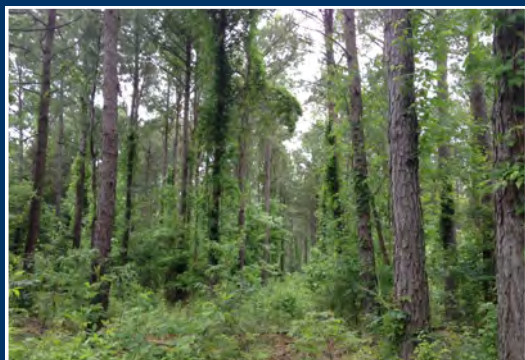


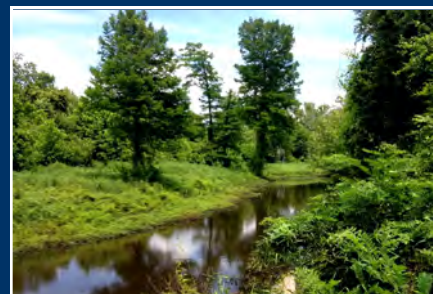
LAND FOR SALE

OLD RIVER TRACT

- ±185.41 Acres
- Highway 53 Frontage
- Mature Hard-wood & Pine
- Hunter's Paradise

**\$219,900.00**

The Old River tract (Listing #4408) is located approximately three miles southwest of Whelen Springs with Highway 53 frontage and one-half-mile of frontage on oxbow of Little Missouri River. Mature pine sawtimber and hardwood plus 2010 pine plantation and hardwood regeneration. Excellent timber investment and recreational property. Shown by appointment .

**Kingwood Forestry Services, Inc.**

Phone: (870) 246-5757

Fax: (870) 246-3341

P.O. Box 65

4 Executive Circle

Arkadelphia, AR 71923

Call us at (870) 246-5757 to schedule a tour of the Old River tract, or visit our website at www.kingwoodforestry.com for more information.

www.kingwoodforestry.com

Notice: Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands or causes of action, of every kind, nature and description relating to its access to or presence on the property.

Old River Tract
Shown by Appointment



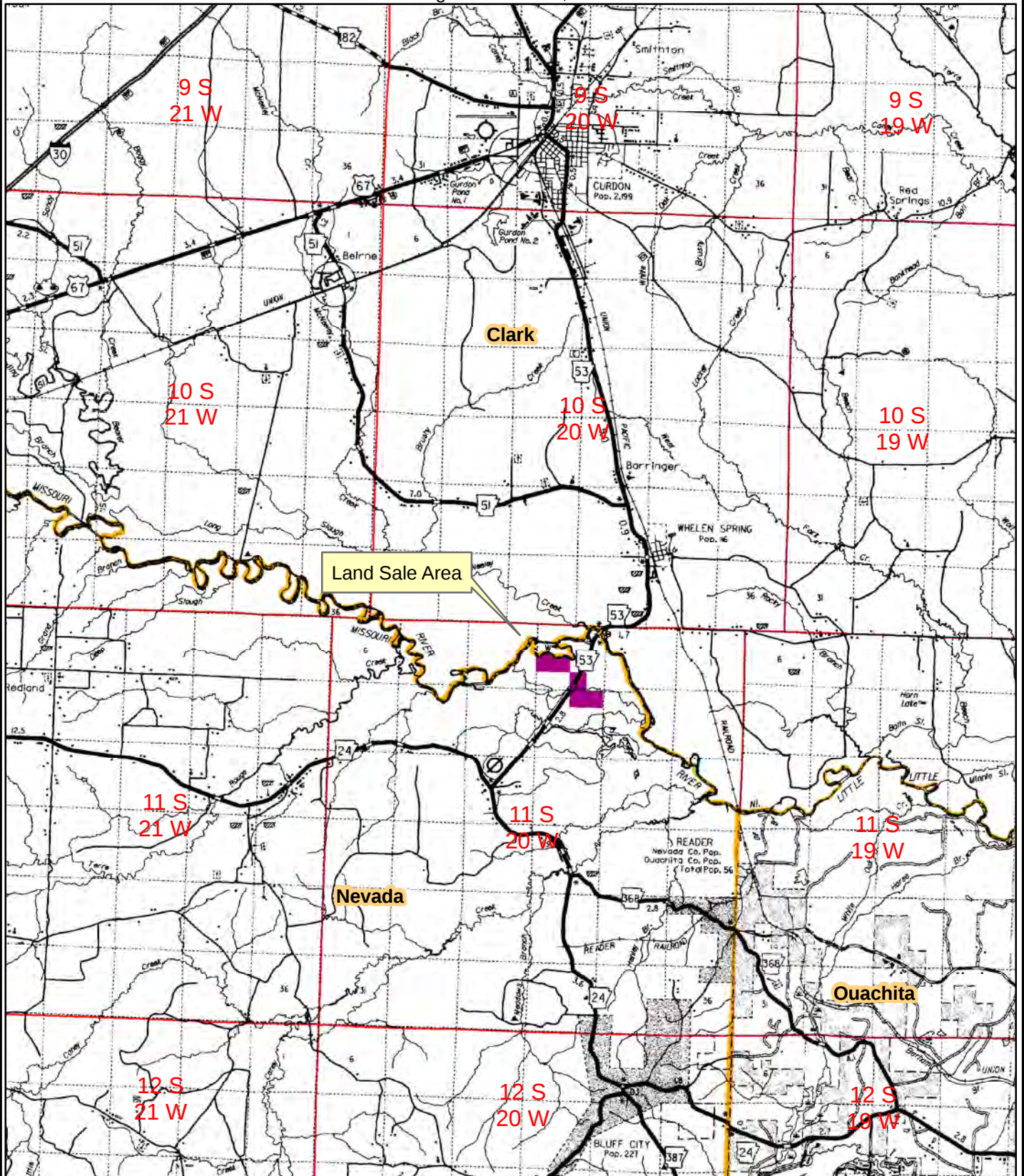
MERCHANTABLE TIMBER (± 44 acres)

Kingwood Forestry Services conducted a variable radius, 10 basal area factor prism inventory of merchantable timber (one point / 2 acres) with cruise lines running north and south (2 chains x 10 chains). Based on the inventory conducted by Kingwood Forestry in May, 2013, tree counts and volumes on 44 acres are estimated as follows:

Pine Sawtimber	2,514 Trees	275,100 Board Feet	2,448 Tons
Pine Chip n' Saw	156 Trees	3,100 Board Feet	80 Tons
Red Oak Sawtimber	50 Trees	7,000 Board Feet	61 Tons
Pine Pulpwood	468 Trees	78 Cords	209 Tons
Hardwood Pulpwood	128 Trees	17 Cords	51 Tons

Due to variations in cruising methods, utilization standards and scaling practices, volume estimates cannot be guaranteed. Volume tables are available online or upon request.

NOTICE OF LAND SALE
"Old River Tract" - Listing #4408
Pt. Sec. 3 & 10, T11S, R20W, Nevada County, Arkansas
Containing 185.41 acres, more or less

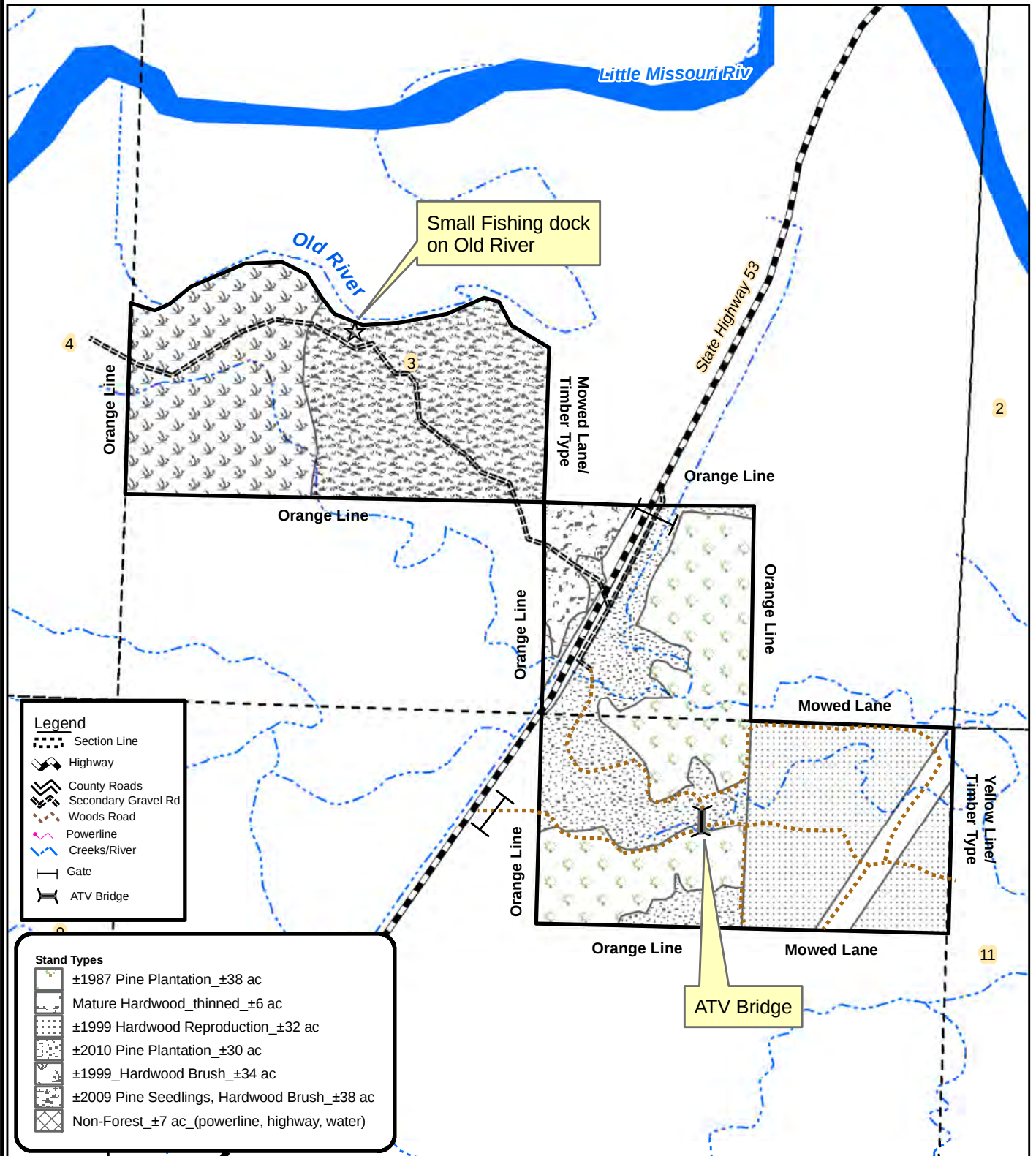


0 0.5 1 2 3
Miles



Created: May, 2013
Drawn By: JDT

NOTICE OF LAND SALE
 "Old River Tract" - Listing #4408
 Pt. Sec. 3 & 10, T11S, R20W, Nevada County, Arkansas
 Containing 185.41 acres, more or less

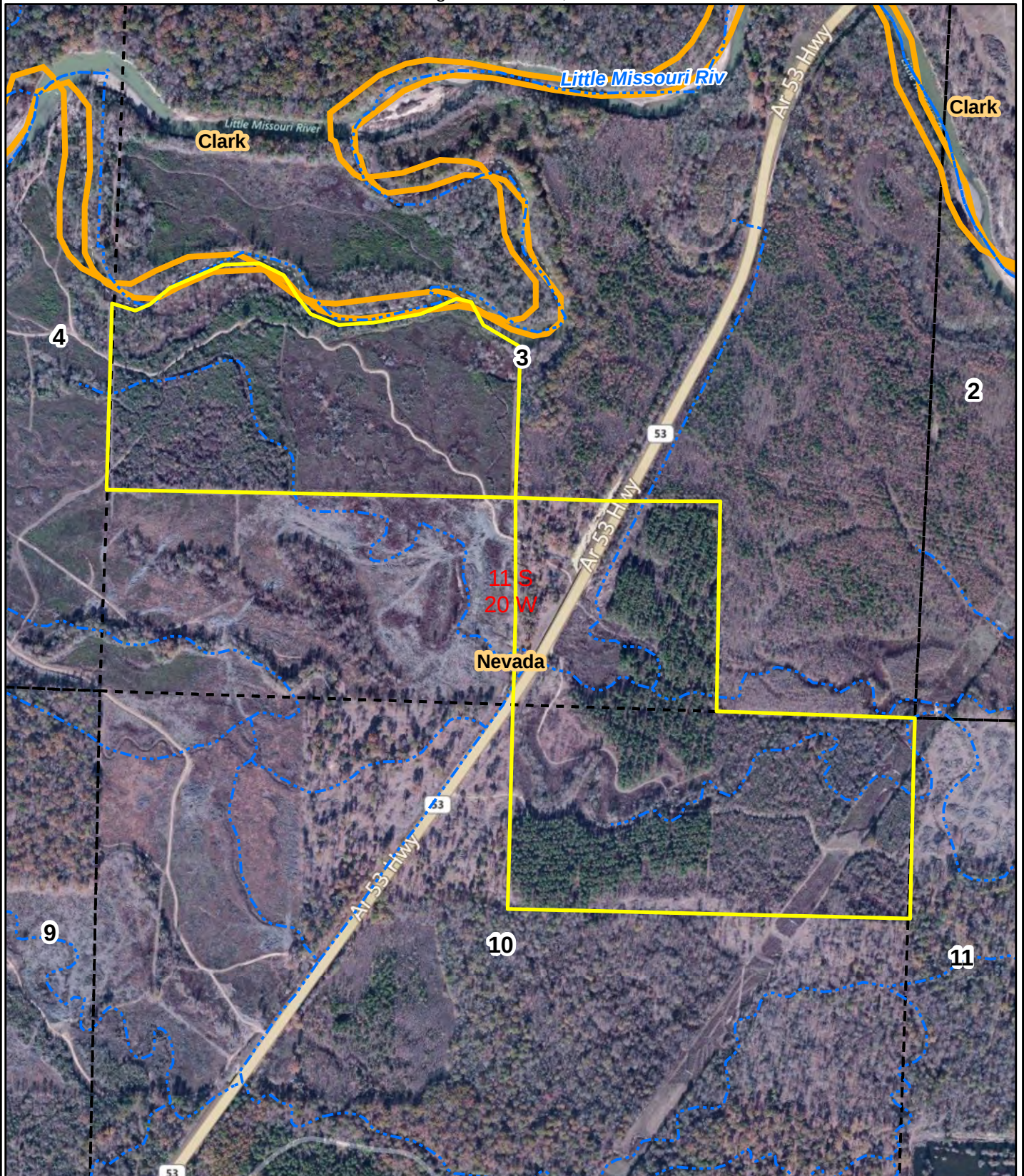


0 0.125 0.25
 Miles



Created: September, 2013
 By: JDT

NOTICE OF LAND SALE
"Old River Tract" - Listing #4408
Pt. Sec. 3 & 10, T11S, R20W, Nevada County, Arkansas
Containing 185.41 acres, more or less

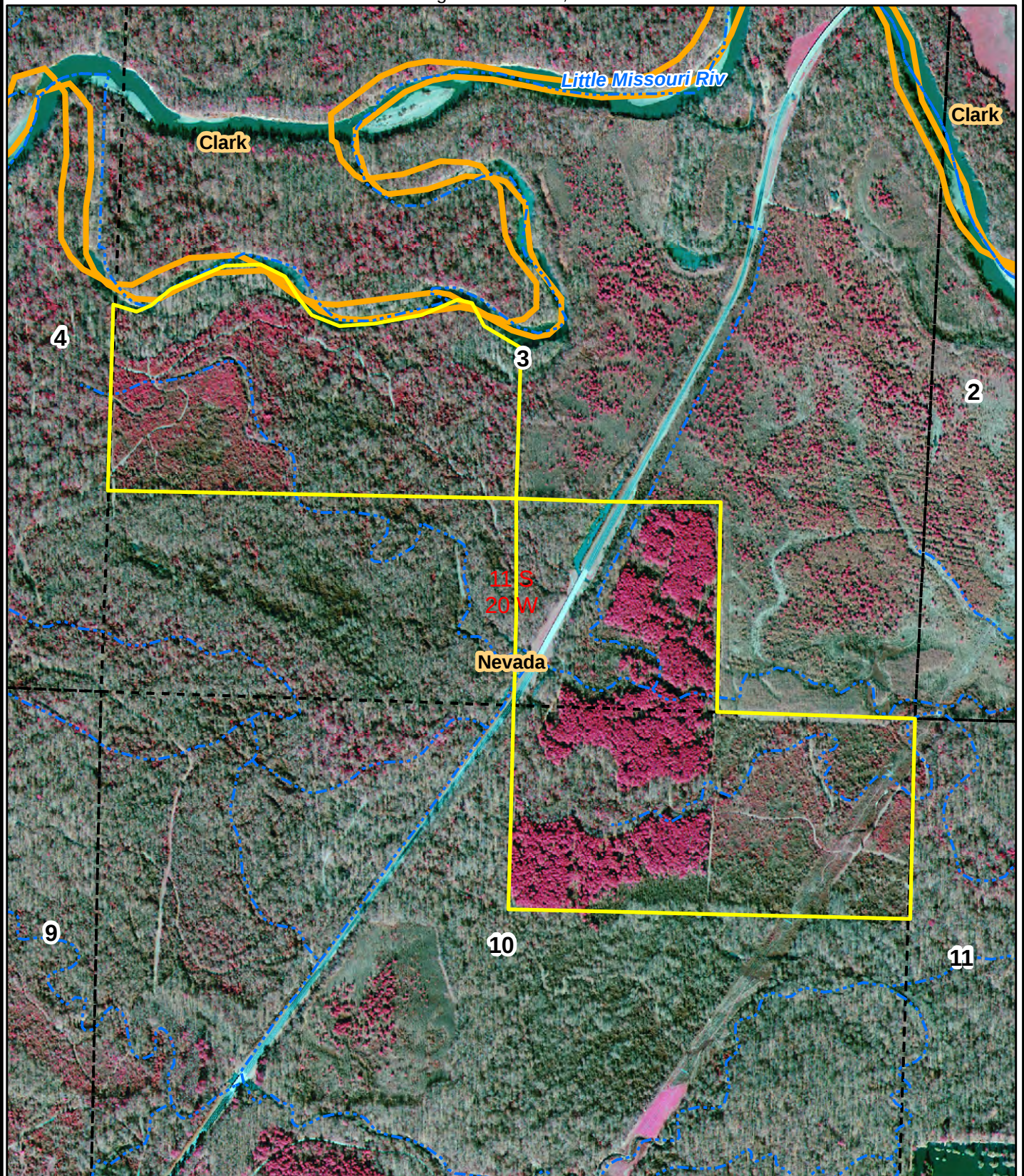


0 0.125 0.25
Miles



Created: September, 2013
Flown: 2011
Drawn By: JDT

NOTICE OF LAND SALE
"Old River Tract" - Listing #4408
Pt. Sec. 3 & 10, T11S, R20W, Nevada County, Arkansas
Containing 185.41 acres, more or less

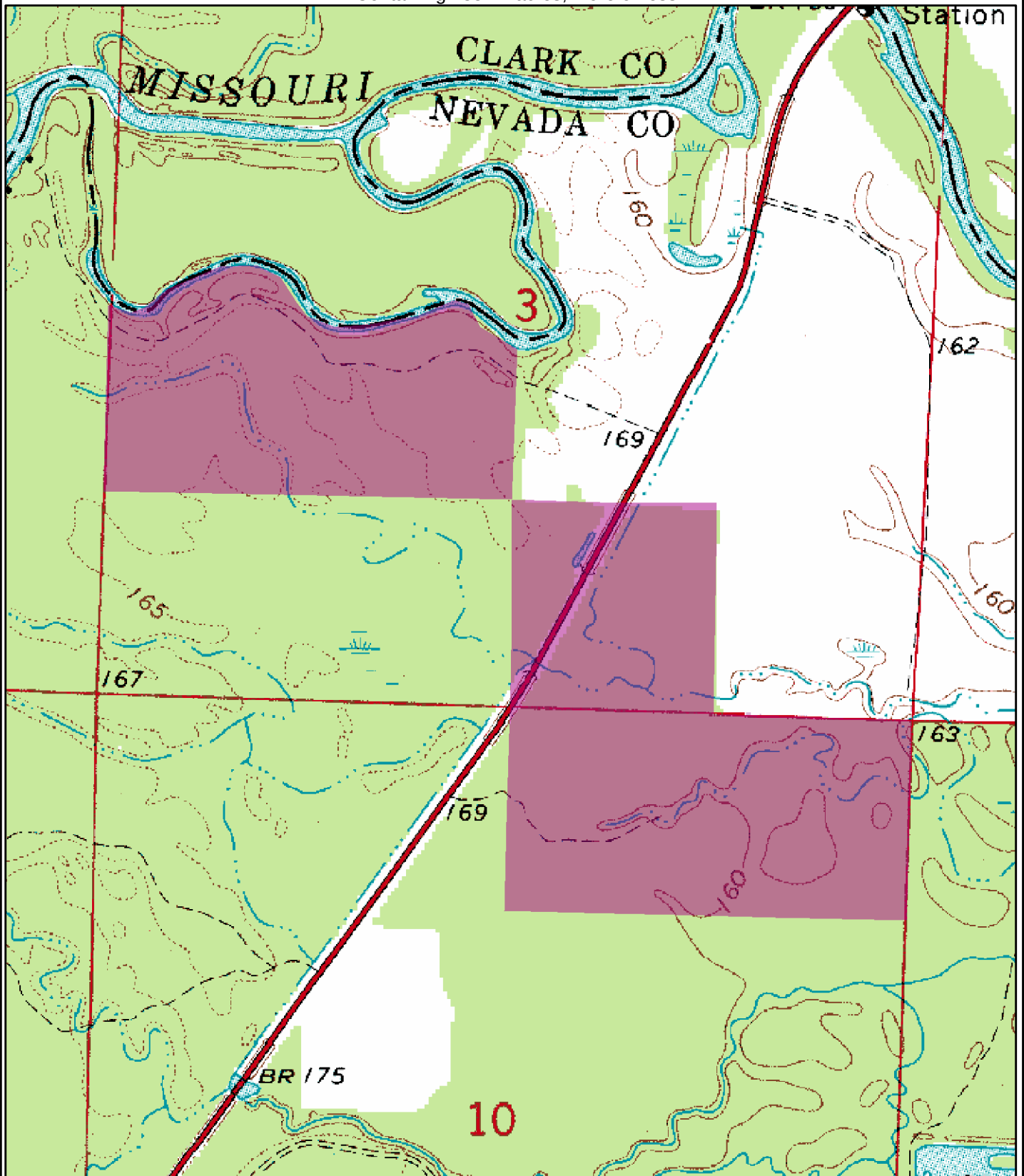


0 0.125 0.25
Miles



Created: September, 2013
Flown: 2006
Drawn By: JDT

NOTICE OF LAND SALE
"Old River Tract" - Listing #4408
Pt. Sec. 3 & 10, T11S, R20W, Nevada County, Arkansas
Containing 185.41 acres, more or less



0 0.125 0.25
Miles



Created: May, 2013
Drawn By: JDT

OLD RIVER TRACT NEVADA COUNTY, AR

Tract Name	Hwy 53	Stand Number	2
Legal	Pt. Sec. 3 & 10, T11S, R20W	Acres	38.0
County	Nevada	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	KFS PST Tons	Date Cruised	5/29/13
		Percent Cruised	10.26%

Stand Data	
<u>Average Vol/Acre</u>	64.42
<u>Average Vol/Tree</u>	0.97
<u>Average Vol/Log</u>	0.36
<u>Avg DBH</u>	13.96

Pine Sawtimber

Inches DBH	1 Logs		1.5 Logs		2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
12	10	3	88	38	156	90	224	143	312	256	88	82					877	612
14			39	22	97	73	341	300	341	365	136	164	10	13			965	937
16	10	5	19	14	39	38	136	158	224	307	88	135					516	658
18	10	7			19	24	49	71	58	101	19	38					156	241
Totals	29	16	146	74	312	226	750	673	935	1,029	331	418	10	13			2,514	2,448

Stand Data	
<u>Average Vol/Acre</u>	2.12
<u>Average Vol/Tree</u>	0.52
<u>Average Vol/Log</u>	0.22
<u>Avg DBH</u>	10.00

Pine Chip N Saw

Inches DBH	1.5 Logs		2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs		5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
10	49	18	10	5	29	16	68	42									156	80
Totals	49	18	10	5	29	16	68	42									156	80

**OLD RIVER TRACT
NEVADA COUNTY, AR**

Stand Data	
<u>Average Vol/Acre</u>	10.18
<u>Average Vol/Tree</u>	1.22
<u>Average Vol/Log</u>	0.72
<u>Avg DBH</u>	17.20

Red Oak Sawtimber

Inches DBH	1 Logs		1.5 Logs		2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
14					10	9											10	9
16	10	7	10	9													20	16
18					10	14											10	14
20																		
22					10	22											10	22
Totals	10	7	10	9	30	45											50	61

Stand Data	
<u>Average Vol/Acre</u>	5.50
<u>Average Vol/Tree</u>	0.45
<u>Average Vol/Log</u>	0.17
<u>Avg DBH</u>	9.58

Pine Pulpwood

Inches DBH	1 Logs		1.5 Logs		2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
6			29	3	10	1											39	5
8					29	7	39	11	29	10	10	4					107	31
10	10	2			29	10	49	21	68	34	107	63					263	130
12					19	9			10	7	10	8					39	25
14					10	6											10	6
16									10	12							10	12
Totals	10	2	29	3	97	34	88	32	117	63	127	75					468	209

Stand Data	
<u>Average Vol/Acre</u>	0.34
<u>Average Vol/Tree</u>	0.22
<u>Average Vol/Log</u>	0.18
<u>Avg DBH</u>	9.00

Hardwood Pulpwood

Inches DBH	1 Logs		1.5 Logs		2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
6	10	1															10	1
8	19	3			10	3											29	5
10																		
12	10	3	10	4													19	7
14																		
Totals	39	6	10	4	10	3											58	13

NOTICE OF LAND SALE
Old River Tract (Listing #4408)
Nevada County, Arkansas

Method of Sale: The property is offered for sale for \$219,900.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Old River 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 to confirm receipt of offer. 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.

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 for a minimum of five (5) business days for Seller to consider. Upon acceptance of an offer a more 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 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 survey. 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. Mineral rights are previously reserved and will not convey.
5. Seller will pay prorated 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. Local title company will conduct the closing with buyer and seller each paying one-half 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 or emailed to arkadelphia@kingwoodforestry.com.

OFFER FORM

Old River Tract Listing #4408

— 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. **Old River Tract Land Sale Notice**. The tract is offered for sale at \$219,900.00. I submit the following as an offer for the purchase of the following tract located in Nevada County, Arkansas and further described as:

Old River Tract (Listing #4405) Pt. N $\frac{1}{2}$ of SW $\frac{1}{4}$, frl. SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 3; N $\frac{1}{2}$ of NE $\frac{1}{4}$, Section 10; all located in Township 11 South, Range 20 West, containing a total of 185.41 acres, more or less, Nevada County, Arkansas (see attached maps).

My offer will remain valid for five (5) business days from today's date. 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 ten percent (10%) of purchase price. Closing is expected to be held within thirty days of offer acceptance. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

DATE OF OFFER: _____

TRACT NAME:

OLD RIVER TRACT (Listing #4408)

TOTAL # OF ACRES IN TRACT:

± 185.41 Acres

AMOUNT OF OFFER:

\$ _____

Name: _____ Printed _____ Fax No: _____

Name: _____ Signed _____ Phone No: _____

Company: _____

Address: _____ City, State, Zip _____

Email: _____

Send offer form to:

Kingwood Forestry Services, Inc.
P.O. Box 65
Arkadelphia, AR 71923
Or fax to 870-246-3341
Or e-mail to arkadelphia@kingwoodforestry.com