

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



**Listing
#4127**

NOTICE OF LAND SALE

County Road #39 Tract Land Sale (#4127)
Bid Date: FRIDAY, March 26, 2010 @ 3:00 P. M.

—Bottomland Hardwood Tract on County Road in Hempstead County —

Kingwood Forestry Services, Inc. has been authorized to manage the sale of 40 acres, more or less, in Hempstead County, Arkansas. Photographs and maps can be viewed at www.kingwoodforestry.com.

County Road 39 Tract Location and Description: SW ¼ of SW ¼, Section 35, Township 9 South, Range 24 West, containing 40 acres, more or less, Hempstead County, Arkansas. (#4127) Tract is located approximately three miles northeast of Blevins and approximately ten miles northwest of Prescott. See location map for detailed access. County Road #39 provides one-quarter-mile gravel frontage along the western boundary. This property contains native hardwood sawtimber and pulpwood. Soils consist of Tuscumbia clay with site index of 85 feet (base age fifty years). Ozan Creek bisects the tract. This property provides excellent timberland investment and outdoor recreation opportunity.

Merchantable Timber: Based on a February 2010 inventory provided by seller, estimated tree counts and timber volumes are as follows:

Hardwood Sawtimber	686 Trees	1,129 Tons
Hardwood Pulpwood	2,480 Trees	1,714 Tons
Pine Sawtimber	5 Trees	8 Tons

Due to variations associated with sampling, utilization standards, and scaling practices, tree count and timber volumes cannot be guaranteed.

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.

Method of Sale: 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 “**County Road #39 Tract Land Sale (#4127)**” 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 #177 Executive Circle, Arkadelphia, Arkansas at **3:00 P.M., FRIDAY, March 26, 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. Bid results will not be published.**

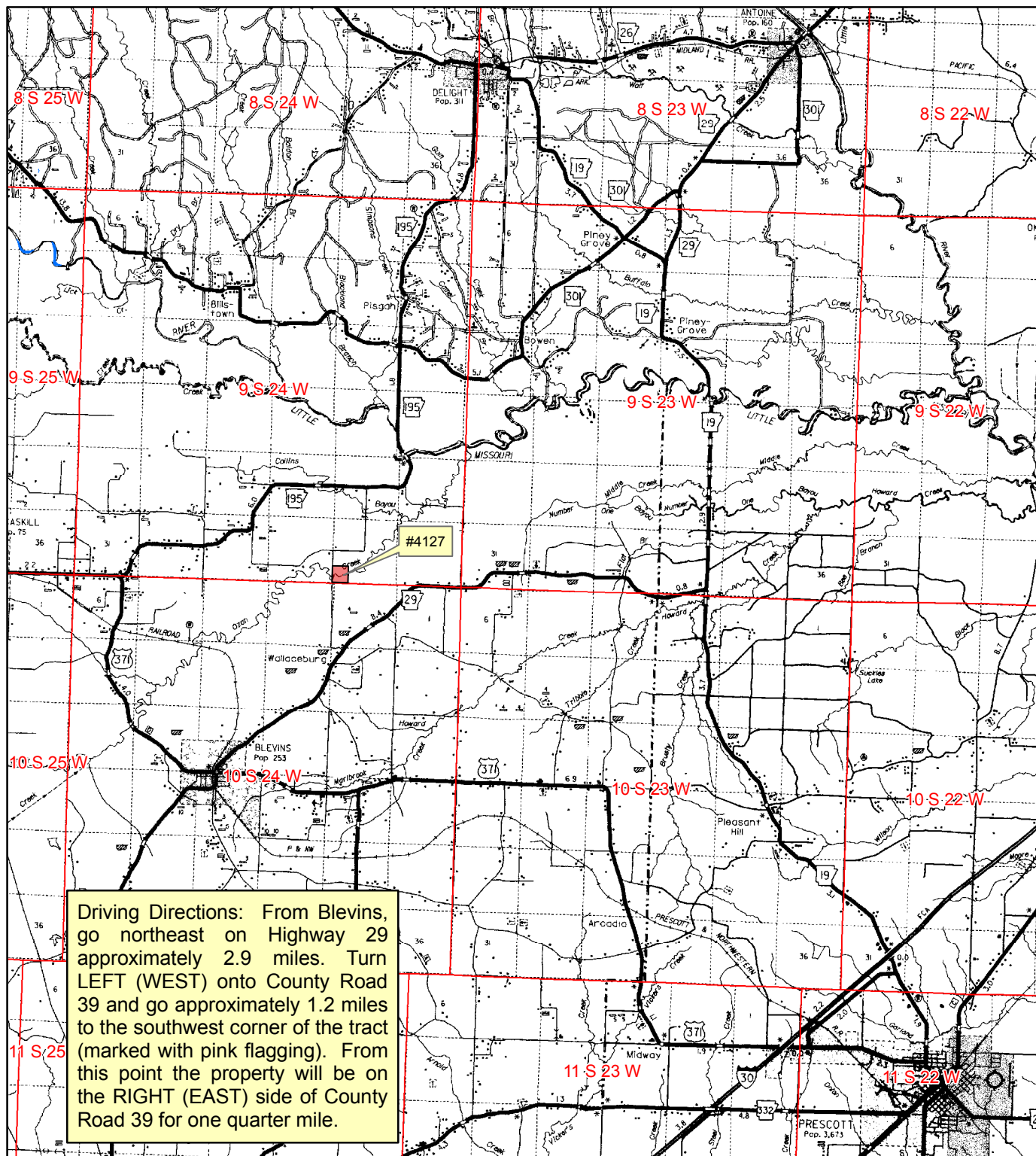
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County Road #39 Tract Land Sale
Bid Date: FRIDAY, March 26, 2010 @ 3:00 P. M.

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 through 5:00 P.M., Friday, April 2, 2010. Successful bidder will be notified at or before that time by telephone, fax or e-mail. Upon acceptance of an offer a Real Estate Sales Contract will be executed between the successful bidder 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.
7. 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.
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 the 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.
10. 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.
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 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.
13. 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 NOTICE
County Road 39 Tract (#4127)
 SW ¼ of SW ¼, Section 35, Township 9 South, Range 24 West,
 Hempstead County, Arkansas,
 containing 40 acres, more or less,

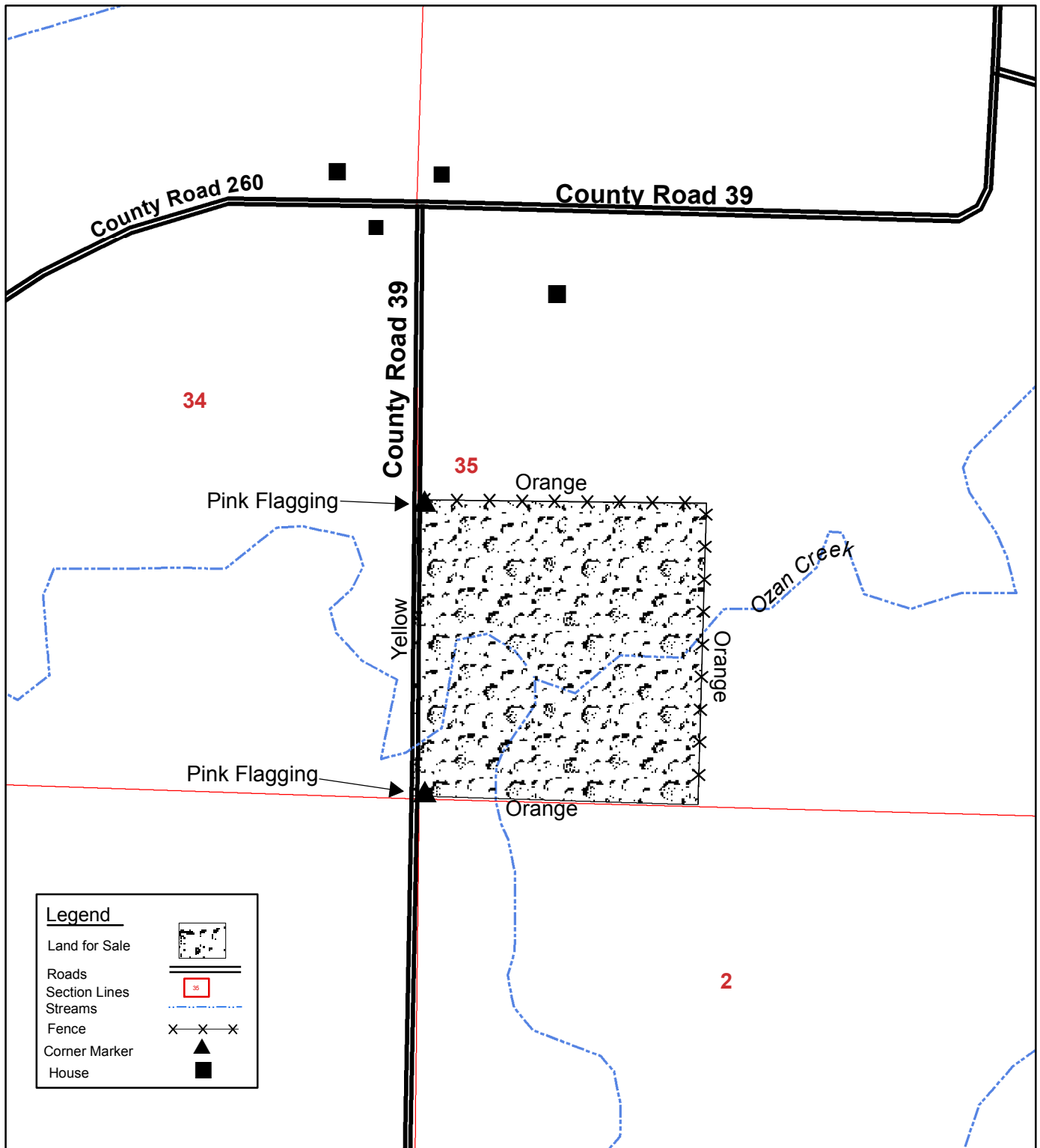


0 1 2 3
 Miles



Location Map
MEC

LAND SALE NOTICE
County Road 39 Tract (#4127)
SW ¼ of SW ¼, Section 35, Township 9 South, Range 24 West,
Hempstead County, Arkansas,
containing 40 acres, more or less,



County Road #39 Tract (#4127) Land Sale

Bid Date: FRIDAY, March 26, 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 County Road 39 Tract (#4127) land sale. I submit the following as an offer for the purchase of the following $\pm$ 41 acre tract located in Hempstead County, Arkansas and further described as: **County Road #39 Tract (#4127)**, SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 35, Township 9 South, Range 24 West, containing 40 acres, more or less.

My offer will remain valid through Friday, April 2, 2010. I understand the successful bidder will be notified at or before that time by telephone, fax, or e-mail. 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 3:00 p.m. FRIDAY, March 26, 2010**)
P. O. Box 65
Arkadelphia, AR 71923
Or fax to 870-246-3341

County Road #39 Tract (#4127): (40 acres, more or less): \$ _____

Date: _____

Bidder: _____ Fax No.: _____
Printed

Bidder: _____ Phone No.: _____
Signed

Address: _____

City, State, Zip: _____

Email: _____