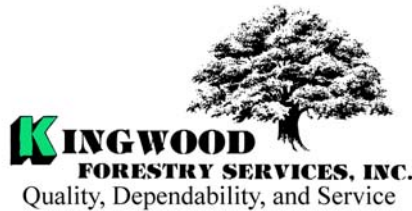


P.O. Box 5887  
4414 Morris Ln.  
**Texarkana, TX 75505**  
(903)831-5200  
FAX 1-903-831-9988  
E-mail: [texarkana@kingwoodforestry.com](mailto:texarkana@kingwoodforestry.com)



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

### SECTION 1 TRACT (#7006)

#### --- Excellent Timber Investment and Recreational Tract in Lafayette County ---

Kingwood Forestry Services, Inc. has been authorized to manage the sale of 40 acres, more or less, in Lafayette County, Arkansas.

**Location:** The land to be sold is described as the NE ¼ of SW ¼, Section 1, T15S, R25W, Lafayette County, Arkansas. See attached maps.

**Tract Descriptions:** The tract is located 8 miles northwest of Lewisville and 17.5 miles east of Texarkana. Access is via maintained woods roads across adjoining timberland from Lafayette County Road 101. Topography is gently rolling. The tract has been clearcut and is ready to be replanted. The tract is an excellent recreational and timber investment tract. Photographs and maps can be viewed at [www.kingwoodforestry.com/realestate.htm](http://www.kingwoodforestry.com/realestate.htm)

**Method of Sale:** The Section 1 Tract is offered for sale at \$42,000.00.

Mailed offers should be addressed to Kingwood Forestry Services, Inc., P. O. Box 5887, Texarkana, TX 75505, with “**Section 1 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 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.**

— Conditions of Sale on back of this page —

**Section 1 Tract  
(#7006)**

**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 for five (5) business days after the day of submittal. 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 buyer 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 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. 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. 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 the cost of title insurance if desired, 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, John McAlpine licensed broker. 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, licensed sales agent, of Kingwood Forestry Services office at 903-831-5200.

Section 1 Tract (#7003)





# Section 1 Tract (#7006)

+/- 40 Acres

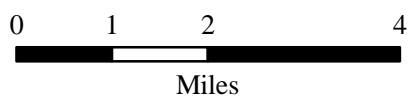
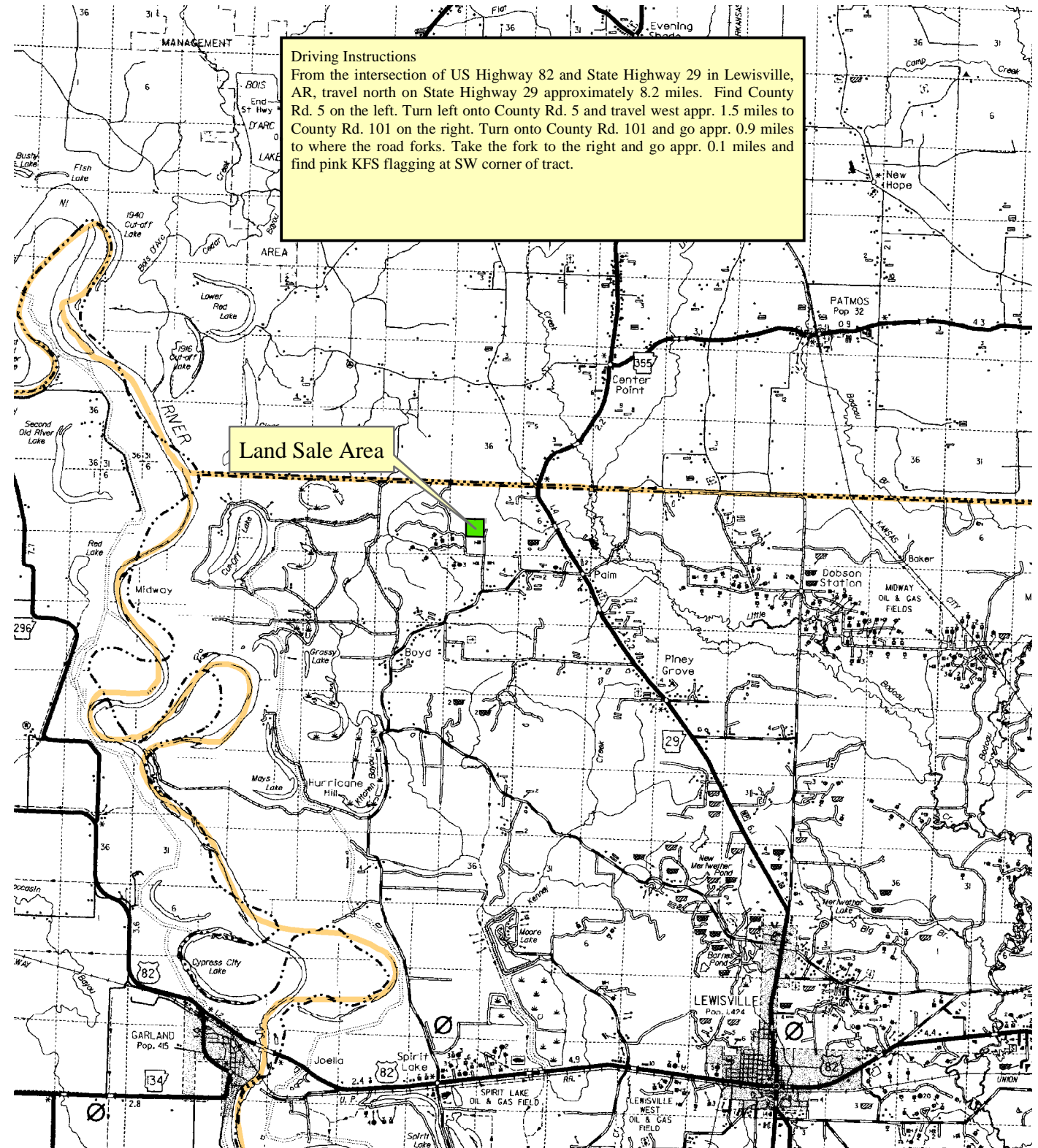
NE 1/4 of SW 1/4, Seciton 1, T15S, R25W

Lafayette County, Arkansas

## Driving Instructions

From the intersection of US Highway 82 and State Highway 29 in Lewisville, AR, travel north on State Highway 29 approximately 8.2 miles. Find County Rd. 5 on the left. Turn left onto County Rd. 5 and travel west appr. 1.5 miles to County Rd. 101 on the right. Turn onto County Rd. 101 and go appr. 0.9 miles to where the road forks. Take the fork to the right and go appr. 0.1 miles and find pink KFS flagging at SW corner of tract.

## Land Sale Area



Arkansas Highway Map  
December, 2008  
Printed By: GAK



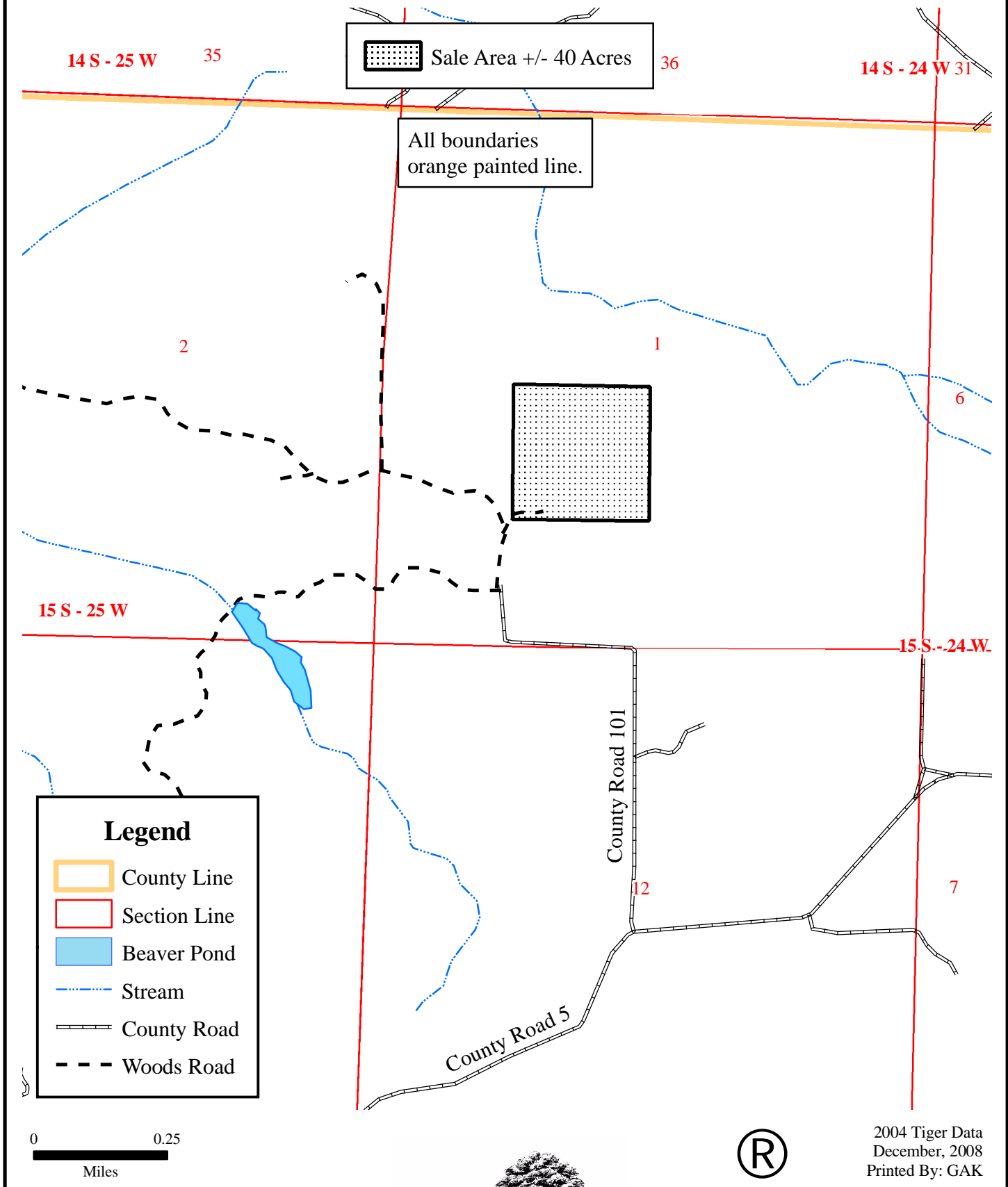
This aerial map displays a forested landscape with several distinct features and boundaries. A yellow rectangle highlights a specific area in the upper-middle section. The map is overlaid with various lines: a thick red line runs horizontally across the top, a thinner red line runs vertically on the right, and a dashed white line follows a winding path. Blue dashed lines indicate water bodies or wetlands. Labels in red numbers (35, 36, 31, 2, 1, 6, 11, 12, 7) are scattered across the map. Two roads are labeled: 'County Road 101' and 'County Road 5'.



2006 Ark. Color Photo  
October, 2008  
Printed By: GAK

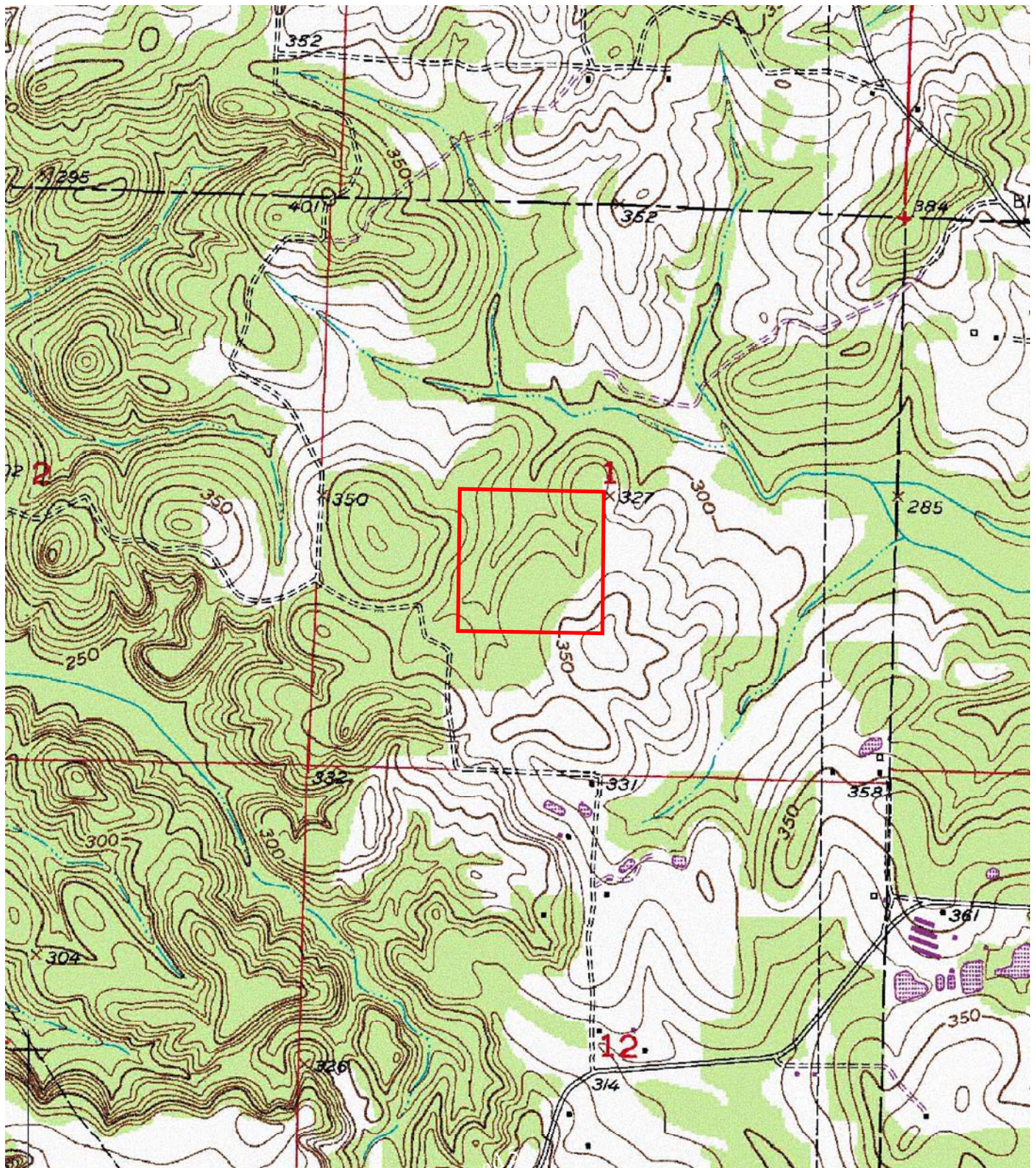


Section 1 Tract (#7006)  
+/- 40 Acres  
NE 1/4 of SW 1/4, Seciton 1, T15S, R25W  
Lafayette County, Arkansas





Section 1 Tract (#7006)  
+/- 40 Acres  
NE 1/4 of SW 1/4, Seciton 1, T15S, R25W  
Lafayette County, Arkansas



0 0.25  
Miles





**OFFER FORM**  
**Section 1 Tract Land Sale**  
**(#7006)**

**---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 Section 1 Land Sale.

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

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 thirty days of offer acceptance.

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**Send bid form to:**    Kingwood Forestry Services, Inc.  
                                 P. O. Box 5887  
                                 Texarkana, TX 75505  
                                 Or fax to 903-831-9988

**Section 1 Tract, 40 acres, more or less:**                      \$ \_\_\_\_\_

Name: \_\_\_\_\_  
Printed

Fax No.: \_\_\_\_\_

\_\_\_\_\_  
Signed

Phone No.: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

E-mail: \_\_\_\_\_

Date: \_\_\_\_\_