

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

FALCON TRACT (#7095)

Bid Date: Friday, October 22, 2010 @ 10:00 A.M.

--- Excellent Timber Investment with County Road and State Highway Frontage in Nevada County ---

Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Falcon Tract, 240 acres, more or less, in Nevada County, Arkansas.

Location: The land to be sold is described as the SW¹/₄ of the NW¹/₄, SW¹/₄, SW¹/₄ of SE¹/₄ Section 27, Township 14 South, Range 23 West, Nevada County, Arkansas, containing 240 acres, more or less. See attached maps.

Tract Description: The Falcon Tract has excellent access with frontage on Nevada County Road 3 and Arkansas State Highway 355 located approximately 4 miles northwest of Falcon, Arkansas and approximately 9 miles northeast of Lewisville, Arkansas. The tract consists of +/-36 acres of a 1983 pine plantation that is approaching maturity, +/-31 acres of a 2000 pine plantation that can be thinned in the next 3-5 years, +/-74 acres of a 1989 pine plantation that has been thinned once, +/-37 acres of a 1992 pine plantation that has been thinned once also, and +/-57 acres of bottomland hardwoods along the creeks and drains. Immediate and near future timber income can be expected with the diverse mix of stand types and ages. Terrain on the tract is gently rolling with moderate to well-drained sandy loam soils. Internal access is good with well kept, mowed woods roads. Photographs and maps can be viewed at www.kingwoodforestry.com/realestate.htm

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.

Method of Sale: The tract will be sold on the basis of **lump sum sealed bids**. Offers may be mailed, faxed, or hand delivered. An offer form is attached. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 5887, Texarkana, Texas 75505 with **“Falcon Tract (#7095) Land Sale”** clearly marked in the lower left corner of the envelope to protect the security of the offer. Offers may be delivered by fax to 903-831-9988. Faxed offers will be acknowledged upon receipt. Offers may be hand delivered to Kingwood Forestry Office at 4414 Morris Lane, Texarkana, Texas 75503. **No verbal offers will be accepted.** Bids will be opened at the Kingwood Forestry Office at 4414 Morris Lane, Texarkana, Texas 75503 at **10:00 A.M., Friday October 22, 2010.** Bid results will not be disclosed.

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



Falcon Tract (#7095)
Bid Date: Friday, October 22, 2010 @ 10:00 A.M.

Conditions of Sale:

1. The landowner reserves the right to accept or reject any offer or to reject all offers and to sell in the manner they determine will be most advantageous to them.
2. Offers submitted will remain valid through 5:00 P.M., October 29, 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 Real Estate Sales Contract will be executed between the successful bidder and landowner within seven business days and earnest money in the amount of 10% of the purchase price deposited by Buyer to the escrow account of the attorney for the Seller. A sample Real Estate Sales Contract may be provided in advance upon request. Terms are cash at closing. Closing is expected to be held within forty five 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 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 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 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--

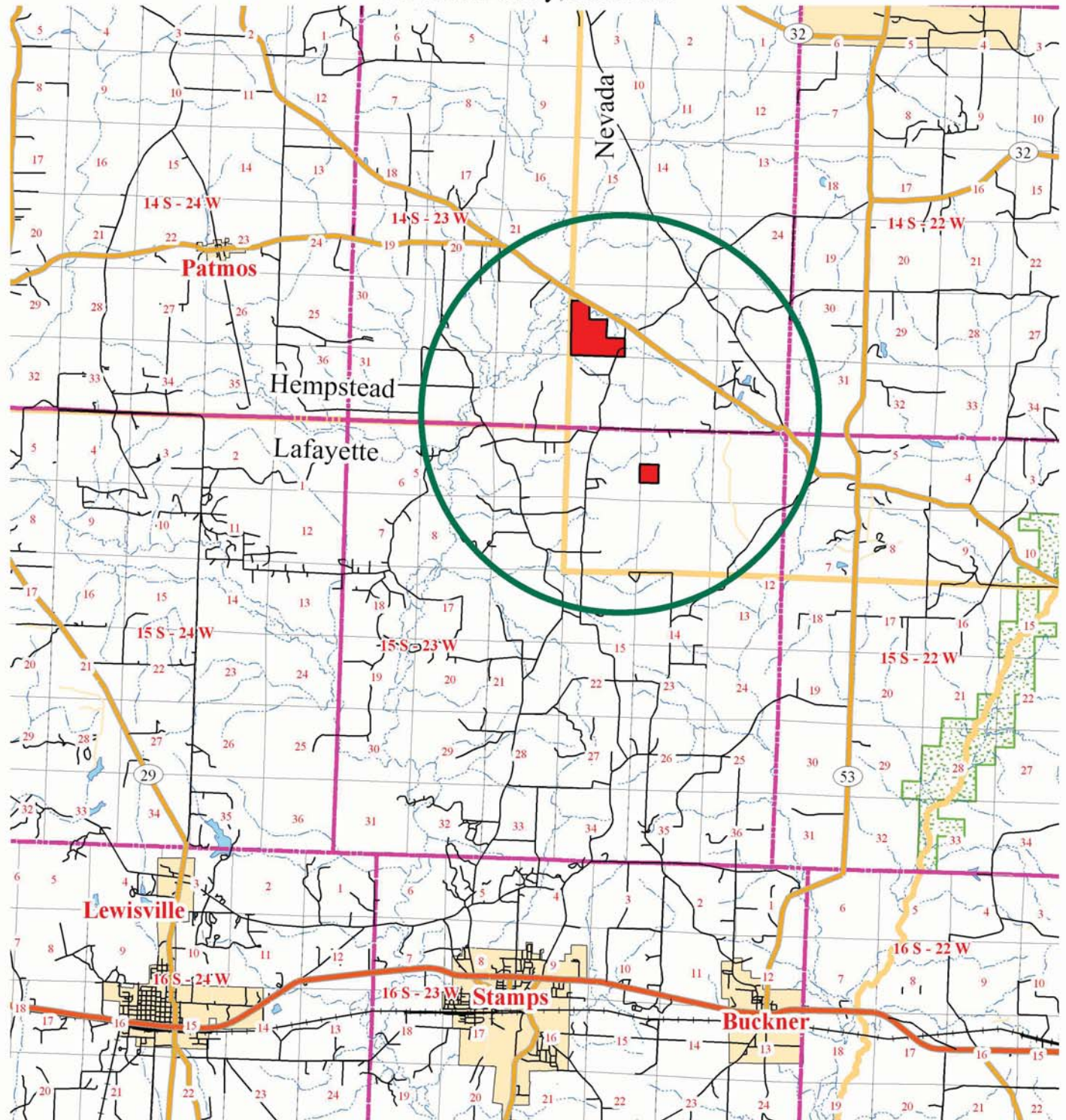


Falcon Tract (#7095)
Bid Date: Friday, October 22, 2010 @ 10:00 A.M.

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

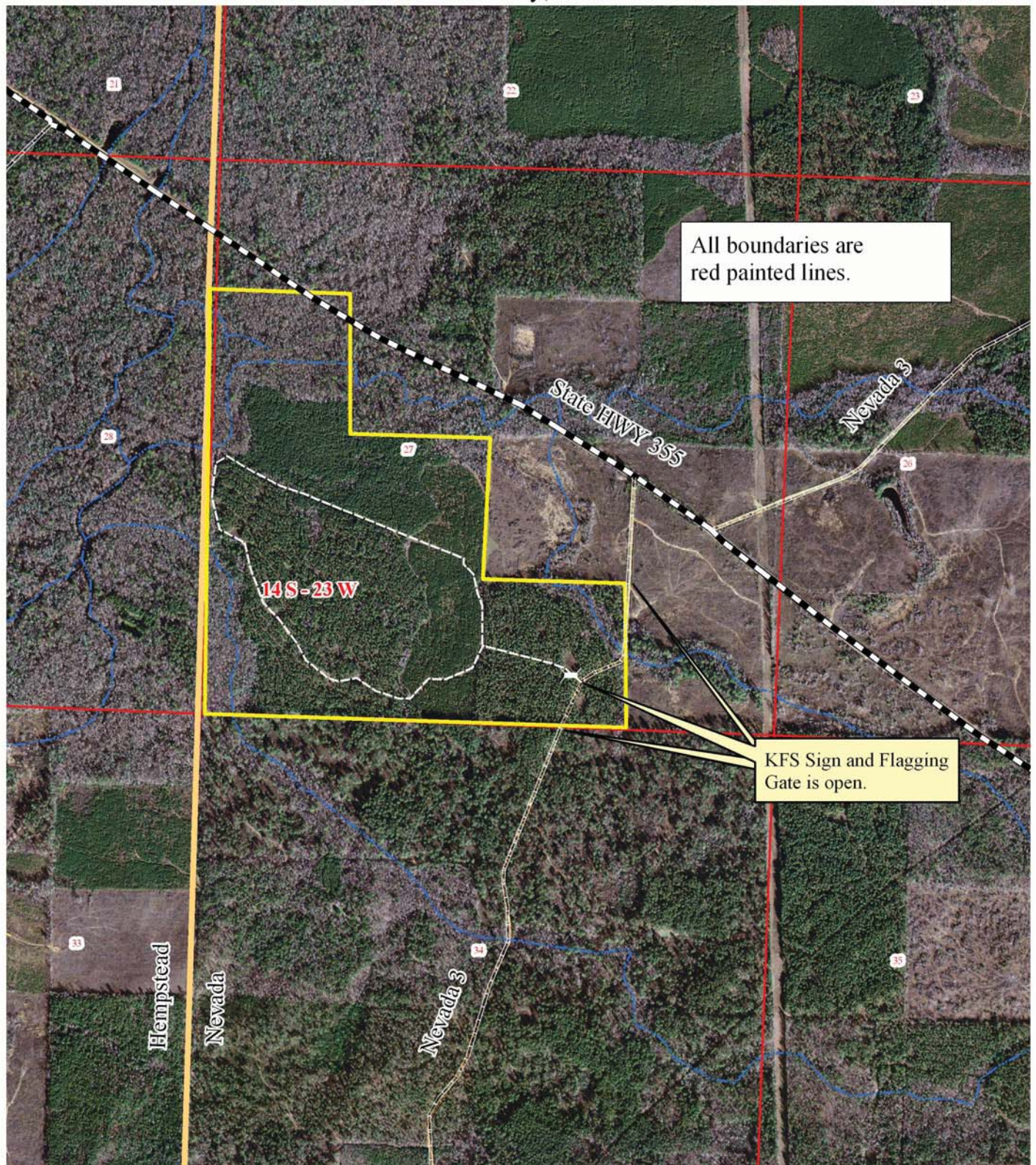
Land For Sale
Falcon Tract (#7095) +/-240 Acres
SW1/4 of NW1/4, SW1/4, SW1/4 of SE1/4, Sec. 27, T14S, R23W
&
Highline Tract (#7096) +/-42 Acres
NW1/4 of SW1/4, Sec. 2, T15S, R23W
Nevada County, Arkansas



0 1 2 3 4 Miles



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



0 0.5
Miles








Land For Sale
Falcon Tract (#7095)







+/-240 Acres

SW1/4 of NW1/4, SW1/4, SW1/4 of SE1/4, Sec. 27, T14S, R23W
Nevada County, Arkansas

Timber Types:

-  Hardwood Bottom +/-58 Acres
-  1992 Pine Plantation +/-37 Acres
-  1989 Pine Plantation +/-74 Acres
-  2000 Pine Plantation +/-31 Acres
-  1983 Pine Plantation +/-36 Acres

Legend

-  State Highway
-  County Road
-  Woods Road
-  Stream
-  Gate
-  County Line

KFS Sign and Flagging
Gate is open.

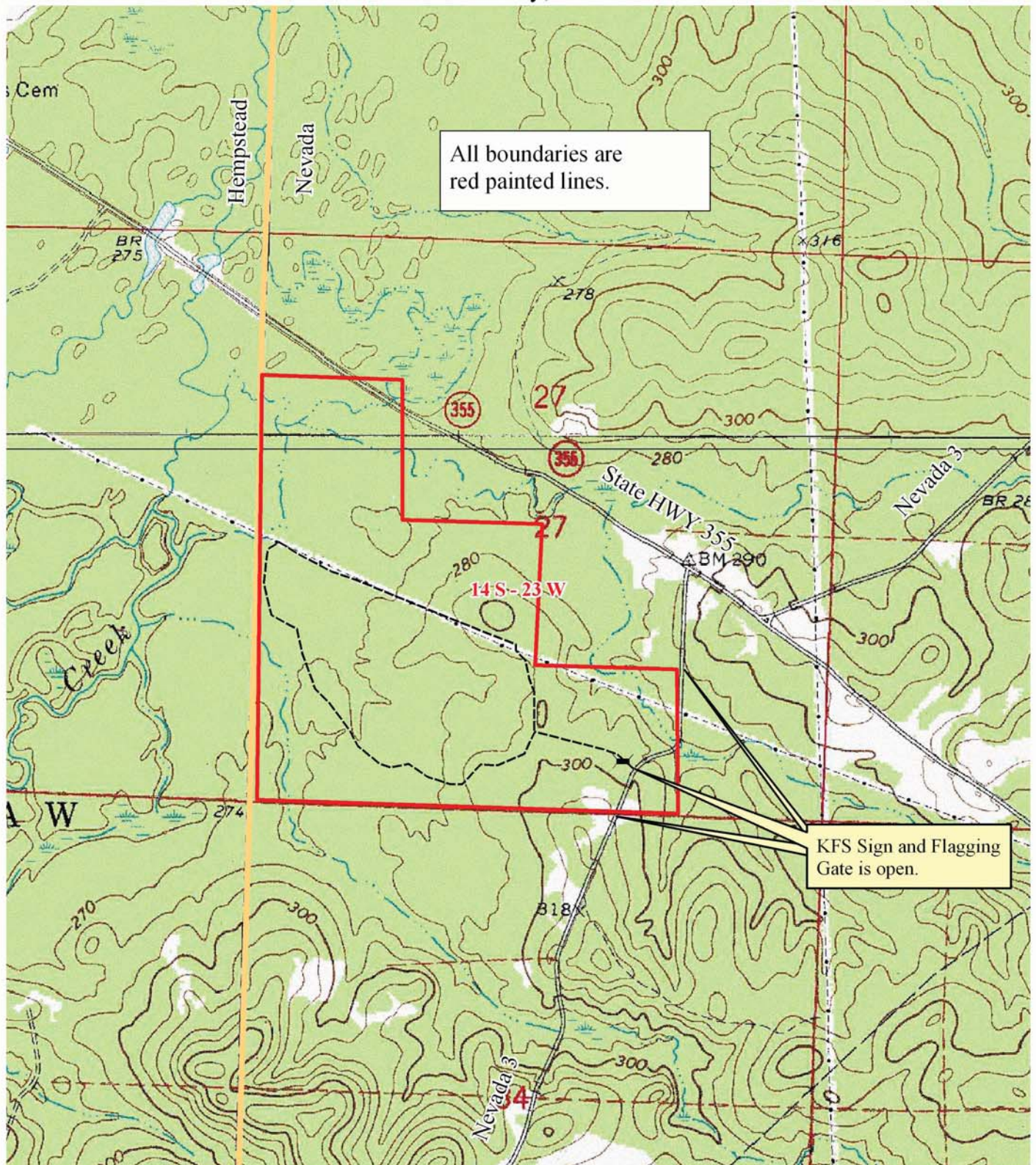
All boundaries are
red painted lines.

0 0.5
Miles



Land For Sale
Falcon Tract (#7095)
+/-240 Acres

SW1/4 of NW1/4, SW1/4, SW1/4 of SE1/4, Sec. 27, T14S, R23W
Nevada County, Arkansas



0 0.5
Miles



OFFER FORM

FALCON TRACT LAND SALE (#7095)

BID DATE: FRIDAY, OCTOBER 22, 2010 @ 10:00 A.M.

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

Reference is made to the Kingwood Forestry Services, Inc. notice for the Falcon Tract (#7095) 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 SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, SW $\frac{1}{4}$, SW $\frac{1}{4}$ of SE $\frac{1}{4}$ Section 27, Township 14 South, Range 23 West, Nevada County, Arkansas, containing 240 acres, more or less.

My offer will remain valid until 5:00 P.M., Friday, October 29, 2010. 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. (**Before 10:00 A.M., Friday, October 22, 2010**)
P. O. Box 5887
Texarkana, TX 75505
Or fax to 903-831-9988
Or 4414 Morris Lane
Texarkana, TX 75503

****Clearly write "Falcon Tract Land Sale" in lower left corner of envelope****

Falcon Tract (#7095), 240 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