

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

NOTICE OF LAND SALE

**Listing
#4222**

McCARTY INTERSTATE 30 TRACT HOT SPRING COUNTY, ARKANSAS

Bid Date: Friday, November 5, 2010 @ 3:00 P. M.

— Native Pine and Hardwood on Gently Rolling Terrain —

Kingwood Forestry Services, Inc. has been authorized by Mary McKirahan, daughter of Frances McCarty, to manage the sale of a tract of timberland containing 55.71 acres, more or less, in Hot Spring County, Arkansas.

Tract Description: Land to be sold is described as that part of S ½ of SW ¼, lying West of I-30, Section 9, Township 5 South, Range 18 West, containing 55.710 acres, more or less, Hot Spring County, AR (McCarty Interstate 30 Tract – See attached maps). The tract is located between Malvern and Arkadelphia. Access is via woods roads. Tract contains native pine and hardwood sawtimber and pulpwood. Soils consist of fine sandy loams with site index for loblolly pine averaging 80 feet on fifty year base. The tract offers excellent investment potential and hunting opportunities. Please visit our website at www.kingwoodforestry.com for maps and photographs.

McCarty 55-Acre Tract Merchantable Timber: Kingwood Forestry Services has conducted a 10% fixed radius plot cruise on 55 acres, one plot / acre with cruise lines running North and South. Based on the inventory conducted by Kingwood Forestry in October, 2010, tree counts and volumes are estimated as follows:

Pine Sawtimber	1,520 Trees	189,100 Board Feet	1,496 Tons
Red Oak Sawtimber	80 Trees	7,100 Board Feet	73 Tons
White Oak Sawtimber	60 Trees	4,300 Board Feet	46 Tons
Miscellaneous Sawtimber	40 Trees	3,800 Board Feet	32 Tons
Pine Pulpwood	1,860 Trees	135 Cords	361 Tons
Hardwood Pulpwood	3,660 Trees	393 Cords	1,180 Tons

Due to variations associated with sampling, utilization standards, and scaling practices, tree count and timber volumes cannot be guaranteed. Volume tables in tons are included in this bid notice. Board foot tables are available upon request.

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 **"McCarty Interstate 30 Tract (Listing #4222)"** 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, November 5, 2010.** 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.

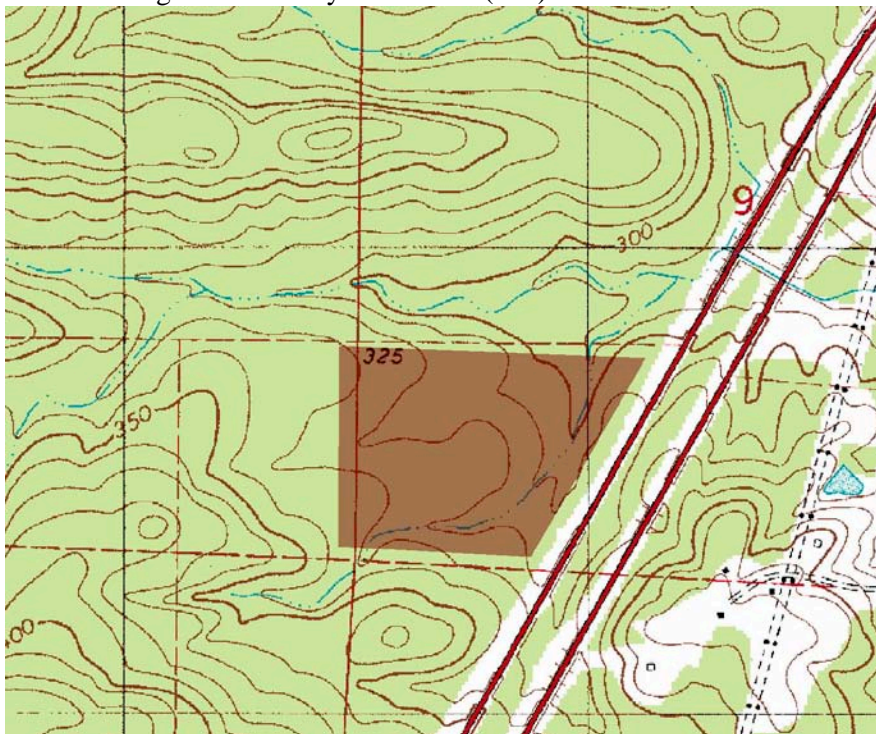
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McCARTY INTERSTATE 30 TRACT LAND SALE (LISTING #4222)

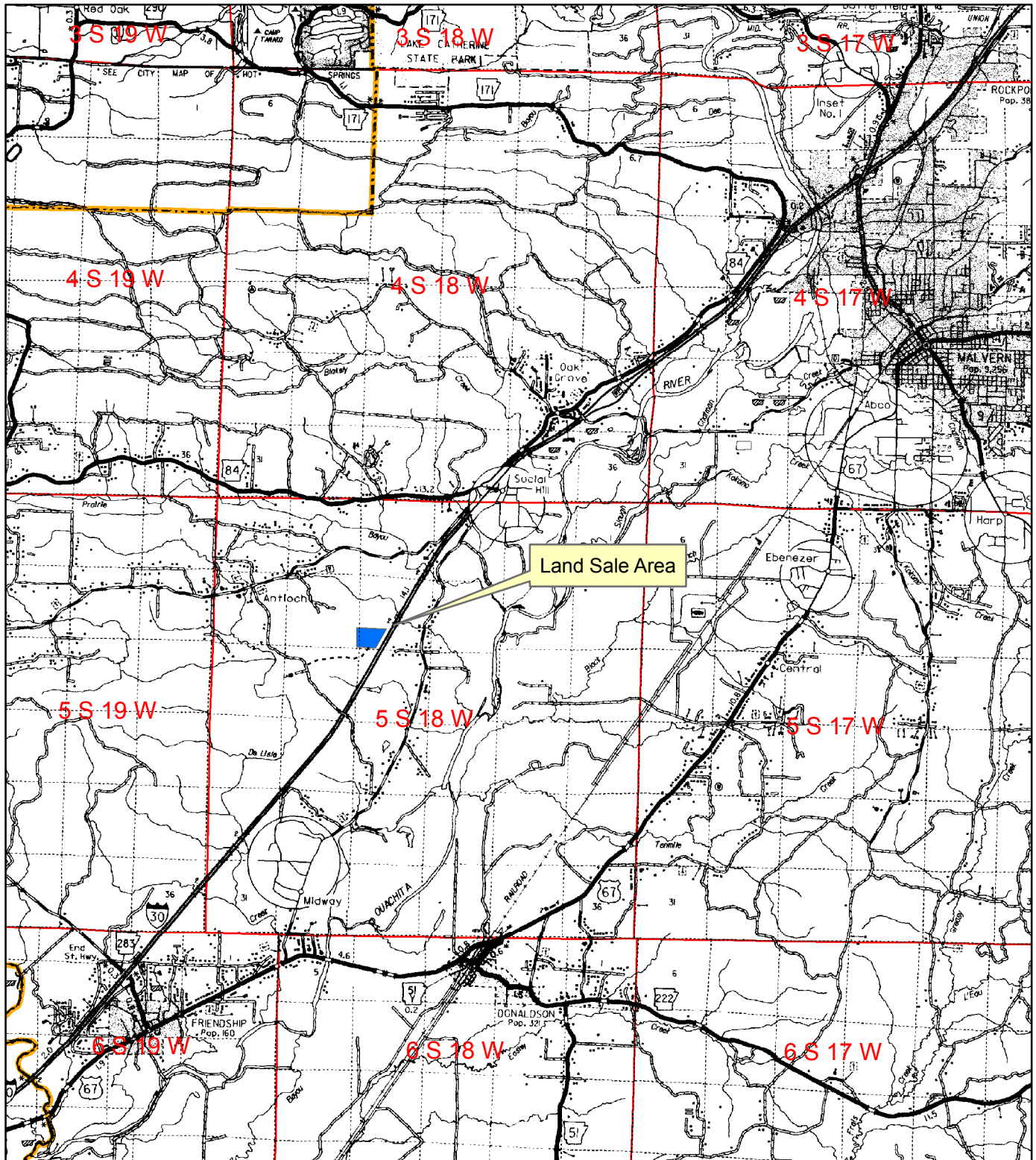
Bid Date: Friday, November 5, 2010 @ 3:00 P. M.

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 5:00 P.M., Wednesday, November 10, 2010. 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. Seller will not provide a 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. All mineral rights owned by seller will convey without warranty.
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 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
Interstate 30 Tract, (Listing #4222)
Pt. Sec. 9, T5S, R18W, Hot Spring County, Arkansas
Containing 55 acres, more or less

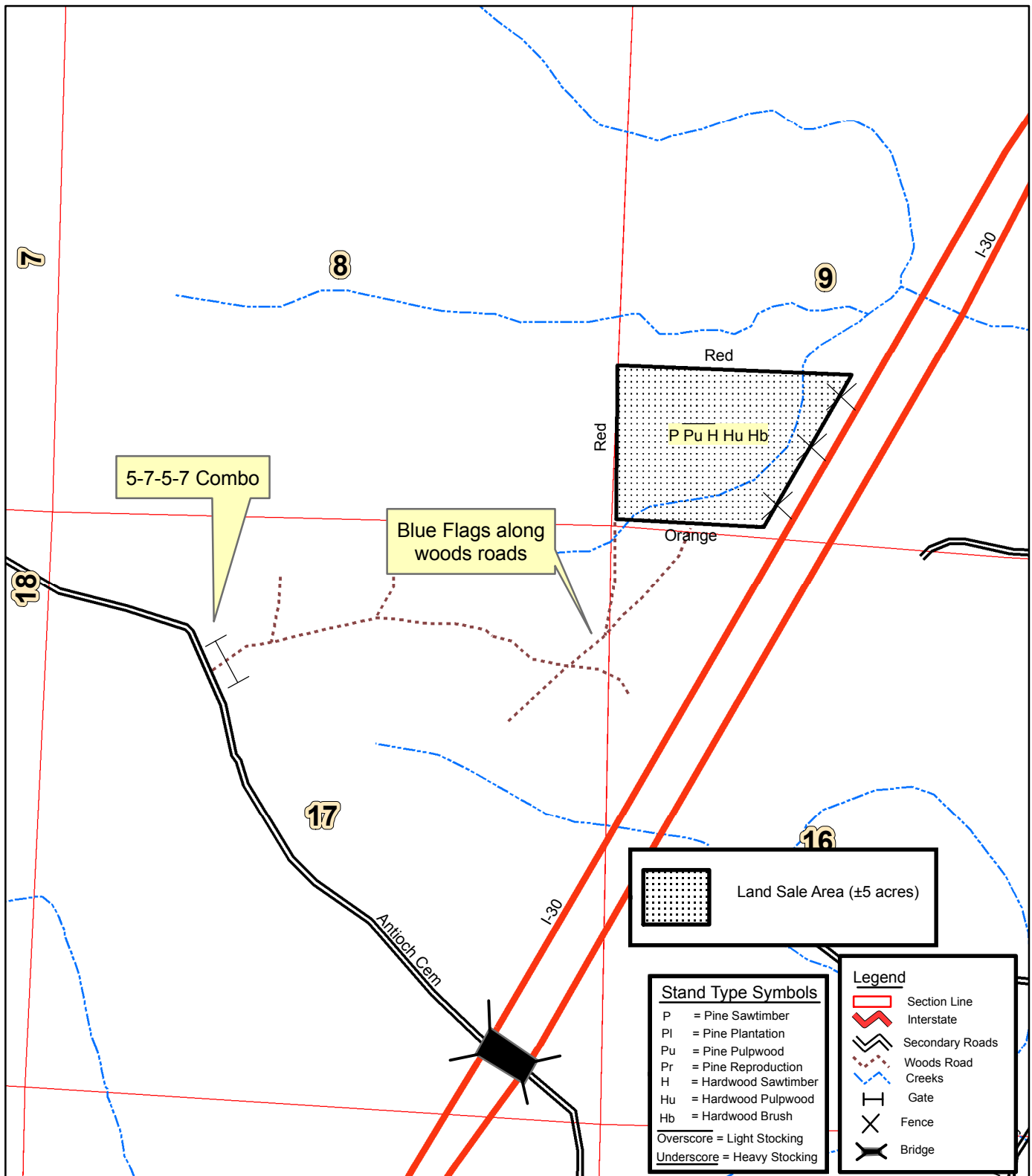


0 0.5 1 2
Miles



Created: October, 2010
Drawn By: JDT

NOTICE OF LAND SALE
 Interstate 30 Tract, (Listing #4222)
 Pt. Sec. 9, T5S, R18W, Hot Spring County, Arkansas
 Containing 55 acres, more or less

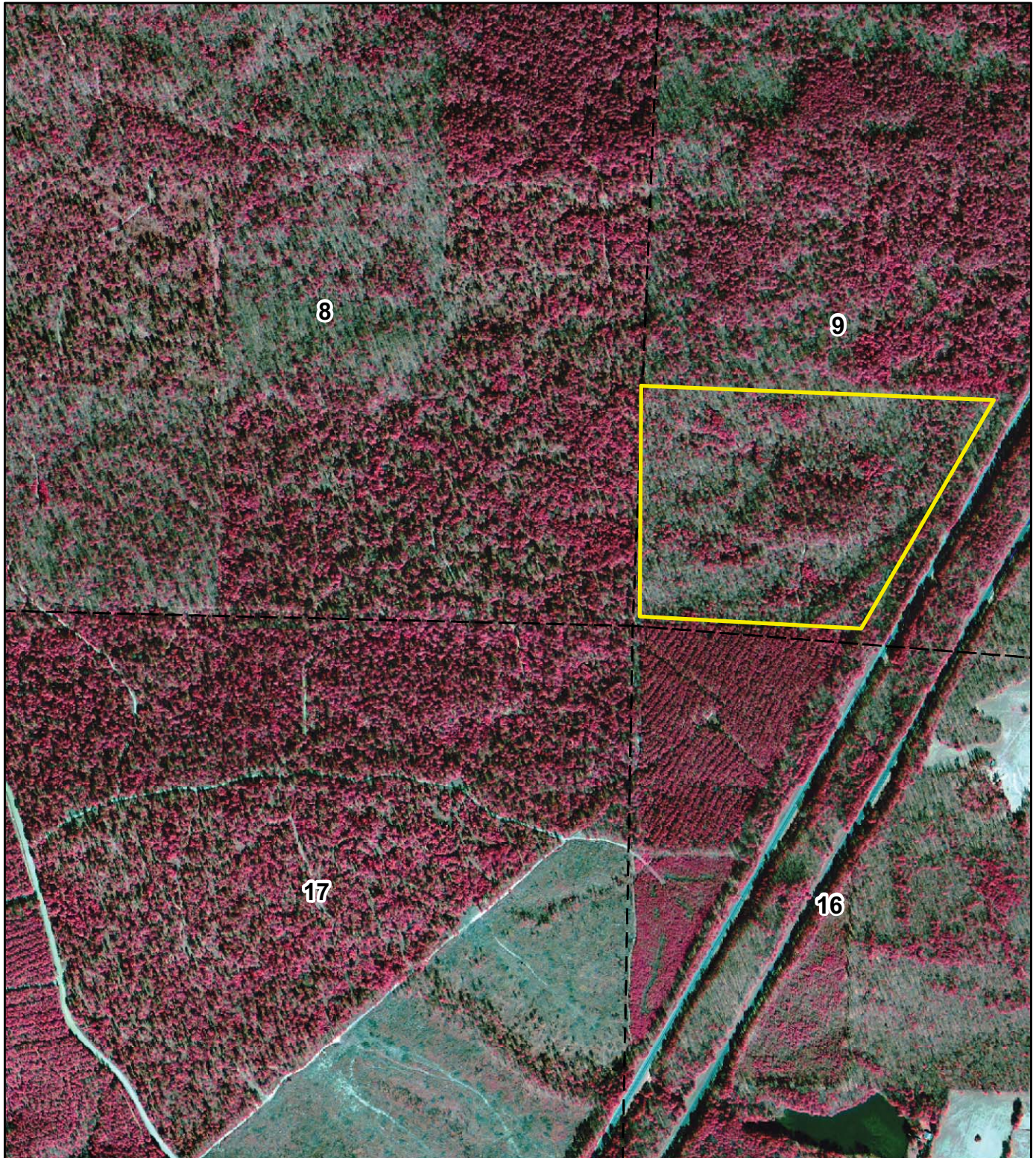


0 0.125 0.25 0.5
 Miles



Created: October, 2010
 By: JDT

NOTICE OF LAND SALE
Interstate 30 Tract, Listing (#4222)
Pt. Sec. 9, T5S, R18W, Hot Spring County, Arkansas
Containing 55 acres, more or less



0 0.125 0.25
Miles



Created: October, 2010
Flown: 2006
Drawn By: JDT

McCarty's Interstate 30 Tract

Tract Name	Interstate 30	Stand Number	1
Legal	Pt. S½ of SW¼, Sec. 9, T5S, R18W	Acres	55.0
County	Hot Spring	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	KFS PST Tons	Date Cruised	10/13/2010
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	27.19
<u>Average Vol/Tree</u>	0.98
<u>Average Vol/Log</u>	0.41
<u>Avg DBH</u>	14.20

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	90	32	110	54	40	22									260	113
12	20	7	70	30	120	70	170	109	40	33							420	248
14			40	23	80	60	30	26	80	86	40	48					270	243
16			50	37	30	29	30	35	40	55	50	77					200	233
18			10	9	30	37	50	73	120	208	30	58	10	21			250	406
20			10	12	20	32			40	84	20	48					90	176
22							10	22	10	25	10	29					30	76
Totals	40	12	270	144	390	282	330	287	330	491	150	260	10	21			1,520	1,496

Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	6.6
<u>Average Vol/Tree</u>	0.19
<u>Average Vol/Log</u>	0.12
<u>Avg DBH</u>	7.62

DBH	Trees	Tons
6	740	72.0
8	760	156.5
10	340	124.6
12	10	4.9
14	10	3.4
Total	1,860	361.3

Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	21.5
<u>Average Vol/Tree</u>	0.32
<u>Average Vol/Log</u>	0.21
<u>Avg DBH</u>	9.75

DBH	Trees	Tons
6	470	46.2
8	1,040	183.8
10	1,120	363.5
12	650	308.0
14	290	201.9
16	80	62.1
18	0	0.0
20	10	14.7
Total	3,660	1,180.1

McCarty's Interstate 30 Tract

Tract Name Interstate 30	Stand Number 1
Legal Pt. S½ of SW¼, Sec. 9, T5S, R18W	Acres 55.0
County Hot Spring	State AR
Cruised By JDT	Sample Method 1/10 Acre
Form Class KFS PST Tons	Date Cruised 10/13/2010
	Percent Cruised 10.00%

Stand Data	
<u>Average Vol/Acre</u>	1.32
<u>Average Vol/Tree</u>	0.91
<u>Average Vol/Log</u>	0.56
<u>Avg DBH</u>	15.25

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	10	5	30	21													40	27
16					30	34											30	34
18			10	12													10	12
Totals	10	5	40	33	30	34											80	72

Stand Data	
<u>Average Vol/Acre</u>	0.83
<u>Average Vol/Tree</u>	0.76
<u>Average Vol/Log</u>	0.54
<u>Avg DBH</u>	14.67

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	20	11	20	14													40	25
16			10	9	10	11											20	21
Totals	20	11	30	23	10	11											60	45

Stand Data	
<u>Average Vol/Acre</u>	0.58
<u>Average Vol/Tree</u>	0.80
<u>Average Vol/Log</u>	0.49
<u>Avg DBH</u>	15.50

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
14	10	4			10	8											20	12
16			10	8													10	8
18					10	12											10	12
Totals	10	4	10	8	20	20											40	32

OFFER FORM
McCARTY INTERSTATE 30 TRACT LAND SALE (LISTING #4222)

Bid Date: Friday, November 5, 2010 @ 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 McCarty Interstate 30 Tract land sale. I submit the following as an offer for the purchase of the following tract further described as: Part of S ½ of SW ¼, Section 9, Township 5 South, Range 18 West, containing 55.710 acres, more or less, Hot Spring County, AR (see attached maps).

My offer will remain valid through 3:00 p.m. Wednesday, November 10, 2010. 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, November 5, 2010)**
P. O. Box 65
Arkadelphia, AR 71923
Or fax to 870-246-3341

McCarty Interstate 30 Tract: That part of S ½ of SW ¼, lying West of I-30, Section 9, Township
(Listing #4222) 5 South, Range 18 West, containing 55.710 acres, more or less,
Hot Spring County, AR (see attached maps).

Total Acres: **55.71 acres, more or less**

Offer Amount: \$ _____

Date: _____

Bidder: _____ Fax No.: _____

Printed

Bidder: _____ Phone No.: _____

Signed

Address: _____
City, State, Zip

Email: _____