

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

NOTICE OF LAND SALE

AUSTIN'S CAMP TRACT

Listing #4358

Bid Date: Friday, August 31, 2012 @ 10:00 A. M.

—42.35 Acres on County Road in Dallas County, Arkansas—

Kingwood Forestry Services, Inc. has been authorized to manage the sale of a timberland property containing 42.35 acres, more or less, in Dallas County, Arkansas.

Location: The Austin's Camp tract is located four miles southeast of Princeton, and approximately eleven miles northwest of Fordyce. Tract is described as part of the S½ of SW¼, located in Section 18, Township 9 South, Range 14 West, containing a total of 42.35 acres, more or less, Dallas County, Arkansas. Please visit our website at www.kingwoodforestry.com to view maps and photographs of listing #4358.

Tract Description: Excellent access with one-quarter-mile gravel road frontage on Dallas County Road #103 (Zion –Liberty Road). Electricity is available to campsite. Pine site index averages 85 feet (base age 50) on Pheba- Savannah association. Terrain is gently rolling. Timber on the Austin's Camp tract consists of approximately 23 acres of merchantable native pine and hardwood timber, and approximately 17 acres of pre-merchantable pine and hardwood. Small camp building on site will sell with land. The Austin family hunted here; there is no current lease. The property offers immediate timber income, hunting campsite, and possible rural homesite.

Merchantable Timber: Based on the inventory conducted by Kingwood Forestry Services in July, 2012, on 23 acres of merchantable timber, estimated tree counts and volumes are as follows:

Pine Sawtimber	555 Trees	55,400 Board Feet	461 Tons
Oak Sawtimber	56 Trees	4,700 Board Feet	45 Tons
Gum and Misc. Sawtimber	31 Trees	2,700 Board Feet	23 Tons
Pine Pulpwood	2,899 Trees	178 Cords	476 Tons
Hardwood Pulpwood	1,592 Trees	155 Cords	464 Tons

Kingwood performed a variable radius 10 basal area factor prism cruise (four transects running east and west, one point per acre) in July 2012. Due to variations associated with sampling utilization standards, and scaling practices, the tree counts and timber volumes advertised in this notice cannot be guaranteed.

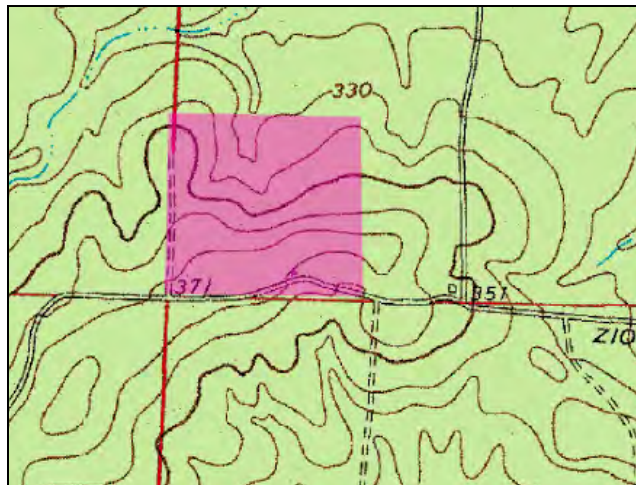
Method of Sale: The tract will be sold on the basis of lump sum sealed bids. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Austin's Camp Tract Land Sale**" clearly marked in the lower left corner of the envelope to protect security of the offer. An offer form is attached. Bids will be opened at the Kingwood Forestry office at #4 Executive Circle, Arkadelphia, Arkansas at **10:00 A.M, Friday, August 31, 2012.** 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.

— Conditions of Sale on back of this page —

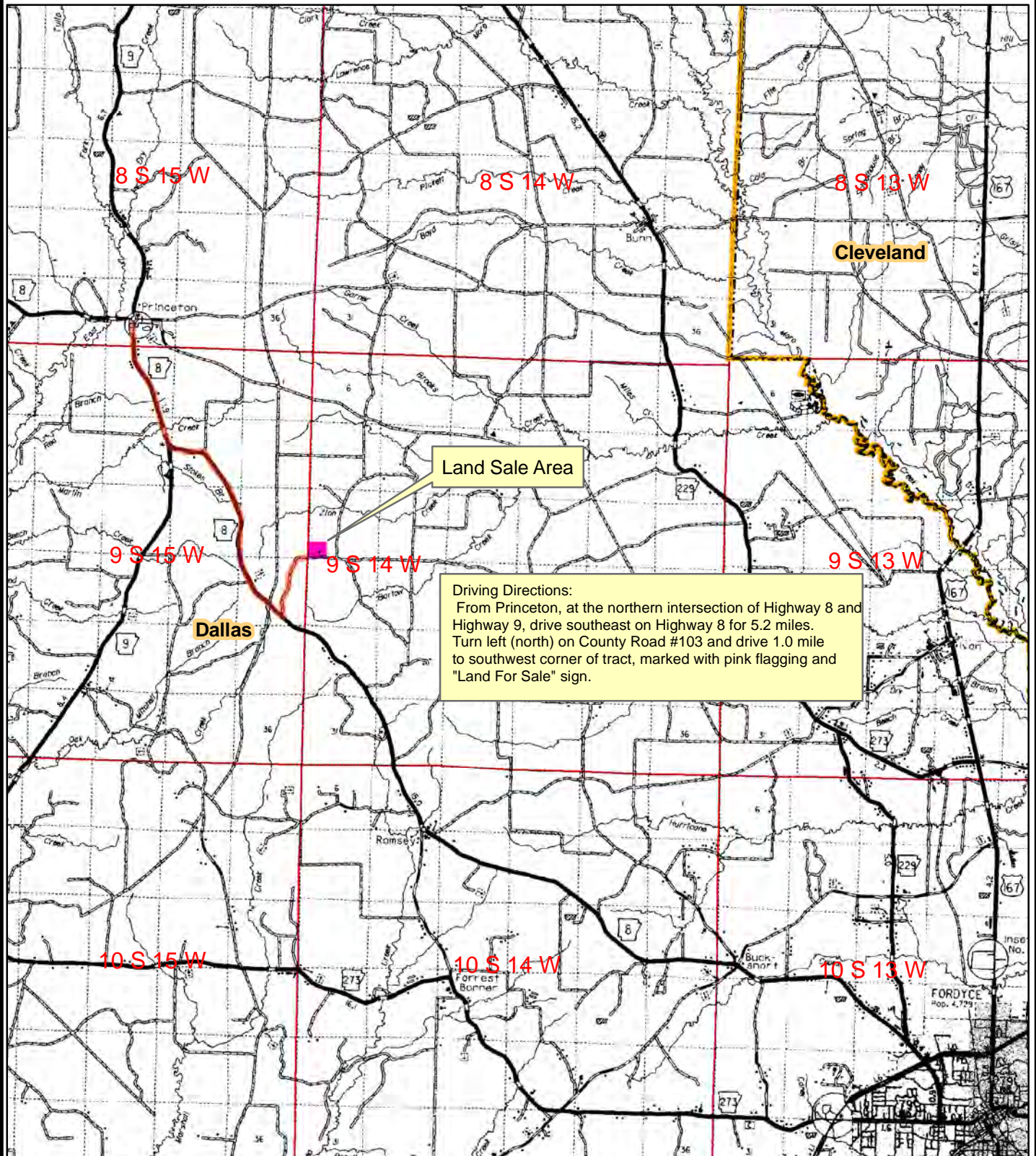
Austin's Camp Tract Land Sale
Listing #4358
Bid Date: Friday, August 31, 2012 @ 10:00 A.M.

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., Tuesday, Sept. 4, 2012. 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 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 reserved and will not convey.
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 (½) 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. The camp building will convey with land.
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.



NOTICE OF LAND SALE
"Austin's Camp Tract" - Listing #4358
Pt. S½ of SW¼, Sec. 18, T9S, R14W, Dallas County, Arkansas
Containing 42.35 acres, more or less

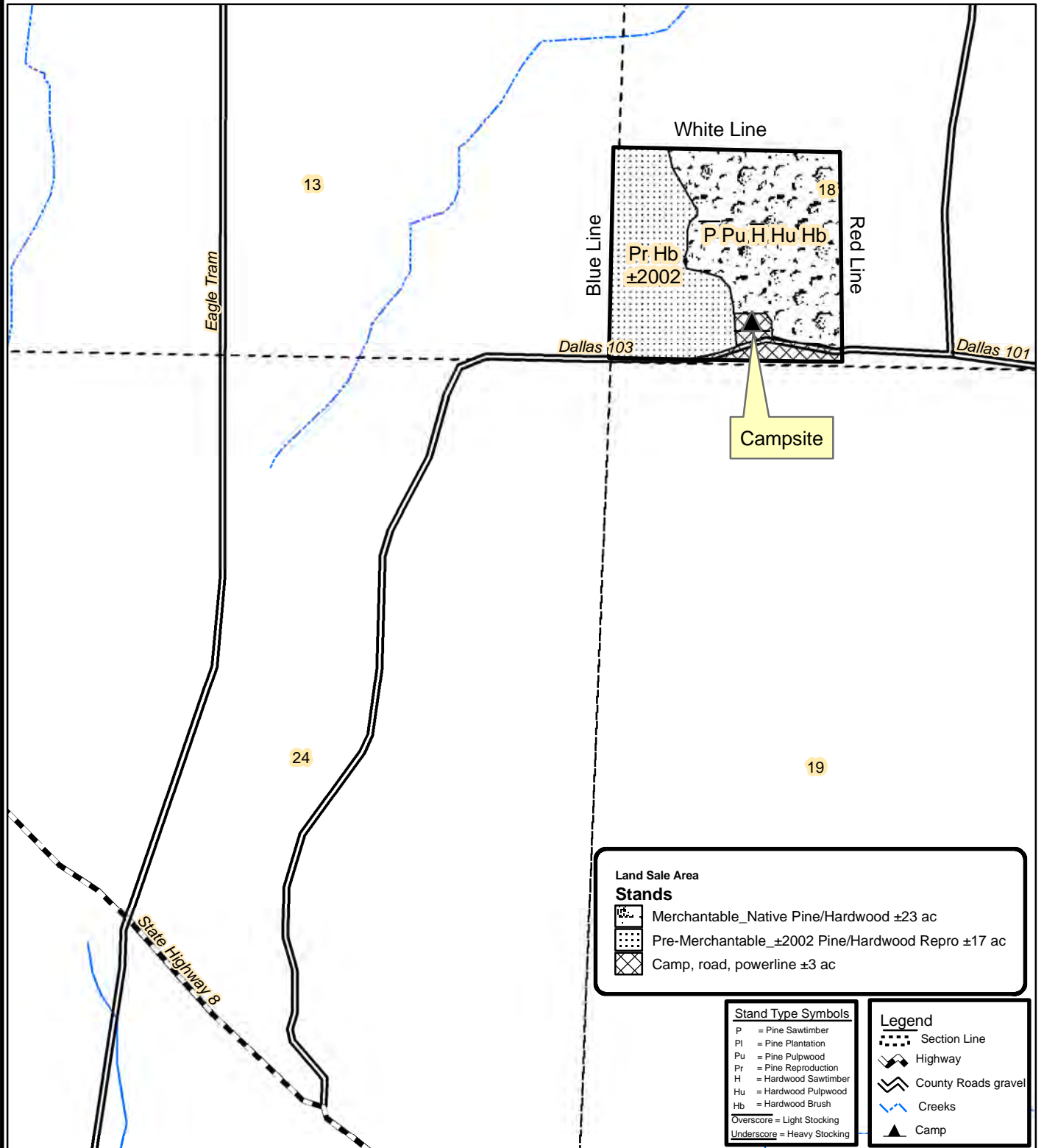


0 0.5 1 2 3
Miles



Created: July, 2012
Drawn By: JDT

NOTICE OF LAND SALE
 "Austin's Camp Tract" - Listing #4358
 Pt. S½ of SW¼, Sec. 18, T9S, R14W, Dallas County, Arkansas
 Containing 42.35 acres, more or less



Land Sale Area

Stands

- Merchantable_Native Pine/Hardwood ±23 ac
- Pre-Merchantable_±2002 Pine/Hardwood Repr ±17 ac
- Camp, road, powerline ±3 ac

Stand Type Symbols

- P = Pine Sawtimber
- Pl = Pine Plantation
- Pu = Pine Pulpwood
- Pr = Pine Reproduction
- H = Hardwood Sawtimber
- Hu = Hardwood Pulpwood
- Hb = Hardwood Brush
- Overscore = Light Stocking
- Underscore = Heavy Stocking

Legend

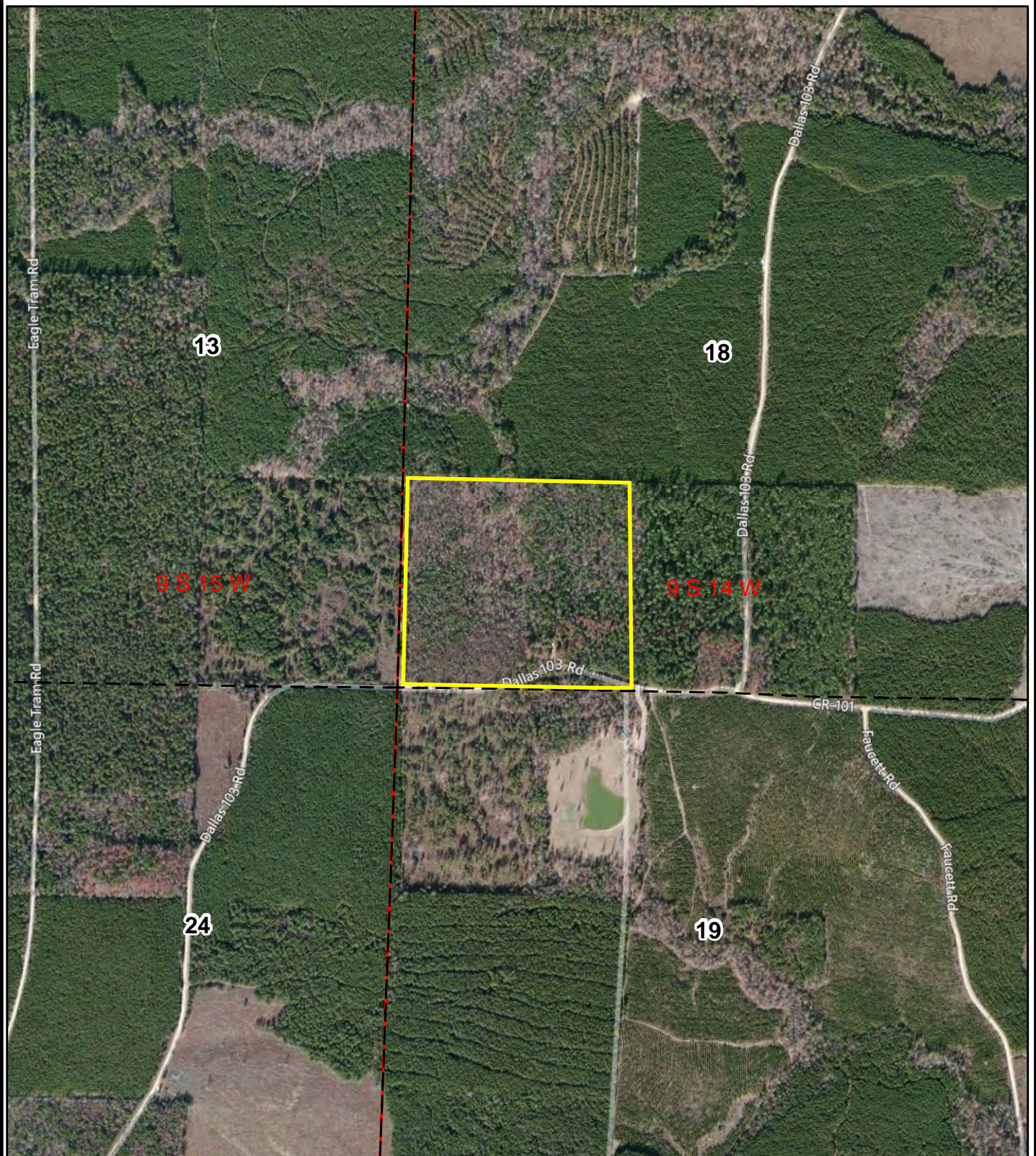
- Section Line
- Highway
- County Roads gravel
- Creeks
- Camp

0 0.125 0.25
 Miles



Created: July, 2012
By: JDT

NOTICE OF LAND SALE
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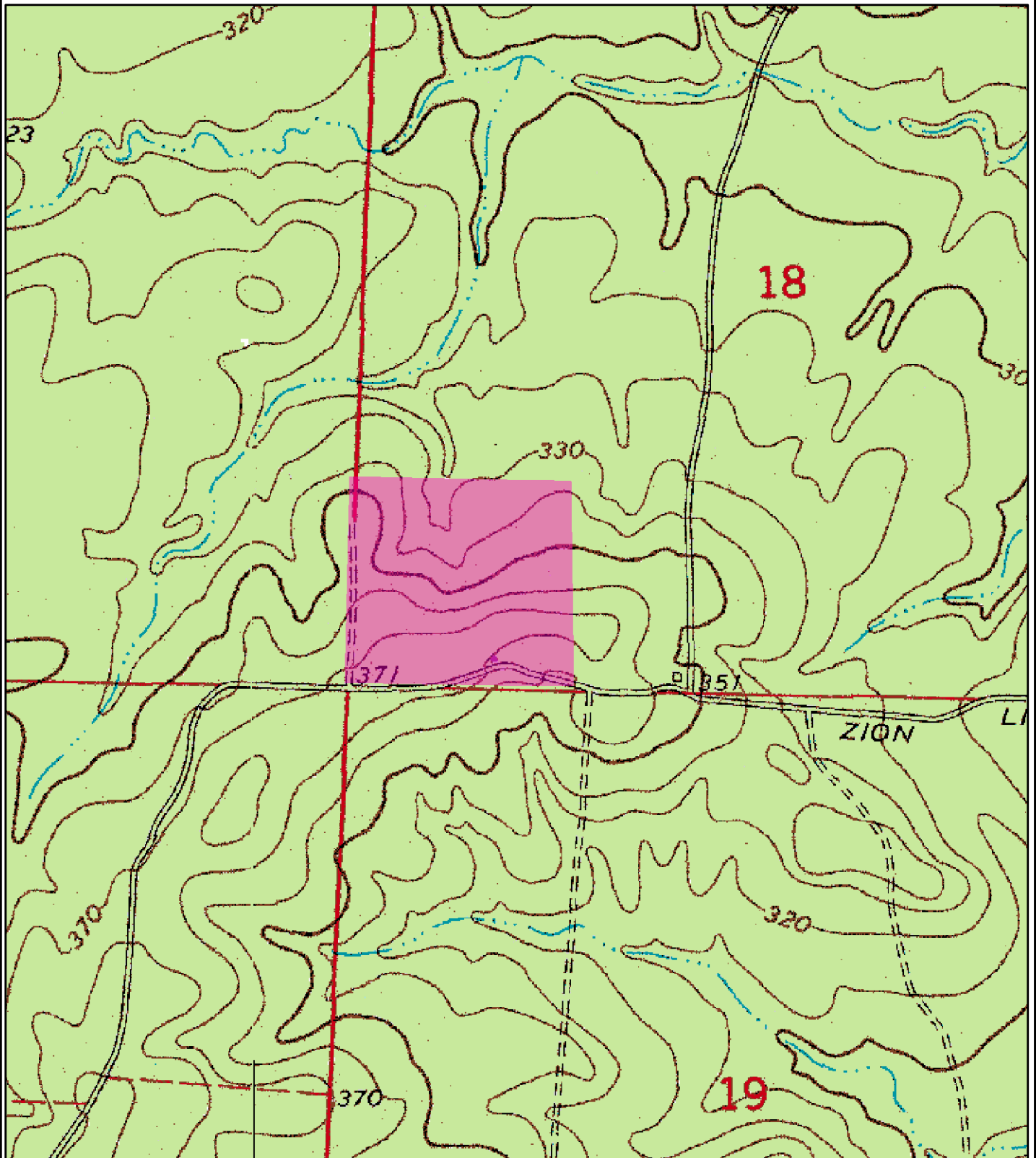


0 0.125 0.25
Miles



Created: July, 2012
Flown: 2011
Drawn By: JDT

NOTICE OF LAND SALE
"Austin's Camp Tract" - Listing #4358
Pt. S½ of SW¼, Sec. 18, T9S, R14W, Dallas County, Arkansas
Containing 42.35 acres, more or less



0 0.125 0.25
Miles



Created: July, 2012
Drawn By: JDT

AUSTIN'S CAMP LAND SALE DALLAS COUNTY, ARKANSAS

Tract Name: Austin's Camp - #4358	Stand Number: 1
Legal: Pt. S½ of SW¼, Sec. 18, T9S, R14W	Acres: 23.0
County: Dallas	State: AR
Cruised By: JDT	Sample Method: 10 BAF
Form Class: KFS PST Tons	Date Cruised: 7-6-2012
Percent Cruised:	

Stand Data

Average Vol/Acre	1.01
Average Vol/Tree	0.79
Average Vol/Log	0.65
Avg DBH	15.75

Pine 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
10	55	20	55	27	18	10											128	57
12	51	22	64	37	25	16											140	75
14	28	16	56	42	9	8	19	20									112	86
16			36	35	36	42	36	49									107	126
18					23	33	23	39									45	72
20			5	7	5	9	9	19									18	35
22							4	10									4	10
Totals	134	58	215	148	116	118	90	137									555	461

Stand Data

Average Vol/Acre	1.01
Average Vol/Tree	0.79
Average Vol/Log	0.65
Avg DBH	15.75

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	9	5															9	5
16	7	5	7	7													14	12
18			6	7													6	7
Totals	17	10	13	13													29	23

Stand Data

Average Vol/Acre	0.94
Average Vol/Tree	0.80
Average Vol/Log	0.72
Avg DBH	16.42

White 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
16	21	15															21	15
18			6	7													6	7
Totals	21	15	6	7													27	22

AUSTIN'S CAMP LAND SALE DALLAS COUNTY, ARKANSAS

Stand Data	
<u>Average Vol/Acre</u>	0.58
<u>Average Vol/Tree</u>	0.93
<u>Average Vol/Log</u>	0.53
<u>Avg DBH</u>	16.00

Gum 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
16	7	6	7	7													14	13
Totals	7	6	7	7													14	13

Stand Data	
<u>Average Vol/Acre</u>	0.43
<u>Average Vol/Tree</u>	0.59
<u>Average Vol/Log</u>	0.46
<u>Avg DBH</u>	14.87

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			9	6													9	6
16	7	4															7	4
Totals	7	4	9	6													17	10

Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	20.7
<u>Average Vol/Tree</u>	0.16
<u>Average Vol/Log</u>	0.10
<u>Avg DBH</u>	6.85

DBH	Trees	Tons
6	1,935	204.3
8	716	168.9
10	238	94.1
12	0	0.0
14	9	9.1
Total	2,899	476.3

Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	20.2
<u>Average Vol/Tree</u>	0.29
<u>Average Vol/Log</u>	0.20
<u>Avg DBH</u>	8.91

DBH	Trees	Tons
6	458	42.2
8	458	80.1
10	348	129.9
12	204	107.8
14	75	53.2
16	43	44.1
18	6	6.8
Total	1,592	464.1



OFFER FORM

Austin's Camp Tract Land Sale

Listing #4358

Bid Date: Friday, August 31, 2012 @ 10:00 A.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. **Austin's Camp Tract Land Sale Notice**. I submit the following as offer for the purchase of the following tract located in Dallas County, Arkansas and further described as:

AUSTIN'S CAMP TRACT (Listing #4358): Part of the S½ of SW¼, located in Section 18, Township 9 South, Range 14 West, containing a total of 42.35 acres, more or less, Dallas County, Arkansas. (see attached maps).

My offer will remain valid through 3:00 P.M., Tuesday, September 4, 2012. 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 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. 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 10:00 a.m., Friday, August 31, 2012)**
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

AUSTIN'S CAMP TRACT (Listing #4358: 42.35 acres, more or less): \$_____

Date: _____

Bidder: _____ Fax No.: _____
Printed

Bidder: _____ Phone No.: _____
Signed

Address: _____
Street City, State, Zip

E-mail: _____