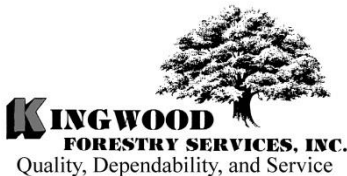


P.O. Box 65
No. 4 Executive Circle
Arkadelphia, AR 71923
(870) 246-5757
FAX 1-870-246-3341
E-mail: arkadelphia@kingwoodforestry.com



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
FAX 1-903-831-9988

**Listing
#4478**

NOTICE OF LAND SALE

-HUGGS TRACT-

Bid Date: Friday, January 23, 2015 @ 3:00 P. M.

— 2002 Pine Plantation with County Road Frontage —

Kingwood Forestry Services, Inc. has been authorized to manage the sale of 123 acres, more or less, in Clark County, Arkansas (see attached maps).

Location: The Huggs Tract is located approximately two (2) miles east of Alpine and is described as the N½ of SW¼, Section 15; that part of SE¼ of NE¼ and part of NE¼ of SE¼, lying east of Palmers Loop Road, Section 16; all located in Township 6 South, Range 22 West, containing a total of 123 acres, more or less, Clark County, Arkansas. Please visit our website at www.kingwoodforestry.com to view maps and photographs of listing #4478.

Tract Description: Nearly one-half (½) mile frontage on gravel Palmers Loop Road. Approximately 50 acres of 2002 pine plantation and about 62 acres of 2013-2014 cutover ready for planting. Loblolly pine site index averages 80 feet (base age 50 years) on fine sandy loam soils. Brushy Creek runs east-west through the property with native pine and hardwood in Streamside Management Zone. Terrain is gently rolling to rolling. Interior woods road provides good access to the eastern part of tract. Electricity available at Palmers Loop Road. Excellent timberland investment with hunting potential.

Method of Sale: The tract will be sold on the basis of lump sum sealed bids. Bids will be opened at **3:00 P.M. Friday, January 23, 2015**, at the Kingwood Forestry office at #4 Executive Circle, Arkadelphia, Arkansas. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **"Huggs Tract Land Sale"** clearly marked in the lower left corner of the envelope to protect 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. 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. Anyone submitting an offer for the purchase of the property will be provided with a summary of bid results.

-Continued on back of this page-

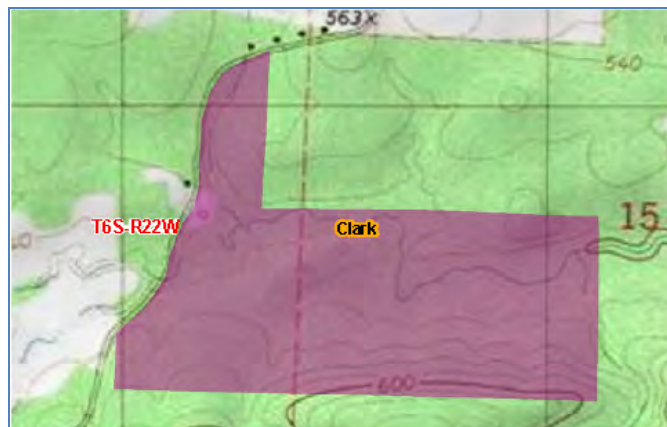
NOTICE OF LAND SALE

-Huggs Tract-

Bid Date: Friday, January 23, 2015 @ 3:00 P. M.

Conditions of Sale:

1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid through 3:00 P.M., Monday, January 26, 2015. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer a formal Contract of Sale, with earnest money in the amount of 10% of purchase price, will be executed between the successful bidder and landowner within seven (7) 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 (30) 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. The attached tract map is thought to be accurate but should not be considered as a survey plat.
4. Conveyance will be by Warranty Deed, subject to all previous 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, with title assured through seller-provided title insurance policy. No environmental inspection or representation has been or will be made by seller. Owner will convey, without warranty, any mineral rights they may own on this property.
5. Seller will pay pro-rated property taxes (to date of closing), deed preparation, and one-half (½) of deed stamps. Buyer will pay recording fees and one-half (½) of deed stamps.
6. A local title company will conduct the closing with buyer and seller each paying one-half (½) of fees associated with closing services.
7. 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.
8. 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.
9. Kingwood Forestry is the real estate firm acting as agent for the seller. All information presented in this prospectus is believed to be accurate. Prospective buyers are advised to verify information presented in this sale notice.
10. Questions regarding the land sale should be directed to licensed broker Pete Prutzman of Kingwood Forestry Services at 870-246-5757.



"Huggs Tract"

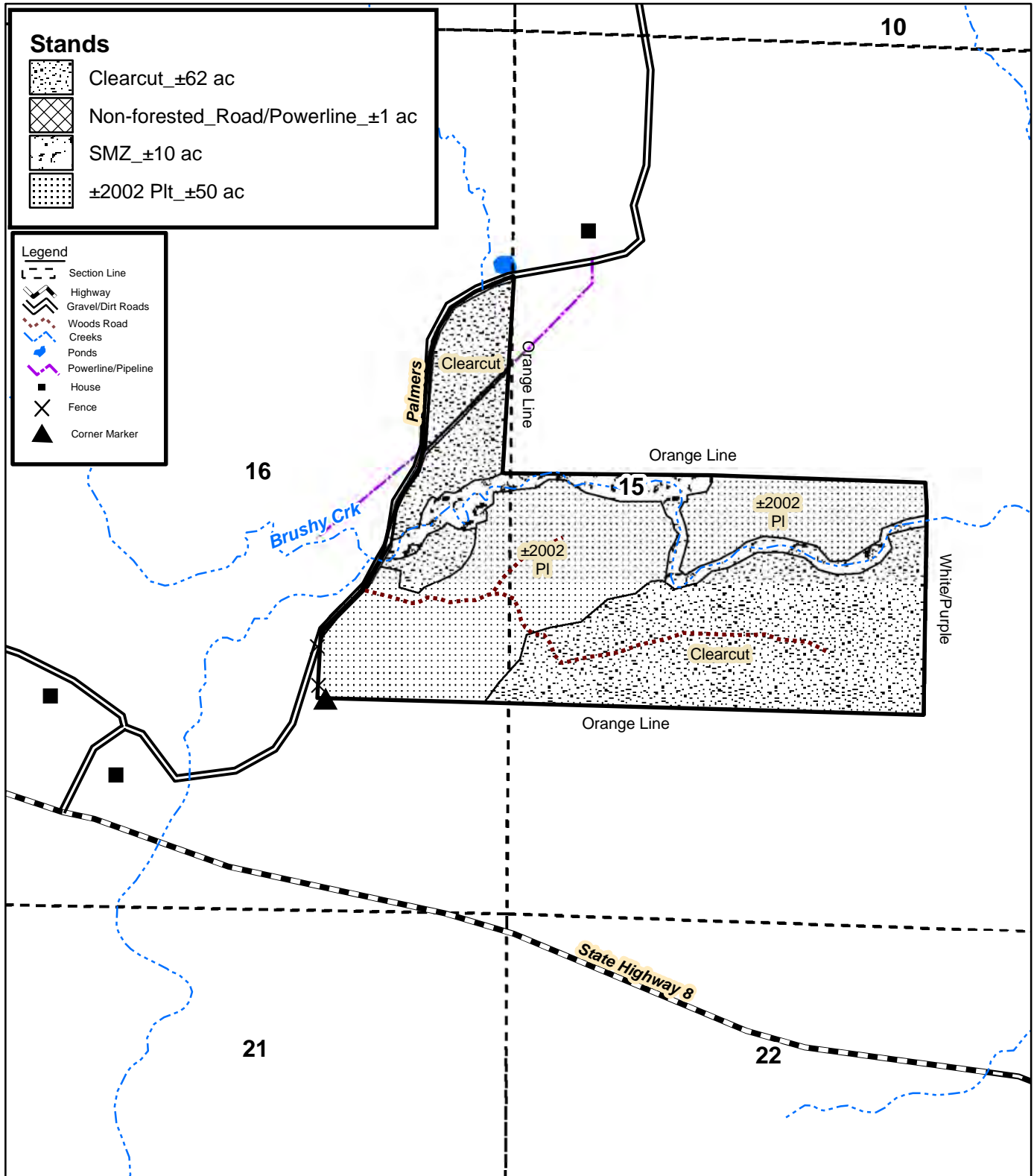
This topographic map shows the Hot Springs, Arkansas area. The map is overlaid with a grid of townships and ranges, labeled in red text: T5S-R23W, T5S-R22W, T5S-R21W, T6S-R23W, T6S-R22W, T6S-R21W, T7S-R23W, T7S-R22W, T7S-R21W, T8S-R23W, T8S-R22W, and T8S-R21W. A yellow line indicates the boundary of the Huggs Tract, which is labeled in a yellow box. The Clark area is highlighted in red. The map also shows various geographical features, including the Arkansas River, several creeks (e.g., Yonah Creek, Little Creek, Noire Creek, Shawmut Creek, Pine Creek, and Willow Creek), and roads (e.g., Highway 84, Highway 53, and Highway 26). The town of Hot Springs is visible in the upper right corner, and the town of Clark is labeled in a yellow box near the center. The map includes contour lines and a grid of section numbers.

Created: December, 2014
Drawn By: JDT

NOTICE OF LAND SALE

"Huggs Tract"

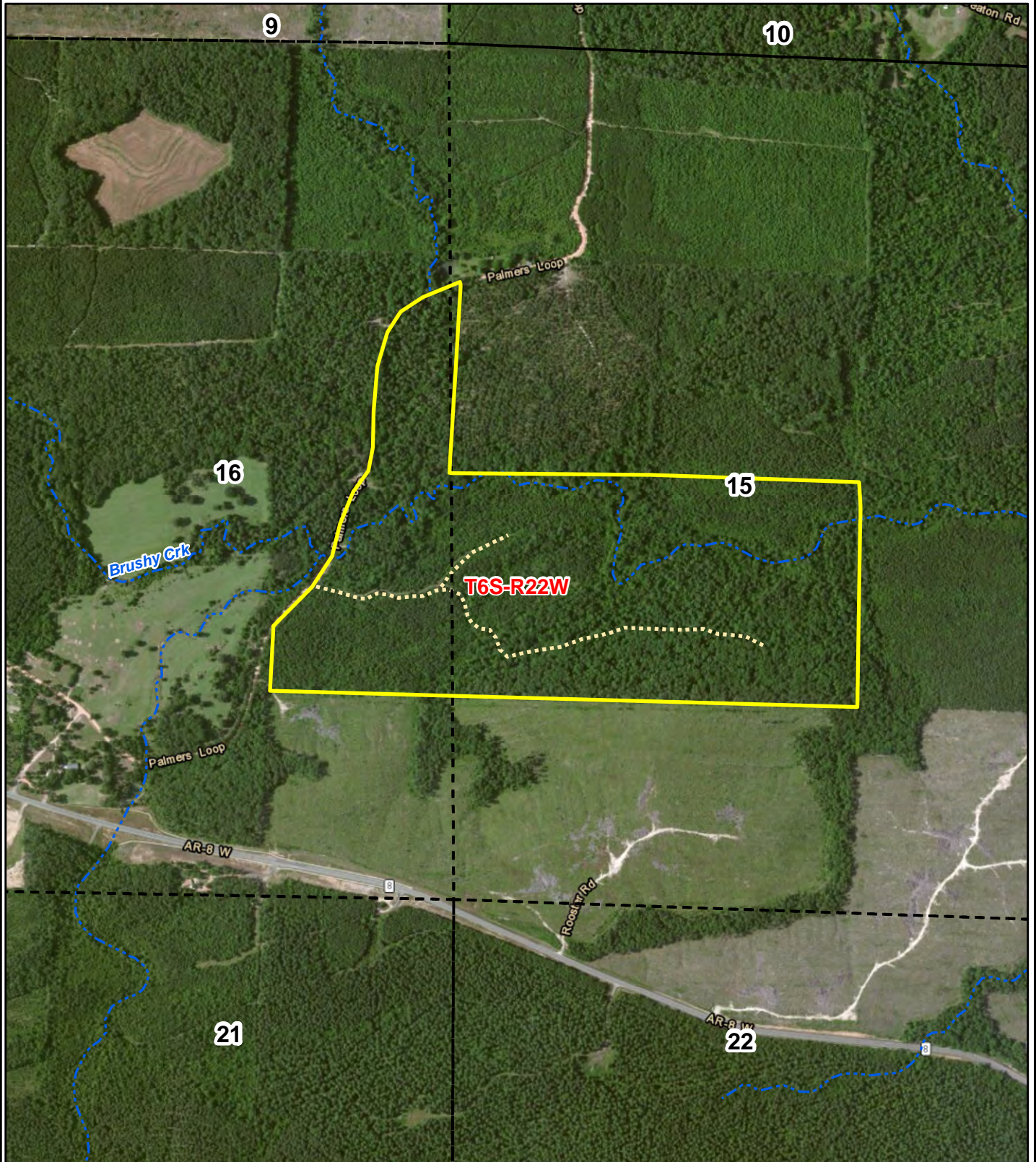
N $\frac{1}{2}$ of SW $\frac{1}{4}$, Sec. 15; Pt. SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Pt. NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Sec.16, T6S, R22W,
Clark County, Arkansas. Containing 123 acres, more or less



0 0.125 0.25
Miles



NOTICE OF LAND SALE
"Huggs Tract"
Pt. Sec. 15 & 16, T6S, R22W, Clark County, Arkansas
Containing 123 acres, more or less



0 0.125 0.25
Miles



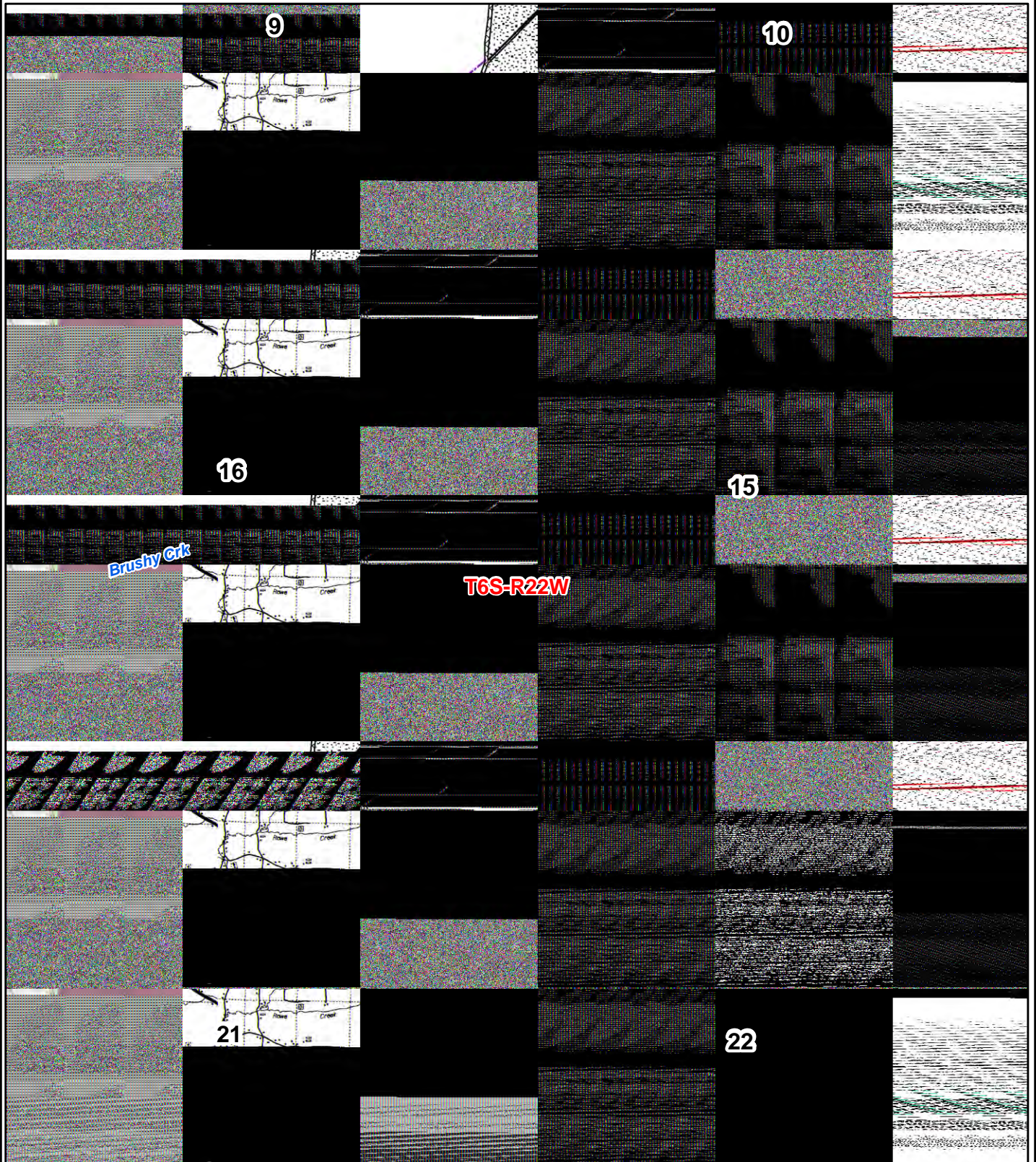
Created: December, 2014
ESRI Aerial Photography
Drawn By: JDT

NOTICE OF LAND SALE

"Huggs Tract"

Pt. Sec. 15 & 16, T6S, R22W, Clark County, Arkansas

Containing 123 acres, more or less



0 0.125 0.25
Miles



Created: December, 2014
ESRI Aerial Photography
Drawn By: JDT

OFFER FORM

HUGGS TRACT

Bid Date: Friday, January 23, 2015 @ 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. **Huggs Tract Land Sale Notice**. I submit the following as offer for the purchase of the following tract described as the N½ of SW¼, Section 15; that part of SE¼ of NE¼ and part of NE¼ of SE¼, lying east of Palmers Loop Road, Section 16; all located in Township 6 South, Range 22 West, containing a total of 123 acres, more or less, Clark County, Arkansas.

My offer will remain valid through 3:00 P.M., Monday, January 26, 2015. 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 Contract of Sale within seven (7) business days with earnest money in the amount of 10% of purchase price. Closing is expected to be held within thirty (30) days of offer acceptance. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

Send offer form to: Kingwood Forestry Services, Inc. (Before 3:00 p.m., Friday, January 23, 2015)
P. O. Box 65
Arkadelphia, AR 71923
or fax to 870-246-3341

Huggs Tract (Listing #4478, ±123 Acres): \$ _____

Date: _____ Fax No.: _____

Bidder: _____ Phone No.: _____
Printed

Bidder: _____ Company: _____
Signed Printed

Address: _____
Street City, State, Zip

Email: _____

