

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

HIGHLINE TRACT (#7096)

--- Excellent Timber Investment and Recreation Tract in Nevada County ---

Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Highline Tract, 40 acres, more or less, in Nevada County, Arkansas.

Location: The land to be sold is described as the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 2, Township 15 South, Range 23 West, Nevada County, Arkansas, containing 40 acres, more or less. See attached maps.

Tract Description: The Highline Tract consists of +/- 39 acres of 1984 pine plantation that is well stocked and in excellent condition. Immediate income can be expected from a timber sale. Topography on the property is gently rolling with moderate to well-drained soils. The tract is accessed by a 1 mile gated, private woods road across the adjoining landowners. Photographs and maps can be viewed at www.kingwoodforestry.com/realestate.htm

Method of Sale: The Highline Tract (#7095) is offered for sale at \$122,000.00

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 "Highline 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. Offers may be hand delivered to 4414 Morris Lane, Texarkana, Texas 75503. **No verbal telephone offers will be accepted.**

Notice: Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agent(s) 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.

--Conditions of Sale on back of this page--



Highline Tract (#7095)

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 offer or reject the offer.
2. Upon acceptance of an offer, a more formal Real Estate Sales Contract will be executed between Buyer and Seller, with Buyer depositing earnest money of 10% of purchase price to the escrow account of the attorney for the Seller. A sample Contract of Sale may be provided upon request. Terms are cash at closing. Closing is to occur within 45 days of contract execution on or before a pre-scheduled 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 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 subsidiaries. A summary of such mineral reservation may be provided upon request.
7. Seller will pay pro-rated property taxes (to date of closing) and deed preparation. Buyer will pay recording fees and real estate transfer tax (deed stamps). **Seller will not provide 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 policies will be paid by Buyer.
8. The attorney for the seller will serve in the dual capacity of Escrow Agent and counsel for the Seller. Should the buyer chose 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 Buyer.
9. 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.

--Conditions of Sale continued on next page--

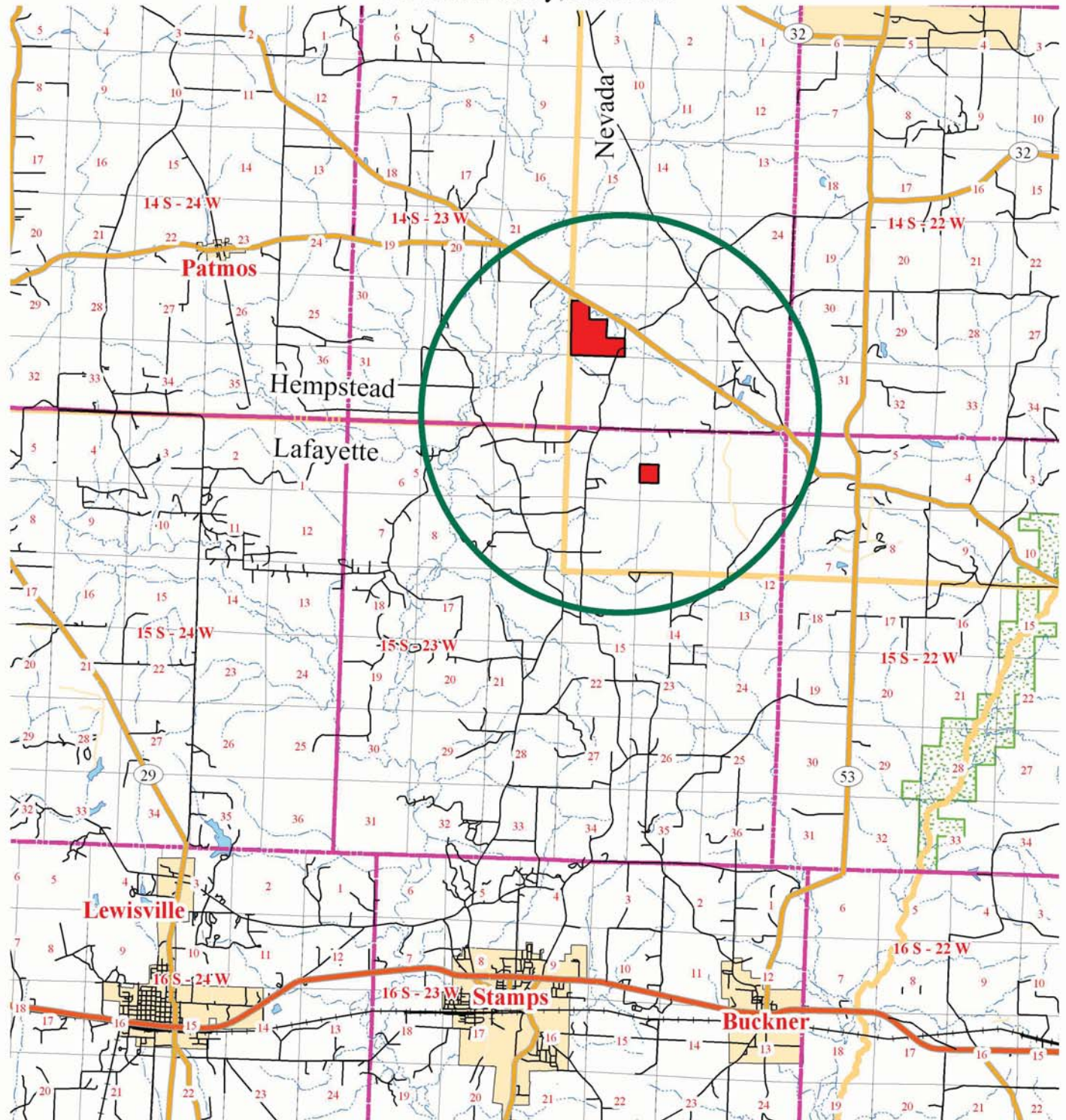


Highline Tract (#7095)

10. If prospective buyer(s) or their agent(s) wish to inspect the property, such property inspections shall be done at reasonable times during daylight hours. Prospective buyer(s) and their agent(s) understand and acknowledge that while on the property, prospective buyer(s) and their agents(s) assume all liability and shall indemnify Seller and its agents and property managers and Kingwood Forestry Services from an against all claims, demands, or causes of action, of every kind, nature and description relating to its access to or presence on the property.
11. 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.
12. The Conditions of Sale stated here are a general summary of those aspects more specifically described in the Real Estate Sales Contract to be executed between Buyer and Seller. Should there be any variation in wording, the Real Estate Sales Contract takes precedence.
13. Questions regarding the land sale should be directed to licensed agent Roger Hooper or licensed broker Pete Prutzman of Kingwood Forestry Services at (903)831-5200.

Photographs and maps can be viewed at
www.kingwoodforestry.com/realestate.htm

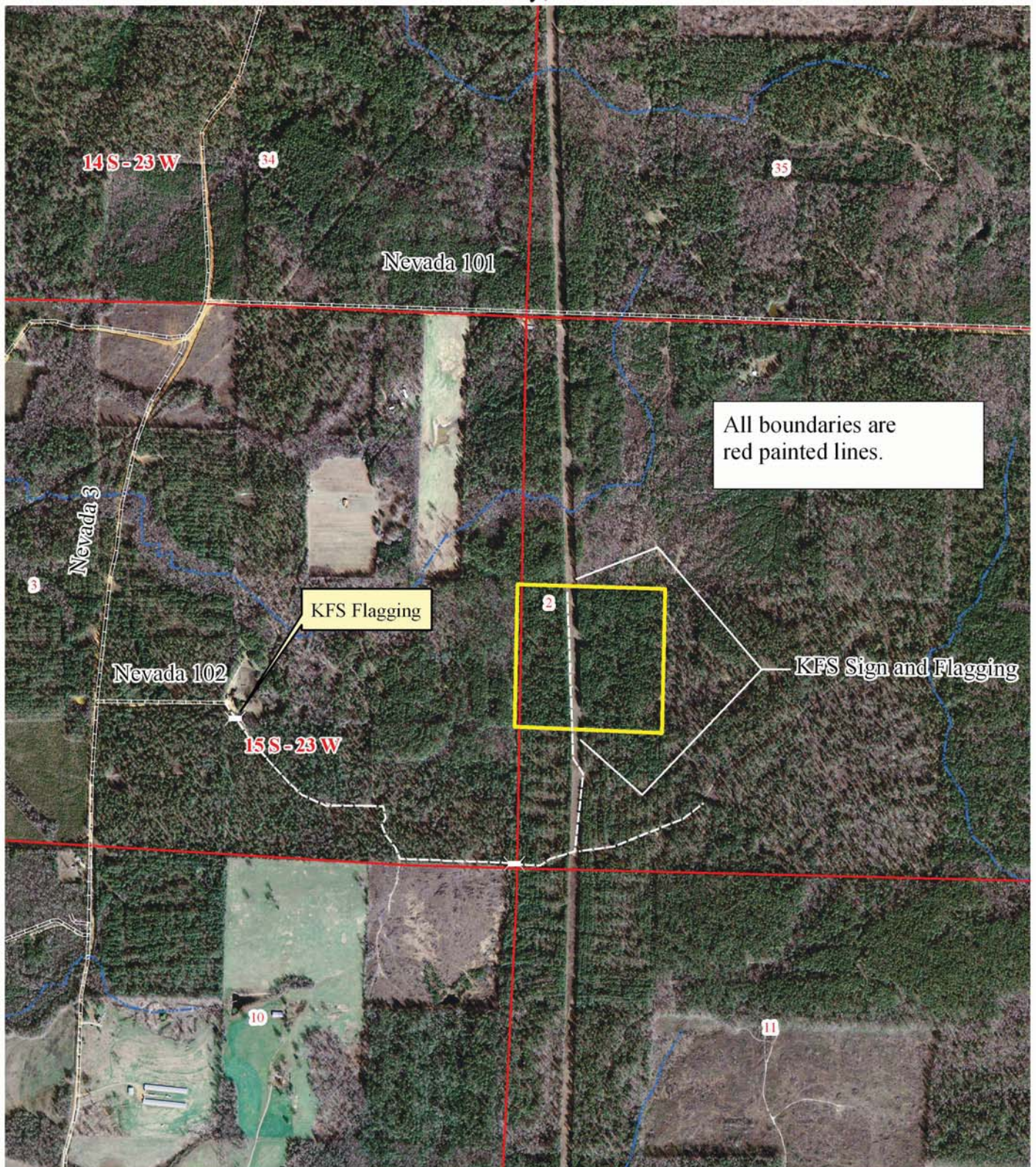
Land For Sale
Falcon Tract (#7095) +/-240 Acres
SW1/4 of NW1/4, SW1/4, SW1/4 of SE1/4, Sec. 27, T14S, R23W
&
Highline Tract (#7096) +/-42 Acres
NW1/4 of SW1/4, Sec. 2, T15S, R23W
Nevada County, Arkansas



0 1 2 3 4 Miles



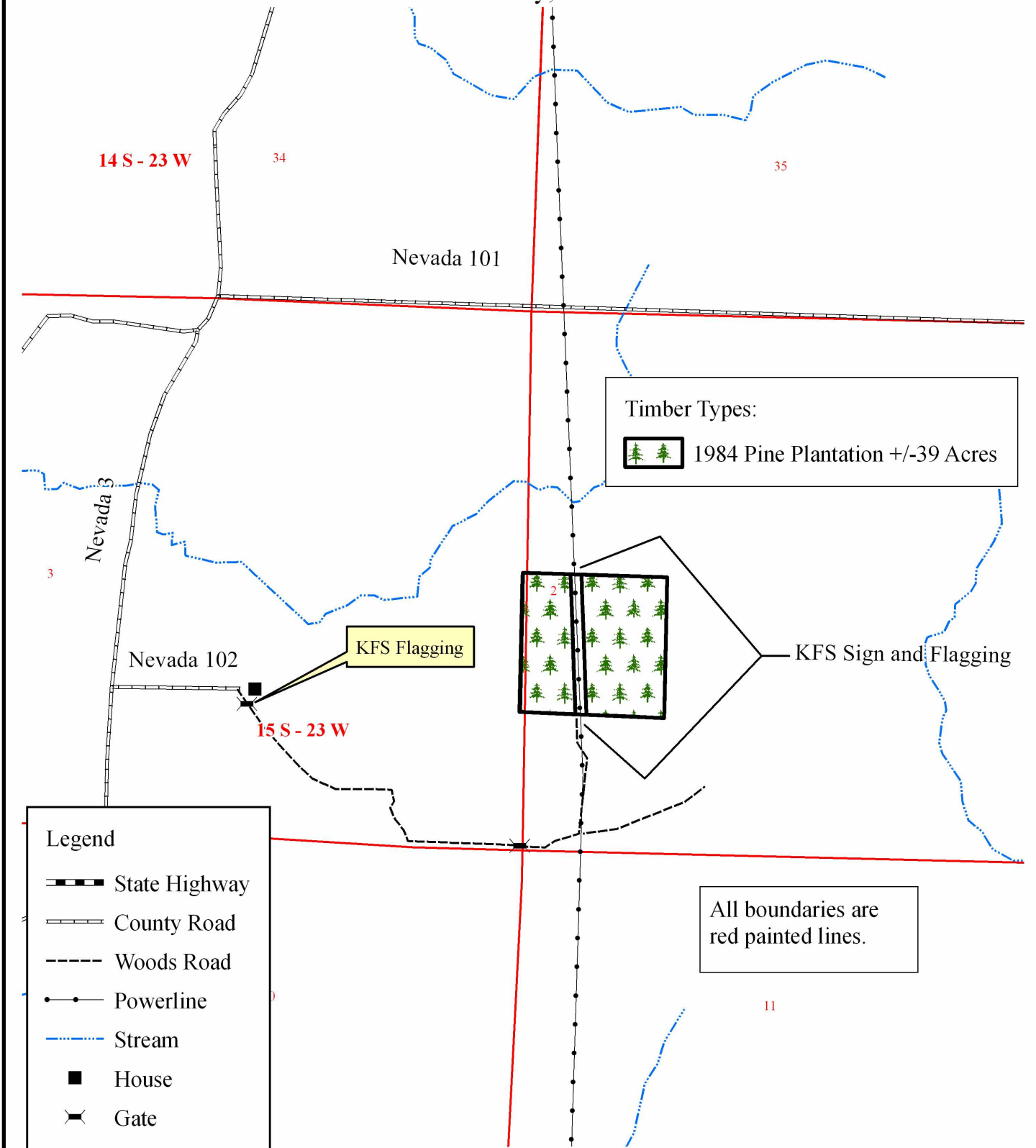
Land For Sale
Highline Tract (#7096)
+/-40 Acres
NW1/4 of SW1/4, Sec. 2, T15S, R23W
Nevada County, Arkansas



0 0.5
Miles



Land For Sale
Highline Tract (#7096)
+/-40 Acres
NW1/4 of SW1/4, Sec. 2, T15S, R23W
Nevada County, Arkansas



0 0.5
Miles



OFFER FORM

HIGHLINE TRACT LAND SALE (#7096)

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

Reference is made to the Kingwood Forestry Services, Inc. notice for the Highline Tract (#7096) Land Sale.

I submit the following as an offer for the purchase of the following tract located in Nevada County, Arkansas and further described as the NW¼ of SW¼, Section 2, Township 15 South, Range 23 West, Nevada County, Arkansas, containing 40 acres, more or less.

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.

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

Highline Tract (#7096), 40 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.