

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

SAND HILL TRACT (#7124)

Bid Date: Friday, November 16, 2012 @ 10:00 A.M.

--- Excellent Timber Investment and Recreational property in Miller County ---

Kingwood Forestry Services, Inc. has been authorized to manage the sale of 84 acres of land and timber in Miller County, Arkansas.

Location: The Sand Hill Tract is described as part of S $\frac{1}{2}$ of SE $\frac{1}{4}$, Section 8, and part of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 9, Township 18 South, Range 28 West, Miller County, Arkansas, containing 84 acres, more or less. See attached maps.

Tract Description: The Sand Hill Tract consists of +/-84 acres of native, mature pine and hardwood timber. Access to the tract is excellent with approximately 930 feet of frontage on Arkansas State Hwy 237, also known as, Blackman Ferry Road. Topography on the tract is gently rolling to flat and the soils are predominantly silt loams and fine sandy loams that are moderately to well drained with elevations ranging from approximately 230 feet to 270 feet. The average site index for loblolly pine is 80 feet on base age 50.

Photographs and maps can be viewed at www.kingwoodforestry.com/real-estate.html

Merchantable Timber: Based on a timber inventory conducted by Kingwood in October 2012, estimated tree counts and volumes are as follows:

Pine Sawtimber	1,356 Trees	1,611 Tons
Red Oak Sawtimber	359 Trees	358 Tons
White Oak Sawtimber	51 Trees	57 Tons
Misc. Hardwood Sawtimber	153 Trees	162 Tons
Pine Pulpwood	1,483 Trees	411 Tons
Hardwood Pulpwood	5,107 Trees	1,905 Tons

Due to variations associated with sampling methods, utilization standards, and scaling practices, tree count and timber volumes cannot be guaranteed. Volume tables in tons are included in this sale notice.

--Continued on back of this page--



Sand Hill Tract (#7124)

Bid Date: Friday, November 16, 2012 @ 10:00 A.M.

Method of Sale: The tract will be sold on the basis of **lump sum sealed bids**. Offers may be mailed, faxed, or hand delivered. All offers should be on the attached form. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 5887, Texarkana, Texas 75505 with **“Sand Hill Tract Land Sale Bid”** clearly marked in the lower left corner of the envelope to protect the security of the offer. Offers may be delivered by fax to 903-831-9988. Faxed offers will be acknowledged upon receipt. Offers may be hand delivered to Kingwood Forestry Office at 4414 Morris Lane, Texarkana, Texas 75503. **No verbal offers will be accepted.** Bids will be opened at the Kingwood Forestry Office at 4414 Morris Lane, Texarkana, Texas 75503 at **10:00 A.M., Friday November 16, 2012.** Anyone submitting a bid is welcome to attend the bid opening.

Conditions of Sale:

1. The Seller reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid until 5:00 P.M., November 27, 2012. 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 Seller 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 forty-five 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 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 rights-of-way, easements, leaseholds, and to any protective covenants or restrictions, which may have been recorded affecting the property. Any mineral rights owned by seller will be conveyed.
5. Seller will pay for an owner's title insurance policy. If additional insurance such as a Lender's Title Policy is required, that cost shall be at the expense of the Buyer.
6. 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.
7. Miller County Abstract will conduct the closing with buyer and seller each paying one-half of fees associated with closing services.
8. No environmental inspection or representation has been or will be made by seller.

--Conditions of Sale continued on next page--



Sand Hill Tract (#7124)

Bid Date: Friday, November 16, 2012 @ 10:00 A.M.

9. Property inspections shall be done in daylight hours. Seller and Kingwood Forestry Services, Inc. in no way warrant the conditions of the property, including access routes, and all persons entering upon the property do so at their own risk and accept said property in its existing condition during such inspections. 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 or the property or his or her exposure to the conditions of the property.
10. Deer stands, feeders, trail cameras and any other man-made items do not convey unless stated otherwise.
11. 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 responsible for verifying information presented in this sale notice.
12. Questions regarding the land sale should be directed to licensed broker Roger Hooper of Kingwood Forestry Services at 903-831-5200.

Photographs and Maps may be viewed at:

www.kingwoodforestry.com/real-estate.html

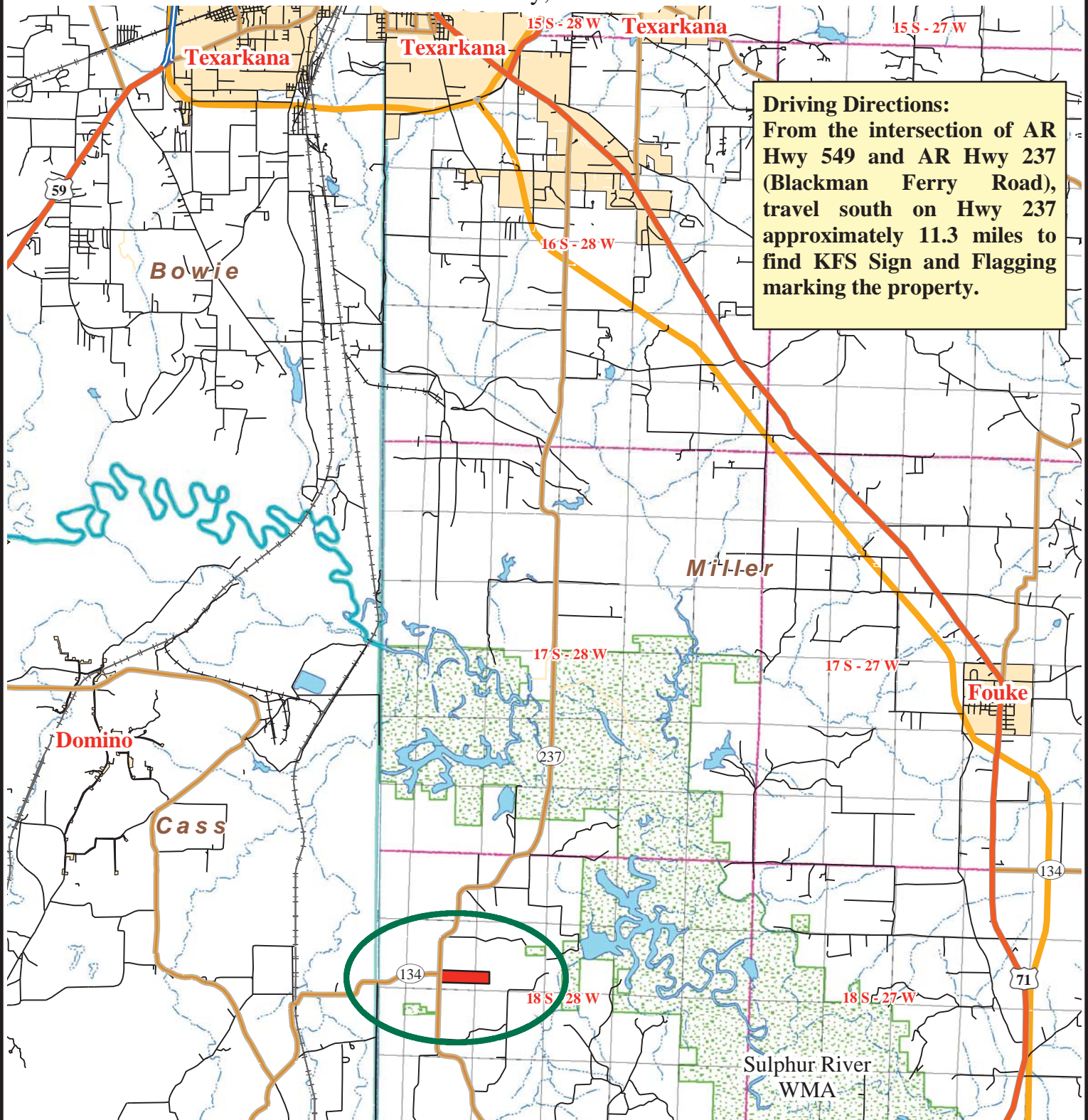
Land For Sale
Sand Hill Tract (#7124)

+/-84 Acres

Pt. of S1/2 of SE1/4, Sec. 8 & Pt. of SW1/4 of SW1/4, Sec. 9,

All in T18S, R28W

Miller County, Arkansas

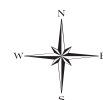


Driving Directions:

From the intersection of AR Hwy 549 and AR Hwy 237 (Blackman Ferry Road), travel south on Hwy 237 approximately 11.3 miles to find KFS Sign and Flagging marking the property.

0 1 2 3 4

Miles

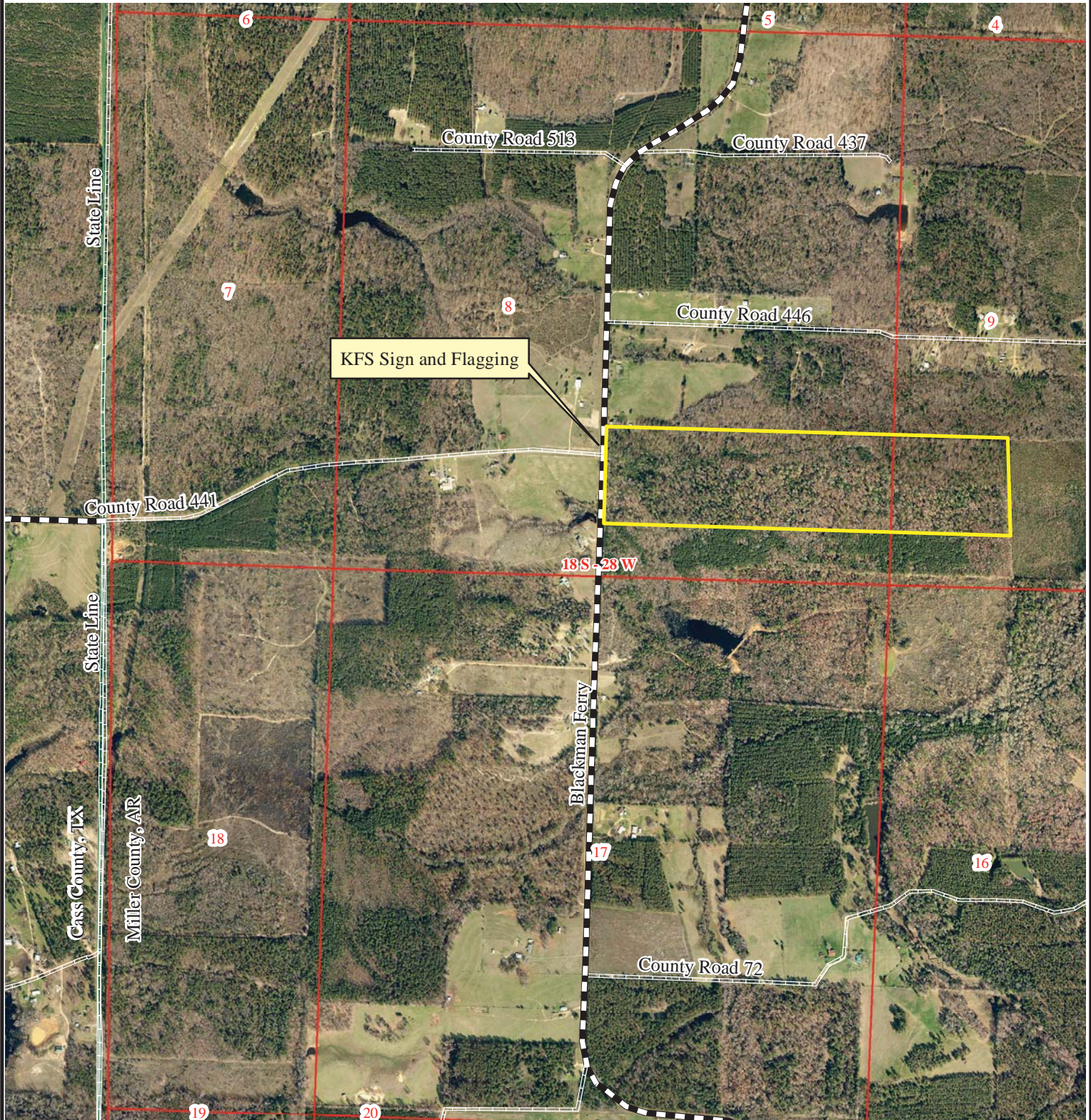


StreetMap USA
Created: October 2012
Printed By: RDH

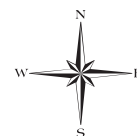
Land For Sale
Sand Hill Tract (#7124)

+/-84 Acres

Pt. of S1/2 of SE1/4, Sec. 8 & Pt. of SW1/4 of SW1/4, Sec. 9,
All in T18S, R28W
Miller County, Arkansas

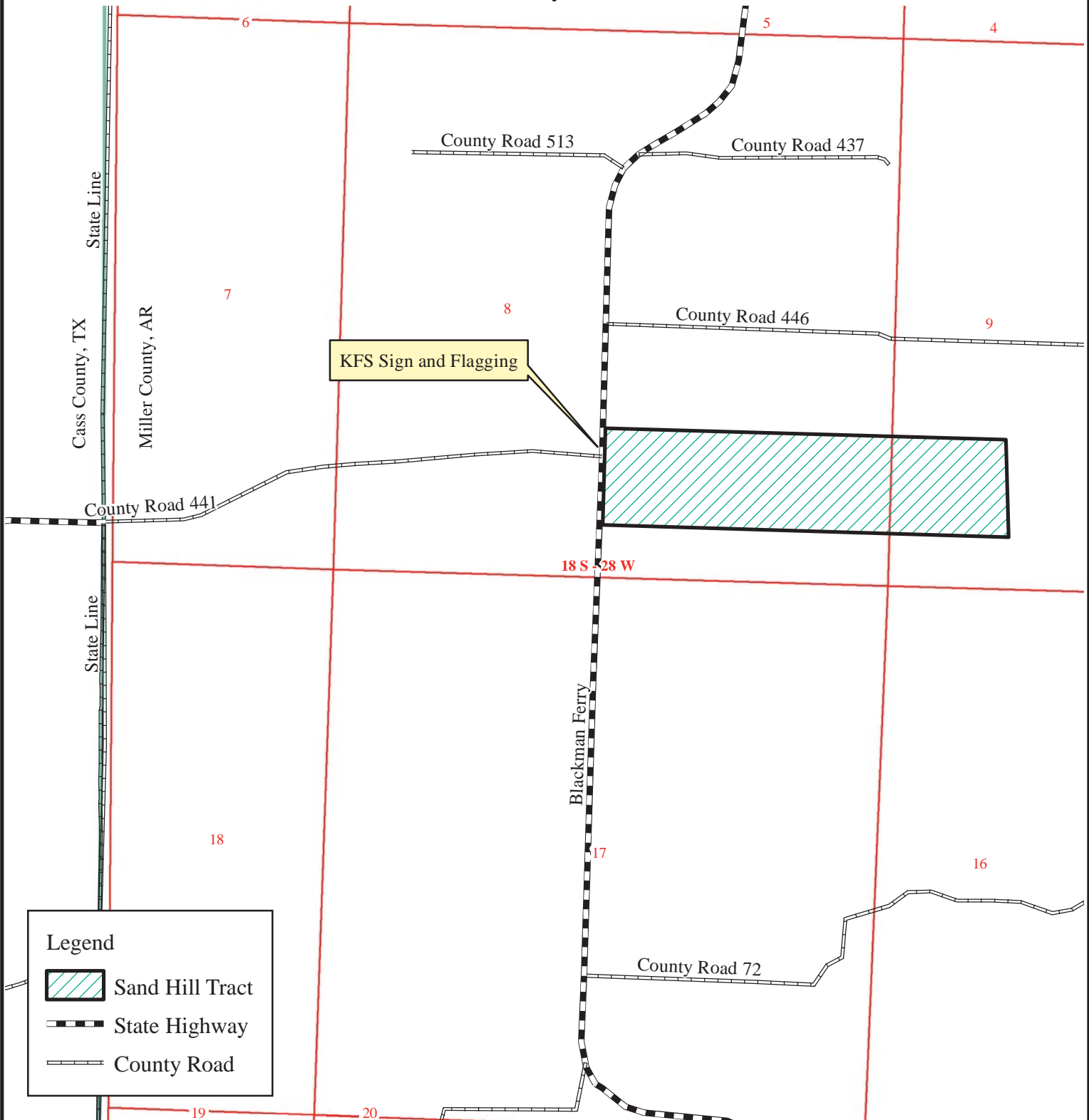


0 0.25
Miles



2012 Imagery
Created: October 2012
Printed By: RDH

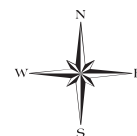
Land For Sale
Sand Hill Tract (#7124)
+/-84 Acres
Pt. of S1/2 of SE1/4, Sec. 8 & Pt. of SW1/4 of SW1/4, Sec. 9,
All in T18S, R28W
Miller County, Arkansas



Legend

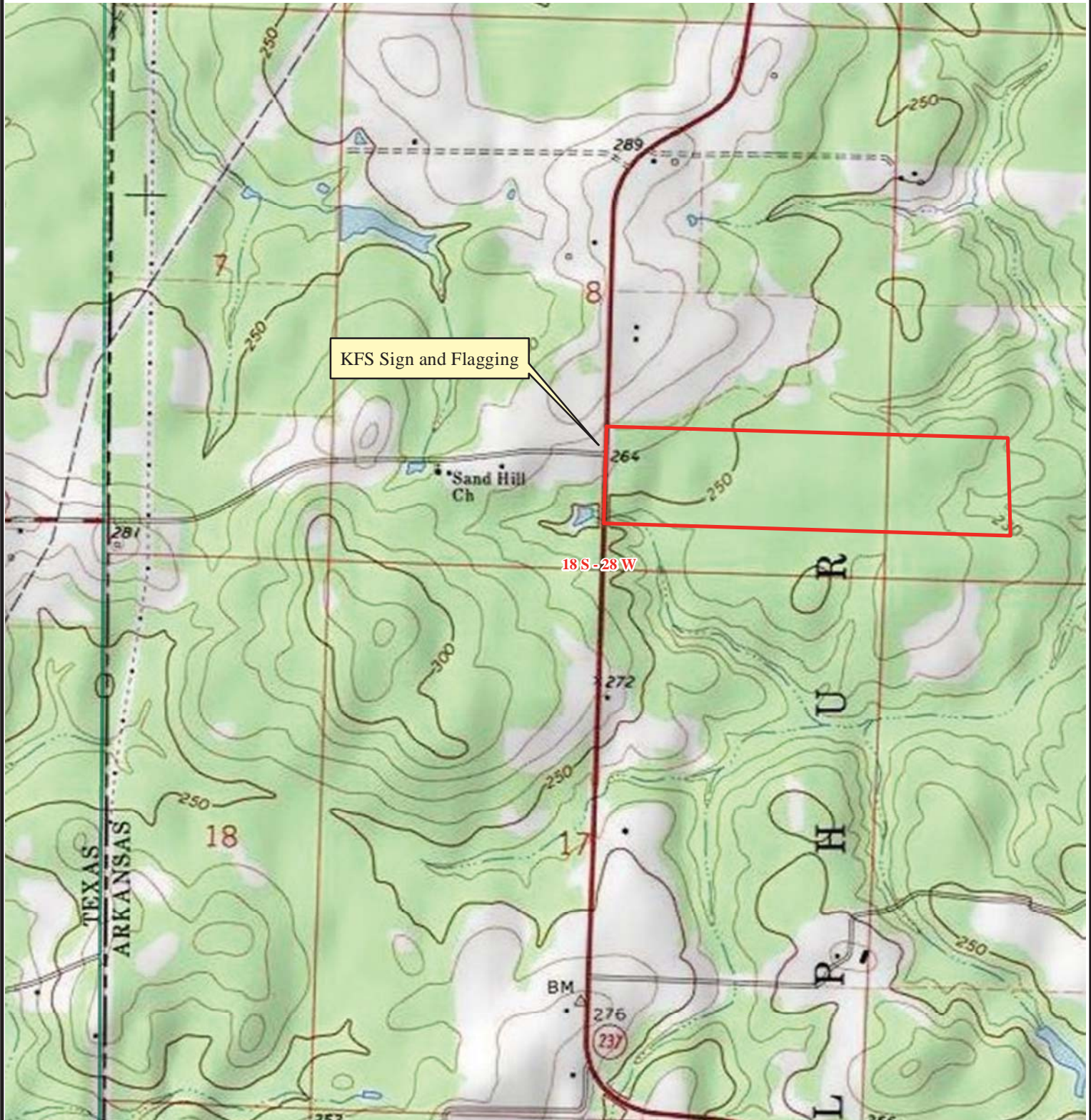
- Sand Hill Tract
- State Highway
- County Road

0 0.25
Miles

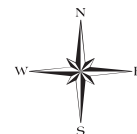


Tiger Data
Created: October 2012
Printed By: RDH

Land For Sale
Sand Hill Tract (#7124)
+/-84 Acres
Pt. of S1/2 of SE1/4, Sec. 8 & Pt. of SW1/4 of SW1/4, Sec. 9,
All in T18S, R28W
Miller County, Arkansas



0 0.25
Miles



USA Topo Maps
Created: October 2012
Printed By: RDH

Tract Name	Sand Hill	Stand Number	1
Legal		Acres	83.5
County	Miller	State	AR
Cruised By	PWW	Sample Method	10 BAF
Form Class	KFS PST Tons	Date Cruised	10/17/12
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	19.29
<u>Average Vol/Tree</u>	1.19
<u>Average Vol/Log</u>	0.44
<u>Avg DBH</u>	14.78

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
10			84	30	56	27											139	57
12	39	13	58	25	39	22	58	37	116	95	39	36	19	19			367	248
14			43	24	14	11	85	75	71	76	28	34	71	93			312	313
16					22	21	22	25	98	134	22	33					163	214
18					9	11	9	13	69	119	69	133	26	54			180	329
20	7	6			7	11	7	13	56	117	56	134	7	18			139	300
22									35	88	6	17					40	104
24							5	14	5	15	5	17					14	46
Totals	46	19	184	79	146	103	185	177	449	644	224	403	123	185			1,356	1,611

Tract Name	Sand Hill	Stand Number	1
Legal		Acres	83.5
County	Miller	State	AR
Cruised By	PWW	Sample Method	10 BAF
Form Class	HH APA sawt	Date Cruised	10/17/12
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	4.28
<u>Average Vol/Tree</u>	1.00
<u>Average Vol/Log</u>	0.67
<u>Avg DBH</u>	16.56

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	28	15	57	40													85	55
16	54	38	43	40	43	49	22	29									163	157
18	26	23	17	20	9	12	9	15									60	70
20	35	38															35	38
22							6	15									6	15
24			5	10	5	12											10	23
Totals	143	114	122	111	57	74	36	58									359	358

Tract Name	Sand Hill	Stand Number	1
Legal		Acres	83.5
County	Miller	State	AR
Cruised By	PWW	Sample Method	10 BAF
Form Class	HH APA sawt	Date Cruised	10/17/12
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	0.69
<u>Average Vol/Tree</u>	1.12
<u>Average Vol/Log</u>	0.63
<u>Avg DBH</u>	16.24

White Oak Sawtimber

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
14	14	10	14	12													28	22
16																		
18	9	10	9	12													17	23
20																		
22			6	12													6	12
Totals	23	20	29	37													51	57

Tract Name	Sand Hill	Stand Number	1
Legal		Acres	83.5
County	Miller	State	AR
Cruised By	PWW	Sample Method	10 BAF
Form Class	SHwds APA Saw	Date Cruised	10/17/12
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	1.93
<u>Average Vol/Tree</u>	1.06
<u>Average Vol/Log</u>	0.60
<u>Avg DBH</u>	17.38

Misc. 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			14	9													14	9
16	11	6			65	64											76	70
18	9	6	26	25	9	10											43	42
20																		
22			6	8													6	8
24							10	24									10	24
26					4	10											4	10
Totals	19	12	46	42	78	84	10	24									153	162

Tract Name	Sand Hill	Stand Number	1
Legal		Acres	83.5
County	Miller	State	AR
Cruised By	PWW	Sample Method	10 BAF
		Date Cruised	10/17/12

Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	4.9
<u>Average Vol/Tree</u>	0.28
<u>Average Vol/Log</u>	0.13
<u>Avg DBH</u>	8.07

DBH	Trees	Tons
6	541	60.0
8	522	135.5
10	306	128.0
12	77	46.5
14	14	13.7
16	22	27.3
Total	1,483	411.2

Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	22.8
<u>Average Vol/Tree</u>	0.37
<u>Average Vol/Log</u>	0.19
<u>Avg DBH</u>	9.21

DBH	Trees	Tons
6	1,082	134.7
8	1,653	398.2
10	1,308	541.6
12	715	432.8
14	170	142.4
16	87	102.6
18	17	23.0
20	42	71.3
22	17	28.0
24	14	30.5
Total	5,107	1,905.1

OFFER FORM

SAND HILL TRACT LAND SALE (#7124)

BID DATE: FRIDAY, NOVEMBER 16, 2012 @ 10:00 A.M.

Please fax offer to 903-831-9988 or mail to P.O. Box 5887, Texarkana, Texas 75505
or hand deliver to 4414 Morris Lane, Texarkana, Texas 75503

Reference is made to the Kingwood Forestry Services, Inc. notice for the Sand Hill Tract (#7124) Land Sale.

I submit the following as an offer(s) for the purchase of the Sand Hill Tract located in Miller County, Arkansas and further described as part of the S½ of SE¼, Section 8 and part of the SW¼ of SW¼, Section 9, all in Township 18 South, Range 28 West, Miller County, Arkansas, containing 84 acres, more or less.

My offer(s) will remain valid until 5:00 P.M., Friday November 27, 2012. 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. (**Before 10:00 A.M., Friday, November 16, 2012**)
P. O. Box 5887
Texarkana, TX 75505
Or fax to 903-831-9988
Or 4414 Morris Lane
Texarkana, TX 75503

****Clearly write "Sand Hill Tract Land Sale Bid" in lower left corner of envelope****

Sand Hill Tract (#7124), 84 acres, more or less: \$ _____

Name: _____ Fax No.: _____
Printed

_____ Phone No.: _____
Signed

Address: _____ E-mail: _____

_____ Date: _____

Buyer acknowledges that Kingwood Forestry Services, Inc. is the agent of the Seller in this land sale transaction