

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

Listing #4306

THE ROSS FOUNDATION'S MONKEY ROAD TRACT

Bid Date: Friday, April 20, 2012 @ 3:00 P. M.

—Quality Pine Sawtimber with Gravel Road Frontage near Arkadelphia, Arkansas—

Kingwood Forestry Services, Inc. has been authorized by The Ross Foundation to manage the sale of an outstanding property containing 40 acres, more or less, in Clark County, Arkansas.

Location: The Monkey Road tract is located approximately eleven miles south of Arkadelphia and approximately six miles northeast of Gurdon, and is further described as the NE ¼ of SW ¼ of Section 16, Township 9 South, Range 19 West, containing a total of 40 acres, more or less, Clark County, Arkansas. Please visit our website at www.kingwoodforestry.com to view maps and photographs of listing #4306.

Tract Description: The Monkey Road tract has been owned and managed by The Ross Foundation for many years. Access is excellent with frontage gravel on Monkey Road / Hendrix Road. Timber consists of mature native pine sawtimber with advanced natural pine regeneration. Terrain is gently rolling. Pine site index for loblolly pine averages 87 feet (base age 50), on fine sandy loam soils. The property offers excellent deer hunting. Copeland Ridge Creek crosses subject.

Merchantable Timber: Based on the inventory conducted by Kingwood Forestry Services in March, 2012, estimated tree counts and volumes are as follows:

Pine Sawtimber	520 Trees	167,300 Board Feet	1,101 Tons
Red Oak Sawtimber	110 Trees	17,800 Board Feet	153 Tons
Gum Sawtimber	40 Trees	8,700 Board Feet	58 Tons
Pine Pulpwood	70 Trees	6 Cords	17 Tons
Hardwood Pulpwood	1,380 Trees	158 Cords	473 Tons

Kingwood performed a 10% line plot cruise (one plot per timbered acre) in March, 2012. Four cruise lines ran north and south. Due to variations associated with sampling, utilization standards, and scaling practices, the above tree counts and timber volumes advertised in this notice cannot be guaranteed. Pine sawtimber is of excellent quality, averaging 18 inches dbh and 322 board feet per tree.

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 **“Monkey Road 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 **3:00 P.M., Friday, April 20, 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.

— Continued on back of this page —

The Ross Foundation's Monkey Road Tract Land Sale

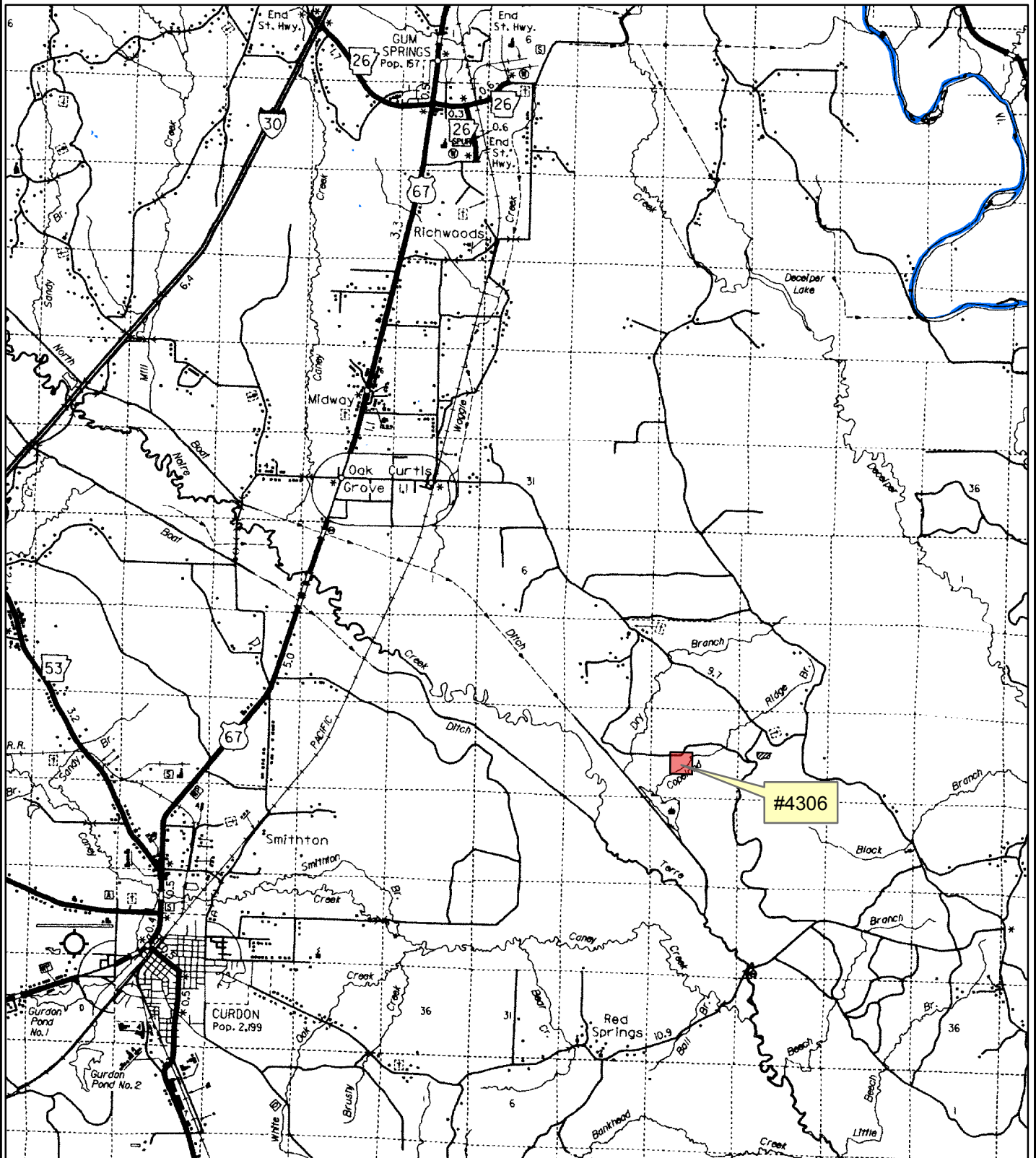
Listing #4306

Bid Date: Friday, April 20, 2012 @ 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 April 23, 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 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, with title assured through seller-provided title insurance policy. No environmental inspection or representation has been or will be made by seller. Seller will convey one-half (½) of any owned mineral rights (on the property advertised in this notice) without warranty.
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. Capstone – Pioneer 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.

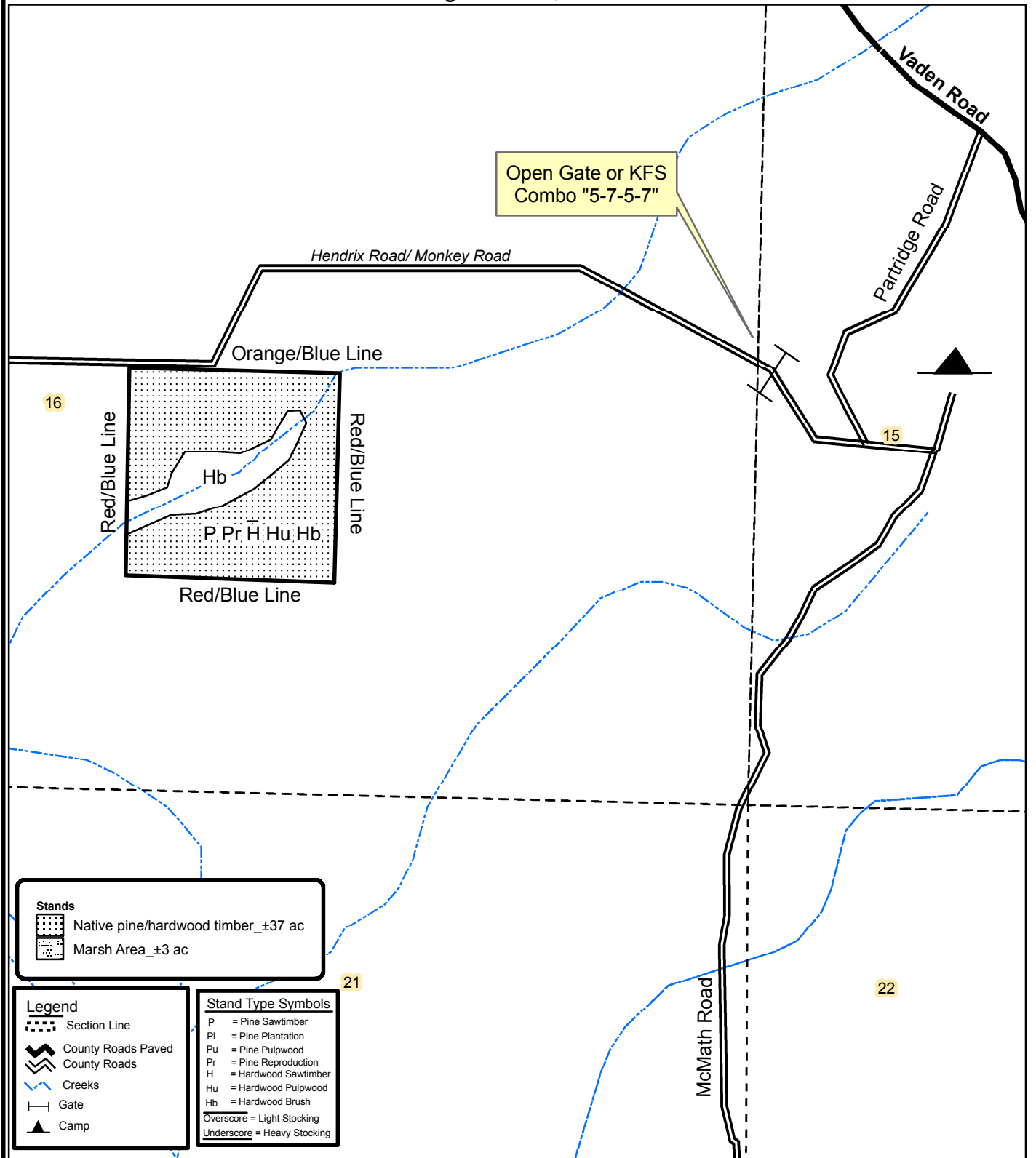
NOTICE OF LAND SALE
Monkey Road Tract, Listing #4306
NE¼ of SW¼, Sec. 16, T9S, R19W, Clark County, Arkansas
Containing 40 acres, more or less.



0 1 2
Miles



NOTICE OF LAND SALE
Monkey Road Tract, Listing #4306
NE¼ of SW¼, Sec. 16, T9S, R19W, Clark County, Arkansas
Containing 40 acres, more or less



Stands

Native pine/hardwood timber _±37 ac

Marsh Area _±3 ac

Legend

Section Line

County Roads Paved

County Roads

Creeks

Gate

Camp

Stand Type Symbols

P = Pine Sawtimber

Pl = Pine Plantation

Pu = Pine Pulpwood

Pr = Pine Reproduction

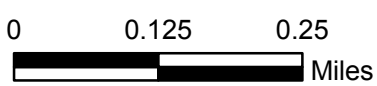
H = Hardwood Sawtimber

Hu = Hardwood Pulpwood

Hb = Hardwood Brush

Overscore = Light Stocking

Underscore = Heavy Stocking



Created: March, 2012
By: JDT

NOTICE OF LAND SALE
Monkey Road Tract, Listing #4306
NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Sec. 16, T9S, R19W, Clark County, Arkansas
Containing 40 acres, more or less



0 0.125 0.25
Miles



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

Containing 40 acres, more or less

The Ross Foundation Monkey Road Tract

Tract Name	Monkey Road	Stand Number	1
Legal	NE¼ of SW¼, Sec. 16, T9S, R19W	Acres	40.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	KFS PST Tons	Date Cruised	3/27/2012
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	27.53
<u>Average Vol/Tree</u>	2.12
<u>Average Vol/Log</u>	0.62
<u>Avg DBH</u>	18.27

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	10	4															10	4
12	10	4	10	6			10	8									30	18
14	10	6			20	18	20	21									50	45
16	10	7			10	12	30	41	50	77	10	17					110	154
18							30	52	20	39	10	21					60	112
20									40	96	100	262					140	358
22							10	25			50	158	30	109			90	293
24											20	77	10	42			30	118
Totals	40	21	10	6	30	29	100	148	110	212	190	535	40	151			520	1,101

Stand Data	
<u>Average Vol/Acre</u>	3.83
<u>Average Vol/Tree</u>	1.39
<u>Average Vol/Log</u>	0.71
<u>Avg DBH</u>	17.27

Red 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	20	14	10	9													30	23
16	20	19	10	11	10	13											40	43
18			10	14													10	14
20																		
22			10	22	20	51											30	72
Totals	40	33	40	56	30	64											110	153

The Ross Foundation Monkey Road Tract

Stand Data	
<u>Average Vol/Acre</u>	1.45
<u>Average Vol/Tree</u>	1.45
<u>Average Vol/Log</u>	0.72
<u>Avg DBH</u>	19.00

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	10	8															10	8
18																		
20			20	31	10	19											30	50
Totals	10	8	20	31	10	19											40	58

Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	0.4
<u>Average Vol/Tree</u>	0.25
<u>Average Vol/Log</u>	0.13
<u>Avg DBH</u>	8.29

DBH	Trees	Tons
6	10	0.8
8	40	8.7
10	20	7.7
Total	70	17.2

Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	11.8
<u>Average Vol/Tree</u>	0.34
<u>Average Vol/Log</u>	0.20
<u>Avg DBH</u>	9.38

DBH	Trees	Tons
6	130	12.9
8	570	103.1
10	400	138.7
12	170	107.0
14	100	99.7
16	10	11.8
Total	1,380	473.2

OFFER FORM

Ross Foundation's Monkey Road Tract Land Sale

Listing #4306

Bid Date: Friday, April 20, 2012 @ 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. **Monkey Road Land Sale Notice**. I submit the following as offer for the purchase of the following tract located in Clark County, Arkansas and further described as:

MONKEY ROAD TRACT (Listing #4306): NE ¼ of SW ¼ of Section 16, Township 9 South, Range 19 West, containing a total of 40 acres, more or less, Clark County, Arkansas (see attached maps).

My offer will remain valid through 3:00 P.M., Monday, April 23, 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 3:00 p.m., Friday, April 20, 2012**)
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

MONKEY ROAD TRACT (Listing #4306: 40 acres, more or less): \$ _____

Date: _____

Bidder: _____ Fax No.: _____
Printed

Bidder: _____ Phone No.: _____
Signed

Address: _____
Street City, State, Zip

E-mail: _____