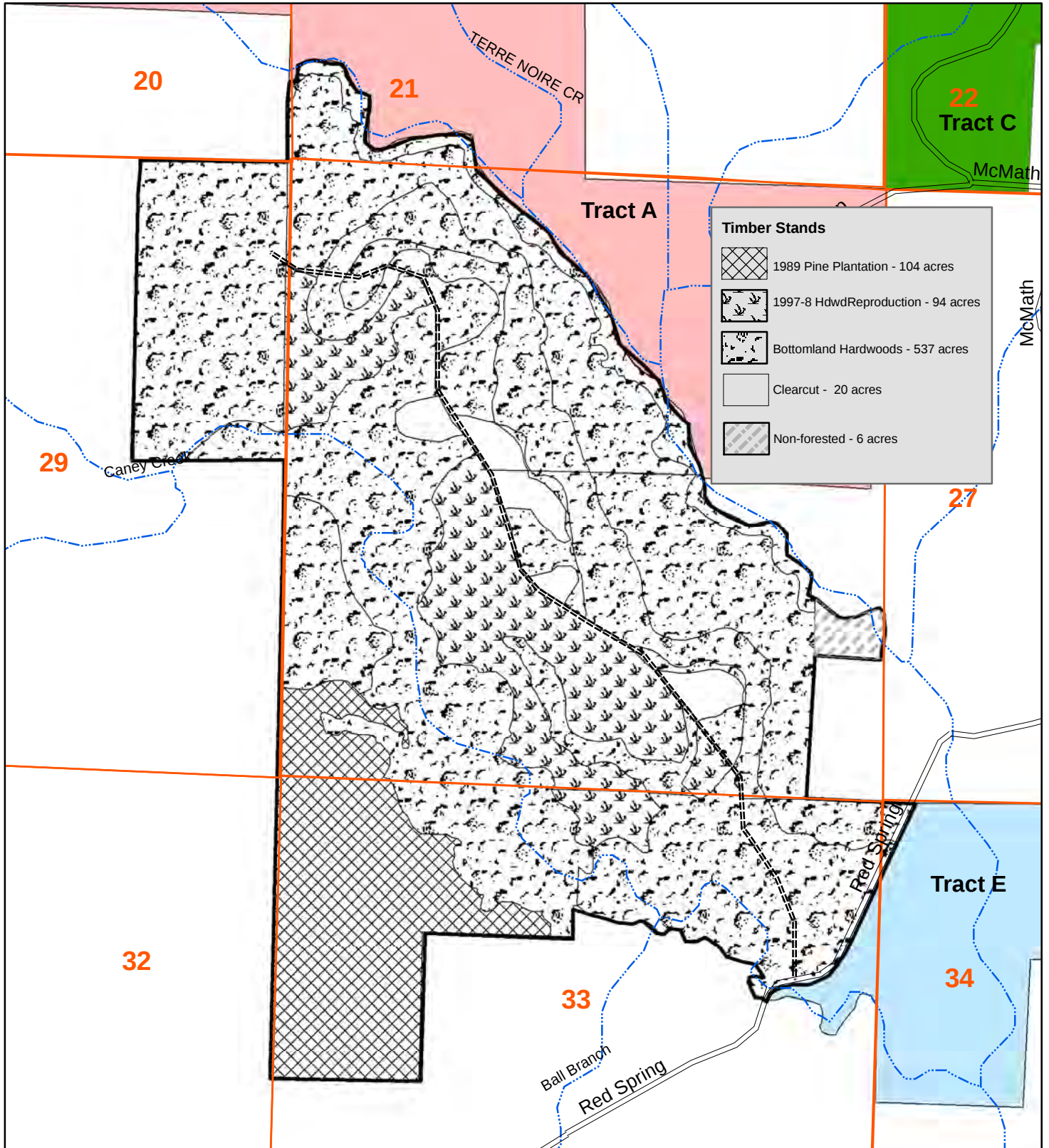


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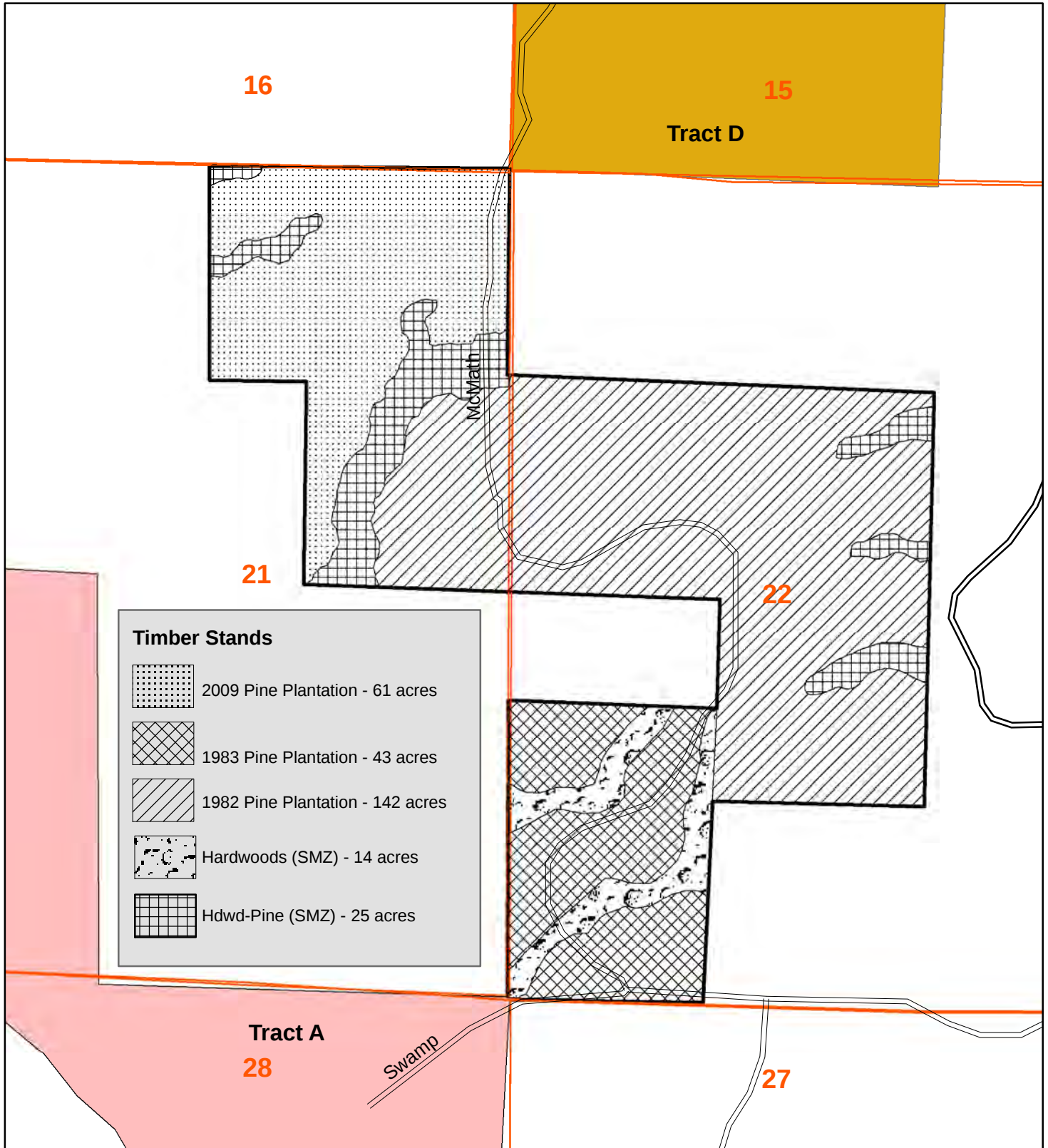


Tract Map
MEC

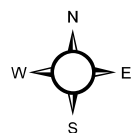
Tract B
Clark County, Arkansas,
containing 768 acres, more or less.



Tract C
Clark County, Arkansas,
containing 285 acres, more or less.

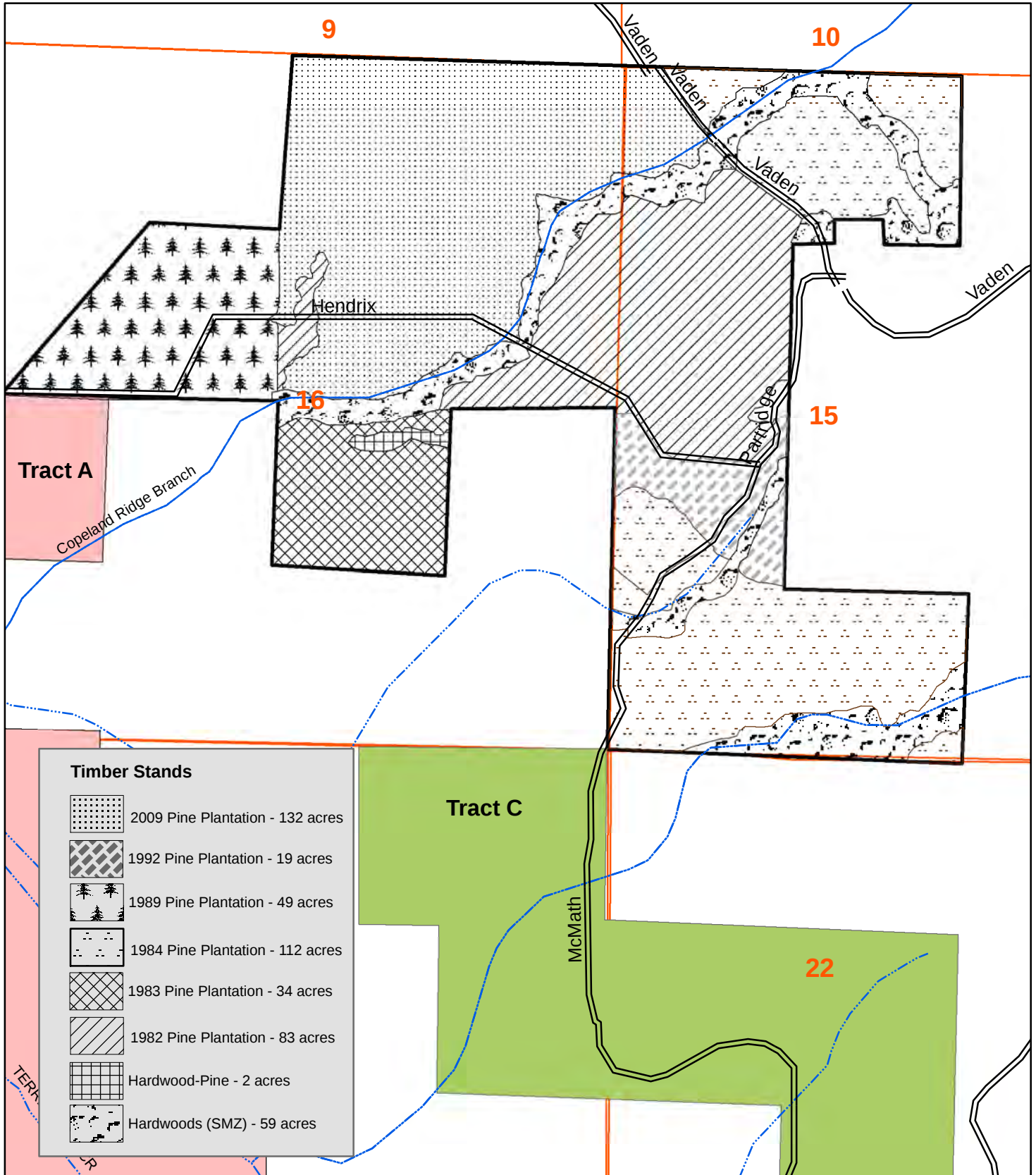


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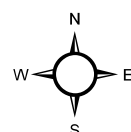


Tract Map
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Tract D
Clark County, Arkansas,
containing 496 acres, more or less.

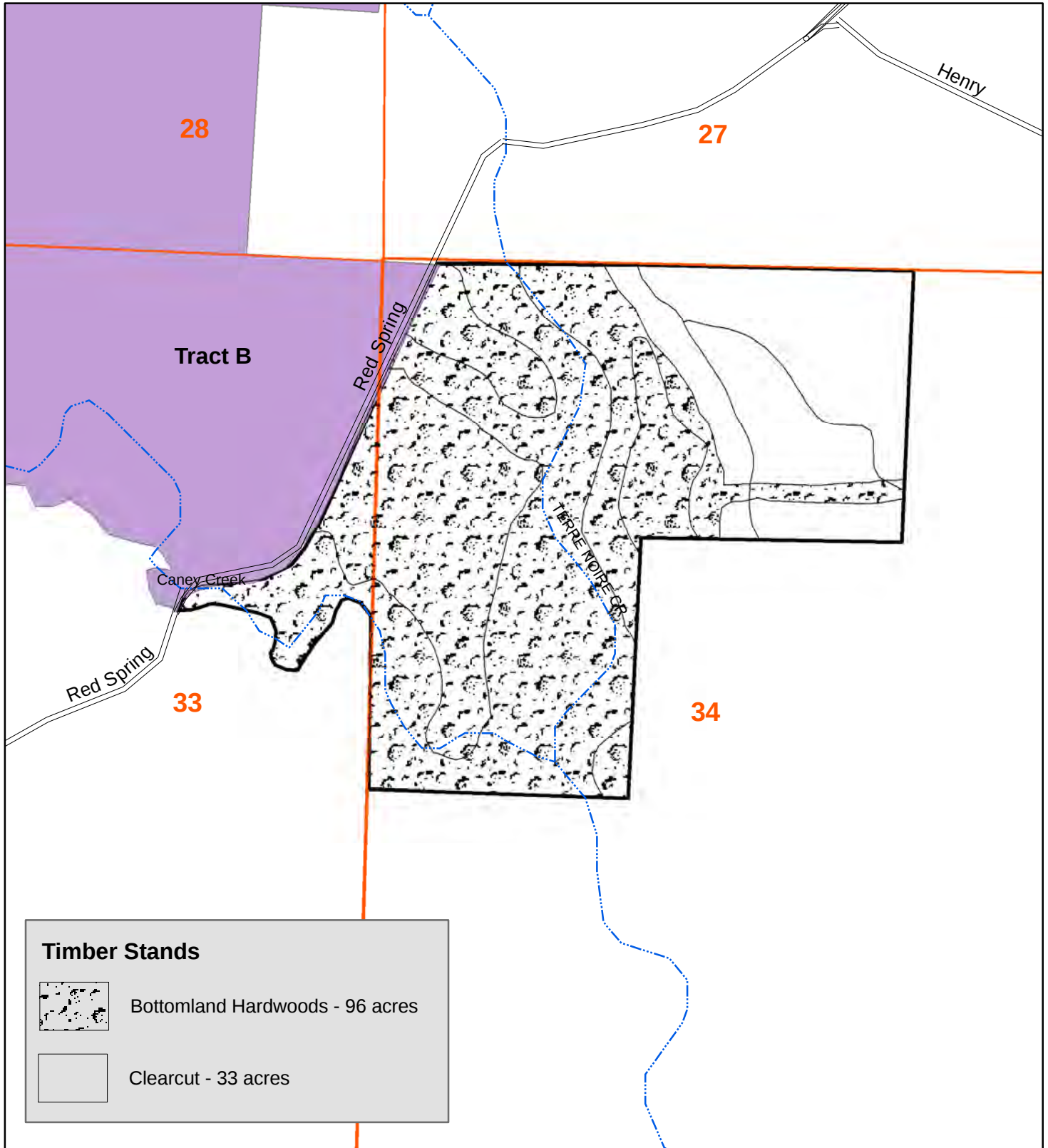


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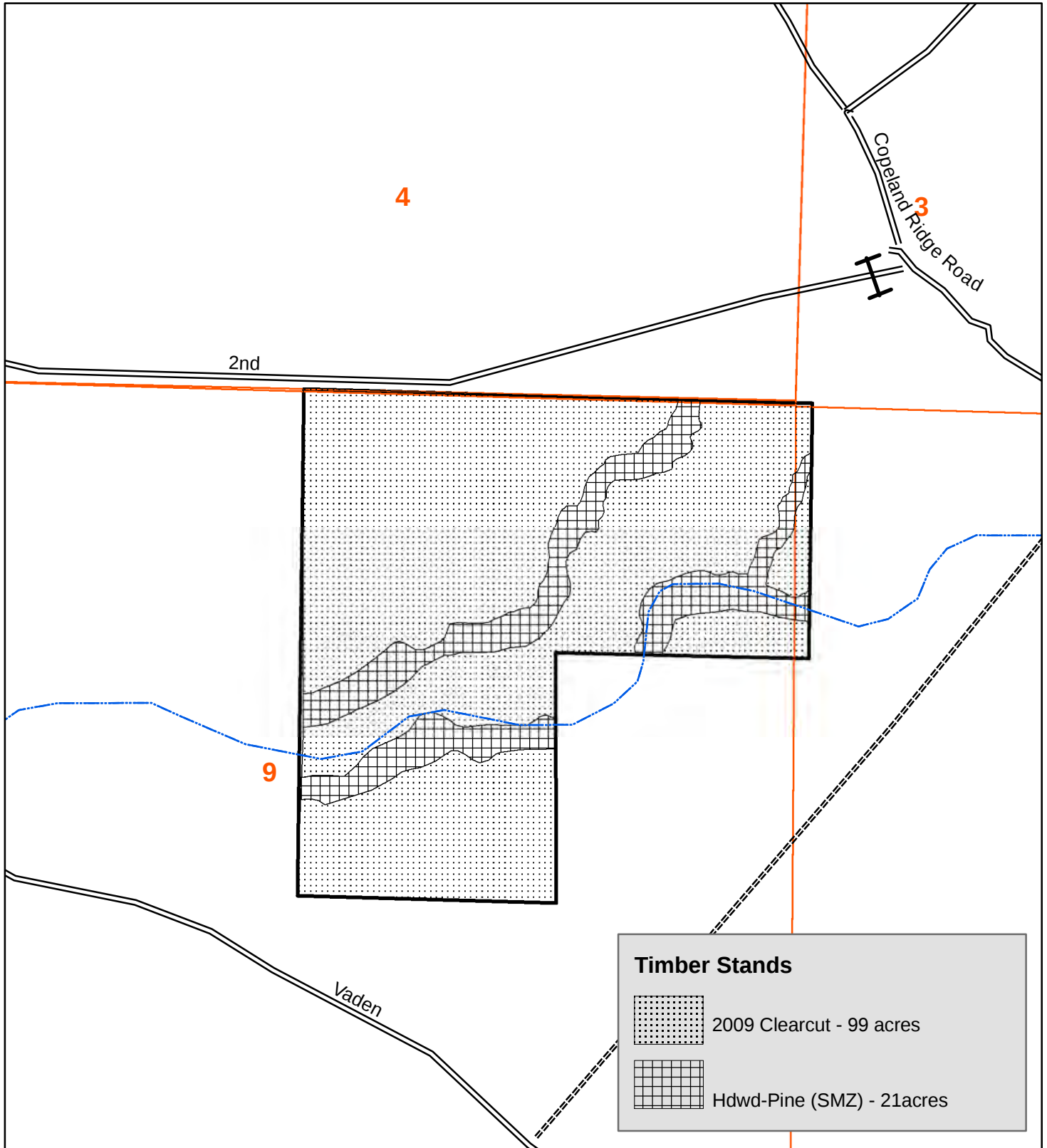


Tract Map
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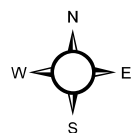
Tract E
Clark County, Arkansas,
containing 129 acres, more or less.



Tract F
Clark County, Arkansas,
containing 120 acres, more or less.

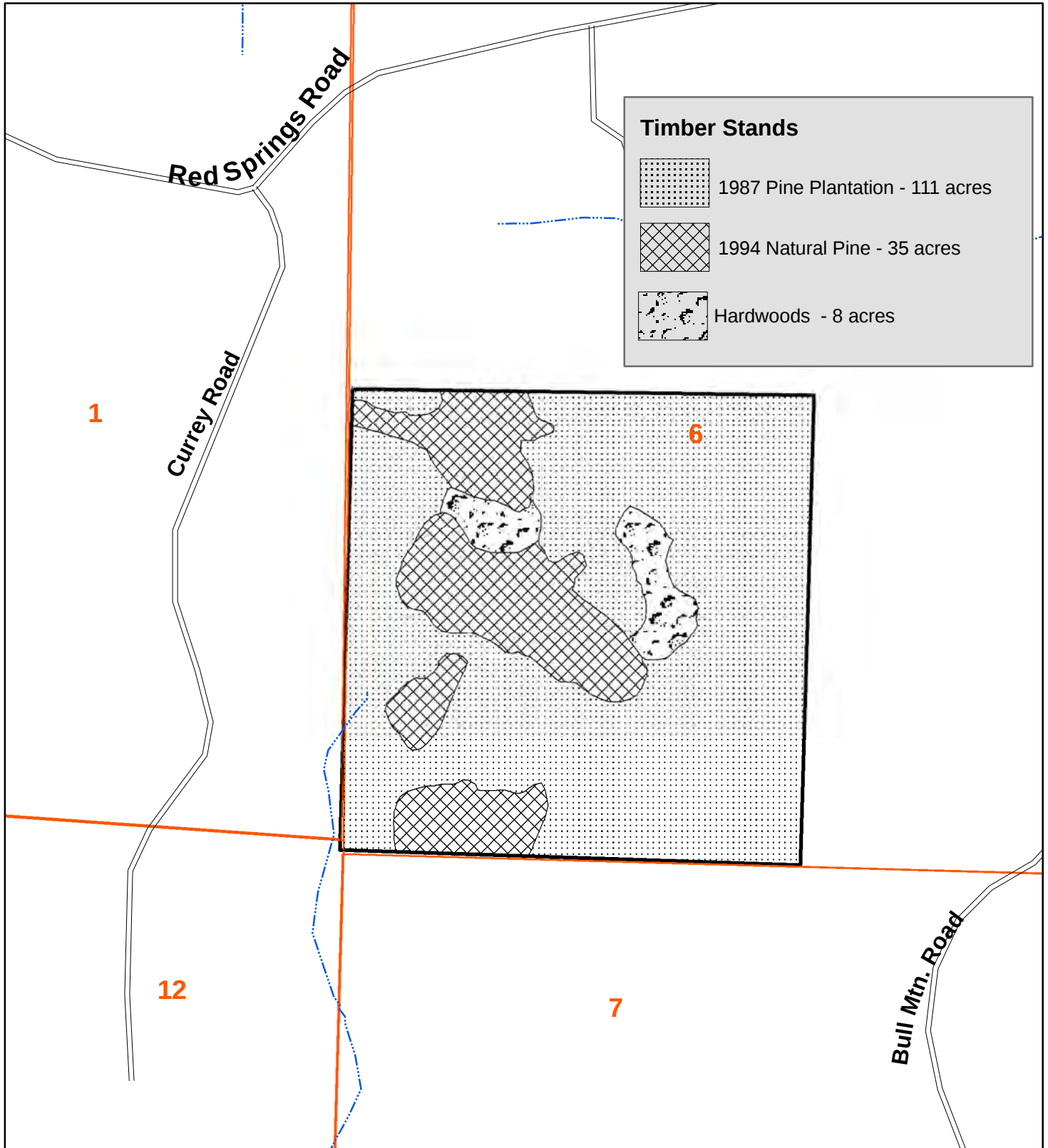


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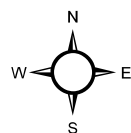


Tract Map
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Tract G
Clark County, Arkansas,
containing 154 acres, more or less.



0 0.25 Miles



Tract Map
MEC

NOTICE OF LAND SALE
TERRE NOIRE BOTTOMS TRACT (LISTING # 4238)
CLARK COUNTY, ARKANSAS

Method of Sale: The tract is offered for sale for **\$4,875,000.00**. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with “**Terre Noire—Copeland Ridge**” clearly marked in the lower left corner of the envelope to protect security of the offer. An offer form is attached. On mailed offers please call our office to confirm receipt of offer. Offers also may be hand-delivered or sent by fax to 870-246-3341. All faxed offers will be immediately acknowledged. Please await confirmation that your faxed offer has been received.

Conditions of Sale:

1. Seller reserves the right, at their sole discretion, to accept or reject any or all offers and to sell in the manner they determine to be most advantageous.
2. Offers submitted will remain valid for five business days. Successful buyer will be notified by telephone, fax or e-mail. Upon acceptance of an offer a Real Estate Sales Contract will be executed between the Buyer and Seller within seven business days and earnest money in the amount of 10% of the purchase price deposited by successful bidder to the escrow account of the attorney for the Seller. All earnest money deposit checks should be made out in the name of Adams and Reese Escrow Account. A sample of the Real Estate Sales Contract will be provided upon request. Terms are cash at closing. Closing is to occur within 45 days of contract execution.
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. Seller will not provide a survey.
4. Conveyance will be by Special Warranty Deed, subject to encumbrances of record; current and subsequent taxes; leases or rights of any tenants or lessees, parties in possession; all outstanding mineral rights or reservations, oil, gas, or mineral leases; water districts, water rights; restrictions or reservations; roadways, rights-of-way, easements; any contracts purporting to limit or regulate the use, occupancy or enjoyment of said premises and all other matters which an accurate survey would show applicable to or affecting the Property.
5. Property is being sold on an “As Is” basis without representations or warranties of any kind or nature. No environmental inspection or representation has been or will be made by Seller or its agents.
6. Mineral rights have previously been reserved by International Paper Company and its successors. A summary of such mineral reservation will be provided upon request. Property taxes will be pro-rated as of closing. Seller will pay for deed preparation. Buyer will pay recording fees and real estate transfer tax (deed stamps). **Seller will not provide a 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 the Buyer.
7. The attorney for the Seller will serve in the dual capacity of Escrow Agent and counsel for the Seller. Should the Buyer choose to have a local title company or attorney conduct a title search, provide title insurance or serve as their closing agent or escrow agent, all costs associated with such services will be paid by the Buyer.
8. Kingwood Forestry Services, Inc. is the real estate firm representing the Seller. All information in this notice is provided solely as a courtesy to prospective buyers, but is not guaranteed. Neither Seller nor its agents, nor Kingwood warrant the accuracy of any information contained in this notice. Prospective buyers should make their own timber volume determination. Prospective buyers assume the responsibility for verifying this information to their satisfaction. Kingwood makes no representation for the Buyer.
9. 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 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.
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. The Conditions of Sale stated herein are a general summary of those aspects more specifically described in the Real Estate Sales Contract. Should there be any variation in wording or conditions the Real Estate Sales Contract takes precedence.
12. 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.

**LAND SALE
TERRE NOIRE BOTTOMS TRACT (LISTING #4238)**

OFFER FORM

-Please fax offer to 870-246-3341 or mail to P.O. Box 65, Arkadelphia, AR 71923-

I submit the following as an offer for the purchase of the following tract as detailed below; the tract is offered for sale at \$4,875,000.00.

My offer will remain valid for five business days from this date. If my offer is accepted, I am ready, willing, able and obligated to execute a more formal Contract of Sale within seven business days of owner's acceptance with earnest money in the amount of 10% of purchase price. Closing date to occur within 45 days of contract execution.

Date of Offer: _____

Tract Name: TERRE NOIRE BOTTOMS—
COPELAND RIDGE PACKAGE (#4238)

Location of Tract: Part of Sections 9, 15, 16, 17, 20, 21, 22, 28, 29, 33
and 34, T9S, R19W, Clark County, Arkansas.

Total Number of Acres in Tract: 2,981 (Two thousand nine hundred eighty-one)
acres, more or less.

Amount of Offer \$ _____

Name: _____ Printed Fax No: _____

Name: _____ Signed Phone No: _____

Address: _____ Email: _____

City, State, Zip: _____

Send offer form to: Kingwood Forestry Services, Inc.
P.O. Box 65
Arkadelphia, AR 71923
Or fax to 870-246-3341

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