

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

BAKER TRACT (#7069)

--- Excellent Timber Investment Tract in Lafayette County ---

Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Baker Tract, 87.62 acres, more or less, in Lafayette County, Arkansas.

Location: The land to be sold is described as the S½ of the NW¼, Section 6, Township 15 South, Range 23 West, Lafayette County, Arkansas, containing 87.62 acres, more or less. See attached maps.

Tract Description: The Baker Tract consists of approximately 56 acres of young natural pine regeneration that is well stocked and in great condition, with some pine sawtimber component as well. Approximately 30 acres is comprised of a Streamside Management Zone (SMZ) along the creek running through the property. Topography on the tract is flat. The tract is located approximately ¼ mile south of the Hempstead/Lafayette County Line. Access is attained by way of 3.6 miles of woods roads across adjoining landowners from Hempstead County Road 3. Photographs and maps can be viewed at www.kingwoodforestry.com/realestate.htm

Method of Sale: **The Baker Tract (#7069) is offered for sale at \$98,500.00.**

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 "Baker Tract Land Sale" clearly marked in lower left corner of the envelope to protect the security of the offer. Kingwood Forestry Service will confirm receipt of mailed offers. 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.**

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



Baker Tract (#7069)

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 Contract of Sale will be executed between Buyer and Seller, with Buyer depositing earnest money of 10% of purchase price with Broker or Title Company. A sample Contract of Sale may be provided upon request. Terms are cash at closing. Closing is to be scheduled within 45 days on a predetermined 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 (Limited) Warranty Deed, subject to all 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. Seller's conveyance will except and/or reserve all oil, gas, lignite and other minerals of similar or dissimilar nature.
5. No environmental inspection or representation has been or will be made by Seller.
6. Seller will pay pro-rated property taxes (to date of closing), deed preparation and one-half of the real estate transfer tax (deed stamps). Buyer will pay recording fees and one-half of the real estate transfer tax (deed stamps). Seller will provide owner's title insurance policy. If Buyer is required to purchase lender's title policy, such policy will be at Buyer's expense.
7. A local title company selected by Seller will be used to conduct closing between Buyer and Seller, with Seller paying one-half and Buyer paying one-half of any fees associated with closing services.
8. Kingwood Forestry Services, Inc. is the real estate firm representing the seller in this transaction. All information in this brochure is believed to be correct. Buyer is responsible for verifying all information. Kingwood makes no representation for the Buyer.
9. Seller and Kingwood Forestry Services, Inc. in no way warrant the conditions of the property including access routes, and all persons entering the property do so at their own risk and accept said property in its current condition during inspection(s). All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend and hold harmless Seller, its managers, agents and employees, from and against any and all claims, demands, causes of action and damages resulting from any accident, incident or occurrence arising out of, incidental to or in any way resulting from his or her inspection(s) of the property or his or her exposure to the conditions of the property.
10. Deer stands, game feeders, trail cameras and any other man-made items do not convey unless stated otherwise.
11. Questions regarding the land sale should be directed to Roger Hooper, licensed sales agent, of Kingwood Forestry Services office at 903-831-5200.

Land For Sale
Baker Tract (#7069)

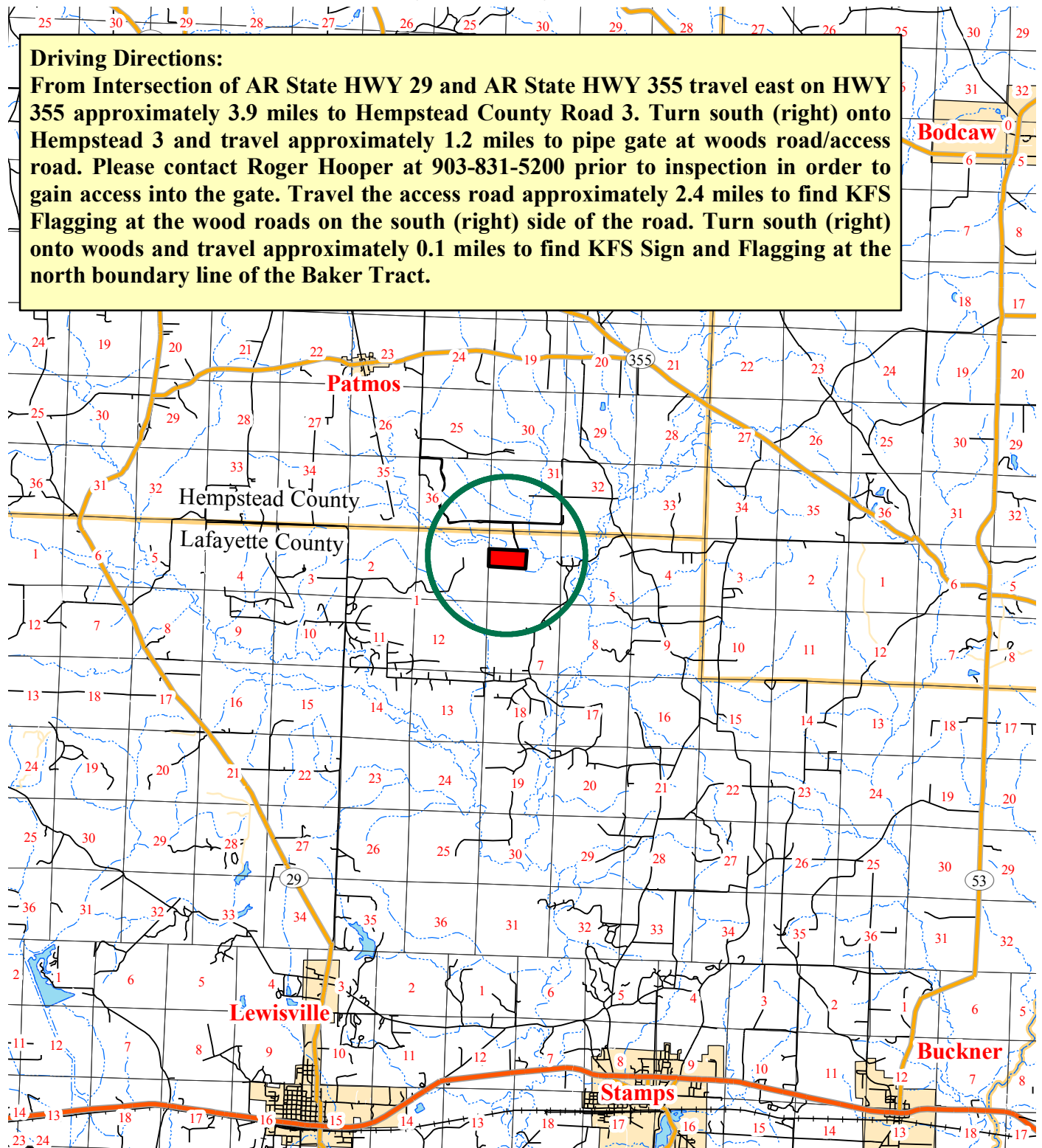
+/-87.62 Acres

S1/2 of NW 1/4, Sec. 6, T15S, R23W

Lafayette County, Arkansas

Driving Directions:

From Intersection of AR State HWY 29 and AR State HWY 355 travel east on HWY 355 approximately 3.9 miles to Hempstead County Road 3. Turn south (right) onto Hempstead 3 and travel approximately 1.2 miles to pipe gate at woods road/access road. Please contact Roger Hooper at 903-831-5200 prior to inspection in order to gain access into the gate. Travel the access road approximately 2.4 miles to find KFS Flagging at the wood roads on the south (right) side of the road. Turn south (right) onto woods and travel approximately 0.1 miles to find KFS Sign and Flagging at the north boundary line of the Baker Tract.

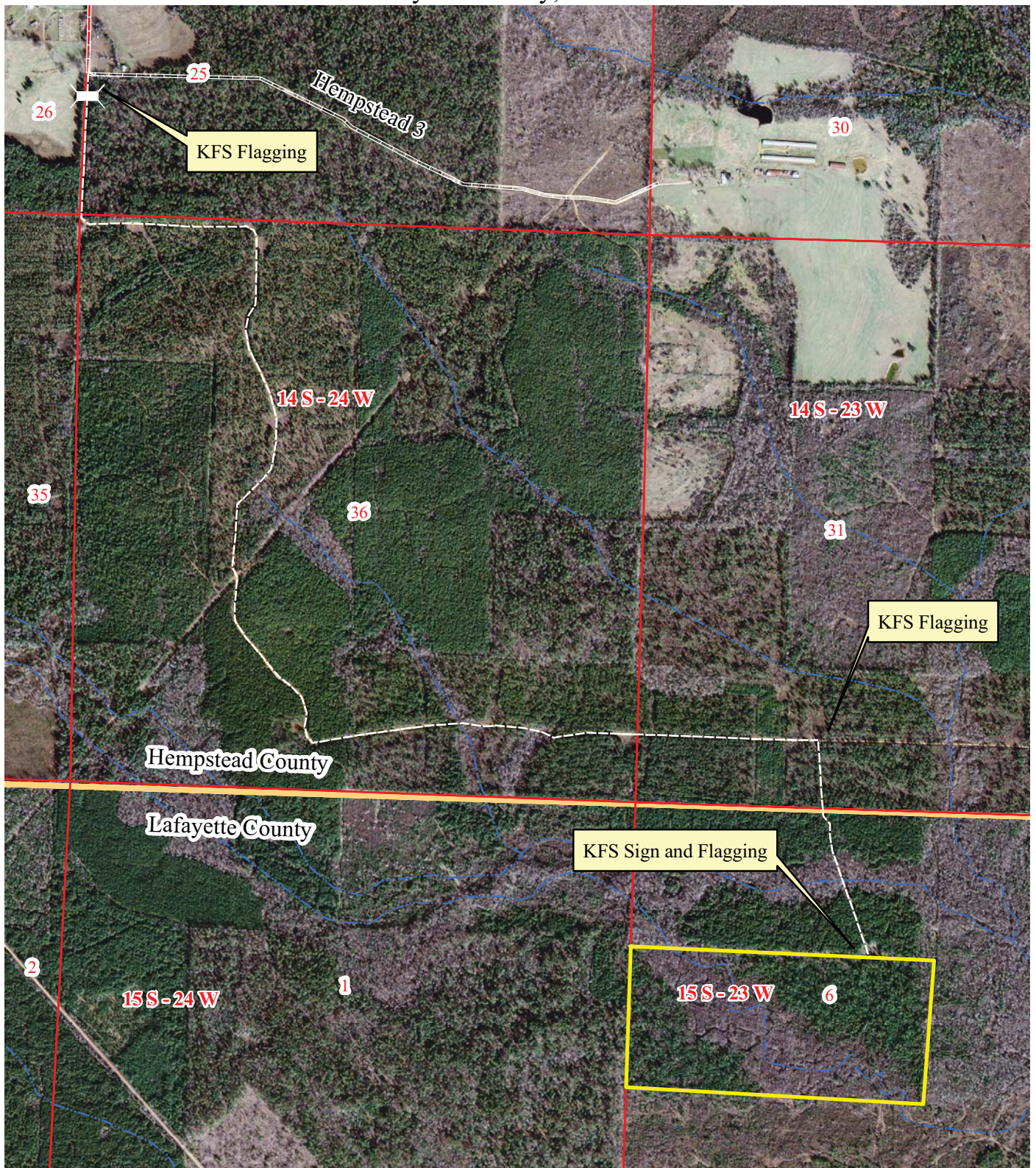


0 1 2 3 4 Miles



StreetMap USA
February 2010
Printed By: RDH

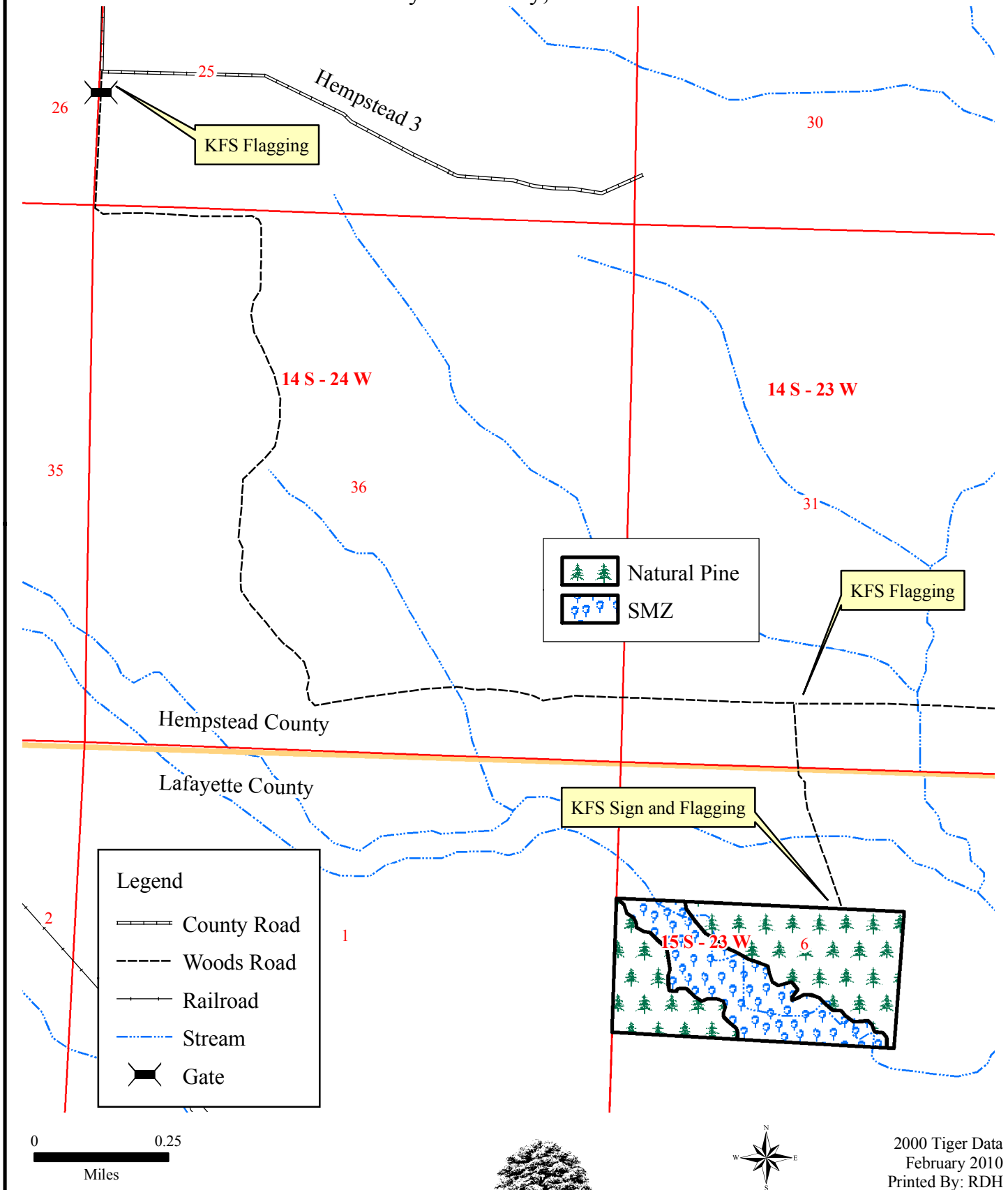
Land For Sale
Baker Tract (#7069)
+/-87.62 Acres
S1/2 of NW1/4, Sec. 6, T15S, R23W
Lafayette County, Arkansas



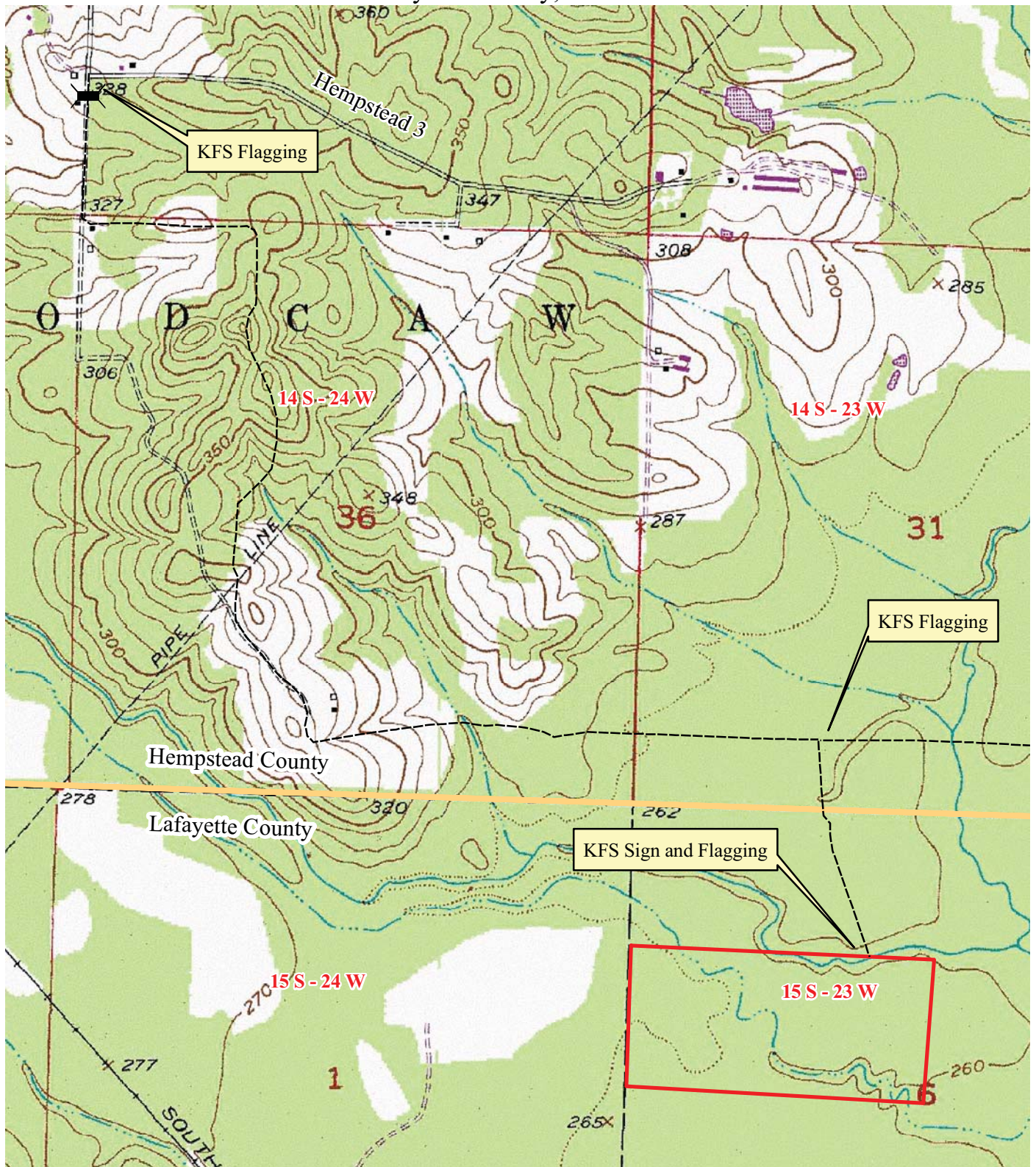
0 0.25
Miles



Land For Sale
Baker Tract (#7069)
+/-87.62 Acres
S1/2 of NW1/4, Sec. 6, T15S, R23W
Lafayette County, Arkansas



Land For Sale
Baker Tract (#7069)
+/-87.62 Acres
S1/2 of NW1/4, Sec. 6, T15S, R23W
Lafayette County, Arkansas



0 0.25
Miles



OFFER FORM

BAKER TRACT LAND SALE (#7069)

---Please fax offer to 903-831-9988 or mail to P. O. Box 5887, Texarkana, TX 75505 ---

Reference is made to the Kingwood Forestry Services, Inc. notice for the Baker Tract (#7069) Land Sale.

I submit the following as an offer for the purchase of the following tract located in Lafayette County, Arkansas and further described as the S½ of NW¼, Sec. 6, T15S, R23W, Lafayette County, Arkansas, containing 87.62 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

Baker Tract (#7069), 87.62 acres, more or less:

\$ _____

Name: _____
Printed

Fax No.: _____

Signed

Phone No.: _____

Address: _____

E-mail: _____

Date: _____