

P.O. Box 1290
145 Greenfield Drive
Monticello, AR 71657
(870) 367-8567
FAX 870-367-8424

P.O. Box 65
No. 4 Executive Circle
Arkadelphia, AR 71923
(870) 246-5757
FAX 870-246-3341



P.O. Box 5887
4414 Morris Lane
Texarkana, TX 75505

(903) 831-5200
FAX 903-831-9988
E-mail: texarkana@kingwoodforestry.com

NOTICE OF LAND SALE

ASHDOWN TRACT (#7035)

Bid date: Friday, May 8, 2009 at 3:00 p.m.

--- Excellent Timber Investment and Recreational Tract near Ashdown, AR ---

Kingwood Forestry Services, Inc. has been authorized to manage the sale of 138 acres, more or less, in Little River County, Arkansas (Ashdown Tract).

Location: Land to be sold is described as the E ½ of SW ¼, SW ¼ of SE ¼, and that part of the SE ¼ of SE ¼ lying south and west of the railroad ROW, Section 15, Township 13 South, Range 29 West, Little River County, Arkansas, containing 138 acres, more or less (Ashdown Tract). See attached maps.

Tract Descriptions: The tract is located approximately 2 miles south of Ashdown and 10 miles North of Texarkana. Access is excellent with an improved gravel road providing access from U.S. Highway 71. Timber on the tract consists of approximately 37 acres of well stocked, bedded, loblolly pine plantation established in 2000 and 18 acres planted with loblolly pine in January 2009. The balance of the acreage was recently harvested and is ready to be replanted. The tract would be an excellent timber investment and provides terrific hunting and recreational opportunities. Photographs and maps can be viewed at www.kingwoodforestry.com/realestate.htm

Method of Sale: The Ashdown Tract will be sold on the basis of lump sum sealed bids. Bids will be opened at the Kingwood Forestry Services, Inc. office at 4414 Morris Lane, Texarkana, Texas **3:00 P.M. on Friday, May 8, 2009.** Mailed offers should be addressed to Kingwood Forestry Services, Inc., P. O. Box 5887, Texarkana, TX 75505, with “**Ashdown Tract Land Sale**” clearly marked in lower left corner of the envelope to protect the security of the offer. An offer form is attached. On mailed offers, please call our office prior to bid opening 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. No verbal telephone offers will be accepted.** Anyone submitting a bid for the purchase of the property will be provided with a summary of bid results. Buyers submitting offers are welcome to attend the bid opening.

— Conditions of Sale on back of this page —

**Ashdown Tract
(#7035)**

Bid date: Friday, May 8, 2009 at 3:00 p.m.

Conditions of Sale:

1. The landowners reserve the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid through 5:00 P.M., Monday, May 11, 2009. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer a more formal Contract of Sale, with earnest money in amount of 10% of purchase price, will be executed between the successful bidder and landowner within seven business days. A sample Contract of Sale may be provided in advance upon request. Terms are cash at closing. Closing is expected to be held within thirty days of offer acceptance.
3. Only offers for a specific dollar amount will be accepted. The parcel is being sold in its entirety for 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. The attached maps are thought to be accurate but should not be considered as survey plats.
4. Conveyance will be by Special Warranty Deed, subject to all previous mineral conveyances, reservations and exceptions, to any valid right-of-way, easements, leaseholds, and to any protective covenants or restrictions, which may have been recorded affecting the property, with title assured through seller-provided Title Insurance Policy. No environmental inspection or representation has been or will be made by seller. All mineral rights that are owned by the seller are being reserved.
5. Seller will pay pro-rated property taxes (to date of closing), deed preparation and one-half of deed stamps. Buyer will pay recording fees and one-half of deed stamps.
6. A local title company selected by Seller will conduct the closing with buyer and seller each paying one-half of fees associated with closing services.
7. Kingwood Forestry is the real estate firm acting as agent for the seller. All information presented in this notice is believed to be accurate. Prospective buyers are advised to verify information presented in this sale notice. Each bidder should make their own timber volume determination.
8. Questions regarding the land sale should be directed to Carl Herberg of Kingwood Forestry Services at 903-831-5200.

OFFER FORM

**ASHDOWN TRACT
(#7035)**

Bid date: Friday, May 8, 2009 at 3:00 p.m.

— 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 Ashdown Tract Land Sale.

I submit the following as an offer for the purchase of the following 138 acre tract located in Little River County, Arkansas and further described in the corresponding sale notice.

My offer will remain valid through 5:00 P.M., Monday, May 11, 2009. 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 thirty days of offer acceptance.

Send bid form to: Kingwood Forestry Services, Inc. **(Before 3:00 p.m. Friday, May 8, 2009)**
P. O. Box 5887
Texarkana, TX 75505
Or fax to 903-831-9988

Ashdown Tract, 138 acres, more or less: \$ _____

Bidder: _____
Printed

Fax No.: _____

Bidder: _____
Signed

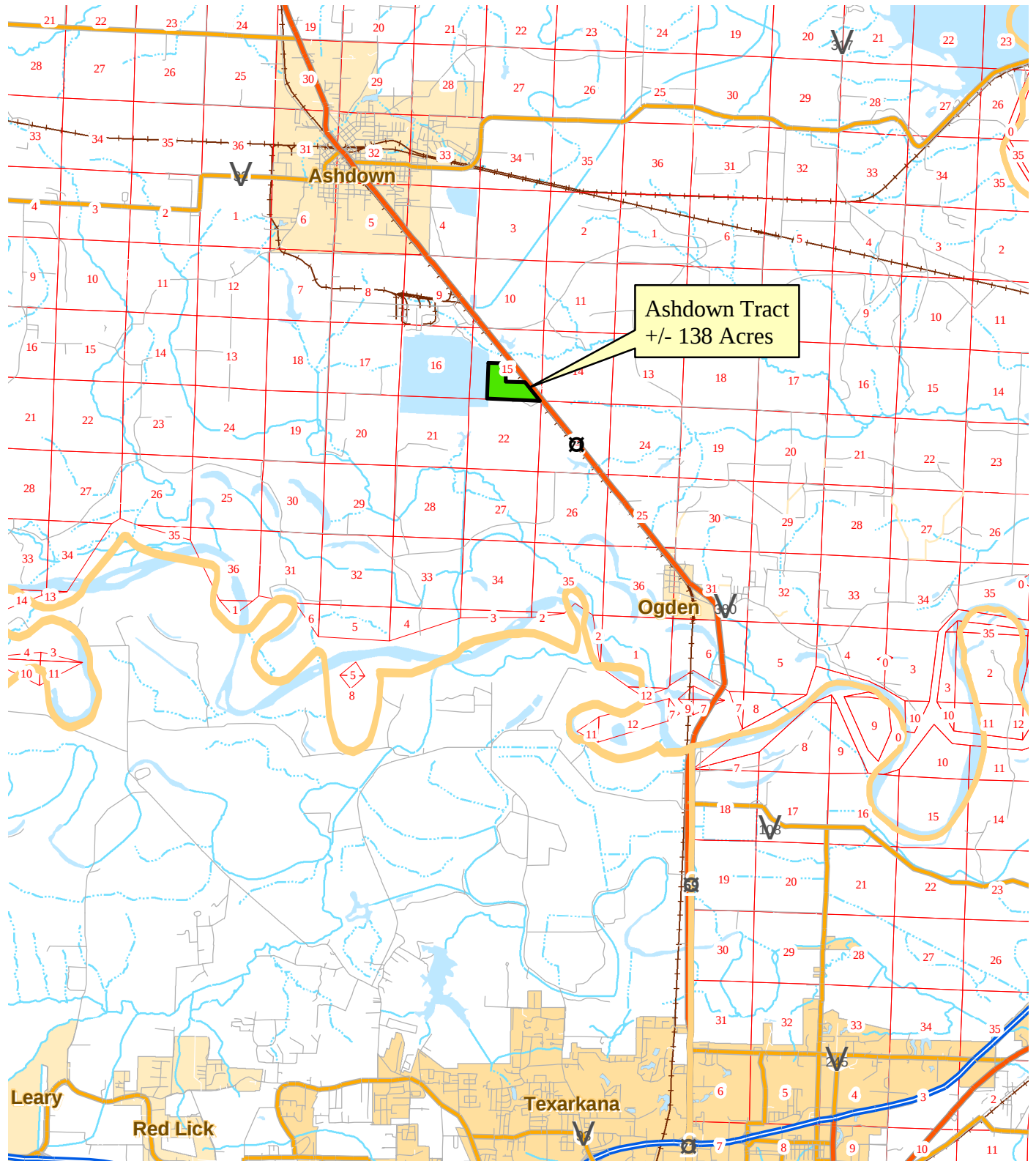
Phone No.: _____

Address: _____

E-mail: _____

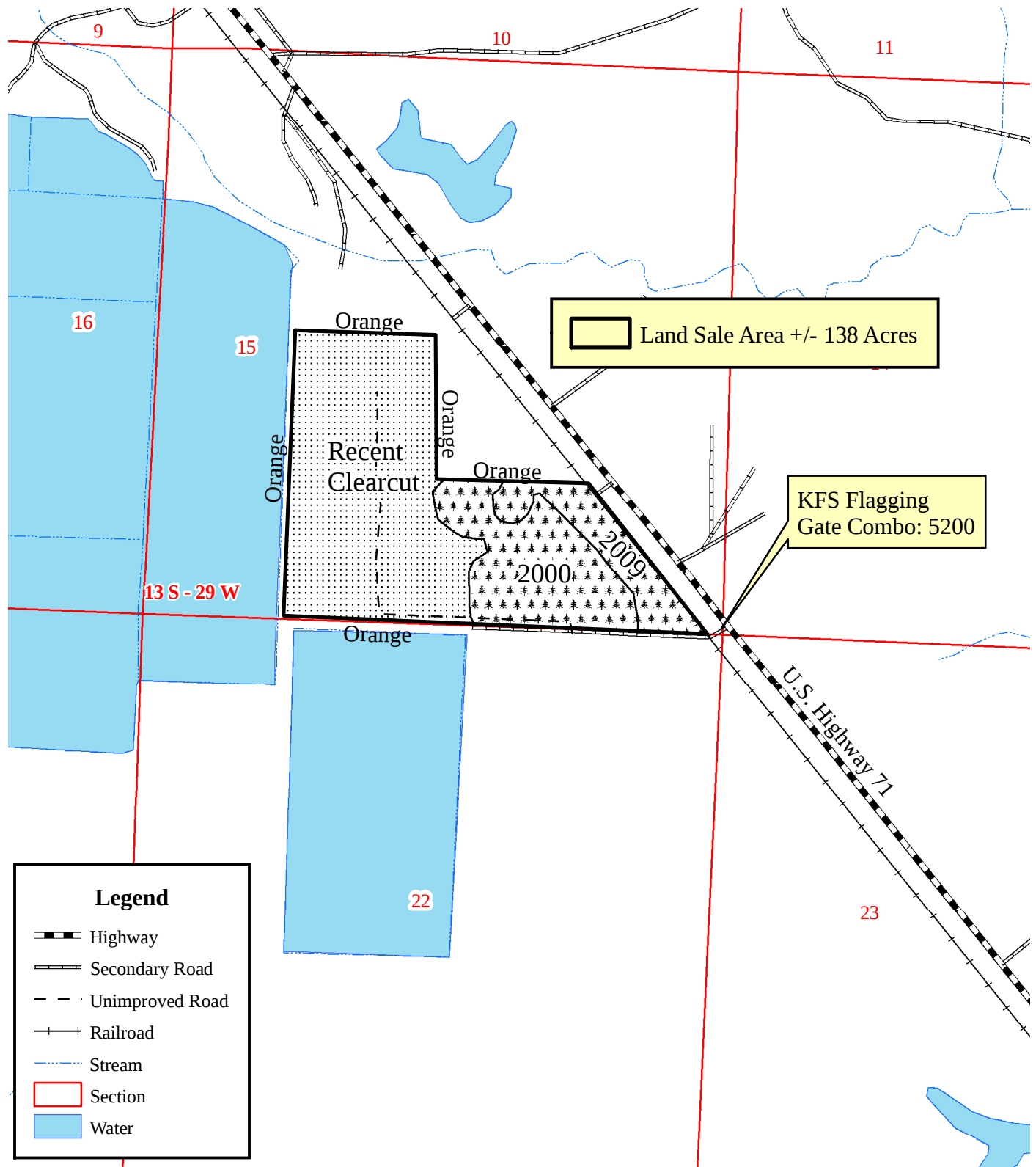
Date: _____

Land For Sale
Ashdown Tract
Pt. Sec. 15, T13S, R29W
Little River County, Arkansas



0 0.5 1 2
Miles

Land For Sale
Asdown Tract
Pt. Sec. 15, T13S, R29W
Little River County, Arkansas

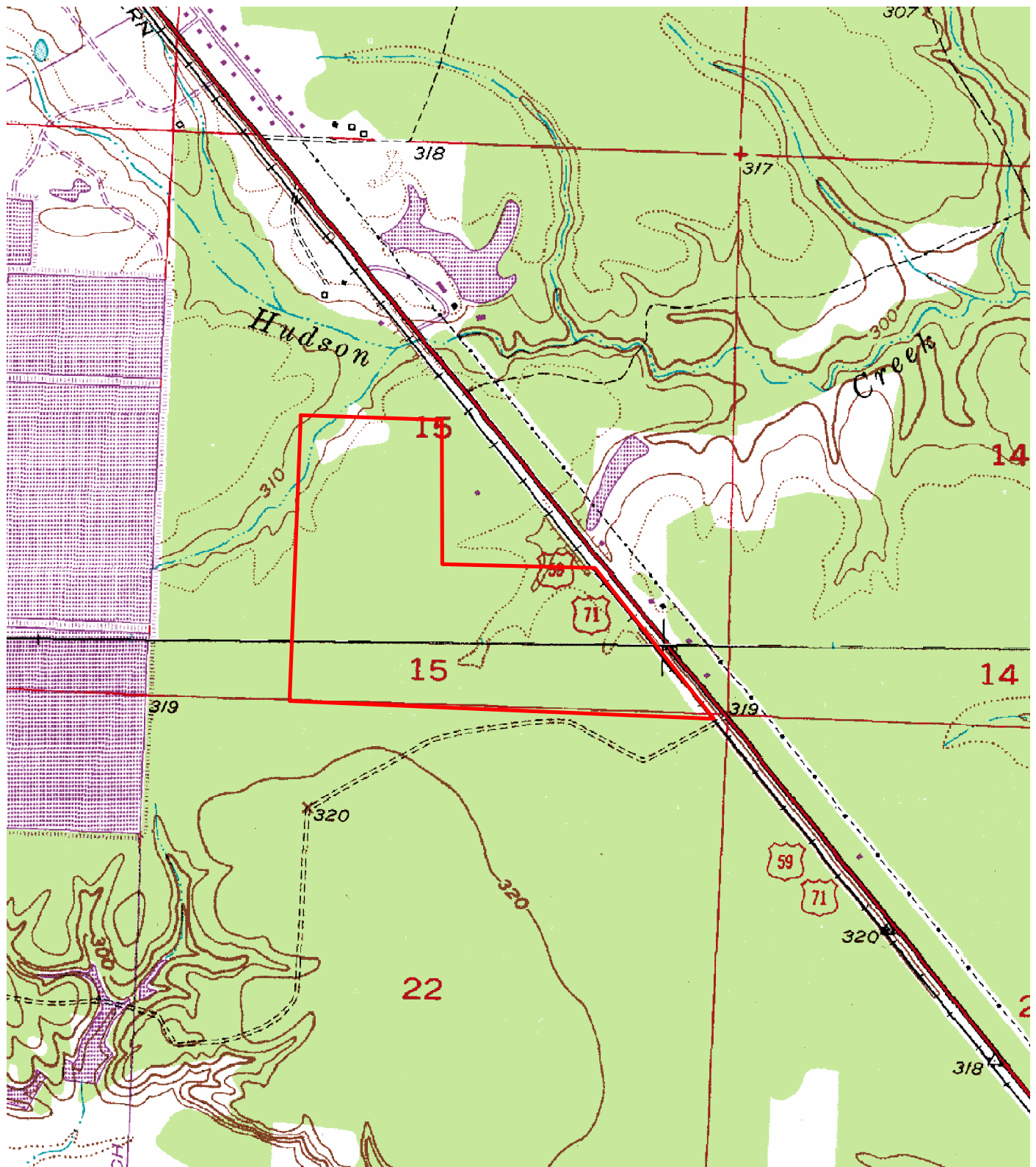


Legend

- Highway
- Secondary Road
- Unimproved Road
- Railroad
- Stream
- Section
- Water

0 0.25
Miles

Land For Sale
Asdown Tract
Pt. Sec. 15, T13S, R29W
Little River County, Arkansas



0 0.25
Miles



April, 2008
Printed By: GAK

Land For Sale
Asdown Tract
Pt. Sec. 15, T13S, R29W
Little River County, Arkansas



0 0.25
Miles

