

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

BLEVINS TRACT (#7071)

--- Great Timber Investment Tract in Blevins, Arkansas ---

Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Blevins Tract, 20 acres, more or less, in Hempstead County, Arkansas.

Location: The land to be sold is described as the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ & NE $\frac{1}{4}$, Section 21, Township 10 South, Range 24 West, Hempstead County, Arkansas, containing 20 acres, more or less. See attached maps.

Tract Description: The Blevins Tract consists of approximately 20 acres of a mixed pine and hardwood stand of timber that is merchantable with potential for near future timber income. Topography on the tract is flat. Access is attained by way of a $\frac{1}{4}$ mile woods road across adjoining landowners from Bonds Road in Blevins. Marlbrook Creek runs through the tract at the southeast corner of the property. Photographs and maps can be viewed at www.kingwoodforestry.com/realestate.htm

Method of Sale: **The Blevins Tract (#7071) is offered for sale at \$28,000.00.**

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 "Blevins 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--

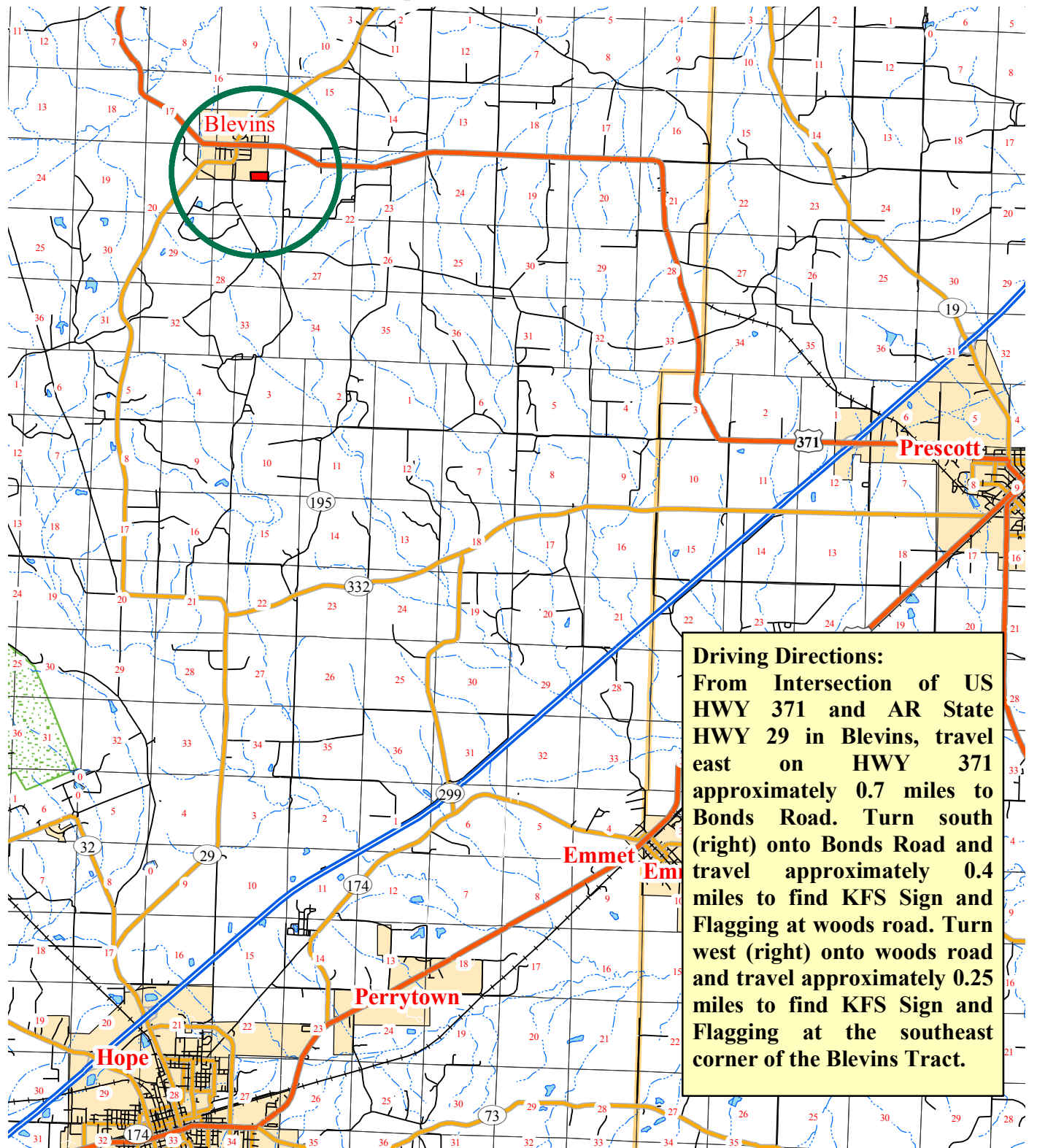


Blevins Tract (#7071)

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
BlevinsTract (#7071)
+/-20 Acres
S1/2 of SW1/4 of NE1/4, Sec. 21, T10S, R24W
Hempstead County, Arkansas



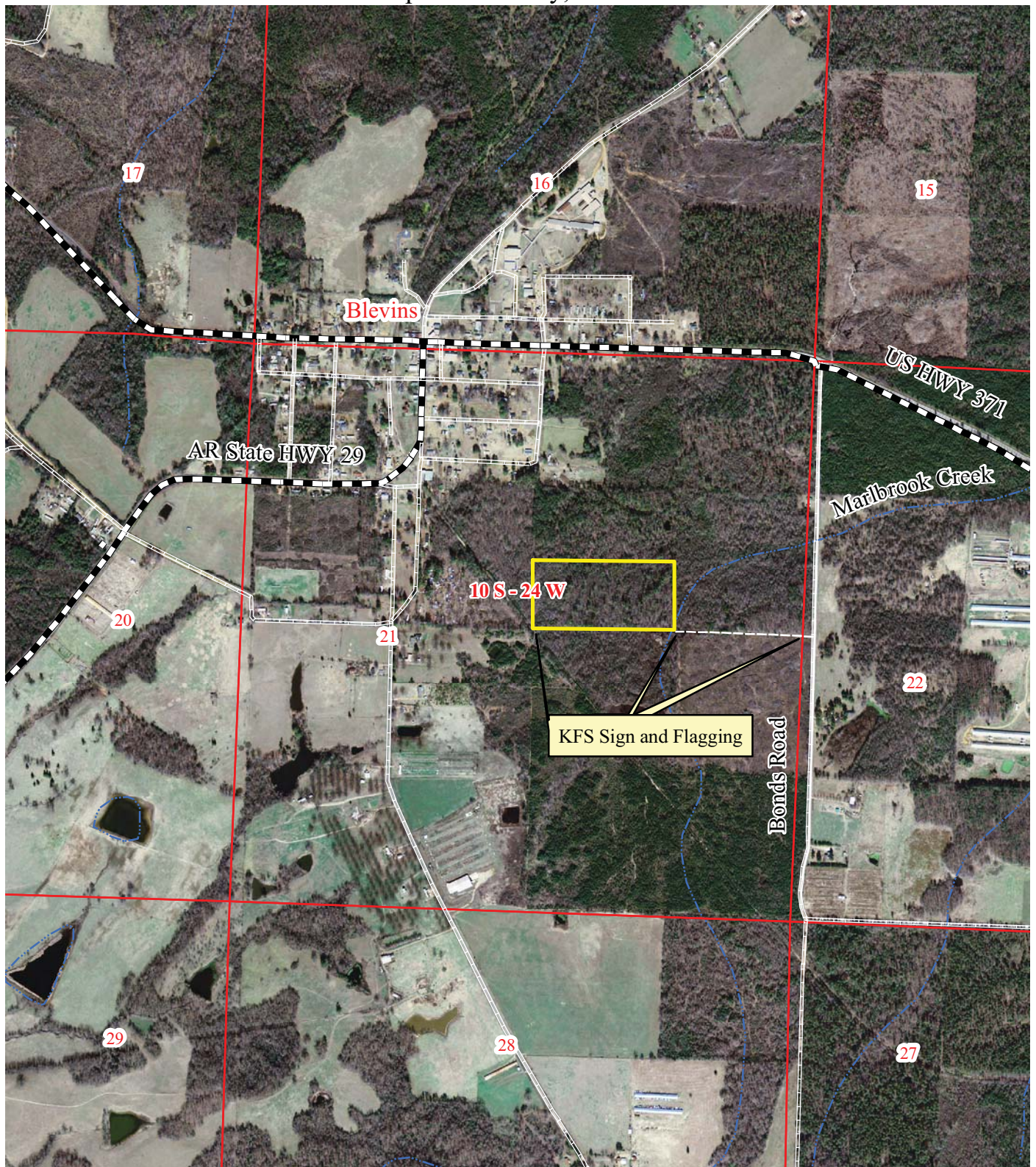
Driving Directions:
From Intersection of US HWY 371 and AR State HWY 29 in Blevins, travel east on HWY 371 approximately 0.7 miles to Bonds Road. Turn south (right) onto Bonds Road and travel approximately 0.4 miles to find KFS Sign and Flagging at woods road. Turn west (right) onto woods road and travel approximately 0.25 miles to find KFS Sign and Flagging at the southeast corner of the Blevins Tract.

0 1 2 3 4
Miles



StreetMap USA
February 2010
Printed By: RDH

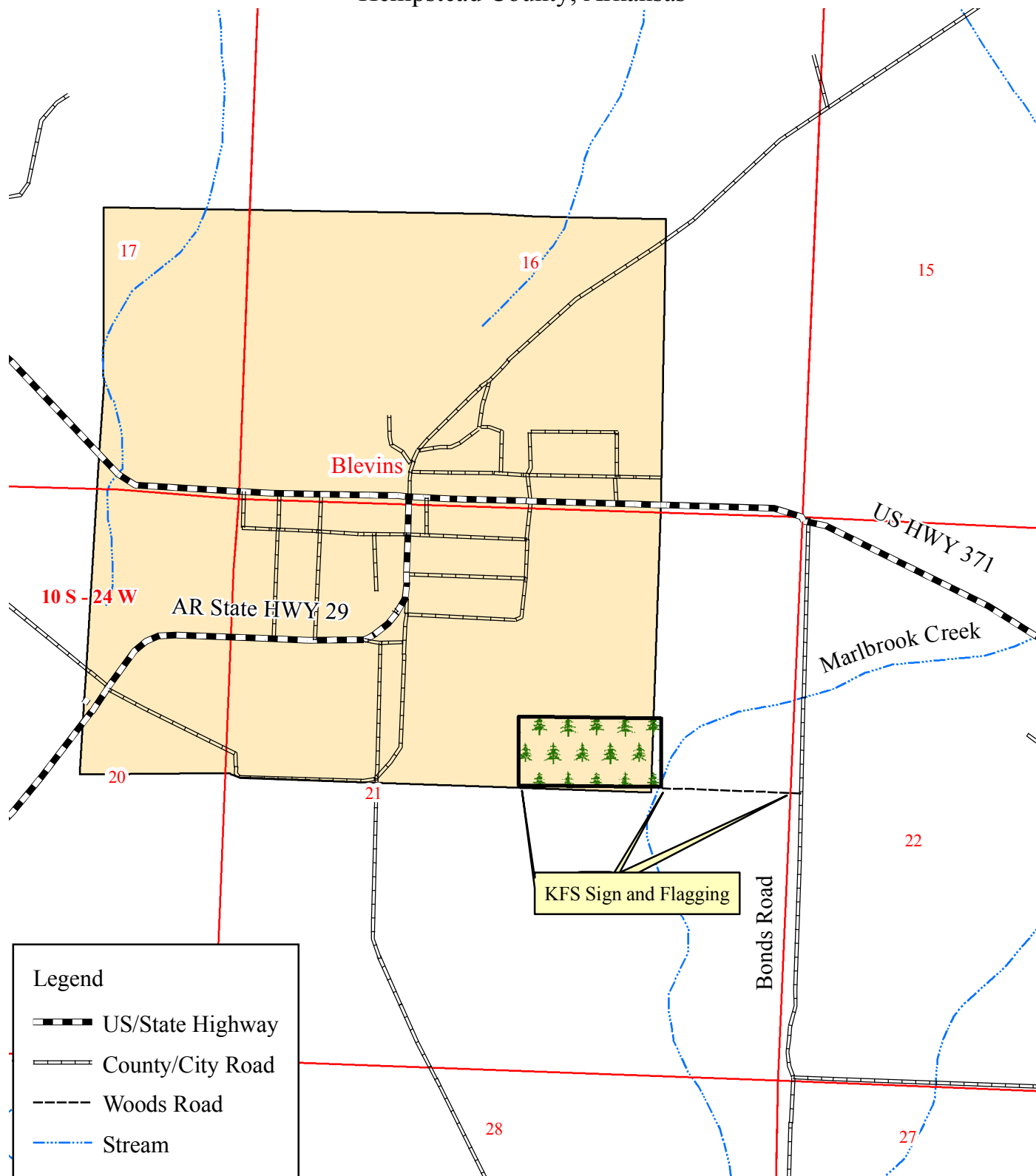
Land For Sale
Blevins Tract (#7071)
+/-20 Acres
S1/2 of SW1/4 of NE1/4, Sec. 21, T10S, R24W
Hempstead County, Arkansas



0 0.25
Miles



Land For Sale
Blevins Tract (#7071)
+/-20 Acres
S1/2 of SW1/4 of NE1/4, Sec. 21, T10S, R24W
Hempstead County, Arkansas



Legend

- US/State Highway
- County/City Road
- Woods Road
- Stream

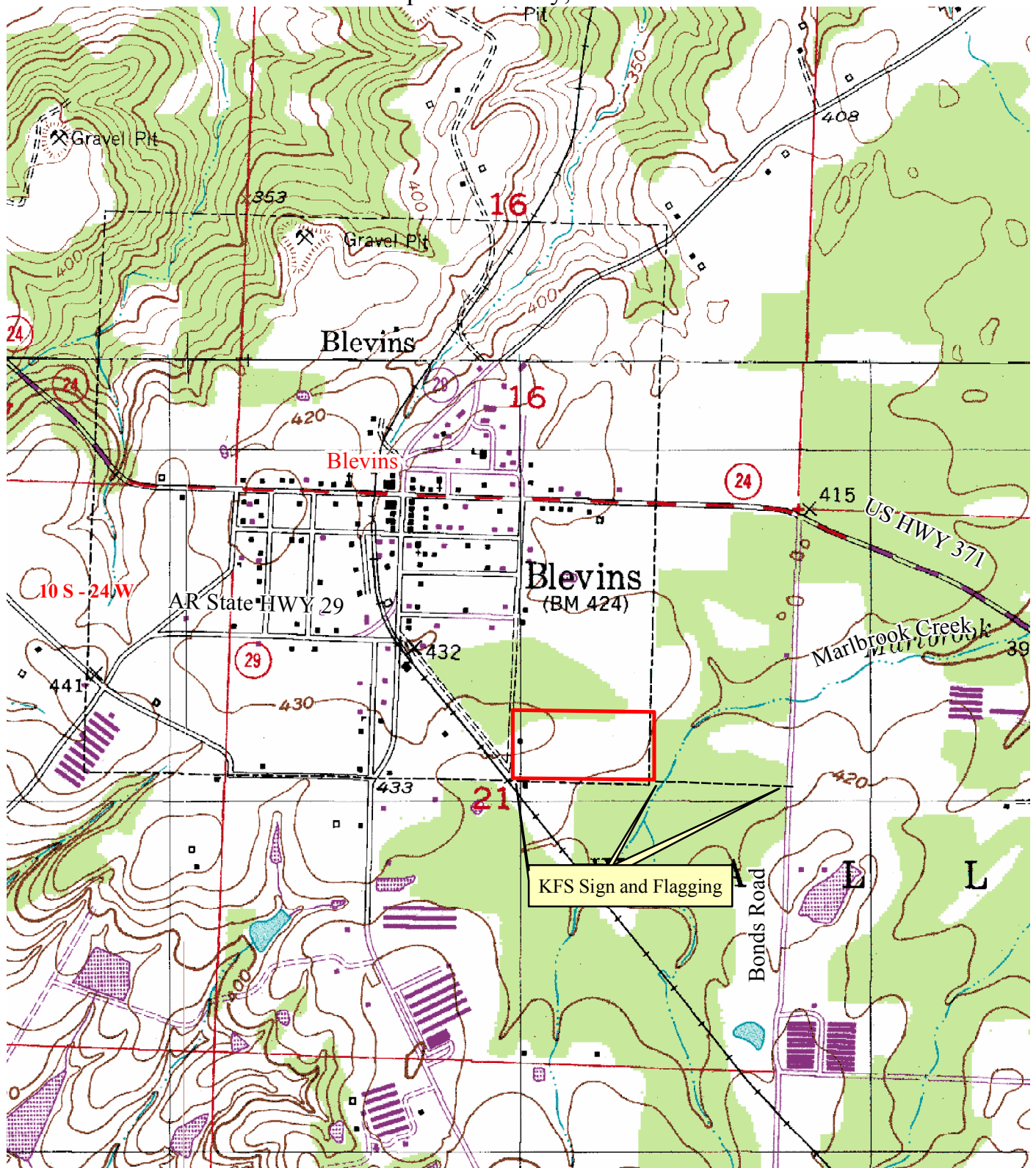
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Land For Sale
Blevins Tract (#7071)

+/-20 Acres

S1/2 of SW1/4 of NE1/4, Sec. 21, T10S, R24W
Hempstead County, Arkansas



0 0.25
Miles



OFFER FORM

BLEVINS TRACT LAND SALE (#7071)

---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 Blevins Tract (#7071) Land Sale.

I submit the following as an offer for the purchase of the following tract located in Hempstead County, Arkansas and further described as the S $\frac{1}{2}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Sec. 21, T10S, R24W, Hempstead County, Arkansas, containing 20 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

Blevins Tract (#7071), 20 acres, more or less:

\$ _____

Name: _____
Printed

Fax No.: _____

Signed

Phone No.: _____

Address: _____

E-mail: _____

Date: _____